

EXHIBIT 'A'

TRACT I:

All that certain tract or parcel of land situated in the City of Texarkana, Bowie County, Texas, and being a part of the HOWARD ETHERIDGE HEADRIGHT SURVEY A-182 and described by metes and bounds as follows:

BEGINNING at a point a 3/4 inch pipe, on the present South boundary line of the New Boston Road (now Highway No. 82), where the East boundary line of Waterall Street intersects said New Boston, Road, said point being 7.7 feet South of the Old South boundary line of New Boston Road;

THENCE Easterly with the South boundary line of New Boston Road 75 feet to an iron stake for corner;

THENCE South 1 deg. 11 min West 135 feet to an iron stake for corner;

THENCE West parallel with New Boston Road 75 feet to an iron stake for corner in the East boundary line of Waterall Street;

THENCE North 1 deg. 11 min. East 135 feet to the Point of Beginning.

TRACT II:

All that certain tract or parcel of land situated in the City of Texarkana, Bowie County, Texas, and being a part of the HOWARD ETHRIDGE HEADRIGHT SURVEY A-182, and described by metes and bounds as follows, to-wit:

BEGINNING at a point a 3/4 inch pipe, on the present South boundary line of the New Boston Road (now Highway No. 82) where the East Boundary Line of Waterall Street intersects said New Boston Road, said point being 7.7 feet South of the old South Boundary line of New Boston Road;

THENCE Easterly with the South boundary line of New Boston Road, 75 feet to an iron stake for corner, the Point of Beginning;

THENCE Easterly with the South boundary of New Boston Road 25 feet to a point in said South boundary line of New Boston Road; THENCE South 1 deg. 11 min West 135 feet to an iron stake for corner;

THENCE West parallel with New Boston Road 25 feet to an iron stake for corner;

THENCE North 1 deg. 11 min East 135 feet to the Point of Beginning, containing 0.31 acres of land more or less.