



EXHIBIT A
Professional Land Surveying, Inc.
Surveying and Mapping

Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

TRACT I
826.756 ACRES

A DESCRIPTION OF 826.756 ACRES OUT OF THE J.C. TOUNGATE SURVEY NO. 82, THE JAMES COLEMAN SURVEY NO. 152, THE RUSK TRANSPORTATION CO. SURVEY NO. 81 AND THE D.M. DOYLE SURVEY NO. 54, ALL IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 1103.696 ACRE TRACT OF LAND DESCRIBED AS TRACT V IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO THE VOLENTE GROUP OF TEXAS, LTD., DATED MAY 29, 1996, RECORDED IN VOLUME 12702, PAGE 811 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 826.756 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the northernmost corner of the said 1103.696 acre tract, being at the southeast corner of Lot 25, Lake Travis Subdivision No. 7, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 98 of the Plat Records of Travis County, Texas, being also at the southwest corner of Lot 24 of the said Lake Travis Subdivision No. 7;

THENCE South 59°24'25" East, along the common line of said Lot 24 and the 1103.696 acre tract, a distance of 470.16 feet to a 1/2" rebar with cap set in the west right-of-way line of Lime Creek Road (Shmid Drive, 60' right-of-way) at the southeast corner of Lot 24;

THENCE along the southerly right-of-way line of Lime Creek Road, being the northerly line of the 1103.696 acre tract, the following nine (9) courses:

1. South 25°48'10" West, a distance of 4.92 feet to a 1/2" rebar with cap set;
2. South 26°00'46" West, a distance of 253.36 feet to a 1/2" rebar found;
3. South 76°34'03" East, a distance of 437.42 feet to a 1/2" rebar found;
4. North 43°26'11" East, a distance of 580.51 feet to a 1/2" rebar with cap set;
5. South 87°33'49" East, a distance of 337.15 feet to a 1/2" rebar found;
6. South 66°50'05" East, a distance of 242.93 feet to a 1/2" rebar found;
7. South 55°58'45" East, a distance of 349.22 feet to a 1/2" rebar found;
8. North 79°56'47" East, a distance of 301.71 feet to a 1/2" rebar with cap set;

9. North 3°16'09" West, a distance of 103.80 feet to a nail found at the northeast corner of the 1103.696 acre tract, being in the southwest line of a 2258.32 acre tract of land described in a deed of record in Volume 1168, Page 120 of the Deed Records of Travis County, Texas;

THENCE leaving the southerly right-of-way line of Lime Creek Road, along the easterly line of the 1103.696 acre tract, being the westerly line of the said 2258.32 acre tract, the following six (6) courses:

1. South 50°16'10" East, a distance of 2012.30 feet to an iron pipe found;
2. South 51°36'15" East, a distance of 141.73 feet to an iron pipe found;
3. South 51°36'04" East, a distance of 1019.73 feet to a nail found atop a fence post;
4. South 61°40'20" East, a distance of 1563.87 feet to an iron pipe found;
5. South 61°41'27" East, a distance of 1453.85 feet to an iron pipe found at the easternmost corner of the 1103.696 acre tract;
6. South 28°09'11" West, a distance of 1199.81 feet to an iron pipe found at the southwest corner of the said 2258.32 acre tract, being the north corner of a 128.451 acre tract of land described in a deed of record in Volume 12845, Page 757 of the Real Property Records of Travis County, Texas;

THENCE South 28°22'37" West, along the southeast line of the 1103.696 acre tract, being the northwest line of the said 128.451 acre tract, a distance of 2423.16 feet to a 5/8" rebar found at the west corner of the 128.451 acre tract, being the north corner of a 21.97 acre tract of land described in a deed of record in Volume 3449, Page 1164 of the Deed Records of Travis County, Texas;

THENCE South 28°15'33" West, continuing along the southeast line of the 1103.696 acre tract, being in part the northwest line of the said 21.97 acre tract, and in part the northwest line of a 1.35 acre tract of land described in deed of record in Volume 3449, Page 1159 of the Deed Records of Travis County, Texas, a distance of 1487.84 feet to a 5/8" rebar found at the southwest corner of the said 1.35 acre tract, being in the northwest right-of-way line of Lake View Drive (right-of-way width varies), being also at the east corner of a 34.74 acre tract of land described in a deed of record in Volume 2547, Page 136 of the Deed Records of Travis County, Texas;

THENCE along the common line of the said 34.74 acre tract and the 1103.696 acre tract, the following four (4) courses:

1. North 61°43'17" West, a distance of 930.41 feet to a 1/2" rebar with cap set;
2. South 18°57'45" West, a distance of 514.54 feet to an iron pipe found;
3. South 20°56'03" West, a distance of 842.73 feet to a 1/2" rebar found;
4. South 5°02'03" West, a distance of 827.99 feet to an iron pipe found at the southeast corner of the 1103.696 acre tract, being also the apparent north right-of-way line of F.M. 2769 (no TxDOT monumentation found, TxDOT maps call for curving 100' right-of-way);

THENCE along the southeast line of the 1103.696 acre tract, being also the apparent north right-of-way line of F.M. 2769, the following two (2) courses:

1. South 87°11'54" West, a distance of 183.63 feet to an iron pipe found;
2. South 74°17'38" West, a distance of 339.10 feet to an iron pipe found at the southernmost corner of the 1103.696 acre tract, being the east corner of a 2.15 acre tract of land described in a deed of record in Volume 10408, Page 829 of the Real Property Records of Travis County, Texas;

THENCE North 61°50'06" West, along the northeast line of the said 2.15 acre tract, being the south line of the 1103.696 acre tract, a distance of 502.85 feet to an iron pipe found at the southwest corner of the 1103.696 acre tract, being in the southeast right-of-way line of East Street as it appears of record on the plat of Lake Travis Subdivision No. 5, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 81 of the Plat Records of Travis County, Texas, said East Street being depicted on a Travis County tax map as 0.629 acres owned by John C. Thrash, Jr. and Patricia R. Thrash;

THENCE North 28°31'47" East, along the westerly line of the 1103.696 acre tract, being in part the southeast line of the said Thrash tract, and in part the southeast line of Lot 20 of the above said Lake Travis Subdivision No. 5, at a distance of 99.56 feet passing an iron pipe found for the south corner of said Lot 20, and continuing for a total distance of 1045.74 feet to a nail found at the east corner of Lot 20;

THENCE over and across the 1103.696 acre tract, the following six (6) courses:

1. North 26°47'16" East, a distance of 289.99 feet to a 1/2" rebar with cap set;
2. North 61°21'35" West, a distance of 413.48 feet to a 1/2" rebar with cap set;

3. North 6°33'48" West, a distance of 2219.95 feet to a 1/2" rebar with cap set;
4. South 70°22'44" West, a distance of 706.88 feet to a 1/2" rebar with cap set;
5. South 17°35'12" East, a distance of 393.22 feet to a 1/2" rebar with cap set;
6. South 58°40'50" West, a distance of 553.86 feet to a 1/2" rebar with cap set in the west line of the 1103.696 acre tract, being the northeast line of a 46.96 acre tract of land described in a deed of record in Volume 12702, Page 1205 of the Real Property Records of Travis County, Texas;

THENCE North 4°32'53" East, along the common line of the said 46.96 acre tract and the 1103.696 acre tract, a distance of 247.51 feet to a 1/2" rebar with cap set;

THENCE North 60°58'39" West, along the southwest line of the 1103.696 acre tract, in part with the northeast line of the 46.96 acre tract, and in part with the northeast line of Lot 79, Lake Travis Subdivision No. 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 41 of the Plat Records of Travis County, Texas, a distance of 2372.58 feet to a 1/2" rebar with cap set at the north corner of said Lot 79, being in the easterly right-of-way line of Lime Creek Road (Lookover Street, 50' right-of-way);

THENCE North 25°45'19" East, along the easterly right-of-way line of Lime Creek Road, being the westerly line of the 1103.696 acre tract, a distance of 322.54 feet to a 1/2" rebar with cap set in the easterly right-of-way line of Lime Creek Road (60' right-of-way);

THENCE along the easterly right-of-way line of Lime Creek Road, being the westerly line of the 1103.696 acre tract, the following two (2) courses:

1. North 69°15'19" East, a distance of 403.22 feet to a 1/2" rebar with cap set;
2. North 83°47'56" East, a distance of 264.60 feet to a 1/2" rebar with cap set at the west corner of a 4.75 acre tract of land described in a deed of record in Volume 12617, Page 1874 of the Real Property Records of Travis County, Texas;

THENCE leaving the easterly right-of-way line of Lime Creek Road, along the common line of the said 4.75 acre tract and the 1103.696 acre tract, the following four (4) courses:

1. South 45°31'10" East, at a distance of 14.60 feet passing an iron pipe found, and continuing for a total distance of 395.22 feet to an iron pipe found;

2. North 88°45'38" East, a distance of 323.67 feet to an iron pipe found;
3. North 10°21'02" East, a distance of 366.37 feet to an iron pipe found;
4. North 45°05'52" West, a distance of 392.94 feet to a 1/2" rebar with cap set in the easterly right-of-way line of Lime Creek Road;

THENCE with the easterly line of Lime Creek Road, being the westerly line of the 1103.696 acre tract, the following eleven (11) courses:

1. North 11°02'53" East, a distance of 2.22 feet to a 1/2" rebar with cap set;
2. North 43°38'53" East, a distance of 282.20 feet to a 1/2" rebar with cap set;
3. North 56°32'53" East, a distance of 149.68 feet to a 1/2" rebar with cap set;
4. North 19°28'53" East, a distance of 242.28 feet to a 1/2" rebar with cap set;
5. South 82°24'56" West, a distance of 218.32 feet to a 1/2" rebar with cap set;
6. South 85°31'24" West, a distance of 497.52 feet to a 1/2" rebar with cap set;
7. North 69°10'13" West, a distance of 591.86 feet to a 1/2" rebar with cap set;
8. North 27°55'26" West, a distance of 212.53 feet to a 1/2" rebar with cap set;
9. North 67°54'05" West, a distance of 395.22 feet to a 1/2" rebar with cap set;
10. North 69°19'56" West, a distance of 336.55 feet to a 1/2" rebar with cap set;
11. North 57°35'05" West, a distance of 89.99 feet to a 1/2" rebar with cap set at the south corner of a 0.483 acre tract of land conveyed to Travis County for right-of-way purposes, described as Tract III in a deed of record under Document No. 2000095194 of the Official Public Records of Travis County, Texas;

THENCE with the southeast line of the said 0.483 acre tract, over and across the 1103.696 acre tract, the following two (2) courses:

1. North 29°51'39" East, a distance of 19.95 feet to a 1/2" rebar with cap set;
2. North 27°55'21" East, a distance of 15.01 feet to a 1/2" rebar with cap set in the perimeter boundary of 21 tracts of land described in Exhibit "A" in a deed of record

under Document No. 2001214540 of the Official Public Records of Travis County, Texas;

THENCE leaving the easterly right-of-way line of Lime Creek Road, continuing over and across the 1103.696 acre tract, with the perimeter boundary of said 21 tracts, the following fifteen (15) courses:

1. North 27°55'21" East, a distance of 303.77 feet to a 1/2" rebar with cap set;
2. North 14°45'00" East, a distance of 224.76 feet to a 1/2" rebar with cap set;
3. South 86°36'13" East, a distance of 61.37 feet to a 1/2" rebar with cap set;
4. North 14°32'32" East, a distance of 551.52 feet to a 1/2" rebar with cap set;
5. North 84°01'59" East, a distance of 996.20 feet to a 1/2" rebar with cap set;
6. South 12°48'36" East, a distance of 820.26 feet to a 1/2" rebar with cap set;
7. North 82°36'44" East, a distance of 212.88 feet to a 1/2" rebar with cap set;
8. North 4°49'34" East, a distance of 745.93 feet to a 1/2" rebar with cap set;
9. South 85°10'26" East, a distance of 1484.65 feet to a 1/2" rebar with cap set;
10. South 15°24'43" West, a distance of 2252.07 feet to a 1/2" rebar with cap set;
11. North 59°59'51" East, a distance of 916.71 feet to a 1/2" rebar with cap set;
12. North 10°04'53" West, a distance of 884.53 feet to a 1/2" rebar with cap set;
13. North 41°43'58" East, a distance of 764.24 feet to a 1/2" rebar with cap set;
14. North 25°44'35" East, a distance of 604.14 feet to a 1/2" rebar with cap set;
15. North 85°10'26" West, a distance of 1434.00 feet to a 1/2" rebar with cap set at the northeast corner of a 10.514 acre tract of land described in a deed of record under Document No. 2003032702 of the Official Public Records of Travis County, Texas;

THENCE continuing over and across the 1103.696 acre tract, with the perimeter boundary of the 21 tracts, and with the northerly line of the said 10.514 acre tract, the following four (4) courses:

1. North 73°02'57" West, a distance of 752.28 feet to a 1/2" rebar with cap set;
2. South 48°31'29" West, a distance of 218.55 feet to a 1/2" rebar with cap set;
3. South 4°49'34" West, a distance of 1045.60 feet to a 1/2" rebar with cap set;
4. South 82°36'44" West, a distance of 126.55 feet to a 1/2" rebar with cap set;

THENCE continuing over and across the 1103.696 acre tract, North 12°09'47" West, in part with the northerly line of the said 10.514, a distance of 1173.77 feet to a 1/2" rebar with cap set;

THENCE continuing over and across the 1103.696 acre tract, with the perimeter boundary of the 21 tracts, the following five (5) courses:

1. North 85°57'26" West, a distance of 881.19 feet to a 1/2" rebar with cap set;
2. South 14°32'32" West, a distance of 544.95 feet to a 1/2" rebar with cap set;
3. North 60°01'59" West, a distance of 293.23 feet to a 1/2" rebar with cap set;
4. South 83°22'28" West, a distance of 89.47 feet to a 1/2" rebar with cap set;
5. North 54°34'40" West, a distance of 285.02 feet to a 1/2" rebar with cap set at a south corner of a 10.673 acre tract of land described in a deed of record under Document No. 2003032702 of the Official Public Records of Travis County, Texas;

THENCE continuing over and across the 1103.696 acre tract, with the perimeter boundary of the 21 tracts, North 35°25'20" East, with the east line of the said 10.673 acre tract, a distance of 764.36 feet to a 1/2" rebar with cap set;

THENCE continuing over and across the 1103.696 acre tract, with the perimeter boundary of the 21 tracts, North 42°37'44" West, in part with the north line of the 10.673 acre tract and in part with a north line of a 10.903 acre tract of land described in a deed of record under Document No. 2002005518 of the Official Public Records of Travis County, Texas, a distance of 719.05 feet to a 1/2" rebar with cap set;

THENCE continuing over and across the 1103.696 acre tract, with the perimeter boundary of the 21 tracts, and with an easterly line of the said 10.903 acre tract, the following three (3) courses: