

EXHIBIT A - LEGAL DESCRIPTION

SURFACE ESTATE ONLY:

A 250.611 acre tract of land, being part of a called 4713.75 acre tract conveyed from D. H. Braman, Jr., Individually and as Trustee of the Kate S. O'Connor Trust for Thomas Edward Braman, Daniel Hawes Braman, III, and Joseph William Braman to Plomero Ranches, LTD, by Special Warranty Deed with Vendor's Lien dated November 23, 1998, recorded in Vol. 551, Page 153 of the Deed Records of Live Oak County, Texas;

Said 250.611 acre tract, which is comprised of a portion of the Thomas Henry Survey No. 11, Abstract No. 13, is situated in Live Oak County, Texas, approximately 4 miles north of the town of Three Rivers, Texas, and is described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod and a 3/4 inch iron rod found next to each other at a fence corner, at an angle corner in the easterly south line of said called 4713.75 acre tract, and the northwest corner of a called 2.00 acre tract (Tract II) conveyed from Hazel Herring, et al, to Charles Herring, by Deed dated August 23, 1983, and recorded in Vol. 363, Page 436 of the Deed Records of Live Oak County, Texas;

THENCE North 00 deg. 44' 52" East with a fence along the ostensible eastern boundary of County Road No. 412 and entering said called 4713.75 acre tract, a distance of 2117.93 feet to a point for the BEGINNING POINT and the southwest corner of this tract, same being the northwest corner of another 250.611 acre tract (Tract "C") hereinafter described and partitioned to HAROLD SNYDER;

THENCE North 00 deg. 44' 52" East continuing with said fence along the ostensible eastern boundary of said County Road No. 412 and the west line of this tract, a distance of 2037.30 feet to a point for the northwest corner of this tract, same being the southwest corner of another 250.611 acre tract (Tract "A") hereinbefore described and partitioned to JERRY REIDER;

THENCE South 89 deg. 15' 08" East along the south line of said Tract "A" and the north line of this tract, a distance of 5035.10 feet to a point in the west bank of the Atascosa River, the most easterly line of said called 4713.75 acre tract and at the southeast corner of said Tract "A", for the northeast corner of this tract;

THENCE in a southerly direction with the meanders of the west bank of said Atascosa River, the most easterly line of said called 4713.75 acre tract and the east line of this tract as follows:

1. South 12 deg. 48' 22" East, 202.31 feet;
2. South 18 deg. 23' 03" East, 244.45 feet;
3. South 16 deg. 42' 48" East, 157.95 feet;
4. South 30 deg. 45' 46" East, 164.79 feet;
5. South 20 deg. 41' 36" East, 365.66 feet;
6. South 13 deg. 01' 59" East, 264.69 feet;
7. South 09 deg. 09' 09" East, 204.96 feet;
8. South 05 deg. 52' 38" East, 171.58 feet;
9. South 01 deg. 56' 21" West, 287.63 feet; and
10. South 02 deg. 57' 34" West, 61.23 feet to a point at the northeast corner of Tract "C" for the southeast corner of this tract;

THENCE North 89 deg. 15' 08" West along the north line of said Tract "C" and the south line of this tract, a distance of 5539.56 feet to the BEGINNING POINT of this tract, containing 250.611 acres, more or less.

NOTE: The Company does not represent that the above acreage and/or square footage calculations are correct.