

Exhibit "A"

Being 2.641 acres of land out of and a part of Lot Number Four (pt. of 4), Block Number Twelve (12), Range "H", Port Arthur Land Company Subdivision, City of Port Arthur as recorded in Vol. 1, Page 22, Map Records, Jefferson County, Texas; said 2.641 acre tract being more fully described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron rod found for a point being on the West line of a tract of land conveyed to First Church of God as recorded in Vol. 1982, Page 462, Deed Records, Jefferson County, Texas; said 1/2" iron rod bears South 48 deg., 42 min., 34 sec., East, 10.00' from the Northwest corner of said First Church of God tract and being on the South right of way line of a dedicated road named 75th Street; said 1/2" iron rod being the Northeast corner of the herein described tract;

THENCE, South 48 deg., 42 min., 34 sec., East (Called South 48 deg., 42 min., 21 sec., East) for a distance of 290.04' (Called 290.00') to a 5/8" iron rod found for the Southwest corner of said First Church of God tract and being on the North line of Jefferson County Drainage District No. 7 Main B Canal (130' right of way) as recorded in Vol. 1567, Page 472, Deed Records, Jefferson County, Texas; said 5/8" iron rod being the Southeast corner of the herein described tract;

THENCE, South 41 deg., 19 min., 21 sec., West (Called South 41 deg., 17 min., 39 sec., West) on the North right of way line of said Jefferson County Drainage District No. 7 Main B Canal for a distance of 390.44' (Called 390.20') to a 5/8" iron rod found on the East right of way line of a dedicated road named 9th Avenue (120' right of way); said 5/8" iron rod being the Southwest corner of the herein described tract;

THENCE, North 53 deg., 07 min., 40 sec., West (Called North 53 deg., 14 min., 02 sec., West) on the East right of way line of said 9th Avenue for a distance of 125.25' (Called 125.39') to a 1/2" iron rod found for an angle point in the East line of said 9th Avenue and the West line of the herein described tract;

THENCE, North 48 deg., 45 min., 16 sec., West (Called North 48 deg., 44 min., 58 sec., West) continuing on the East right of way line of said 9th Avenue for a distance of 112.26' (Called 112.23') to a 1/2" iron rod found for point of curvature;

THENCE, on an arc of a curve to the right, having a radius of 2165.00', arc length of 12.51', chord bearing North 48 deg., 48 min., 03 sec., West, chord distance = 12.51' to a 1/2" iron rod found for corner;

THENCE, continuing on the East right of way line of said 9th Avenue on an arc of a curve to the right, having a radius = 40.00', arc length = 63.03', chord bearing = North 03 deg., 51 min., 09 sec., West, chord distance = 56.71' to a 1/2" iron rod found for the intersection of the East right of way line of said 9th Avenue and the South right of way line of said 75th Street; said 1/2" iron rod being the point of tangency;

THENCE, Ref. Line = North 41 deg., 17 min., 39 sec., East on the South right of way line of said 75th Street for a distance of 360.20' (Called 360.23') to the POINT OF BEGINNING and containing 2.641 acres of land, more or less.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Carolyn L. Guidry*

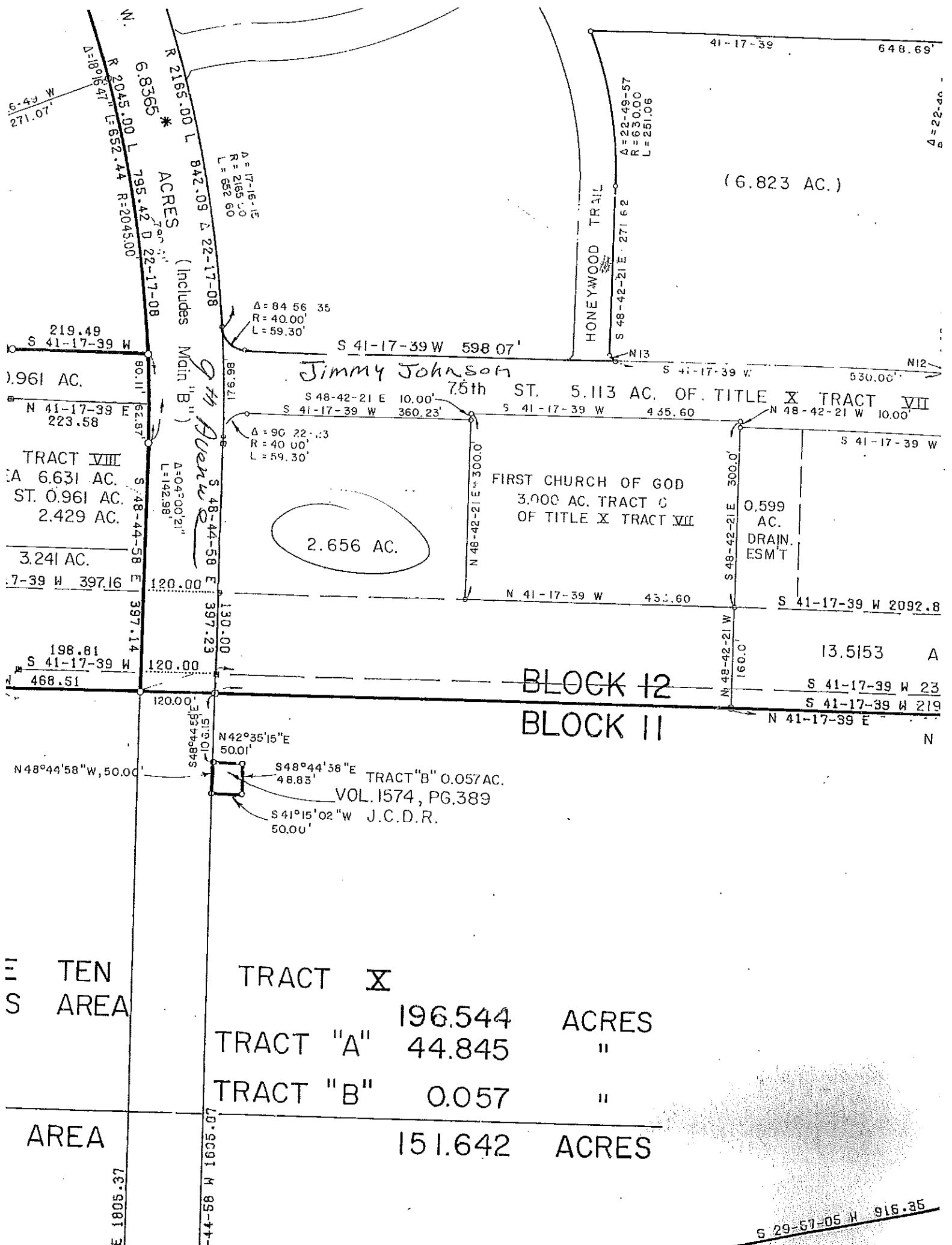
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2008015505

JAMES \$28.00

CAROLYN L. GUIDRY COUNTY CLERK

JEFFERSON COUNTY TEXAS



219.49  
S 41-17-39 W

0.961 AC.

N 41-17-39 E  
223.58

TRACT VIII  
A 6.631 AC.  
ST. 0.961 AC.  
2.429 AC.

3.241 AC.

7-39 W 397.16

198.81  
S 41-17-39 W  
468.51

N. 6.8365 \*  
R 2045.00 L 795.42 D 22-17-08  
ACRES  
(Includes Main "B" Avenue)

R 2165.00 L 842.09 Δ 22-17-08

Δ = 17-16-12  
R = 2165.00  
L = 652.60

Δ = 84 56 35  
R = 40.00'  
L = 59.30'

86.91

80.11

62.87

S 48-44-58 E  
397.14

120.00

130.00

397.23

120.00

120.00

51.90  
353.48

N 42°35'15"E  
50.01'

S 48°44'58"E  
48.83'

S 41°15'02"W  
50.00'

41-17-39 648.69'

Δ = 22-49-57  
R = 630.00  
L = 251.06

(6.823 AC.)

HONEYWOOD TRAIL

S 48-42-21 E 271.62

N13

S 41-17-39 W 598.07'

75th ST. 5.113 AC. OF TITLE X TRACT VII

S 41-17-39 W 530.00'

N12

S 48-42-21 E 10.00'

S 41-17-39 W 360.23'

S 41-17-39 W 435.60

N 48-42-21 W 10.00'

S 41-17-39 W

FIRST CHURCH OF GOD  
3.000 AC. TRACT C  
OF TITLE X TRACT VII

2.656 AC.

N 48-42-21 E 300.0'

0.599 AC. DRAIN. ESM'T

S 48-42-21 E 300.0'

N 41-17-39 W 453.60

S 41-17-39 W 2092.8

13.5153 A

S 41-17-39 W 23

S 41-17-39 W 219

N 41-17-39 E

N

BLOCK 12  
BLOCK 11

TRACT "B" 0.057 AC.  
VOL. 1574, PG. 389  
J.C.D.R.

TEN  
AREA

TRACT X

TRACT "A"	196.544	ACRES
TRACT "B"	44.845	"
TRACT "B"	0.057	"

AREA 151.642 ACRES

E 1805.37

S 29-57-05 W 916.35