

EXHIBIT A

Being a tract of land containing 1.648 acres (71,797 square feet), situated in the R. S. Dawson Survey, Abstract 675, Fort Bend County, Texas, being all of a tract of land conveyed unto Frances J. Klepac, by deed recorded under County Clerk's File No. 8746943 of the Official Public Records of Fort Bend County, Texas, being a portion of the original Fransisco Garcia 60 acre tract as described in Volume 234, Page 6 of the Deed Records of Fort Bend County, Texas. Said 1.648-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/8-inch iron rod at the intersection of the southeast right-of-way line of Fenske Lane (80.00 feet wide) (as occupied) with the northeast right-of-way line of Rancho Road (60.00 feet wide) (as occupied);

THENCE South 45° 00' 00" East, with the northeast right-of-way line of said Rancho Road, a distance of 250.85 feet to a found 5/8-inch iron rod for the POINT OF BEGINNING and west corner of the said tract herein described;

THENCE North 44° 53' 00" East, a distance of 323.82 feet to a found 1/2-inch iron rod for the north corner of the said tract herein described;

THENCE South 45° 00' 00" East, a distance of 221.72 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the east corner of the said tract herein described;

THENCE South 44° 53' 00" West, a distance of 323.82 feet to a found 3/8-inch iron rod in the northeast right-of-way line of said Rancho Road for the south corner of the said tract herein described;

THENCE North 45° 00' 00" West, with the northeast right-of-way line of said Rancho Road, a distance of 221.72 feet to the POINT OF BEGINNING and containing 1.648 acres (71,797 square feet), more or less.

