

EXHIBIT A

BEING A 10.958 ACRE OF LAND, SITUATED IN THE JOSEPH HOUSE SURVEY, ABSTRACT 20, MONTGOMERY COUNTY, TEXAS, AND BEING OUT OF BLACK JACK ACRES, AN UNRECORDED SUBDIVISION OF 55.623 ACRES AS RECORDED IN VOLUME 943, PAGE 405 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 10.958 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1 INCH FLAT IRON, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE NORTHWEST CORNER OF THE REMAINDER OF THE SAID 55.623 ACRE TRACT;

THENCE, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, NORTH $00^{\circ} 09' 37''$ EAST, FOR A DISTANCE OF 302.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO IN THE SOUTH LINE OF SENTINEL OAKS;

THENCE, WITH THE SOUTH LINE OF THE SAID SENTINEL OAKS, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING FOUR (4), COURSES:

- 1.) NORTH $70^{\circ} 34' 00''$ EAST, FOR A DISTANCE OF 206.90 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT,
- 2.) NORTH $82^{\circ} 31' 00''$ EAST, FOR A DISTANCE OF 405.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT,
- 3.) NORTH $76^{\circ} 05' 00''$ EAST, FOR A DISTANCE OF 519.30 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT, AND
- 4.) SOUTH $89^{\circ} 58' 00''$ EAST, FOR A DISTANCE OF 10.50 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID SENTINEL OAKS, AND CROSSING THE SAID 55.623 ACRE TRACT, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SOUTH $(00^{\circ} 04' 00''$ EAST, FOR A DISTANCE OF 551.34 FEET, TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, NORTH $89^{\circ} 51' 27''$ WEST, FOR A DISTANCE OF 1112.71 FEET TO THE POINT OF BEGINNING, CONTAINING 10.958 ACRES OF LAND MORE OR LESS.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.