

EXHIBIT " A "



W. O. # 3545

THE STATE OF TEXAS
 COUNTY OF WASHINGTON

HODDE & HODDE
LAND SURVEYING, INC.
 Registered Professional Land Surveying
 613 East Horton Street
 Brenham, Texas 77833-2411

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TED BYARGEON
 TRACT 3
 1.500 ACRES

SURVEYOR'S LEGAL DESCRIPTION

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the James Walker Survey, A-106, being part of a 0.057 acre tract shown as a 1 foot reserve on the Tonckawa Hills Subdivision plat recorded in Plat Cabinet File Slide No.'s 281A, 281B, 282A, and 282B in the Plat Records of Washington County, Texas said 0.057 acre tract being part of the same land described as 71.434 acres in the deed from Lyle Clayton Meier, Trustee, to Stephen James, dated March 8, 1988, as recorded in Vol. 579, Page 835, in the Official Records of Washington County, Texas, and being part of the same land called 14.2998 acres as described in the Judgment to Jane Morrison, as recorded in Vol. 426, Page 894, in the Deed Records of Washington County, Texas, said 14.2998 acres being the same land conveyed in the Last Will and Testament of Jane Morrison to Martha Harrison, dated March 9, 1994, as recorded in Vol. 837, Page 14, in said Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 1/2 inch iron rod set on the East line of the Alex Flisowski tract called 14.2998 acres as described in the deed recorded in Vol. 385, Page 153, for the Southwest corner hereof, being on the West line of said original tract called 14.2998 acres, also being the Northwest corner of a 2.000 acres tract (Tract 2) surveyed this date, a 3/8 inch iron rod found at the base of a 1 inch iron rod and 3 inch treated fence post on the North margin of Old Chappell Hill Road for the Southwest corner of said original tract called 14.2998 acres, Vol. 426, Page 894 bears S 05°08'24" E 906.84 feet;

THENCE along a portion of the East line of said Flisowski tract for the West line hereof, N 05°08'24" W 367.05 feet to a 1/2 inch iron rod set for the Northwest corner hereof, being the Southwest corner of a 1.500 acres tract (Tract 4) surveyed this date;

THENCE along the South line of said Tract 4 for the North line hereof, N 85°26'52" E at 178.91 feet crossing the division line of said original tract called 14.2998 acres and said original 71.434 acres tract, being the West line of said 1 foot reserve, and at a total distance of 179.91 feet to a 1/2 inch iron rod set on the West margin of Tonckawa Hills Road as shown on said Tonckawa Hills Subdivision plat for the Northeast corner hereof, being the Southeast corner of said Tract 4;

THENCE along a portion of the West margin of said Tonckawa Hills Road for the East line hereof and said 1 foot reserve, S 04°33'08" E 367.03 feet to a 1/2 inch iron rod set on said road margin for the Southeast corner hereof, being the Northeast corner of said Tract 2;

THENCE along the North line of said Tract 2 for the South line hereof, S 85°26'52" W at 1.00 feet crossing the division line of said original tract called 14.2998 acres and said original 71.434 acres tract, being the West line of said 1 foot reserve, and at a total distance of 176.14 feet to the place of beginning and containing 1.500 acres of land.

I, Jon E. Hodde, Registered Professional Land Surveyor No. 5197 of the State of Texas, do hereby certify that the foregoing description describing 1.500 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 23rd day of July, 1997, A. D.



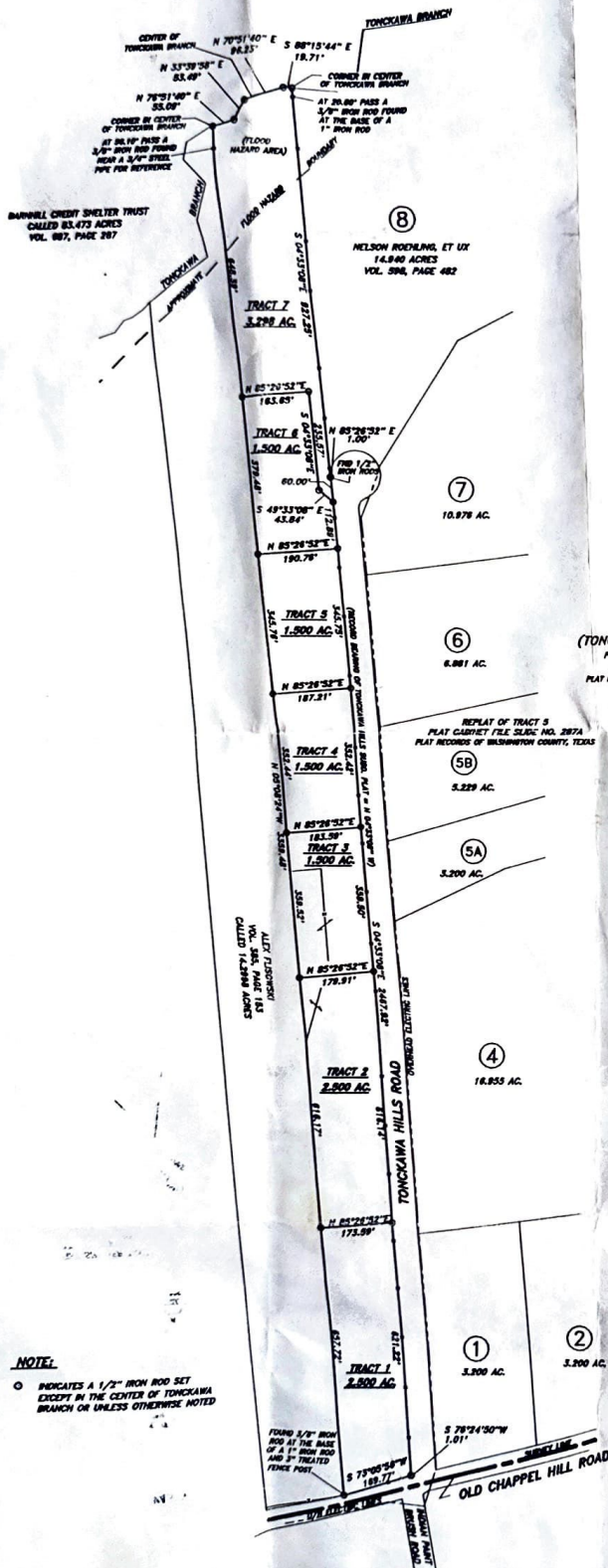
Jon E. Hodde
 Jon E. Hodde
 Registered Professional



SCALE: 1" = 300'

JAMES WALKER SURVEY, A-106
WASHINGTON COUNTY, TEXAS

INDIAN HILLS



SURVEY MAP

SHOWING A SURVEY OF 3,298 ACRES, 2 TRACTS EACH CONTAINING 2,500 ACRES OF LAND, AND 4 TRACTS EACH CONTAINING 1,500 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE JAMES WALKER SURVEY, A-106, BEING ALL OF A 0.057 ACRE TRACT SHOWN AS A 1 FOOT RESERVE ON THE TONCKAWA HILLS SUBDIVISION PLAT AS RECORDED IN PLAT CABINET FILE SLIDE NO.'S 281A, 281B, 282A, AND 282B IN THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 0.057 ACRE TRACT BEING PART OF THE SAME LAND DESCRIBED AS 71-434 ACRES IN THE DEED FROM LYLE CLAYTON MEIER, TRUSTEE TO STEPHEN JAMES, DATED MARCH 8, 1988, AS RECORDED IN VOLUME 579, PAGE 833, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY TEXAS, AND BEING ALL OF THE SAME LAND DESCRIBED AS 14,2998 ACRES IN THE JUDGMENT AND AWARDED TO JANE MORRISON, AS RECORDED IN VOLUME 426, PAGE 894, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 14,2998 ACRES BEING THE SAME LAND CONVEYED IN THE LAST WILL AND TESTAMENT OF JANE MORRISON TO MARTHA HARRISON, DATED MARCH 9, 1994, AS RECORDED IN VOLUME 837, PAGE 14, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

(TONCKAWA HILLS SUBDIVISION)
PLAT CABINET FILE SLIDE NO.'S
281A, 281B, 282A, & 282B
PLAT RECORDS OF WASHINGTON COUNTY, TEXAS

NOTE:

PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP AS COMPILED BY THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, F.L.A., COMMUNITY PANEL NO. 481188 0006 A, EFFECTIVE DATE MAY 24, 1977, WASHINGTON COUNTY, TEXAS, AND SHOWN ON THIS MAP AS APPROXIMATE FLOOD HAZARD BOUNDARY

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 3,298 ACRES, 2 TRACTS EACH CONTAINING 2,500 ACRES, AND 4 TRACTS EACH CONTAINING 1,500 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION.

DATED THIS THE 19TH DAY OF AUGUST, 1997, A. D.

JON E. HODDE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5197
HODDE & HODDE LAND SURVEYING, INC.
613 EAST HORTON STREET
BRENNHAM, TEXAS 77833
(409)-838-5681

NOTE:
O INDICATES A 1/2" IRON ROD SET EXCEPT IN THE CENTER OF TONCKAWA BRANCH OR UNLESS OTHERWISE NOTED

ISAAC LEE SURVEY, A-77