

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in the Jose Walker H2 Survey, Upshur County, Texas and BEGINNING at the NEC of a certain 13.34 acre tract of land fully described in deed from Martha Jean Panick, et vir to Bill T King, et ux, dated November 27, 1970, and recorded in Vol 334 Page 463, Deed Records, Upshur County, Texas, and to which deed and its record reference is here made for all purposes;

THENCE West and along and with the NE1/4 of a certain 13.34 acre tract, a distance of 270 feet to stake for corner;

THENCE South and parallel with the EBL of said 13.34 acre tract of land a distance of 398 feet to stake for corner, said stake being in the northernmost EBL of said 13.34 acre tract of land;

THENCE East and along and with said EBL a distance of 270 feet to stake for corner, said stake being in the northernmost SEC of the original 13 34 acre tract of land;

THENCE North and along and with the EBL of the original 13 34 acre tract a distance of 398 feet to stake for corner and place of beginning, the land herein conveyed being 2.46 acres, more or less,

and being the same real property conveyed to RICKY LYNN YANGINAULT and wife, DEANNA LOU YANGINAULT by deed recorded in Volume 418, Page 162 of the Deed Records of Upshur County, Texas