

EXHIBIT A

LEGAL DESCRIPTION:

TRACT ONE: Approximately 129.943 acres of land situated in Erath County, Texas, being the remainder of a 291.575 acre tract of land being out of the James Latham Survey, Abstract No. 489, described in deed from Orville F. Malmstrom, Trustee to Ellison Carter et ux, Renee Carter, dated June 30, 1993 and recorded in Volume 847, Page 58 of the Deed Records of Erath County, Texas, **SAVE AND EXCEPT** a 19.21 acre tract of land described in Warranty Deed from Ellison Carter, et ux, Renee Carter, to Alex Fambro and recorded in Volume 854, Page 03 of the Deed Records of Erath County, Texas, **FURTHER SAVE AND EXCEPT** a 142.422 acre tract of land described in Warranty Deed from Ellison Carter and Renee Carter, to Troy Brown and recorded in Volume 1307, Page 176 of the Official Public Records of Erath County, Texas. Said tracts described herein by metes and bounds as follows: **BEING** 291.575 acres of land out of the J. Latham Survey, Abstract No. 489, Erath County, Texas: and being a called 274.75 acres tract described in Vol. 221, Page 629 of the Deed Records of Erath County, Texas: and being further described by metes and bounds as follows:
BEGINNING at a set 1/2" iron rod for the northwest and beginning corner of this tract. Whence the northwest corner of said survey is called to bear North 2640 and West 2619.44 feet;
THENCE N. 89 deg. 54 min. 57 sec. E. 2652.31 feet set 1/2" iron rod for the northeast corner;
THENCE S. no deg. 20 min. 08 sec. W. 1675.60 feet set 1/2" iron rod for a corner;
THENCE N. 89 deg. 46 min. 03 sec. E. 2459.70 feet along the center of a County Road to a point for the most easterly northeast corner of this tract;
THENCE S. no deg. 34 min. 59 sec. E. at 16.9 feet set 1/2" iron rod in the south line of said road, and in all 2202.83 feet set 1/2" iron rod for the southeast corner of this tract;
THENCE S. 89 deg. 07 min. 04 sec. W. 2497.15 feet set 1/2" iron rod for the southwest corner of this tract;
THENCE N. no deg. 24 min. 35 sec. W. 1184.66 feet set 1/2" iron rod for corner;
THENCE S. 89 deg. 46 min. 23 sec. W. 2612.58 feet to a point in road, whence a 1/2" iron rod bears N. 89 deg. 46 min. 23 sec. E. 31.6 feet;
THENCE N. no deg. 08 min. 27 sec. W. at 35.7 set 1/2" iron rod in the northwest line of said road, and in all 2728.58 feet to the place of beginning.

SAVE AND EXCEPT:

All that certain 19.21 acre tract of land, being part of Block 17 of the James Latham Survey, Abstract No. 489, in Erath County, Texas, being part of that certain 291.575 acre tract of land described in deed from Orville F. Malmstrom, Trustee to Ellison Carter et ux, Renee Carter, dated June 30, 1993 and recorded in Volume 847, Page 58 of the Deed Records of Erath County, Texas and described as follows:
BEGINNING at an iron rod found in place in the most northerly south line of said 291.575 acre tract, being at the intersection of the southeast line of a County Road, being located 31.6', N 89 deg. 46' 23" E from the most northerly SW corner of said 291.575 acre tract, for the SW corner of this tract, from which the NW corner of the J. Latham Survey bears (Deed Call) S 89 deg. 46' 23" W, 31.6' to the SW corner of said Block 17, N 00 deg. 08' 27" W, 2728.58' to the NW corner of said 291.575 acre tract, North, 2640' and west, 2619.44';
THENCE in a northeasterly direction along a fence line along the southeast lines of said County Road as follows, N 45 deg. 46' 58" E, 159.47' to an iron rod set, N 52 deg. 13' 48" E, 145.80' to an iron rod set, N 00 deg. 14' 06" E, 67.05' to an iron rod set, N 49 deg. 38' 46" E, 61.94' to an iron rod set, N 62 deg. 55' 16" E,
83.10' to an iron rod set, N 77 deg. 56' 13" E, 112.84' to an iron spike set in a post oak tree fence corner, N 85 deg. 27' 53" E, 486.05' to an iron rod set, and N 65 deg. 30' 40" E, 1107.44' to an iron rod set for the NE corner of this tract;
THENCE S 13 deg. 20' 05" W, crossing pasture, at 882.54' pass an iron rod set in a fence line, continuing in all 883.45' to a point in the most northerly south line of said 291.575 acre tract, being in the south line of Block 17, for the SE corner of this tract, from which an iron rod found at a fence corner at an inner corner of said 291.575 acre tract bears N 89 deg. 46' 23" E, 830.92';
THENCE S 89 deg. 46' 23" W along a fence line along the most northerly south line of said 291.575 acre tract, 1749.96' to the place of beginning and containing 19.21 acres of land.

FURTHER SAVE AND EXCEPT:

142.422 acres tract of land out of the J. Latham Survey, Abstract No. 489, Erath County, Texas; and being part of a certain 291.575 acres tract of land described in volume 847, Page 58 of the Real Records of Erath County, Texas; and being further described by metes and bounds as follows:
BEGINNING at a point in County Road No. 109 (gravel) and at an ell corner of said 291.575 acres tract for the most northerly northwest corner of this tract. Whence the northwest corner of said survey is called to bear N. 00 deg. 20 min. 08 sec. E. 1675.60 feet, S. 89 deg. 54 min. 57 sec. W. 2652.31 feet, North 2640 feet, and West 2619.44 feet and a found 1/2" iron rod bears N. 00 deg. 20 min. 08 sec. E. 21.40 feet,
THENCE N. 89 deg. 46 min. 03 sec. E. 2460.11 feet along said road to a point at the most easterly northeast corner of said tract for the northeast corner of this tract,
THENCE S. 00 deg. 34 min. 59 sec. E. at 16.9 feet pass a found 1/2" iron rod in the south line of said road and in all 2202.83 feet to a found 1/2" iron rod for the southeast corner of this tract,
THENCE S. 89 deg. 07 min. 04 sec. W. 2497.15 feet to a found 1/2" iron rod for the most southerly southwest corner of this tract,
THENCE N. 00 deg. 19 min. 25 sec. W. 1184.52 feet to a found 1/2" iron rod for a corner of this tract,
THENCE S. 89 deg. 48 min. 53 sec. W. 830.06 feet to a 4" steel post for the most westerly southwest corner of this tract,
THENCE N. 13 deg. 11 min. 30 sec. E. 881.74 feet to a 4" steel post for the most westerly northwest corner of this tract,
THENCE N. 67 deg. 26 min. 26 sec. E. 174.80 feet to a 4" steel post for a corner of this tract,
THENCE N. 79 deg. 05 min. 28 sec. E. 501.54 feet to a 4" steel post for a corner of this tract,
THENCE N. 07 deg. 56 min. 40 sec. W. 29.19 feet to the place of beginning.

TRACT TWO: Approximately 134.42 acres of land situated in Erath County, Texas, being the remainder of a 856.0 acre tract of land being out of the James Latham Survey, Abstract No. 489, the W.H. Wylie Survey, Abstract No. 961, and the M.E. McGinnis Survey, Abstract No. 1357, described in deed from James A. Carter, Individually and as Attorney-in-Fact for Helen Reck Carter, Johnny A. Andreatta, and Jimmy R. Andreatta to Ellison P. Carter and recorded in Volume 1173, Page 666, Deed Records of Erath County, Texas, **SAVE AND EXCEPT** a 388.78 acre tract of land described in Warranty Deed from Ellison Carter, acting by Renee Carter, Attorney-in-Fact and wife Renee Carter to T. & D. Moore Family Limited Partnership and recorded in Volume 1186, Page 181, Deed Records of Erath County, Texas. Said Tracts described herein by metes and bounds as follows:
A tract of land situated in the James Latham Jr. Survey, Abstract No. 489, the W.H. Wylie Survey, Abstract No. 961, and the M.E. McGinnis Survey, Abstract No. 1357, Erath County, Texas, being that same tract of land described in the deed to Angelo Reck, recorded in Volume 231, Page 380, Deed Records, Erath County, Texas, being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" rebar rod set with a cap stamped RPLS 1983 for the southwest corner of said Reck Survey, same being the southeast corner of a tract of land described in the deed to Marvin McBroom, recorded in Volume 800, Page 178, Deed Records, Erath County, Texas, and in the north line of a tract of land described in the deed to Alex Fambro and wife, Beverly A. Fambro, recorded in Volume 734, Page 432, Deed Records, Erath County, Texas;
THENCE N. 02°00'50"W., along the common line between said Reck Tract and said McBroom Tract, at 2307.48 feet passing the northeast corner of said McBroom Tract, same being the southeast corner of a tract of land described in the deed to Marvin W. McBroom, recorded in Volume 710, Page 489, Deed Records, Erath County, Texas, continuing along the common line between said Reck Tract and said Marvin W. McBroom Tract, in all, 3539.54 feet to a 3/8" rebar rod found for the northeast corner of said Marvin W. McBroom Tract, same being the southeast corner of a tract of land described in the deed to Jeanne Shuffield Trust, recorded in Volume 935, Page 107, Deed Records, Erath County, Texas;
THENCE N.01°09'43"W., 1233.70 feet along the common line between said Reck Tract and said Shuffield Tract to a fence corner post for the southerly most northwest corner of said Reck Tract, same being the northeast corner of said Shuffield Tract in the south line of a tract of land described in the deed to T & D Moore Family Limited Partnership, recorded in Volume 1038, Page 230, Deed Records, Erath County, Texas;
THENCE N. 89°28'14"E., 3034.87 feet along a common line between said Reck Tract and said T & D Moore Family Limited Partnership Tract to a fence corner post for the southeast corner of said T & D Moore Family Limited Partnership Tract;
THENCE N.00°02'07"E., 1477.39 feet along a common line between said Reck Tract and said T & D Moore Family Limited Partnership Tract to a fence corner post for the most northerly northwest corner of said Reck Tract, same being the southwest corner of a tract of land described in the deed to E.J. Porter, recorded in Volume 484, Page 476, Deed Records, Erath County, Texas;
THENCE N.89°01'36"E., along the common line between said Reck Tract and said Porter Tract, at 5072.63 feet passing the southeast corner of said Porter Tract, same being the southwest corner of a tract of land described in the deed to Doug Leach and wife, Davonia Welch Leach, recorded in Volume 1016, Page 109, Deed Records, Erath County, Texas, continuing along a common line between said Reck Tract and said Leach Tract, in all, 5399.92 feet to a fence corner post;
THENCE S.22°55'31"W., 19.80 feet along a common line between said Reck Tract and said Leach Tract to a fence corner post;

THENCE S.88°34'45"E., 254.15 feet along a common line between said Rech Tract and said Leach Tract to a fence corner post for the northeast corner of said Rech Tract, same being the northwest corner of a tract of land described in the deed to Joe P. Fambro and Alex C. Fambro, recorded in Volume 905, Page 1039, Deed Records, Erath County, Texas;

THENCE S.00°28'22"W., 2344.19 feet along the common line between said Rech Tract and said Fambro Tract to a fence corner post for the northerly most southeast corner of said Rech Tract in the north line of a tract of land described in the deed to Randall F. Shaw et ux, Christa P. Shaw, recorded in Volume 537, Page 722, Deed Records, Erath County, Texas;

THENCE S.89°34'17"W., along the common line between said Rech Tract and said Shaw Tract, at 368.08 feet passing the northwest corner of said Shaw Tract, same being the northerly most northeast corner of a tract of land described in the deed to Ellison Carter, recorded in Volume 811, Page 04, Deed Records, Erath County, Texas, continuing along a common line between said Rech Tract and said Carter Tract, in all, 2976.52 feet to a 1/2" rebar rod found (control monument) for the northwest corner of said Carter Tract;

THENCE S.00°48'40"E., 2692.79 feet along a common line between said Rech Tract and said Carter Tract to a 1/2" rebar rod found (control monument) for the southerly most southeast corner of said Rech Tract in the northwest line of County Road No. 109;

THENCE the following calls along the northwest line of said County Road No. 109;

S.70°51'41"W., 306.03 feet to a fence corner post;

S.39°34'04"W., 1050.79 feet to a fence corner post;

S.44°48'06"W., 534.60 feet to a fence corner post;

S.58°31'41"W., 135.72 feet to a fence corner post;

S.63°53'10"W., 91.49 feet to a fence corner post;

S.65°18'16"W., 715.27 feet to a fence corner post;

N.82°26'20"W., 332.68 feet to a fence corner post in the east line of said Alex Fambro & wife, Beverly A. Fambro Tract;

THENCE N.00°01'35"W., 403.22 feet leaving said County Road No.109, along a common line between said Rech Tract and said Alex Fambro & wife, Beverly A. Fambro Tract to a 1 inch galvanized pipe found for the northeast corner of said Alex Fambro & wife, Beverly A. Fambro Tract;

THENCE S.89°01'07"W., 3042.30 feet along a common line between said Rech Tract and said Alex Fambro & wife, Beverly A. Fambro Tract to the point of beginning and containing 856.0 acres of land, more or less, 523.2 acres of said land situated in the James Latham Jr. Survey, Abstract No. 489, 163.1 acres of said land situated in the W.H. Wylie Survey, Abstract No. 961, and 169.7 acres of said land situated in the M.E. McGinnis Survey, Abstract No. 1357, Erath County, Texas.

SAVE AND EXCEPT:

A tract of land situated in the James Latham Jr. Survey, Abstract No. 489, the W. H. Wylie Survey, Abstract No. 961, and the M. E. McGinnis Survey, Abstract No. 1357, Erath County, Texas, being a portion of a tract of land described in the Deed to Ellison Carter (herein after called E. Carter Tract), recorded in Volume 1173, Page 666, Deed Records, Erath County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" rebar rod recovered with a cap stamped RPLS 1983 for the Southwest corner of said E. Carter Tract, same being the Southeast corner of a tract of land described in the Deed to Marvin McBroom, recorded in Volume 800, Page 178, Deed Records, Erath County, Texas, and in the North line of a tract of land described in the Deed to Alex Fambro and wife, Beverly A. Fambro, recorded in Volume 734, Page 432, Deed Records, Erath County, Texas;

THENCE N. 02° 00' 50" W., along the common line between said E. Carter Tract and said McBroom Tract, at 2307.48 feet passing the Northeast corner of said McBroom Tract, same being the Southeast corner of a tract of land described in the Deed to Marvin W. McBroom, recorded in Volume 710, Page 489, Deed Records, Erath County, Texas, continuing along the common line between said E. Carter Tract and said Marvin W. McBroom Tract, in all, 3539.54 feet to a 3/8" rebar rod found for the Northeast corner of said Marvin W. McBroom Tract, same being the Southeast corner of a tract of land described in the Deed to Jeanne Shuffield Trust, recorded in Volume 935, Page 107, Deed Records, Erath County, Texas;

THENCE N. 01° 09' 43" W., 1233.70 feet along the common line between said E. Carter Tract and said Shuffield Tract to a fence corner post for the southerly most Northwest corner of said E. Carter Tract, same being the Northeast corner of said Shuffield Tract in the South line of a tract of land described in the Deed to T & D Moore Family Limited Partnership, recorded in Volume 1038, Page 230, Deed Records, Erath County, Texas;

THENCE N. 89° 28' 14" E., 3034.87 feet along a common line between said E. Carter Tract and said T & D Moore Family Limited Partnership Tract to a fence corner post for the Southeast corner of said T & D Moore Family Limited Partnership Tract;

THENCE N. 00° 02' 07" E., 1477.39 feet along a common line between said E. Carter Tract and said T & D Moore Family Limited Partnership Tract to a fence corner post for the most northerly Northwest corner of said E. Carter Tract, same being the Southwest corner of a tract of land described in the deed to E. J. Porter, recorded in Volume 484, Page 476, Deed Records, Erath County, Texas;

THENCE N. 89° 01' 36" E., 3165.07 feet along the common line between said E. Carter Tract and said Porter Tract to a 1/2" rebar rod set with a cap stamped RPLS 1983 for the Northeast corner of this described tract;

THENCE S. 00° 09' 39" E., 2349.01 feet to a 1/2" rebar rod set with a cap stamped RPLS 1983 for the easterly most Southeast corner of this described tract in the North line of a tract of land described in the Deed to Ellison Carter, recorded in Volume 811, Page 04, Deed Records, Erath County, Texas;

THENCE S. 89° 33' 57" W., 521.50 feet along the common line between said E.

Carter Tract and said Carter Tract to a 1/2" rebar rod found (control monument) for the Northwest corner of said Carter Tract;

THENCE S. 00° 48' 40" E., 2692.79 feet along a common line between said E. Carter Tract and said Carter Tract to a 1/2" rebar rod found (control monument) for the southerly most Southeast corner of said E. Carter Tract in the Northwest line of County Road No. 109;

THENCE the following calls along the Northwest line of said County Road No. 109:

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|----|-----|-----|-----|--|
| S. | 70° | 51' | 41" | W., 306.03 feet to a fence corner post; |
| S. | 39° | 34' | 04" | W., 1050.79 feet to a fence corner post; |
| S. | 47° | 48' | 06" | W., 534.60 feet to a fence corner post; |
| S. | 58° | 31' | 41" | W., 135.72 feet to a fence corner post; |
| S. | 63° | 53' | 10" | W., 91.49 feet to a fence corner post; |
| S. | 65° | 18' | 16" | W., 715.27 feet to a fence corner post; |
| N. | 82° | 26' | 20" | W., 332.68 feet to a fence corner post in the East line of said Alex Fambro & wife, Beverly A. Fambro Tract; |

THENCE N. 00° 01' 35" W., 403.22 feet leaving said County Road No. 109, along a common line between said E. Carter Tract and said Alex Fambro & wife, Beverly A. Fambro Tract to a 1 inch galvanized pipe found for the Northeast corner of said Alex Fambro & wife, Beverly A. Fambro Tract;

THENCE S. 89° 01' 07" W., 3042.30 feet along a common line between said E.

Carter Tract and said Alex Fambro & wife, Beverly A. Fambro Tract to the point of beginning and containing 721.58 acres of land, more or less, 388.78 acres of said land situated in the James Latham Jr. Survey, Abstract No. 489, 163.1 acres of said land situated in the W. H. Wylie Survey, Abstract No. 961, and 169.7 acres of said land situated in the M. E. McGinnis Survey, Abstract No. 1357, Erath County, Texas, according to Field Notes prepared by Conner Stevens, Registered Professional Land Surveyor No. 1963, dated June 16, 2004.

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