

EXHIBIT A

**CLEVELAND SURVEYING COMPANY, p.c.**P.O. BOX 1274 ---709 S. WASHINGTON  
CLEVELAND, TEXAS 77327**LOUIS W. BERGMAN, III**  
REGISTERED PROFESSIONAL LAND SURVEYOR

PHONE 281-592-6395

**LEGAL DESCRIPTION****11.0010 Acre Tract  
TRACT TWO**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 11.0010 ACRES OF LAND SITUATED IN THE *PATRICK A. HINES SURVEY, ABSTRACT No. 753, MONTGOMERY COUNTY, TEXAS*, AND BEING OUT AND A PART OF A 267.714 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED FROM CHAMPION REALTY CORPORATION TO GLENN D. YOUNG AND WIFE, RITA A. YOUNG FILED UNDER CLERK'S FILM CODE No. 347-00-1084 AND CLERK'S FILE No. 9810475 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, (R.P.R.M.C.) AND BEING OUT OF A CHAMPION REALTY CORPORATION CALLED 531.342 ACRE TRACT DESCRIBED IN A DEED FILED UNDER FILM CODE No. 8952776 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, (R.P.R.M.C.); AND BEING OUT AND A PART OF 13.3154 ACRE TRACT DESCRIBED AS "TRACT 1" AND A 66.1186 ACRE TRACT DESCRIBED AS "TRACT 2" IN A WARRANTY DEED FROM GLEN D. YOUNG AND WIFE, RITA A. YOUNG TO SUNDOWN TERRA, INC. FILED UNDER CLERK'S FILM CODE No. 717-00-0189 AND CLERK'S FILE No. 2000-045526 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, (R.P.R.M.C.); SAID 11.0010 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at ¾ inch iron pipe found in the east right-of-way of Old Houston Road, county maintained paved 120 foot right-of-way by virtue of Volume 994, Page 704 Montgomery County Deed Records, (M.C.D.R.), for the Southwest corner of the 267.714 acre tract and being the Southwest corner of the 66.1186 acre tract;

THENCE NORTH 19 DEGREES 35 MINUTES 21 SECONDS EAST, a distance of 410.52 feet with the east right-of-way of said Old Houston Road to a ¾ inch iron pipe found for a Point of Curve;

THENCE around a curve to the right through a central angle of 06 DEGREES 23 MINUTES 03 SECONDS, an arc distance of 364.73 feet, a chord bearing of NORTH 22 DEGREES 46 MINUTES 52 SECONDS EAST, a distance of 364.73 feet to a 5/8 inch iron rod set for the PLACE OF BEGINNING;

THENCE around a curve to the right through a central angle of 03 DEGREES 54 MINUTES 05 SECONDS, an arc distance of 222.89 feet, a chord bearing of NORTH 27 DEGREES 55 MINUTES 27 SECONDS EAST, a distance of 222.85 feet to a ¾ inch iron pipe found for a Point of Tangency;

THENCE NORTH 29 DEGREES 52 MINUTES 29 SECONDS EAST, a distance of 130.68 feet with said east right-of-way to a 5/8 inch iron rod set for the Northwest corner of this tract;

THENCE NORTH 87 DEGREES 20 MINUTES 02 SECONDS EAST, a distance of 1492.35 feet to a 5/8 inch iron rod set for the Northeast corner of this tract and same being an inside corner of a called Tract One, a 11.1844 acre tract surveyed this same day;

THENCE SOUTH 02 DEGREES 39 MINUTES 58 SECONDS EAST, a distance of 302.00 feet to a 5/8 inch iron rod set for the southeast corner of this tract;

THENCE SOUTH 87 DEGREES 20 MINUTES 02 SECONDS WEST, a distance of 1676.05 feet to the **PLACE OF BEGINNING** and containing 479205 square feet or **11.0010** acres more or less.

I hereby certify this metes and bounds description is based on an on the ground survey in the month June, 2000 and is true and correct with the information furnished to me.

 9-14-00

Louis W, Bergman, III  
R.P.L.S. No. 2056



Lot 2