

EXHIBIT A

METES AND BOUNDS

Situated in Wharton County, Texas, in the William Kincheloe League, Abstract No. 38, in the City of Wharton and being all of Lot No. 4 and parts of Lots Nos. 3 and 5 in Block "A" of the Hawes Addition to said City as shown by "Revised Official Map of the City of Wharton" as recorded in Volume 163, Pages 3, et seq. of the Wharton County Deed Records, and is described by metes and bounds, as follows:

BEGINNING at an iron rod set in the East line of RICHMOND ROAD for the Northwest corner of this lot, said rod being S. 20° 00' W. 46.5 feet from an old "T" bar found marking the Southwest corner of what is shown as Lot 6A of said Block "A" by said revised City Map;

THENCE S. 70° 51' E. 207.1 feet to a 5/8" iron rod found in the West line of POLK STREET, said rod being S. 20° 38' W. 44.5 feet from an old "T" bar found marking the Southeast corner of Lot 6A;

THENCE S. 20° 38' W., with the West line of POLK STREET, at 81.57 feet pass an old 5/8" iron rod marking the Southeast corner of Lot No. 4, and in all 83.02 feet to a 1/2" iron rod set for corner;

THENCE N. 70° 51' W., with the North edge of foundation wall of building on Lot No. 3 and with the South edge of a 1.45 ft. wide valley gutter, 206.34 feet to an "X" marked in concrete parkway in the East line of RICHMOND ROAD;

THENCE N. 20° 17' E., with the East line of RICHMOND ROAD, at 1.45 feet pass the North line of said valley gutter, and in all 83.0 feet to the PLACE OF BEGINNING.