EXHIBIT "A"

LEGAL DESCRIPTION

Survey of all that certain tract or parcel of land being out of and a part of Lots 156, 157 and 184 of ADDITION 'D' to the TOWN OF DICKINSON, a Subdivision being out of the PERRY & AUSTIN LEAGUE, Abstract #14, Galveston County, Texas, according to the map or plat thereof recorded in Volume 155, Page 10, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of that certain D.V. De Pasquale 1.75 acre tract of land as described of record in Volume 739, Page 622, Galveston County Deed Records;

THENCE N 65° 51' 00" E, a distance of 119.90 feet to an iron pipe found for corner, said point being at the Southwesterly line of Wagon Road, a 50 foot public roadway right-of-way;

THENCE S 00° 38' 00" E, along and with said Southwesterly right-of-way line, a distance of 306.60 feet to a 3/4 inch iron pipe found for corner and being the POINT OF BEGINNING of the herein described tract;

THENCE S 00' 38' 00" E, continuing along and with said Southwesterly right-of-way line, at 353.00 feet pass a 1 inch iron pipe set on line; at 368.0 feet pass the present bank of Benson Gully; and continuing for a total distance of 395.00 feet to the record centerline of Benson Gully;

THENCE in a Northwesterly direction, along and with the meanders of said centerline of Benson Gully, the following courses and distances;

N 55° 40' 22" W, a distance of 122.70 feet;
N 74° 15' 12" W, a distance of 83.62 feet;
N 70° 47' 12" W, a distance of 33.76 feet;
N 27° 52' 47" W, a distance of 140.19 feet;
N 26° 10' 14" E, a distance of 105.00 feet; and
N 05° 48' 49" W, a distance of 106.63 feet to a point for corner;

THENCE N 89° 22' 00" E, at 15.3 feet pass the present bank of Benson Gully, at 158.63 feet pass a 1/2 inch iron found and being N 00° 38' 00" W, 0.40 feet, and continuing for a total distance of 239.00 feet to the POINT OF BEGINNING and containing a calculated area of 2.02 acres of land, more or less.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

1999 DEC 13 10:22 AM 9962224
Patricia Ritchie
COUNTY CLERK
GALVESTON, TEXAS