

Exhibit A

METES AND BOUNDS DESCRIPTION OF A 0.9529 ACRE TRACT OF LAND

BEING a 0.9529 acre tract of land, more or less, being all of Lots 6, 7, 8, 9, 17, 19 and 20 and part of Lot 16 and the east 15.00 feet of Lots 14 and 15 of the M.A. Steven Addition, an addition in Harris County, Texas according to the map or plat recorded in Volume 42, Page 13 of the Deed Records of Harris County, Texas and same being all of Lots 7 and 8, Block 53 of the Fairgrounds Addition, an addition in Harris County, Texas according to the map or plat recorded in Volume 55, Page 222 of the Deed Records of Harris County, Texas; said 0.9529 acre tract also being out of the Obedience Smith Survey, Abstract No. 696; said 0.9529 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap, labeled "EIC Surveying", found for the south corner of Lot 11 of said M.A. Steven Addition, same being the south corner of a called 0.7004 acre tract of land described as per instrument recorded in Harris County Clerks File No. W20091 and same being the intersecting corner of the northwest right-of-way line of Main Street (90 foot right-of-way) and the northeast right-of-way line of Anita Avenue (50 foot right-of-way);

THENCE S 32°53'14" W, a distance of 50.00 feet to a mag nail set for the POINT OF BEGINNING and the east corner of the herein described tract, same being the east corner of said Lot 9 and same being the intersecting corner of the northwest right-of-way line of said Main Street and the southwest right-of-way line of said Anita Avenue;

THENCE S 32°53'14" W, a distance of 199.98 feet along the southeast property line of the herein described tract, same being along the southeast property line of said Lots 9, 8, 7 and 6, and same being along the northwest right-of-way line of said Main Street to an "x" cut in concrete set for the south corner of the herein described tract, same being the south corner of said Lot 6 and same being the intersecting corner of the northwest right-of-way line of said Main Street and the northeast right-of-way line of Rosalie Avenue (50 foot right-of-way);

THENCE N 57°03'13" W, a distance of 165.07 feet along the southwest property line of the herein described tract, same being along the southwest property line of said Lots 6, 19 and east 15.00 feet of said Lot 14 and same being along the northeast right-of-way line of said Rosalie Avenue to an "x" cut in concrete set for a corner of the herein described tract, same being on the southwest property line of said Lot 14 and same being on the northeast right-of-way line of said Rosalie Avenue;

THENCE N 32°53'44" E, a distance of 99.99 feet along the property line of the herein described tract to a 5/8 inch iron rod with cap, labeled "TERAN GROUP RPLS 4603", set for a corner of the herein described tract, same being on the northeast property line of said Lot 15 and same being on the southwest property line of said Lot 16;

THENCE N 57°03'13" W, a distance of 85.04 feet along the property line of the herein described tract, same being along the northeast property line of said lot 15 and same being along the southwest property line of said Lot 16 to a 5/8 inch iron rod with cap, labeled "TERAN GROUP RPLS 4603", set for

the west corner of the herein described tract, same being in the northeast property line of said Lot 15, same being on the southwest property line of said Lot 16 and same being on the southwest right-of-way line of Travis Street (80 foot right-of-way);

THENCE N 32°53'44" E, a distance of 99.99 feet along the northwest property line of the herein described tract, same going thru said Lot 16 and along the northwest property line of said Lots 7 and 8, Block 53 and same being along the southeast right-of-way line of said Travis Street to a 5/8 inch iron rod with cap, labeled "TERAN GROUP RPLS 4603", set for the north corner of the herein described tract, same being the north corner of said Lot 8, Block 53 and same being the intersecting corner of the southeast right-of-way line of said Travis Street and the southwest right-of-way line of said Anita Avenue;

THENCE S 57°03'13" E, a distance of 250.08 feet along the northeast property line of the herein described tract, same being along the northeast property line of said Lot 8, Block 53, said Lots 20 and 9 and same being along the southwest right-of-way line of said Anita Avenue to the POINT OF BEGINNING and containing 0.9529 acre (41,510 sq. ft.) of land.

