



EXHIBIT "A"

A 1.133 acre tract of land out of a 4.845 acre tract of land in Section 23, Block Y, A & B Survey, City of Borger, Hutchinson County, Texas, said 4.845 acre tract recorded in the Hutchinson County Clerk Official Public Records in Volume 1679, Page 261, with said 1.133 acre tract being more particularly described as follows:

BEGINNING at a 1/2" rod set with a yellow cap on the north right-of-way line of Roosevelt Street which bears S. 89° 48' 30" E. a distance of 31.19 feet from a 3/8" iron rod found at the southwest corner of said 4.845 acre tract for the southwest corner of this tract.

THENCE N. 00° 11' 30" E. a distance of 157.00 feet to a 1/2" rod set with a yellow cap for the northwest corner of this tract.

THENCE S. 89° 48' 30" E. a distance of 266.81 feet to a 1/2" rod set with a yellow cap for the northeast corner of this tract.

THENCE S. 35° 52' 39" E. a distance of 52.19 feet to a P.K. Nail set at the beginning of a curve to the right for a corner of this tract.

THENCE in a southeasterly direction along said curve with a radius equal to 255.61 feet, a long chord bearing of S. 25° 14' 39" E. and a long chord distance of 94.33 feet, a curve length of 94.88 feet to a P.K. Nail set at the end of said curve for a corner of this tract.

THENCE S. 09° 04' 18" E. a distance of 30.02 feet to a 1/2" rod set with a yellow cap on said north right-of-way line of said Roosevelt Street for the southeast corner of this tract.

THENCE N. 89° 48' 30" W., along said north right-of-way line, a distance of 342.89 feet to the place of BEGINNING and containing 1.133 acres (49,339.9 square feet) of land.