

EXHIBIT "A"

TRACT ONE: 3.925 ACRE TRACT:

BEING all that certain tract or parcel of land situated in the J. E. BURROUS SURVEY, Abstract No. 974, in Angelina County, Texas, and being a part or portion of a called 16.04 acre tract as set out and described as FIFTH TRACT to Velton Johnson and wife, Margaret Johnson, in that certain Partition Deed dated October 19, 1956, of record in Volume 204, Page 200 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING S 80° 55' 02" E 642.37 feet from the S. W. corner of the aforesaid referred to called 16.04 acre tract, a point for corner in the S. B. line of same on the N. B. line of a 10 acre tract of land conveyed by Deed from Mona Wilson to William Woodrow Wilson, dated March 2, 1979, of record in Volume 486, Page 299 of the Deed Records of Angelina County, Texas;

THENCE S 80° 55' 02" E with the S. B. line of said called 16.04 acre tract and the N. B. line of said 10 acre tract, at 637.55 feet intersect the West right-of-way line of F.M. Highway No. 58 at the S. E. corner of said called 16.04 acre tract and the N. E. corner of said 10 acre tract, a 1/2" iron pin found for corner;

THENCE N 09° 05' 07" E with the West right-of-way line of said highway, and the E. B. line of said called 16.04 acre tract, at 269.29 feet the S. E. corner of a 8 acre tract of land conveyed by Deed from Shirley Wells to Dan W. Brent, et ux, dated October 13, 1983, of record in Volume 551, page 470 of the Deed Records of Angelina County, Texas, a 2" iron pipe found for corner;

THENCE N 81° 07' 08" W with the S. B. line of said 8 acre tract, at 637.55 feet a point for corner in the S. B. line of same;

THENCE S 09° 05' 07" W at 267.05 feet the point and place of beginning, containing . 3.925 acres of land, and said 3.925 acre tract being subject to a road easement of 30 feet in width along and across the North side of said 3.925 acre tract.

TRACT TWO: 3.925 ACRE TRACT

BEING all that certain tract or parcel of land situated in the J. E. BURROUS SURVEY, Abstract No. 974, in Angelina County, Texas, and being a part or portion of a called 16.04 acre tract as set out and described as FIFTH TRACT to Velton Johnson and wife, Margaret Johnson, in that certain Partition Deed dated October 19, 1956, of record in Volume 204, Page 200 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the S. W. corner of the aforesaid referred to called 16.04 acre tract, same being the S. E. corner of a 24.073 acre tract of land conveyed by Deed from Jeannine E. Campbell, a feme sole to William R Ricks, dated November 1, 1985, of record in Volume 609, Page 697 of the Real Property Records of Angelina County, Texas, a 3/4" iron pipe found for corner;

THENCE N 08° 46' 41" E with the W. B. line of said called 16.04 acre tract and the E. B. line of said 24.073 acre tract, at 264.79 feet the S. W. corner of an 8 acre tract of land conveyed by Deed from Shirley Wells to Dan W. Brent, et ux, dated October 13, 1983 of record in Volume 551, Page 470 of the Deed Records of Angelina County, Texas, a 1 / 2" iron pin found for corner;

THENCE S 81° 07' 08" E with the S. B. line of said 8 acre tract, at 643.79 feet a point for corner in the S. B. line of same;

THENCE S 09° 05' 07" W at 267.05 feet intersect the S. B. line of the aforesaid referred to called 16.04 acre tract, a point for corner in the N. B. line of a 10 acre tract of land conveyed by Deed from Mona Wilson to William Woodrow Wilson, dated March 2, 1979, of record in Volume 486, Page 299 of the Deed Records of Angelina County, Texas;

THENCE N 80° 55' 02" W with the S. B. line of said called 16.04 acre tract and the N. B. line of said 10 acre tract, at 642.37 feet the point and place of beginning, containing 3.925 acres of land, with thirty (30) foot road easement across the North side of "First Tract" described hereinabove, to be jointly used by Grantees and Grantors, their heirs and assigns.