

EXHIBIT "A"

Being a 21.836 tract of land in the Jacob Shannon Survey, Abstract No. 35, in Montgomery County, Texas, out of and a part of that certain 41.554 acre tract of land described in deed recorded under Clerk's File No. 9712325 of the Official Public Records of Real Property of Montgomery County, Texas, said 21.836 acres is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 1 inch iron bolt found at fence corner lying in the southeasterly right-of-way line of Bobville Road (40 foot R-O-W), in the East line of the said 41.554 acre tract (hereafter called "parent tract"), and marking an outside corner of the subject tract. Said point also marks the Northeast corner of that certain 19.717 acre tract of land described in deed recorded under Clerk's File No. 2002-096386;

THENCE South $46^{\circ}10'12''$ West, with the southeasterly line of Bobville Road, a distance of 40.26 feet to a $\frac{1}{2}$ inch iron rod set (in place of a $\frac{1}{2}$ inch iron rod found bent) to mark an interior corner of the subject tract, the Northwest corner of a thirty-foot-wide access easement, and the upper Northwest corner of the said 19.717 acre tract;

THENCE South $01^{\circ}50'00''$ East (Reference Bearing based on deed of parent tract), with the West line of the said access easement, a distance of 1688.00 feet to a $\frac{1}{2}$ inch iron rod found marking the Southeast corner of the subject tract, and an interior corner of the said 19.717 acre tract;

THENCE North $69^{\circ}34'24''$ West, with the lower North line of the said 19.717 acre tract, a distance of 522.98 feet to a $\frac{1}{2}$ inch iron rod found marking a slight angle point in the South line of the subject tract, the lower Northwest corner of the said 19.717 acre tract, an interior corner of the parent tract, and the Northeast corner of that certain 3.511 acre tract of land described under Clerk's File No. 9438078;

THENCE North $72^{\circ}08'50''$ West, a distance of 196.79 feet to a $\frac{3}{8}$ inch iron pipe found at fence corner post marking the Southwest corner of the subject tract, the upper Southwest corner of the parent tract, and an interior corner of the said 3.511 acre tract;

THENCE North $12^{\circ}29'02''$ West, at 746.52 feet pass the South right-of-way line of Bobville Road, and continuing a total distance of 792.68 feet to a $\frac{1}{2}$ inch iron rod found lying in the North line of Bobville Road, in the southeasterly right-of-way line of a railroad right-of-way, and marking the Northwest corner of the subject tract and the parent tract, and the Northeast corner of that certain 6.9469 acre tract of land recorded under Clerk's File No. 9633028;

THENCE North $47^{\circ}35'37''$ East, with the Northwest line of the parent tract and Bobville Road, a distance of 1113.39 feet to a point marking the Northeast corner of the subject tract and the parent tract;

THENCE South $01^{\circ}50'00''$ East, with the East line of the parent tract, a distance of 52.66 feet to the **POINT OF BEGINNING** and containing 21.836 acres of land whose address is 2743 Bobville Road, Montgomery, TX 77316 (but actually located in the town of Dobbin, Texas).