

EXHIBIT A

BEST RANCH LEGAL DESCRIPTION:

3920.65 ACRES OF LAND, MORE OR LESS, KNOWN AS THE BEST RANCH (FORMERLY THE FREY RANCH) AND BEING OUT OF THE M.B. LAMAR SURVEY A-265, THE C. Q. STRANGE SURVEY (H. & T.C. RR. CO. SURVEY 4, BLOCK 2) A-1080, CAREY WHITE SURVEY A-918,

AND BLOCKS 11, 12, 13, 14, AND 20, PALO PINTO COUNTY SCHOOL LAND SURVEY,

ARCHER COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a fence corner at the intersection of the North line of M.B. Lamar Survey A-265 with the West line of F.M. Hwy. 1180 Right-of-Way, the Northwest corner of the Lamar Survey bears N 89° 43' 58" W 276.73 feet;

THENCE S 89° 43' 58" E along a fence on the North line of said Lamar Survey, 5185.12 feet to a fence corner for its Northeast corner in the West line of the Floyd Jordan Survey A-135;

THENCE S 00° 07' 20" W along a fence on the East line of said Lamar Survey and the West line of said Jordan Survey, 495.64 feet to a fence corner;

THENCE S 00° 01' 34" W with fence and East line of Lamar Survey, at 1684.44 feet pass Southwest corner of Floyd Jordan Survey A-135 on the South bank of the Big Wichita River, and continuing on the same course, in all 2453.98 feet to a fence corner at the Southwest corner of the W.H. Spillers Survey A- 375;

THENCE with fence on the South line of Spillers Survey and the North line of Palo Pinto School Land, Block 20, S 89° 55' 52" E, at 2871.74 feet pass fence corner on the Northwest Right-of-Way line of F.M. Hwy 1180, and continuing on same course, in all 3129.01 feet to a point in Highway;

THENCE S 00° 01' 19" E 12.0 feet to a fence corner on the South side of Highway;

THENCE S 23° 42' 30" E along a fence 388.05 feet to a 3" pipe fence corner;

THENCE S 04 32' 13" E along a fence 989.81 feet to a 3" pipe fence corner;

THENCE S 32° 53' 35" W along a fence 1388.19 feet to a 3" pipe fence corner;

THENCE S 88° 27' 10" W along a fence 115.89 feet to a 3" pipe fence corner;

THENCE N 86° 54' 57" W along a fence 2498.28 feet to a 3" pipe fence corner;

THENCE S 00° 44' 39" W along a fence 5413.09 feet to a 3" pipe fence corner for the Southeast corner of H. & T.C. RR. Co. Survey No. 4, A-1080, (C.Q. Strange Survey);

THENCE S 89° 29' 26" E along a fence on the North line of Block 14, Palo Pinto County School Land Survey, crossing F.M. Hwy. No. 2846 and continuing along the North line of Block 14, in all 5494.50 feet to an iron rod at the Northeast corner of Block 14;

THENCE S 00° 12' 30" W with the East line of Block 14, at 3556.9 feet pass iron rod in East line of F.M. Hwy. 2846 Right-of-Way, at 3899.9 feet to the center of said Highway, and continuing on the same course with center of Highway and East line of Blocks 14 and 11, in all 10,408.75 feet to the Southeast corner of Block 11, a spike in center of Highway from which a tee post bears N 89° 29' 27" W 46.9 feet;

THENCE with the North line of 2009.47 acre tract previously conveyed to Ray Mayo and with the North line of Blocks 7 and 8, Palo Pinto School Land and across Carey White Survey A-918, N 89° 27' 29" W 10,979.85 feet to fence corner at the Northeast corner of H. & T.C. RR. Co. Survey 2, A-1263;

THENCE N 00° 13' 28" E along a fence on the West line of said White Survey 8740.80 feet to a 1" iron pipe for corner;

THENCE N 02° 56' 56" E along a fence 1642.89 feet to a 2" pipe fence corner;

THENCE N 02° 40' 37" E along a fence 255.11 feet to an angle in said fence and in the West line of I-I. & T.C. RR. Co. Survey No. 4, A-1080;

N 00° 00' 53" E along a fence on the West line of said Survey No. 4, a distance of 3411.50 feet to a 4" pipe corner post for the Southwest corner of 17.64 acre, more or less, tract conveyed to the City of

Wichita Falls, Texas by E.K. Burt, et al by deed dated May 26, 1964 and recorded in Volume 304, Page 114, Deed Records of Archer County;

N 89° 46' 42" E 297.00 feet with fence to a 4" pipe post for a corner of said 17.64 acre tract;

THENCE with fence N 01° 07' 15" W 1265.88 feet to a leaning 4" pipe post for a corner of said 17.64 acre tract;

THENCE with fence S 88° 25' 46" E 552.11 feet to a 4" pipe corner post with brace posts for a corner of said 17.64 acre tract;

THENCE with fence N 00° 09' 08" W 470.96 feet to a 4" pipe corner post with brace posts for a corner of said 17.64 acre tract and the South corner of 41.92 acres conveyed to the City of Wichita Falls and

Wichita County Water Improvement District No. 2, at Vol. 509, Page 313, Archer County Deed Records;

THENCE N 52° 25' 10" E 1103.65 feet to an iron rod found at angle in East line of 41.92 acres;

THENCE N 15° 02' E 522.9 feet to an iron rod found at the East corner of 41.92 acres;

THENCE N 69° 26' 10" W 1454.65 feet to an iron rod found at the North corner of 41.92 acres and in the South line of 94.24 acres described in "Exhibit A" of deed to the State of Texas recorded in Volume 368, Page 55, Archer County Deed Records;

THENCE N 52° 07' 20" E 2002.44 feet to an iron rod set;

THENCE N 46° 23' 20" E 86.6 feet pass Southeast corner of said 94.24 acres and South corner of

48.264 acres described in aforementioned "Exhibit A", at 802.5 feet pass one foot Northwest of fence corner on East side of F.M. Hwy 1180, and continuing on the same course, in all 2020.0 feet to a fence corner at the East corner of 48.264 acres;

THENCE N 43° 39' W 1251.8 feet to fenced North corner of 48.264 acres;

THENCE with fence S 46° 18' 25" W, at 1817.7 feet pass fence corner on the Northeast side of Highway and continuing on the same course, in all 1923.6 feet to an iron rod on the Southwest Highway Right-of-Way line;

THENCE northwesterly with a curve to the right having a radius of 813.94 feet, and a central angle of 21° 52' 32" for an arc distance of 310.76 feet to end of curve;

THENCE with Southeast Highway Right-of-Way line N 40° 22' W 322.58 feet to the beginning of a curve to the right having a radius of 1482.39 feet and a central angle of 16° 09';

THENCE Northwesterly with said curve for an arc distance of 417 .84 feet to end of curve;

THENCE N 24° 13' W 735.94 feet to the beginning of a curve to the left having a radius of 713.94 feet;

THENCE Northwesterly with said curve for an arc distance of 11.83 feet to the PLACE OF BEGINNING and containing 3920.65 acres of land, more or less. Approximately 21.7 acres of this tract lies within the Right-of-Way of F.M. Hwy 1180 and approximately 12.9 acres lies within the Right-of-Way of F.M. Hwy 2846.

SAVE AND EXCEPT:

32.81 ACRES OF LAND, MORE OR LESS, BEING OUT OF BLOCK 14, PALO PINTO COUNTY SCHOOL LAND AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set for the Northeast corner of Block 14, Palo Pinto County School Land;

THENCE N 89° 29' W with the North line of said Block 14 a distance of 573.5 feet to its intersection with the centerline of F.M. Highway 2846 for the Northwest corner of this tract;

THENCE S 04° 37' E with the center of F.M. Highway 2846 a distance of 2642.47 feet to the beginning of a curve to the left having a radius of 1432.5 feet to a central angle of 16° 57' 50";

THENCE in a Southeasterly direction with said curve to the left an arc distance of 424.13 feet to the end of the curve; THENCE S 21° 34' E with the center of said F.M. Highway 2846 a distance of 464.18 feet to the beginning of a curve to the right having a radius of 1146.3 feet and a central angle of 21° 46' 58"

THENCE in a Southerly direction with said curve to the right an arc distance of 435.80 feet to the end of the curve and its intersection with the East line of Block 14, Palo Pinto County School Land;

THENCE N 00° 12' 30" E with the East line of said Block 14 a distance of 3897.77 feet to the PLACE OF BEGINNING and containing 32.81 acres of land, more or less.

Notes on acreage:

3,920.65 Tract 1 of vesting deed 529/922 172.05 Tract 2 of vesting deed 529/922

-32.81 S&E wd 542/287 to Eagle Farms

-171.96 S&E Tract 2 conveyed to Hunter & Bristi Cure in deeds 777/927 and 777/931.

3887.93 remaining