

Exhibit "A"

5.1545 ACRES. All that tract or parcel of land situated in Washington County, Texas out of the Phillip Coe Survey A-31 and being a portion of the tract of land called 9.04 acres in a deed from Henry Muery, et ux to Calvin Borman dated September 6, 1948 as recorded in Volume 159, Page 115 of the Washington County Deed Records, more particularly described as follows:

BEGINNING at the old iron pin in the fence line marking the Southeast corner of the original 9.04 acre tract, said point also being the Northeast corner of the Florence Draehn tract, and being in the West line of a 40 ft. wide lane owned by Dix R. Turnbow;

THENCE with the south line of the original tract, same being the North line of the Draehn tract S 74° 32' 51" W, 300.00 ft. to a set iron pin in the fence line for Southwest corner;

THENCE N 18° 8' 33" W, 749.15 ft. to a set iron pin for Northwest corner;

THENCE N 74° 32' 51" E, 300 ft. to a set iron pin in the West line of the Dix R. Turnbow tract;

THENCE with the West line of said tract same being the East line of the original 9.04 acre tract S 18° 09' 22" E, 335.83 ft. to a fence line angle and S 18° 07' 52" E, 413.32 ft. to the PLACE OF BEGINNING and containing 5.1545 acres of land.