

Exhibit A

Metes and Bounds description of a 0.5128 acres (22,338.0 Sq. Ft.) tract of land, being a portion of Country Road Estates, an Addition to the City of Lubbock, Lubbock County, Texas, recorded in Volume 1451, Page 933, Deed Records of Lubbock County, Texas (DRLCT), being out of Section 17, Block D-2, Lubbock County, Texas, and being more particularly described as follows;

Beginning at a found 3/8" iron rod for the Southeast corner of Lot 22 of said Country Road Estates, and for the Northeast corner of this tract, whence a found 3/8" iron rod for the Northeast corner of said Lot 22, bears North, 173.10 feet;

Thence South, leaving said Lot 22, a distance of 78.35 feet to a point in the North line of a 10 acre tract of land described in County Clerk File Number (CCFN) 2010036682, Official Public Records of Lubbock County, Texas (OPRLCT), and for the Southeast corner of this tract, whence a found 3/8" iron rod for a corner of the Plat Limits of said Country Road Estates and for a corner of said 10 acre tract, bears S50°00'00"E, 56.34 feet;

Thence N50°00'00"W, with said Plat Limits and with the North line of said 10 acre tract, 119.38 feet to a point for a corner of said 10 acre tract, and for a corner of this tract;

Thence Northwesterly, continuing with said Plat Limits, with the North line of said 10 acre tract and with the arc of a curve to the left, an arc length of 34.91 feet to a point for the end of said curve to the left, for a corner of said 10 acre tract, and for a corner of this tract; said curve having a radius of 50.00 feet, a central angle of 40°00'00", and a chord that bears N70°00'00"W, a chord distance of 34.20 feet;

Thence West, continuing with said Plat Limits and with the North line of said 10 acre tract, 205.60 feet to a point for a corner of said 10 acre tract, and for a corner of this tract;

Thence Southwesterly, continuing with said Plat Limits, with the North line of said 10 acre tract, and with the arc of a curve to the right, an arc length of 23.56 feet to a point in the East Right of Way line of North Frankford Avenue as recorded in said Volume 1451, Page 933 and for the end of said curve to the right, for a corner of said 10 acre tract, and for the Southwest corner of this tract; said curve having a radius of 15.00 feet, a central angle of 90°00'00", and a chord that bears S45°00'00"W, a chord distance of 21.21 feet;

Thence N00°01'00"E, leaving said 10 acre tract and with said North Frankford Avenue, at 74.78 feet pass a found 1/2" iron pipe, continuing for a total distance of 90.00 feet to a point for the most Westerly Southwest corner of said Lot 22, and for the Northwest corner of this tract, whence a found 3/8" iron rod for the Northwest corner of said Lot 22, bears N00°01'00"E, 88.00 feet;

Thence Southeasterly, leaving said North Frankford Avenue and with the South line of said Lot 22, and with the arc of a curve to the left, an arc length of 23.57 feet to a point for the end of said curve to the left, for the most Southerly Southwest corner of said Lot 22, and for a corner of this tract; said curve having a radius of 15.00 feet, a central angle of 90°01'00", and a chord that bears S44°59'30"E, a chord distance of 21.22 feet;

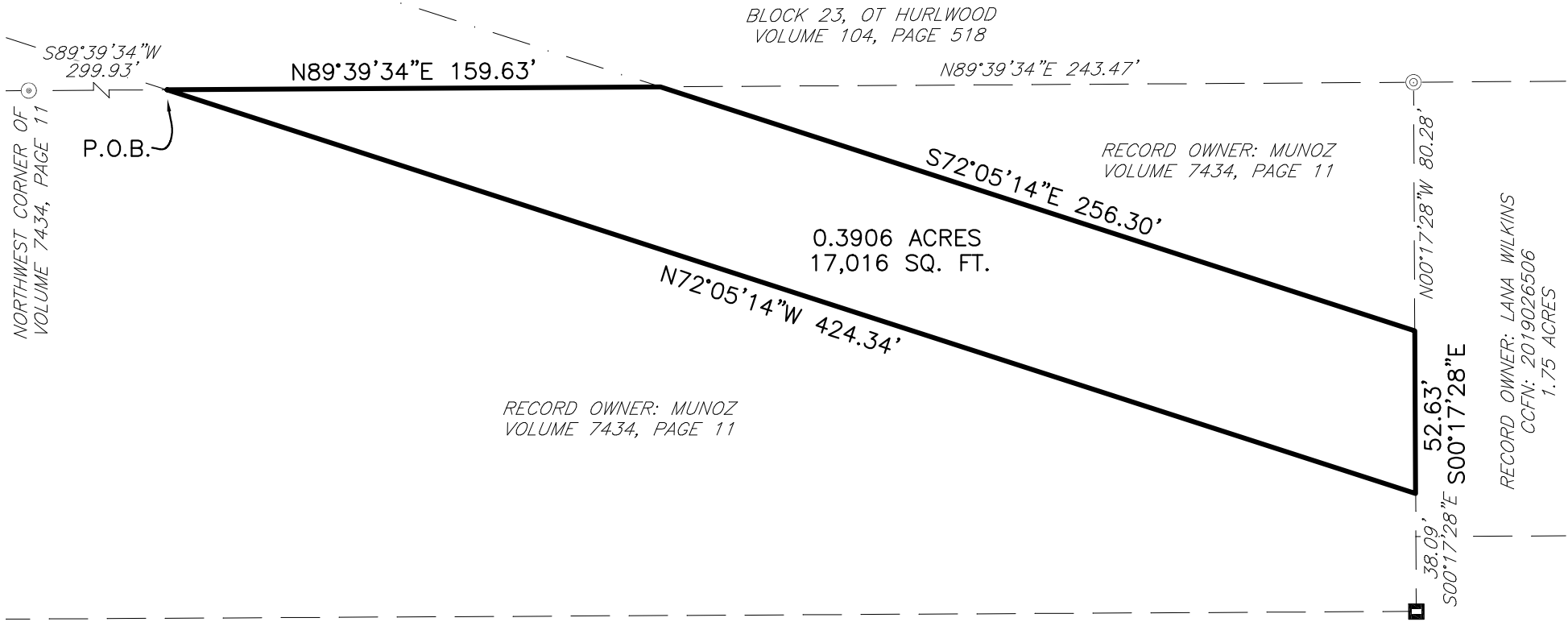
Thence East, with the South line of said Lot 22, a distance of 205.61 feet to a found 3/8" iron rod for a corner of said Lot 22, and for a corner of this tract;

Thence Southeasterly, with the South line of said Lot 22, and with the arc of curve the right, an arc length of 76.79 feet to a point for the end of said curve to the right, for a corner of said Lot 22, and for a corner of this tract; said curve having a radius of 110.00 feet, a central angle of  $39^{\circ}59'51''$ , and a chord that bears  $S70^{\circ}00'04''E$ , a chord distance of 75.24 feet;

Thence  $S50^{\circ}00'00''E$ , with the South line of said Lot 22, a distance of 69.00 feet to the Point of Beginning.

# SKETCH OF SURVEY

OF A 0.3906 ACRE (17,015 SQ. FT.) TRACT OF LAND, BEING A POINT OF THAT TRACT DESCRIBED IN VOLUME 7434, PAGE 11, OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS, BEING OUT OF SECTION 5, BLOCK D-6, LUBBOCK COUNTY, TEXAS



FOR RIGHT OF WAY CLOSURE PURPOSES ONLY.  
THIS DOES NOT REPRESENT A TRUE AND ACCURATE SURVEY ON THE GROUND



SCALE: 1" = 50'

SURVEYED FOR:  
DEMETRIO MUNOZ  
DELTA LAND SURVEYING PROJECT NO. 21625

- FD. 1" IRON PIPE
- ⊙ FD. 1 1/2" IRON PIPE
- ⊙ FD. 1 1/4" IRON PIPE
- P.O.B. POINT OF BEGINNING



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DRAFTED BY: KG REV. BY: JN