

EXHIBIT "A"

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All that certain tract or parcel of land situated in the **A. CALDERON SURVEY, A-2, Wood County, Texas**, being that certain called 39.94 acre tract as described in deed from Viva Ganze to Betty Lou Riggs and William Ronald Ganze, dated July 22, 1991, being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a cross-tie fence corner post at the occupied northeast corner of said 39.94 acre tract and at the southeast corner of a called 13.325 acre tract as described in affidavit of Heirship from W. G. Bellomy (Vol. 287, p. 428, D.R.) to Jamie Sue Bellomy in Vol. 1173, Page 359, of said Real Property Records; **THENCE** S 00 deg. 42' 24" W along a fence and with the west line of a called 79.87 acre tract as described in deed to Linda J. Crow (Vol. 781, P. 402, D.R.) - 1285.18' to a 1/2" iron rod set at a fence corner post at the occupied southwest corner of said 79.87 acre tract and the southeast corner of said 39.94 acre tract and in the north line of the remainder of a called 60.17 acre tract as described in deed to Ray Dunn et ux (Vol. 885, P. 576, D.R.);

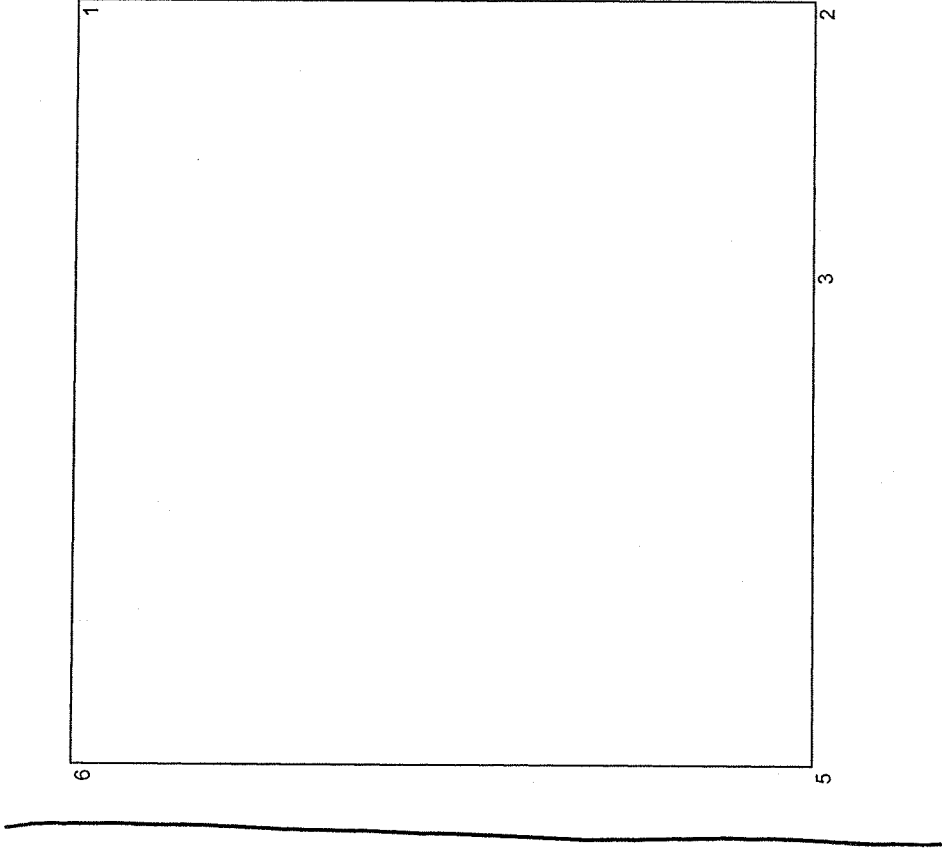
THENCE N 89 deg. 38' 40" W along a fence passing a 1/2" iron rod found at 467.18' at the northeast fence corner of a called 18.731 acre tract as described in deed to Eleanor A. Payne (Vol. 1240, page 741, R.P.R.) and passing a 1/2" iron rod found at 1317.43' at the northwest corner of said 18.731 acre tract and continuing for a total distance of 1351.03' to a 40"d" nail set in the center line of Farm to Market Highway No. 312 at the southwest corner of said 39.94 acre tract;

THENCE N 00 deg. 45' 05" E with the center line of said Highway - 1287.50' to a 40"d" nail set at the northwest corner of said 39.94 acre tract;

THENCE S 89 deg. 32' 47" E with the south line of said 13.325 acre tract passing a 1/2" iron rod found for reference at 36.50' and continuing for a total distance of 1350.01' to the Point of Beginning containing 39.881 acres of which 1.034 acres are contained within the right of way of F. M. Highway No. 312 leaving a net acreage of **38.847** acres, as surveyed to Rod Lord, Registered Professional Land Surveyor No. 4635, during the month of May, 1997.

BEING the same land described in Warranty Deed from William Ronald Ganze and Betty Lou Riggs to Jose Mario Lara and wife, Rhonda Leah Lara, dated June 5, 1997, recorded in Vol. 1558, Page 137 of the Real Property Records of Wood County, Texas.

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Scale = 1: 334 (Feet)

- 1 S 42° 24' W 1285.18
- 2 N 89° 38' 40" W 467.18
- 3 N 89° 38' 40" W 850.25
- 4 N 89° 38' 40" W 33.6

- 5 N 45° 05' E 1287.5
- 6 S 89° 32' 47" E 1350.01