

EXHIBIT 'A'

626 184

The surface only of 6.2508 acres of land fronting on the West side of Richmond Road (U.S. Highway No. 29 business) in the City of Wharton, Wharton County, Texas, which land is described as Block No. 60, Ext. Lot 53A-1 in the William Kincheloe League, Abstract No. 38, according to the tax assessor's abstracts and plats of lands of Wharton County, Texas, in Volume 2, and being that same property described as "Parcel No. 3" in a Deed from Virginia F. Sorrel and Marcial Sorrel III, Co-Independent Executors of the Estate of Marcial Sorrel II, Deceased, to Virginia F. Sorrel, dated 9 September 1976 and recorded in Volume 469 Page 190 of the Deed Records of Wharton County, Texas, and being that same property described in a Deed dated 1 November 1979 from Virginia F. Sorrel to Marcial Sorrel III, Trustee recorded in Volume 525 Page 791 of the Deed Records of Wharton County, Texas, said 6.2508 acres being described by metes and bounds as follows:

BEGINNING for reference, at an iron pipe found marking the Northeast corner of that certain called 6.084 acres tract of land which was conveyed by Mrs. Sallie H. Sorrel, et al to N. E. Wakefield, Sr., et ux, Inez V. Wakefield by Deed dated August 26, 1957, recorded in Volume 301 Page 71-72 of the Deed Records of Wharton County, Texas, said iron pipe being in the West line of the 100' right-of-way of U. S. Highway No. 59;

THENCE N. 20° 14' E., with said right-of-way line 100' to an iron pipe driven for the Southeast and BEGINNING corner hereof;

THENCE continuing the same course, N. 20° 14' E., with said right-of-way line 200' to an iron pipe driven for the Northeast corner hereof;

THENCE N. 67° 51' W. 1374.25 feet to a T-bar driven for the Northwest corner hereof, in the East line of the 100' right-of-way of the T. & N.O. Railroad (G.H. & S.A.);

THENCE S. 13° 23' W. with said Railroad right-of-way line 202.25 feet to an iron pipe driven for the Southwest corner hereof;

THENCE S. 67° 51' E. 1350.12 feet to the PLACE OF BEGINNING and containing 6.2508 acres of land.