

"EXHIBIT A"

BEING 0.36724 ACRE, BEING LOT NO. 10 OF THE LATERNA VILLA, AN UNRECORDED SUBDIVISION IN THE H.T.&B. RAILROAD SURVEY, SECTION 17, ABSTRACT NO. 416, HARRIS COUNTY, TEXAS, SAID LOT 10 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 1" ANGLE IRON IN THE FENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID H.T.&B. RAILROAD COMPANY SURVEY, SECTION 17,A-416, AND THE WEST RIGHT-OF-WAY LINE OF THE SUGAR LAND - HOWELL ROAD AS SAME IS NOW CONSTRUCTED, SAID POINT BEING LOCATED S 89° 55'30" W, 30.00' FROM THE CENTER LINE OF SAME AND THE ORIGINAL NORTHEAST CORNER OF SAID SECTION 17, BEING ALSO A COMMON CORNER FOR SECTION 15, 16 AND 18;

THENCE, SOUTH WITH FENCE AND THE WEST LINE OF SAID ROAD (BASED ON A WIDTH OF 60') A DISTANCE OF 2,569.28' TO A 3/4" IRON PIPE BEING THE SOUTHEAST CORNER OF SAID 25.00 ACRE TRACT CONVEYED TO PETE F. SUSTALA AND WIFE, HATTIE SUSTALA BEING ALSO THE NORTHEAST CORNER OF THE R.E. SMITH 104 ACRE TRACT;

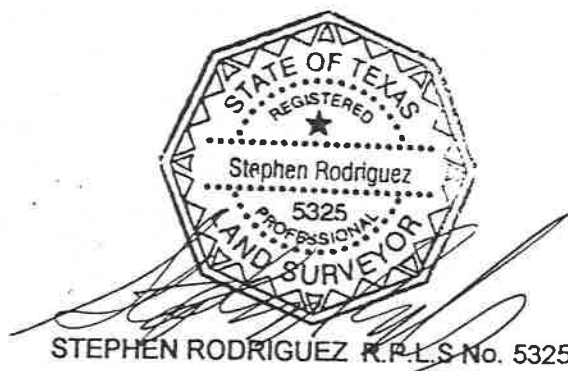
THENCE, N 89°54'11" W WITH FENCE AND THE SOUTH LINE OF SAID SUSTALA TRACT, 2,300.64' TO A 5/8" IRON ROD FOR SOUTHEAST CORNER AND PLACE OF BEGINNING OF THE TRACT 16 CONVEYED HEREIN;

THENCE, CONTINUING ALONG SAID FENCE AND SOUTH LINE OF THE SUSTALA TRACT, 100.00' TO A 5/8" IRON ROD FOR THE SOUTHWEST CORNER;

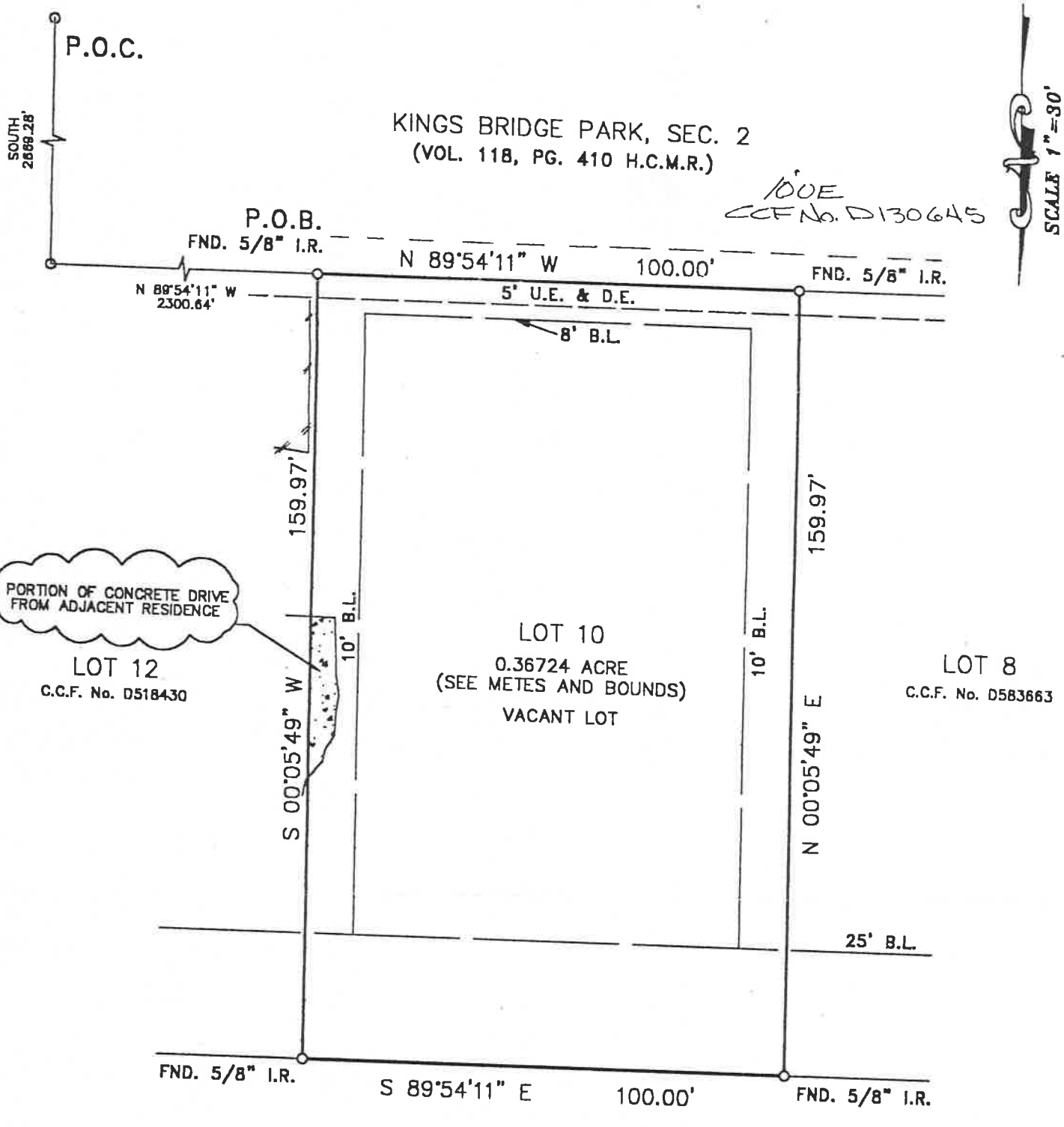
THENCE, N 00°05'49" E, 159.97' TO A 5/8" IRON ROD FOR NORTHWEST CORNER;

THENCE, S 89°54'11" E, 100.00' TO A 5/8" IRON ROD FOR NORTHEAST CORNER;

THENCE, S 00°05'49" W, 159.97' TO THE PLACE OF BEGINNING AND CONTAINING 0.36724 ACRE, MORE OR LESS.



STEPHEN RODRIGUEZ R.P.L.S No. 5325



DOE
CCF No. D130645

SCALE 1" = 30'

PORTION OF CONCRETE DRIVE FROM ADJACENT RESIDENCE

LOT 12
C.C.F. No. D518430

LOT 10
0.36724 ACRE
(SEE METES AND BOUNDS)
VACANT LOT

LOT 8
C.C.F. No. D583663

LATERNA LANE
(60' PUBLIC R.O.W.)

- NOTES:
1. RESTRICTIVE COVENANTS BY H.C.C.F. NO. D352159.
2. HL&P EASEMENTS BY H.C.C.F. NO. D130645.
3. CABLE AGREEMENT BY H.C.C.F. NO. H582640.

LOT: 10		BLOCK:	SUBDIVISION: LATERNA VILLA (U.R.)	
COUNTY: HARRIS	STATE: TEXAS	RECORDATION: H.T. & B. RAILROAD SURVEY S-17 A- 416		JOB NO. 01-03-030
PURCHASER: TIRSA REYES		MORTGAGE CO. BANK OF AMERICA		FIELD WORK 3-08-01 A.H.
ADDRESS: 14503 LATERNA LANE		TITLE CO. ALAMO TITLE COMPANY		DRAFTING 3-08-01 C.R.
				FINAL CHECK 3-09-01 S.R.
				KEY: 528N

K & R
LAND SURVEYING CO.

K & R LAND SURVEYING
8524 HWY. 6 NORTH BOX 205
HOUSTON, TEXAS 77095
TEL (281)345-4657
FAX (281)859-3226



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO ENCROACHMENTS APPARENT EXCEPT AS SHOWN.
3-9-01
STEPHEN RODRIGUEZ R.P.L.S. No. 5325

THE SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THIS SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW AND PLAT OF RECORD SHOWN.

GF. No. 01-42200541

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ZONE X AS PER MAP 480246 PANEL 8265 DATED 4-20-00

THE FLOOD INFORMATION IS FROM A F.E.M.A. MAP. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.