

EXHIBIT A

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In Re: 1200 Square Feet out of
a 0.964 Acre Tract
Wm. Allen Survey, A-72
City of Rockdale
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being part of the Wm. Allen Survey, Abstract No. 72 and being part of a 0.964 acre tract located in the City of Rockdale as conveyed from Clifford Kelley Blackburn to Anne Blackburn by Deed dated November 16, 1992 and being recorded in Volume 666, Page 396 of the Official Records of said Milam County and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron pin found on the South ROW of West Cameron Avenue (U. S. Highway No. 79) for the Northwest corner of a Longneck Investment 0.72 acre tract (783/370) and for a common Northeast corner of said original 0.964 acre tract and of this;

THENCE S25°19'E - 60.00 feet with a common line between said original 0.964 acre tract and said Longneck Investment 0.72 acre tract to an "X" cut in concrete for the Southeast corner of this;

THENCE entering said original 0.964 acre tract as follows:

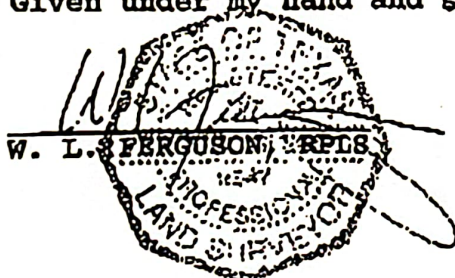
S64°02'W - 20.00 feet to an iron pin set for the Southwest corner of this;

N25°19'W - 60.00 feet to an iron pin set on a common line between the South ROW of West Cameron Avenue and said original 0.964 acre tract for the Northwest corner of this;

THENCE N64°00'E - 20.00 feet with a common line between the South ROW of West Cameron Avenue and said original 0.964 acre tract to the PLACE OF BEGINNING and containing 1200 Square Feet of Land.

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 27th day of March, 2003.



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OFFICIAL RECORDS
MILAM COUNTY, TEXAS