

EXHIBIT "A"

DESCRIPTION OF 0.1723 OF ONE ACRE OF LAND SITUATED IN THE SAMUEL HAMILTON SURVEY NO. 16, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 261.446 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY OF AUSTIN, EXECUTED AUGUST 28, 1998, RECORDED IN VOLUME 13258, PAGE 1543, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, (R.P.R.T.C.TX); SAID 0.1723 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the east right-of-way line of State Highway No. 45 (R.O.W. varies) for the southwest corner of the tract described herein having coordinates of N(Y) = 10,035,048.26 ft., E(X) = 3,069,764.88 ft., NAD83/HARN/CORS Texas Central Zone, said point being the southwest corner of said 261.446 acre tract and the northwest corner of that certain called 49.315 acre tract described in a Special Warranty Deed with Vendor's Lien to Wildflower Commons II, L.P., executed June 9, 2006, recorded under Document No. 2006111840 of the Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), the northeast corner of that certain called 13.845 acre tract described in deed to MoPac South Transportation Corporation, executed March 24, 1988, recorded in Volume 10719, Page 920, R.P.R.T.C.TX., and the southeast corner of that certain called 85.033 acre tract described in a General Warranty Deed to MoPac South Transportation Corporation, executed March 24, 1988, recorded in Volume 10719, Page 926, R.P.R.T.C.TX.;

THENCE with the west line of said 261.446 acre tract, the east line of said 85.033 acre tract, and the east right-of-way line of State Highway No. 45, with the arc of a curve to the right a distance of 149.92 feet, said arc having a radius of 1000.00 feet and a chord which bears N10°17'17"E a distance of 149.78 to a 5/8" iron rod with LCRA aluminum cap set for the northwest corner of the tract described herein, same point being in the north line of an Easement Agreement to Gary L. Bradley, Trustee, executed January 1, 1988, recorded in Volume 10643, Page 505, R.P.R.T.C.TX., from which a 1/2" iron rod found for the point of tangency of said curve bears N21°45'41"E a chord distance of 249.45 feet;

THENCE with the north line of said Easement Agreement, over and across said 261.44 acre tract, N87°34'01"E a distance of 52.42 feet to a calculated point for the northeast corner of the tract described herein, from which a 5/8" iron rod with LCRA aluminum cap set for reference bears N87°34'01"E a distance of 2.91 feet;

THENCE continuing across said 261.446 acre tract, 50.00 feet from and parallel with the west line of this tract, with the arc of a curve to the left a distance of 150.37 feet, said curve having a radius of 950.00 feet and a chord which bears S10°58'25"W a distance of 150.21 feet to a calculated point for the southeast corner of the tract described herein, in the south line of said 261.446 acre tract, the south line of said Easement Agreement, and the north line of said 49.315 acre tract, from which a 5/8" iron rod with LCRA aluminum cap set for reference bears N87°34'59"E a distance of 2.77 feet, and also from which a 1/2" iron rod found at an angle point in the south line of said 261.446 acre tract for the northeast corner of said 49.315 acre tract bears N87°34'59"E a distance of 1893.07 feet and N87°38'45"E a distance of 436.67 feet;

THENCE with the south line of said 261.446 acre tract and the north line of said 49.315 acre tract, S87°34'59"W a distance of 50.57 feet to the **POINT OF BEGINNING** and containing 0.1723 of one acre of land within these metes and bounds.

BEARING BASIS: All bearings are based on the Texas Lambert Grid, NAD83/HARN/CORS Central Zone.

Reference is herein made to the Sketch accompanying this metes and bounds description.

ACAD: T420001A-0040A.DWG

WORD FILE: T420001A-0040A.DOC

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

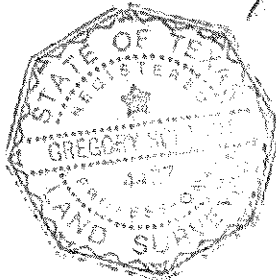
COUNTY OF TRAVIS

That I, Gregory Schmidt, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas the date shown below.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735

DATE: May 13, 2008



A handwritten signature of Gregory Schmidt in black ink, written in a cursive style.

Gregory Schmidt
Registered Professional Land Surveyor
No. 4437 – State Of Texas



LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD END
- ⊙ 5/8" IRON ROD W/L.C.R.A. ALUMINUM CAP SET
- P.O.B. POINT OF BEGINNING
- () RECORD CALL
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS



(STATE HIGHWAY - LOOP 1)

CALLED 261.446 ACRES
CITY OF AUSTIN
AUGUST 28, 1998
VOL. 13258, PG. 1534
R.P.R.T.C.TX.

25' WASTEWATERLINE EASEMENT
CIRCLE C MUNICIPAL UTILITY DISTRICT NO. 4
DECEMBER 21, 1990
VOL. 11342 PG. 865
R.P.R.T.C.TX.

CALLLED 85.033 ACRES
MOPAC SOUTH
TRANSPORTATION CORPORATION
MARCH 24, 1988
VOLUME 10719, PAGE 926
R.P.R.T.C.TX.

EXISTING BARS
WIRE FENCE

A=149.92'
C=149.78'
N10°17'17"E
R=1000.00'

A=250.10'
C=249.45'
N21°45'41"E
R=1000.00'

N87°34'01"E
52.42'

A=150.37'
C=150.21'
S10°58'25"W
R=950.00'

EASEMENT AGREEMENT
GARY L. BRADLEY, TRUSTEE
JANUARY 01, 1988
VOL. 10643 PG. 505
R.P.R.T.C.TX.

SAMUEL HAMILTON SURVEY NO. 16
JOHN McGEEHEE SURVEY NO. 6

Texas Central Zone
NAD 83/HARN/CORS
State Plane Grid Coords
N(Y): 10,035,048.26 ft
E(X): 3,069,764.88 ft

P.O.B.
0.1723 OF ONE
ACRE

STATE HIGHWAY NO. 45
(R.O.W. VARIES)

A=591.22' (A=591.74')
C=582.85' (C=583.15')
S10°55'49"E (S10°54'01"E)
R=1000.00' (R=1000.00')

APPROX. 1-420

N87°34'59"E
1943.64'
S87°34'59"W
50.57'

EXISTING BARS
WIRE FENCE

N87°38'45"E
436.67'

CALLLED 49.315 ACRES
WILDFLOWER COMMONS II, LP
JUNE 9, 2006
DOC. NO. 2006111840
O.P.R.T.C.TX.

CALLLED 13.845 ACRES
MOPAC SOUTH
TRANSPORTATION CORPORATION
MARCH 24, 1988
VOL. 10719, PG. 920
R.P.R.T.C.TX.



COMBINED SCALE FACTOR: 0.9999544

NOTE: ALL Distances shown are surface values
To compute grid distance multiply by CSF of 0.9999544

BEARING BASIS: Tx Lambert Grid, Central Zone, NAD 83/HARN/CORS

5508 WEST HIGHWAY 290
BUILDING B, AUSTIN TEXAS, 78735
(512) 447-0575 FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM
SAM INC. JOB NO. 25290

LOWER COLORADO RIVER AUTHORITY

LCRA TRANSMISSION LINE T-420
ESCARPMENT TO MANCHACA
0.1723 OF ONE ACRE OUT OF CITY OF AUSTIN
261.446 ACRE TRACT
TRAVIS COUNTY, TEXAS

FIELD BOOK: 4412, 4413, 4561, 4561

WP FILE: T420001A-0040A.doc

FN4758

WA NO: 411875

DWN BY: RDGV

DEPT: Surveying

SCALE: 1"= 100'

5/13/2008

T420001A-0040A