

EXHIBIT "A"

A 1.00 AC. TRACT OF LAND, SITUATED IN THE JAMES COCHRANE ¼ LEAGUE, ABSTRACT NO. 15, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 1.00 AC. TRACT OF LAND CONVEYED FROM CLINTON WHITE, ETUX TO RAYMOND C. KALLAS, ETUX IN DEED DATED JUNE 9, 1993, RECORDED IN VOLUME 61, PAGE 152, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 1.00 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod capped #5319, set in the East line of the Caney Grove Subdivision (Vol. 223, Pg. 493; D.R.) for the Northwest corner of a called 1.331 Ac. tract of land conveyed to Archie G. Malcom, etux (Vol. 625, Pg. 238; O.R.), same being the Southwest corner hereof;

THENCE North 18 Deg. 14 Min. 03 Sec. East (called North 21 Deg. 13 Min. 30 Sec. East), with the East line of said Caney Grove Subdivision, 300.11 ft. (called 300.16 ft.) to a 5/8 inch iron rod called & found for the Southwest corner of a called 1.250 Ac. tract of land conveyed to Ronald Koenig, etux (Vol. 637, Pg. 681; O.R.) , same being the Northwest corner hereof;

THENCE South 71 Deg. 59 Min. 51 Sec. East (called South 68 Deg. 46 Min. 30 Sec. East), at 176.92 ft. pass a capped iron rod found in the West margin of KNOX LANE (meas. 60 ft. wide), and in all, 210.52 ft. (called 210.20 ft.) to a point in the centerline of said KNOX LANE for the Southeast corner of said 1.250 Ac. tract, same being the Northeast corner hereof;

THENCE South 45 Deg. 18 Min. 52 Sec. West (called South 48 Deg. 25 Min. 30 Sec. West), with the center line of said KNOX LANE, 97.64 ft. (called 96.81 ft.) to the Point of Curvature of a curve to the left;

THENCE with said curve to the left, whose radius is 573.69 ft., an arc length of 223.95 ft. (chord South 34 Deg. 07 Min. 51 Sec. West, 222.53 ft.) to a point for the Northeast corner of said 1.331 Ac. tract, same being the Southeast corner hereof;

THENCE North 71 Deg. 45 Min. 57 Sec. West (called North 68 Deg. 46 Min. 30 Sec. West), at 30.31 ft. pass a ½ inch iron rod called & found in the West margin of said KNOX LANE, and in all, 105.11 ft. (called 104.83 ft.) to the PLACE OF BEGINNING and containing 1.00 Ac. of land.