

EXHIBIT A – LEGAL DESCRIPTION

A tract of land being a part of Lot One (1), Block One (1), Vandever East Center, an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof, being more particularly described as follows:

Commencing at the Southwest corner of the SW/4 of the SW/4 of Section 23, T-18-N, R-14-E; thence N 88°39'17" E 50.00 feet; thence N 01°27'17" W along the East Right-of-Way line of Elm Place, 204.00 feet to the Point of Beginning; thence continuing N 01°27'17" W 30 feet to the South property line of Lot 1, Block 1 Corral Addition; thence leaving said East Right-of-Way line, N 88°39'17" E along said property line of Lot 1, Block 1 Corral Addition for a distance of 10.00 feet; thence leaving said property line, S 01°27'17" E, a distance of 30.00 feet to the North property line of Lot 3, Block 1, Vandever East Center Addition; thence S 88°39'17" W along the North property line of said Lot 3, 10.00 feet, to the Point of Beginning, containing 300 square feet (.007 acres), more or less.

Basis of bearings for this legal description is the East right of way line of Elm Place and the West line of Block One (1), VANDEVER EAST CENTER being N 01°27'17" W as shown in UTILITY EASEMENT PARCEL NO. 2.1 recorded as Document No. 2022093117.

Description was reviewed by John L. Libby, Jr., PS 1806 on 4/23/2025. Description mathematically closes, is contained within Lot One (1), Block One (1), VANDEVER EAST CENTER and is contiguous with the East right of way line of Elm Place, same being the East line of said Lot One (1).

