

EXHIBIT "A"

Being a tract of 1.3239 acres of land situated partly in Farmlot 2 and partly in Farmlot 3, Block 3, Range 4, East Above Town, in the Original Four League Grant to the Town of Victoria, Victoria County, Texas, such tract being composed of that certain 1.286 acre tract of land conveyed to Crossroads Investment, Co. by deed dated April 20, 1981, and recorded in Volume 1108, Page 681 of the Deed Records of Victoria County, Texas and that 0.379 acre tract of land conveyed to Crossroads Investments, Co. by deed dated November 11, 1982, and recorded in Volume 1146, Page 489 of the Deed Records of Victoria County, Texas, the said 1.3239 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set in the East line of Commerce Street, 55.6 feet in width, from which a 1" pipe set at the point where the South line of Red River Street as widened to 75.6 feet, intersects the East line of Commerce Street, bears N. 04 deg. 33' 00" W. a distance of 438.60 feet;

THENCE N. 85 deg. 09' 30" E. a distance of 329.55 feet to a 5/8" iron rod set for corner, same being the South east corner of this tract;

THENCE, N. 04 deg. 33' 00" W. a distance of 175 feet to a point for corner, said point being in the East line of said 3.318 acre tract and being the Northeast corner of this 1.3239 acre tract;

THENCE, S. 85 deg. 09' 30" W. a distance of 329.55 feet to a point for corner, said point being in the East line of Commerce Street and being the Northwest corner of this tract;

THENCE, S. 04 deg. 33' 00" E. a distance of 175 feet along the East line of said Commerce Street to the POINT OF BEGINNING, containing within these metes and bounds 1.3239 acres of land more or less.

FILED

'82 MAY 28 AIO :47

Val D. G. Jones
COUNTY CLERK
VICTORIA COUNTY, TEXAS
By: Nancy L. Brown
Dep.

STATE OF TEXAS COUNTY OF VICTORIA
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Victoria County, Texas as stamped hereon by me.

MAY 28 1982



Val D. G. Jones
COUNTY CLERK, Victoria County, Texas