

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1316739178

Tract One:

Lot Fifteen (15), Block One (1) of TWIN OAKS SUBDIVISION, SECTION ONE (1), AMENDING PLAT, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map Number 51, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

Tract Two:

A non-exclusive easement out of a 0.0358 acre tract of land out of the Restricted Reserve "F" of Cypress Bay, Section 1, a subdivision in Galveston County, Texas, according to the map or plat thereof as recorded in Volume 2008A, Page 106, of the Map Records of Galveston County, Texas, and said 0.0358 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of Lot 15, Block 1, of the Amending Plat of Twin Oaks Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2004A, Page 51, of the Galveston County Map Records;

THENCE North 87 degrees 05 minutes 33 seconds East, a distance of 28.38 feet to a 5/8" iron rod found at the Northeast corner of the tract herein described, and being 5.0 feet Westerly of a wooden bulkhead on the Westerly line of Reserve "F";

THENCE South 02 degrees 54 minutes 06 seconds East parallel to said wooden bulkhead, a distance of 55.00 feet to a 5/8 inch iron rod set for the Southeast corner of the tract herein described;

THENCE South 87 degrees 05 minutes 33 seconds West, a distance of 28.37 feet to a 5/8 inch iron rod set for the Southwest corner of the tract herein described, same being the Southeast corner of said Lot 15;

THENCE North 02 degrees 54 minutes 27 seconds West along and with the East line of said Lot 15, a distance of 55.00 feet to the POINT OF BEGINNING.

<sup>DS</sup>  
GPT

<sup>DS</sup>  
MLT