

Exhibit "A"

All of the East 242 acres of land, more or less, out of Section 411 in Block "H" of the W & NW Ry. Co. Surveys in Childress County, Texas, further more described in Tract One and Tract Two, as follows:

Tract One: Being the South East One Quarter (SE/4) of 485.2 acres of section number 411, said 485.2 acres being the part of section 411, Block H. W & NW Ry. Co. Survey that is South of the FW & DC Railroad, said SE/4 being more particularly described as follows:

Beginning at the SE corner of section number 411, same being the NE corner of section number 412;

Thence West 2850 ft. with the South line of Section 411, to a point for the SW corner of this tract of land;

Thence North 1854 ft. parallel to the East line of this tract to a point for the NW corner of said SE/4;

Thence East 2850 ft. parallel to the South line of Sec. 411 to a point in the East line of same section;

Thence South 1854 ft. with the East line of Section 411 to the point of beginning, containing 121, 3 acres of land.

Tract Two: Being the Northeast One Quarter (NE/4) of 485.2 acres of land in section No. 411, same being that part of Section No. 411 that is located South of the FW & DC Railroad, said NE/4 being more particularly described as follows:

Beginning at a point in the East line of Section No. 411, 1854 ft. N. of the SE corner of said section 411, same being the NE corner of the SE/4 of said 485.2 acres;

Thence West 2850 ft. to a point in the East line of the West Y, of said 485.2 acres;

Thence North 2199 ft. parallel to the East line of Section 411 to a point in the South right-of-way of the FW & DC Railroad;

Thence S 76° 25' E. parallel with the Railroad and 100 ft. distance from its center line, 2933 ft. to an intersection with the East line of this Section;

Thence South 1506 ft. with the East line of this section to the point of beginning, containing 121.3 acres of land.