

EXHIBIT A
Description
Tract 1

BEING a 3.37 Acre Tract out of a 1.33 acre tract recorded in Volume 563, Page 304, a 0.47 acre tract recorded in Volume 563, Page 229, a 1.0 acre tract recorded in Volume 563, Page 294, and a 1.33 acre tract recorded in Volume 563, Page 299, Deed Records, Lamb County, Texas, located in the Northeast part of Section 75, Block 1, Abstract 322, A. Taylor Survey, W.E. Halsell Subdivision, Lamb County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod with Cap Marked "C.E.C. 10194378" set for the Northeast corner of this Tract from which the Northeast corner of said Section 75 Bears, North 2°53'52" East - 50.00 feet and South 87°06'08" East - 586.41 feet;

THENCE South 3°01'22" West - 219.27 feet to a 1/2 Inch Iron Rod with Cap set;

THENCE North 86°58'38" West - 50.00 feet to a 1/2 Inch Iron Rod with Cap set;

THENCE South 3°05'27" West - 49.94 feet to a 1/2 Inch Iron Rod with Cap set;

THENCE North 86°54'33" West - 323.82 feet to a 1/2 Inch Iron Rod with Cap set;

THENCE North 0°57'14" East - 40.01 feet to a 1/2 Inch Iron Rod with Cap set;

THENCE North 87°28'15" West - 210.94 feet to a point for the Southeast corner of a 1.52 Acre Tract surveyed herewith, from which a 1/2 Inch Iron Rod with Cap set for reference Bears, South 2°10'20" East - 1.00 feet;

THENCE North 2°10'20" East - 229.40 feet to a point in the South Right-of-Way line of said U.S. Highway 70, for the Northeast corner of said 1.52 Acre Tract from which a 1/2 Inch Iron Rod with Cap set for reference Bears, North 2°10'20" East - 1.00 feet;

THENCE South 87°06'08" East - 589.67 feet along the South Right-of-Way line of said U.S. Highway 70 to the **POINT OF BEGINNING** and containing 3.37 acres of land, more or less.