

EXHIBIT A

Being a 0.54 acre tract out of Lots 3 and 4, Block 1, Tier 1, Colorado Front, Townsite of Matagorda in Matagorda County, Texas, according to the plat of said Colorado Front as recorded in Volume 1, Page 35, Map Records of Matagorda County, Texas. Said 0.54 acre tract being more fully described by metes and bounds as follows:

COMMENCING at a 3/4" iron pipe found with a grey plastic cap at the North corner of Block 1, Tier 2 of said Colorado Front addition, said pipe being at the South corner of the intersection of Ingram Street and St. Mary's Street in said Townsite of Matagorda;

THENCE North 29° 32' 00" West, 83.30 feet, crossing said Ingram Street, to a 3" Stainless Steel Pipe found at the East corner of said Lot 3, Block 1, Tier 1. Said pipe being found at the West corner of said Street Intersection for the East corner and TRUE PLACE OF BEGINNING of this 0.54 acre tract;

THENCE South 60° 28' 00" West, 70.00 feet along the Southeast line of said Lot 3, Block 1, Tier 1, same being the Northwest Right-of-Way line of said Ingram Street, to a 1/2" iron rod set for the South corner of this 0.54 acre tract;

THENCE North 29° 32' 00" West, at 169.40 feet pass a 1/2" iron rod set in the Northwest line of said Lot 3, same being the Southeast line of said Lot 4, at 326.10 feet pass a 1/2" iron rod set along the Southeast bank of the Colorado River, continuing for a total distance of 336.10 feet to a point along the Southeast water's edge of said Colorado River for the Southerly West corner of this 0.54 acre tract;

THENCE North 34° 44' 59" East, 6.22 feet along said water's edge to a point along said water's edge in the Northwest line of said Lot 4, being along the Southeast line of Colorado Street as platted in said recorded plat. This section of said Colorado Street now being in said Colorado River. Said point being the most Northerly West corner of this 0.54 acre tract;

THENCE North 60° 25' 00" East along said Northwest line of said Lot 4 and said Southeast line of said Colorado Street, this section of Colorado Street now closed by the Matagorda County Commissioners Court, at 11.40 feet pass a 1/2" iron rod found on-line, continuing along said lines for a total distance of 64.40 feet to a 1/2" iron rod found at the North corner of said Lot 4, said rod being at the South corner of the intersection of said St. Mary's Street and said closed section of said Colorado Street. Said rod found for the North corner of this 0.54 acre tract;

THENCE South 29° 32' 00" East along the Northeast line of said Lot 4 and the Southwest line of said St. Mary's Street, at 169.40 feet pass a 1/2" iron rod found at the East corner of said Lot 4, same being the North corner of said Lot 3, continuing for a total distance of 338.80 feet to the POINT OF BEGINNING, containing 0.54 acre of land, more or less. *This description is based on an actual survey made on the ground and plat made under the direct supervision of Max Hagan, RPLS# 937, on March 2, 2001.*