

EXHIBIT A

County: Travis
Tract: No. 1
Highway: IH 35

PROPERTY DESCRIPTION FOR TRACT 1

FIELDNOTE DESCRIPTION OF A 0.224 ACRE (9,739 SQUARE FEET) TRACT OF LAND OUT OF THE FRANCIS M. HODGES SURVEY NO. 22, ABSTRACT NO. 377, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF INTERSTATE HIGHWAY 35 AS SHOWN ON TXDOT RIGHT OF WAY MAP CSJ 15-13-17 & 16-1-23, DATED OCTOBER 1952, SAID EXISTING RIGHT-OF-WAY BEING FURTHER DESCRIBED AS BEING A PORTION OF THAT 11.706 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED, FROM MRS. WALTER RAYMOND RAMSEY, SR., RECORDED IN VOLUME 1436, PAGE 8 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.224 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated angle point on the existing westerly right-of-way line of Interstate Highway 35 (IH 35, right-of-way varies), for the southeast corner of that 10.713 acre tract of land conveyed to Earl Edward Shouse and Gloria Gwendolyn Shouse by deed recorded as Document No. 2005157226 of the Official Public Records of Travis County, and being 150.00 feet right of highway centerline station 1255+00.00, from which a found TxDOT Type I right-of-way monument bears S61°35'00"E, a distance of 0.95 feet;

THENCE, N61°35'00"W, with the common westerly right-of-way line of IH 35, being the westerly deed line of the 11.706 acre tract, and southerly line of said 10.713 acre tract, a distance of 50.00 feet to a ½" iron rod with TxDOT aluminum cap set for the most easterly corner and POINT OF BEGINNING of the herein described tract, being 200.00 feet right of Engineers Centerline station 1255+00.00;

- 1) THENCE, S38°50'50"W, leaving the southerly line of said 10.713 acre tract, across the existing right-of-way of IH 35, for a distance of 188.55 feet to a ½" iron rod, with TxDOT aluminum cap, set on the westerly right-of-way line of said existing IH 35, at the intersection with the common easterly right-of-way line of Old Highway 2 (Old Austin - San Antonio Road) as shown on TxDOT Right-of-Way Map CSJ 16-1-2, dated October, 1932, and westerly line of the said 11.706 acre tract, for the most southerly corner of the herein described tract;

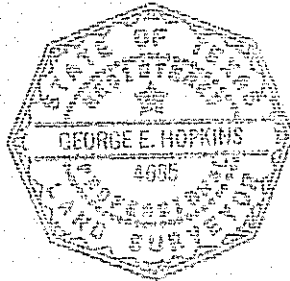
EXHIBIT A

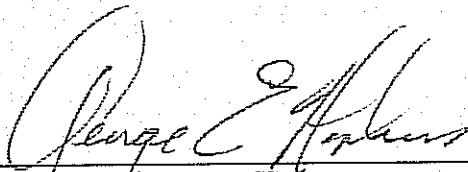
- 2) THENCE, N07°29'37"E, with the westerly right-of-way line of existing IH 35, being the common easterly right-of-way line of Old Highway 2 and westerly line of the said 11.706 acre tract, for a distance of 198.53 feet to a calculated point for a northwest corner of the 11.706 acre tract, being the southwest corner of the said 10.713 acre tract, from which a TxDOT Type I monument found, bears N06°03'51"E, 0.20 feet;
- 3) THENCE, S61°35'00"E, leaving the easterly right-of-way line of Old Highway 2, with the common westerly right-of-way line of IH 35, being the westerly line of the said 11.706 acre tract, and southerly line of said 10.713 acre tract, a distance of 105.03 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds, 0.224 acres (9,739 square feet) of land area.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, NAD 83/93 (Grid)

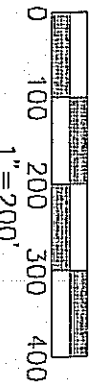
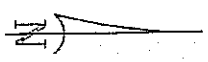
I, George Hopkins, a Registered Professional Land Surveyor, do hereby certify that the above property description is true and correct to the best of my knowledge and was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 15th day of June, 2009.




GEORGE E. HOPKINS
Registered Professional Land Surveyor
No. 4685 State of Texas

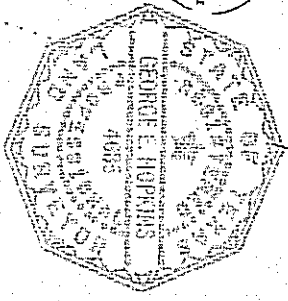
SURVEY OF 0.224 ACRE (9,739 Sq. Ft.)
TRACT 1
OUT OF THE
THE FRANCIS M. HODGES SURVEY NO. 22,
ABSTRACT No. 377
TRAVIS COUNTY, TEXAS



LEGEND

- = TYPE I CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND - SIZE AS NOTED
- = IRON ROD FOUND - 1/2"
- = NAIL IN CONCRETE FOUND
- = CALCULATED POINT
- = SET 1/2" IRON ROD WITH T-20T ALUMINUM CAP
- = SET 1/2" IRON ROD WITH PLASTIC CAP
- = MARKED WITH CAPITAL SURVEYING CO. INC.
- = PROPERTY LINE
- = CENTER LINE
- = RECORD INFORMATION
- = RIGHT-OF-WAY
- = TRAVIS COUNTY PLAT RECORDS
- = TRAVIS COUNTY DEED RECORDS
- = TRAVIS COUNTY DEED RECORDS
- = REAL PROPERTY RECORDS OF TRAVIS COUNTY
- = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- = CONTROL OF ACCESS LINE
- = POINT OF COMMENCEMENT
- = POINT OF BEGINNING
- = OVERHEAD ELECTRIC LINE
- = POWER POLE
- = BREAK IN SCALE

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, NAD 83 HARN
CENTRAL ZONE AND ADJUSTED TO SURFACE USING A
COMBINED SCALE FACTOR OF 1.00004.



I, George E. Hopkins, a Registered Professional Land Surveyor,
do hereby certify that the above map or plat is true and correct to the
best of my knowledge and that the property shown 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 this the
15th day of June, 2009, A.D.

George E. Hopkins

GEORGE E. HOPKINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4685 - STATE OF TEXAS

SURVEY INFORMATION		DRAWING INFORMATION	
DATE OF SURVEY	06/15/10	SCALE	1"=200'
DRAWN BY	YAL	DATE	JUL 2009
CHECKED BY	YAL	PROJECT NO.	0004.CMD
DATE OF PLOTTING	06/15/10	SHEET NO.	3 OF 4

SURVEY OF 0.224 ACRE (9,739 Sq. Ft.)

TITLE COMMENT NOTE:

THIS SURVEY WAS PREPARED USING THAT INFORMATION CONTAINED IN SCHEDULE "B" OF THE TITLE COMMITMENT PREPARED BY STEWART TITLE COMPANY, OF No. 6020002. DATED APRIL 10, 2000 AND SHOWS THE INFORMATION CONTAINED THEREIN WITH THE FOLLOWING EXCEPTIONS OR CLARIFICATIONS:

10B. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, AS DESCRIBED IN VOL. 540, PAGE 340, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (THIS EASEMENT MAY AFFECT AND THE APPROXIMATE LOCATION IS SHOWN HEREIN, ALONG WITH ALL EXISTING POWER POLES AND OVERHEAD LINES.)

10C. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, AS DESCRIBED IN VOL. 570, PAGE 340, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (GUY AND ANCHORAGE EASEMENT - DOES NOT AFFECT.)

10D. A TELEPHONE AND TELEGRAPH LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS DESCRIBED IN VOL. 894, PAGE 92, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (DOES NOT AFFECT.)

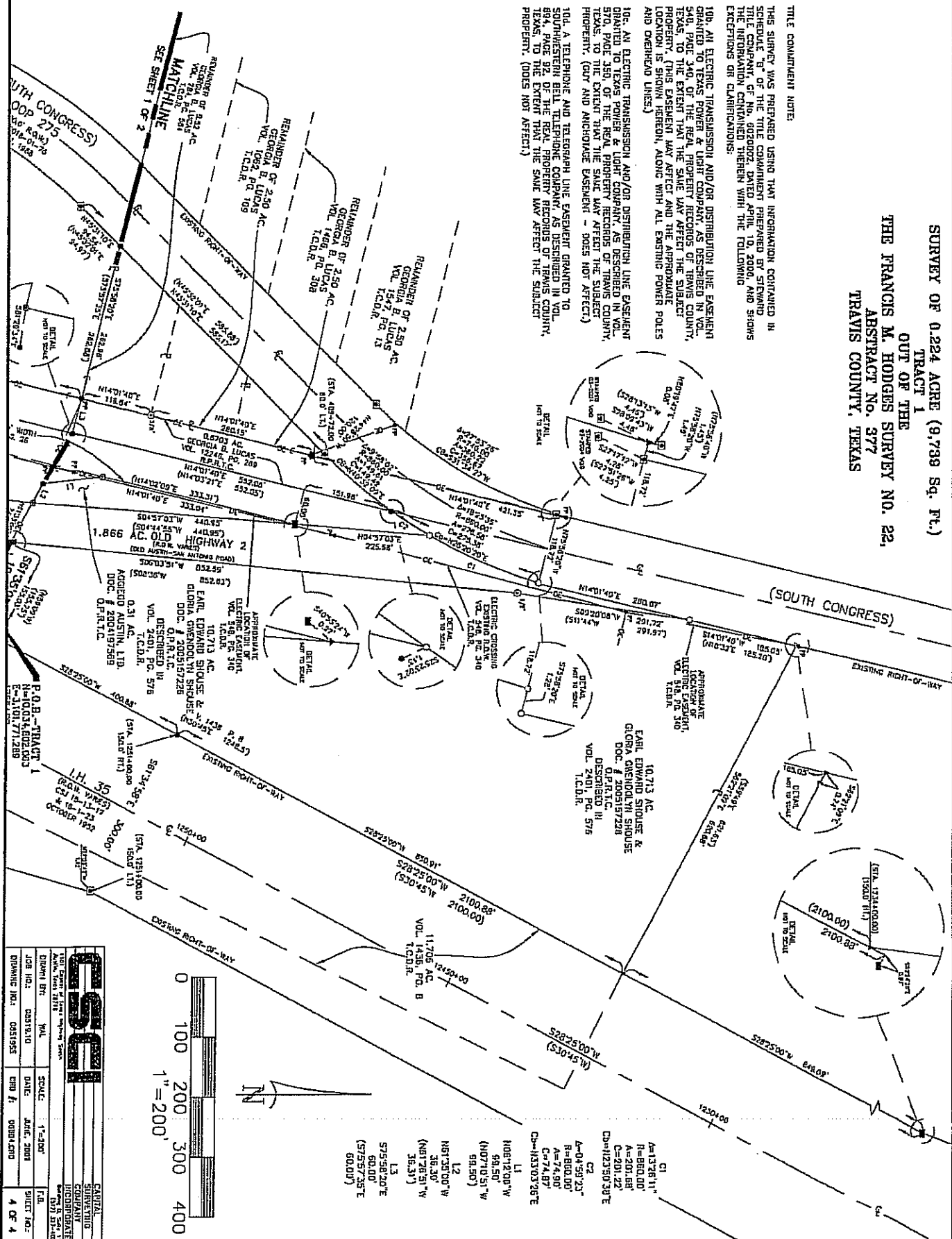


EXHIBIT A

County: Travis
Tract: No. 2
Highway: IH 35

PROPERTY DESCRIPTION FOR TRACT 2

FIELDNOTE DESCRIPTION OF A 1.866 ACRE (81,277) TRACT OF LAND OUT OF THE FRANCIS M. HODGES SURVEY NO. 22, ABSTRACT NO. 377, TRAVIS COUNTY, TEXAS, BEING A PORTION OF OLD HIGHWAY NO. 2 (OLD AUSTIN-SAN ANTONIO ROAD), AS SHOWN ON TXDOT RIGHT OF WAY MAP CSJ 16-1-2, DATED OCTOBER, 1932, SAID 1.866 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated angle point on the existing westerly right-of-way line of Interstate Highway 35 (IH 35, right-of-way varies), for the southeast corner of that 10.713 acre tract of land conveyed to Earl Edward Shouse and Gloria Gwendolyn Shouse by deed recorded as Document No. 2005157226 of the Official Public Records of Travis County, being a calculated angle point on the westerly line of that 11.706 acre tract conveyed to the State of Texas, for right-of-way, by deed from Mrs. Walter Raymond Ramsey, Sr. in Volume 1436, Page 8 of the Deed Records of Travis County, Texas, and being 150.00 feet right of highway centerline station 1255+00.00, from which a found TxDOT Type I right-of-way monument bears S61°35'00"E, a distance of 0.95 feet;

THENCE, N61°35'00"W, with the common westerly right-of-way line of IH 35 and southerly line of said 10.713 acre tract, being a northwest line of the said 11.706 acre tract, for a distance of 155.03 feet to a calculated point for the common northwest corner of the 11.706 acre tract and southwest corner of the said 10.713 acre tract, at the intersection with the common easterly right-of-way line of Old Highway 2 (Old Austin - San Antonio Road) as shown on TxDOT Right-of-Way Map CSJ 16-1-2, dated October, 1932, for the POINT OF BEGINNING of the herein described tract, being 305.03 feet right of Engineers Centerline station 1255+00.00;

- 1) THENCE, S07°29'37"W, leaving the southerly line of said 10.713 acre tract, with the common easterly right-of-way line of Old Highway 2 and westerly line of the said 11.706 acre tract, for a distance of 198.53 feet to a ½" iron rod, with TxDOT aluminum cap, set for the southeast corner of the herein described tract;
- 2) THENCE, S38°50'50"W, leaving the westerly line of the said 11.706 acre tract, across Old Highway 2, for a distance of 126.04 feet to a ½" iron rod, with TxDOT aluminum cap, set for the most southerly corner of the herein described tract, being a

EXHIBIT A

- 3) point on the common westerly right-of-way line of said Old Highway 2 and easterly line of that 4.432 acre tract conveyed to the State of Texas, for right-of-way, by deed from Kitty B. Alsup and husband William J. Alsup, recorded in Volume 1632 Page 223 of said Deed Records;

- 3) THENCE, N06°45'40"E, with the common westerly right-of-way line of Old Highway 2 and easterly line of the 4.432 acre tract, for a distance of 332.89 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for a northeast corner of the said 4.432 acre tract, being the southeast corner of that 0.31 acre tract as conveyed to Aggiego Austin, Ltd. by deed recorded in Document No. 2004197569 of the said Official Public Records;

- 4) THENCE, N04°57'03"E, leaving the north line of the said 4.432 acre tract, with the common westerly right-of-way line of Old Highway 2 and easterly line of the said 0.31 acre tract, for a distance of 440.95 feet to a calculated point for the most northerly corner of the 0.31 acre tract at the intersection with the east line of that 9.92 acre tract conveyed to the State of Texas, for right-of-way, by deed from J. G. Heierman, recorded in Volume 488 Page 26 of the said Deed Records, from which a TxDOT Type I monument found, bears S40°55'24"W, 0.27 feet;

- 5) THENCE, N04°57'03"E, leaving the north line of the 0.31 acre tract, with the common westerly right-of-way line of Old Highway 2 and easterly line of the 9.92 acre tract, for a distance of 225.58 feet to a ½" iron rod, with TxDOT aluminum cap, set for the beginning of a non-tangent curve to the left on the existing easterly right-of-way line of Loop 275 (South Congress), as shown on TxDOT Right-of-Way Map CSJ 0016-01-76, dated September, 1988;

THENCE, leaving the easterly line of the said 9.92 acre tract, across Old Highway 2, with the easterly right-of-way line of said Loop 275, for the following 3 courses (numbered 6 to 8);

- 6) With the said non-tangent curve to the left having a central angle of 13°26'11", a radius of 860.00 feet, a chord distance of 201.22 feet (chord bears N23°50'38"E), for an arc distance of 201.68 feet to a ½" iron rod, with TxDOT aluminum cap, set for the point of non-tangency, from which a TxDOT Type II right-of-way monument found on the westerly right-of-way line of said Loop 275, bears N75°58'20"W, a distance of 118.72 feet;
- 7) S75°58'20"E, a distance of 1.28 feet to a ½" iron rod, with TxDOT aluminum cap, set for an angle point;

EXHIBIT A

- 8) N14°01'40"E, for a distance of 260.07 feet to a ½" iron rod, with TxDOT aluminum cap, set for the most northerly corner of the herein described tract, being a point at the intersection with the common easterly right-of-way line of Loop 275, the easterly right-of-way line of Old Highway 2 and the westerly line of the said 10.713 acre tract, from which a found nail in concrete bears N14°01'40"E, 185.05 feet to the calculated northwest corner of the 10.713 acre tract and S62°21'09"E, 0.74 feet;

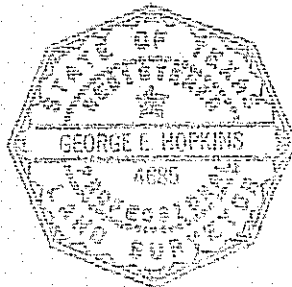
THENCE, leaving the easterly right-of-way line of Loop 275, with the common easterly right-of-way line of Old Highway 2 and westerly line of the 10.713 acre tract, for the following two courses (numbered 9 and 10);


- 9) S09°20'08"W, a distance of 291.72 feet to a ½" iron pipe found for an angle point;
- 10) S06°03'51"W, at a distance of 852.39 pass a TxDOT Type I monument found and continuing for a total distance of 852.59 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds, 1.866 acres (81,277) of land area.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, NAD 83/93 (Grid)

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 15th day of June, 2009.




GEORGE E. HOPKINS
Registered Professional Land Surveyor
No. 4685 State of Texas

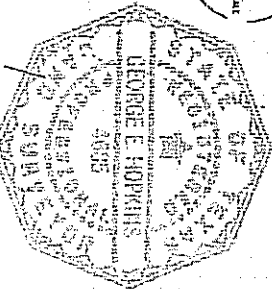
**SURVEY OF 1.866 ACRES (81,277 Sq. Ft.)
TRACT 2
OUT OF THE
THE FRANCIS M. HODGES SURVEY NO. 22,
ABSTRACT No. 377
TRAVIS COUNTY, TEXAS**



LEGEND

- = TYPE I CONCRETE MONUMENT FOUND
- = TYPE II CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND - SIZE AS NOTED
- ▲ = IRON ROD FOUND - 1/2"
- ▲ = NAIL IN CONCRETE FOUND
- △ = CALCULATED POINT
- = SET 1/2" IRON ROD WITH 1/200" ALUMINUM CAP
- = SET 1/2" IRON ROD WITH PLASTIC CAP MARKED WITH CENTRAL SURVEYING CO., INC.
- = PROPERTY LINE
- = RECORD INFORMATION
- = RIGHT-OF-WAY
- = TRAVIS COUNTY PLAT RECORDS
- = TRAVIS COUNTY DEED RECORDS
- = OFFICIAL, PUBLIC RECORDS OF TRAVIS COUNTY
- = REAL PROPERTY RECORDS OF TRAVIS COUNTY
- = CONTROL OF ACCESS LINE
- = POINT OF COMMENCEMENT
- = POINT OF BEGINNING
- = OVERHEAD ELECTRIC LINE
- = POWER POLE
- = BREAK IN SCALE

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM AND AS HAIN, 1983, AND ADJUSTED TO SURFACE USING A CONSIDERED SCALE FACTOR OF 1.00004.



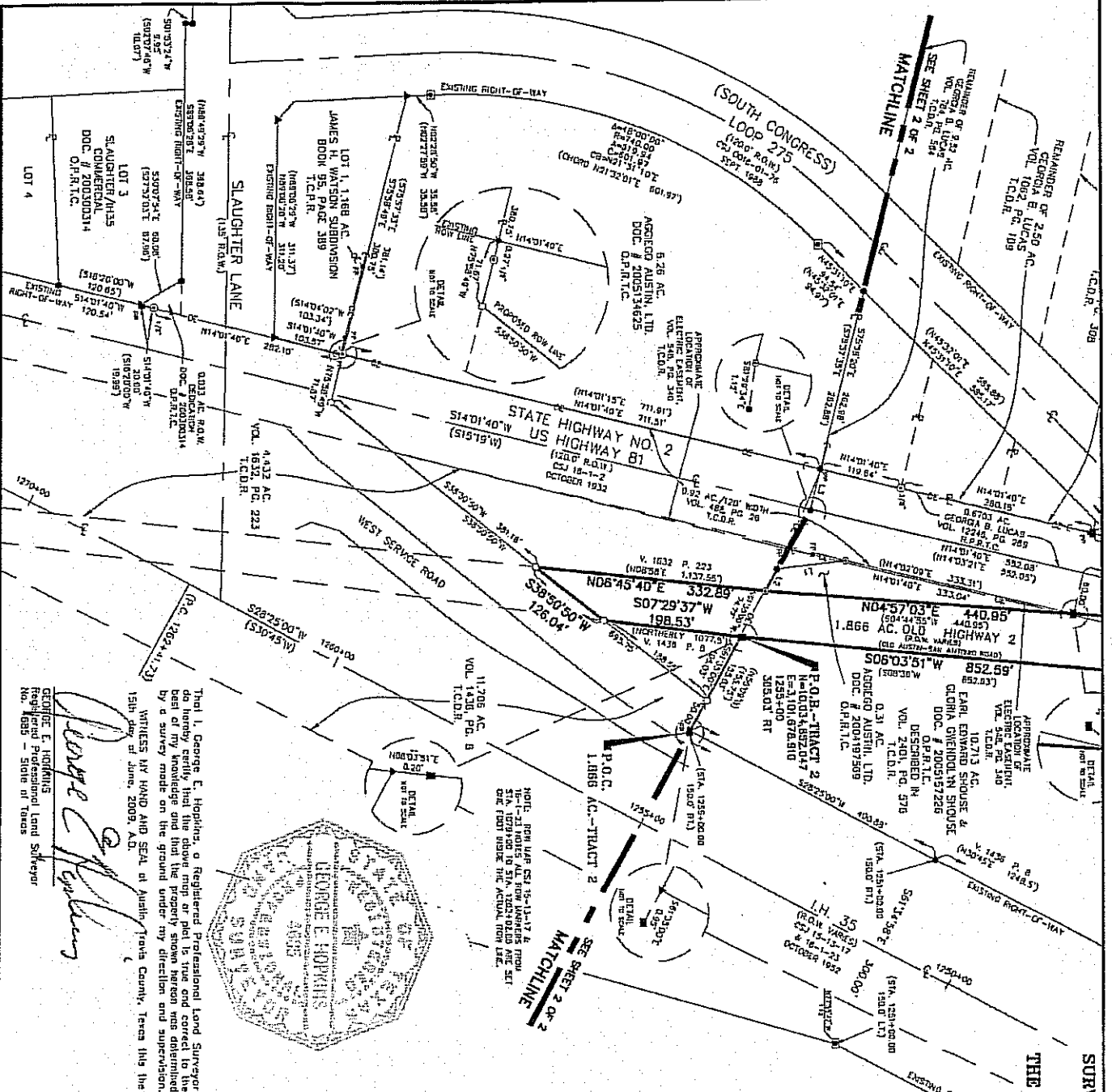
I, George E. Hopkins, a Registered Professional Land Surveyor do hereby certify that the above map or plat is true and correct to the best of my knowledge and that the property shown hereon was delineated by a survey made on the ground under my direction and supervision.

WITNESSES MY HAND AND SEAL at Austin, Travis County, Texas this 15th day of June, 2009, A.D.

George E. Hopkins

GEORGE E. HOPKINS
Registered Professional Land Surveyor
No. 1685 - State of Texas

PROJECT DATA			
PROJECT NO.	0051954	CITY	DAVIDSON
DATE	04/10/10	SCALE	1"=200'
DRAWN BY	WHL	SCALE	1"=200'
DATE	04/10/10	DATE	04/10/10
DRAWING NO.	0051954	CITY	DAVIDSON
SHEET NO. 4 OF 5			



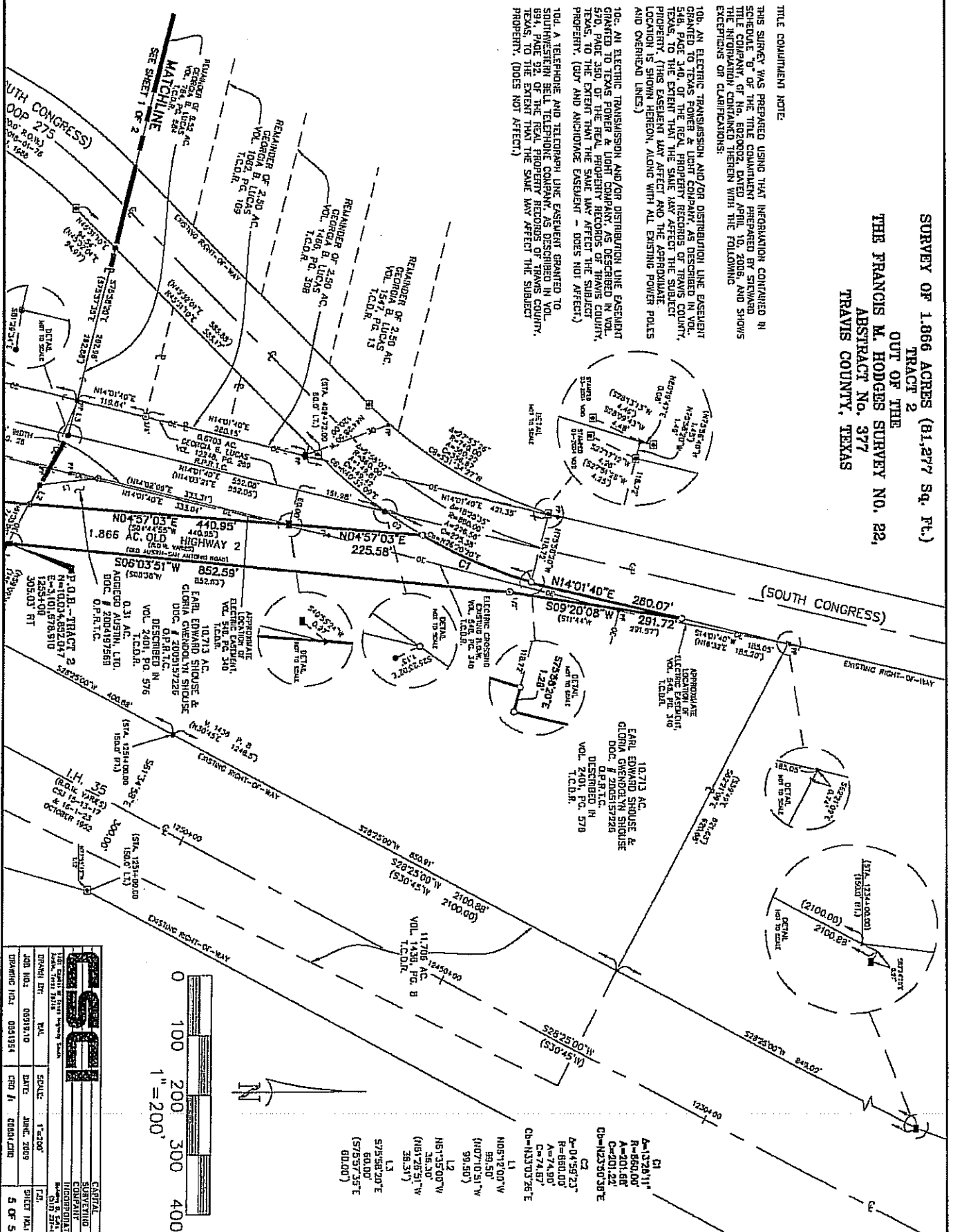
SURVEY OF 1.866 ACRES (81.277 Sq. Ft.)
TRACT 2
OUT OF THE
THE FRANCIS M. HODGES SURVEY NO. 22,
ABSTRACT No. 377
TRAVIS COUNTY, TEXAS

TITLE COMMITMENT NOTE:
THIS SURVEY WAS PREPARED USING THAT INFORMATION CONTAINED IN SCHEDULE "B" OF THE TITLE COMMITMENT PREPARED BY STEWARD TITLE COMPANY OF No. 5020022 DATED APRIL 10, 2005, AND SHOWS THE INFORMATION CONTAINED THEREIN WITH THE FOLLOWING EXCEPTIONS OR CLARIFICATIONS:

10b. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, AS DESCRIBED IN VOL. 546, PAGE 340, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY (THIS EASEMENT MAY AFFECT THE APPROPRIATE LOCATION IS SHOWN HEREON, ALONG WITH ALL EXISTING POWER POLES AND OVERHEAD LINES)

10c. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, AS DESCRIBED IN VOL. 570, PAGE 302, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (DO NOT AND ANCHORAGE EASEMENT - DOES NOT AFFECT.)

10d. A TELEPHONE AND TELEGRAPH LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS DESCRIBED IN VOL. 570, PAGE 302, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (DOES NOT AFFECT)



ESCI		CAPITAL	
100% Cash, 0% Other Investing Cash		SWEETENING COMPANY	
INCORPORATED		MAKING 50% GOLD 50%	
DRAMA ENT	TEL	SECTE	15-2007
JOB HQ3	00393A10	DATE	JUNE, 2009
WORKING HQL	0031934	CRD #	00000000
		SPLIT MAIL	5 OF 5

EXHIBIT A

County: Travis
Tract: No. 3
Highway: IH 35

PROPERTY DESCRIPTION FOR TRACT 3

FIELDNOTE DESCRIPTION OF A 3.692 ACRE (160,836 SQUARE FEET) TRACT OF LAND OUT OF THE FRANCIS M. HODGES SURVEY NO. 22, ABSTRACT NO. 377, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 4.432 ACRE TRACT CONVEYED TO THE STATE OF TEXAS, FOR RIGHT-OF-WAY, BY DEED FROM KITTY B. ALSUP AND HUSBAND WILLIAM J. ALSUP, RECORDED IN VOLUME 1632 PAGE 223 OF DEED RECORDS OF TRAVIS COUNTY, TEXAS AND THAT 9.92 ACRE TRACT CONVEYED TO THE STATE OF TEXAS, FOR RIGHT-OF-WAY OF STATE HIGHWAY NO. 2 / US HIGHWAY NO. 81, BY DEED, FROM J. G. HEIERMAN, RECORDED IN VOLUME 488 PAGE 26 OF THE SAID DEED RECORDS AND AS SHOWN ON TXDOT RIGHT-OF-WAY MAP CSJ 16-1-2, DATED OCTOBER, 1932, SAID 3.692 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated angle point on the existing westerly right-of-way line of Interstate Highway 35 (IH 35, right-of-way varies), for the southeast corner of that 10.713 acre tract of land conveyed to Earl Edwards Shouse and Gloria Gwendolyn Shouse by deed recorded as Document No. 2005157226 of the Official Public Records of Travis County, being an angle point on the westerly line of that 11.706 acre tract conveyed to the State of Texas, for right-of-way, by deed from Mrs. Walter Raymond Ramsey, Sr. in Volume 1436, Page 8 of the Deed Records of Travis County, Texas, and being 150.00 feet right of highway centerline station 1255+00.00, from which a found TxDOT Type I right-of-way monument bears S61°35'00"E, a distance of 0.95 feet;

THENCE, N61°35'00"W, with the common westerly right-of-way line of IH 35 and southerly line of said 10.713 acre tract, being a northwest line of the said 11.706 acre tract, for a distance of 155.03 feet to a calculated point for the common northwest corner of the 11.706 acre tract and southwest corner of the said 10.713 acre tract, at the intersection with the common easterly right-of-way line of Old Highway 2 (Old Austin - San Antonio Road) as shown on TxDOT Right-of-Way Map CSJ 16-1-2, dated October, 1932;

THENCE, N61°35'00"W, leaving the westerly line of the said 11.706 acre tract and 10.713 acre tract, across Old Highway 2, for a distance of 74.77 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set on the westerly right-of-way line of said Old Highway 2, for the northeast corner of the said 4.432 acre tract, the southeast corner of that 0.31 acre tract as conveyed to Aggiego Austin, Ltd. by deed recorded in Document No.

EXHIBIT A

2004197569 of the said Official Public Records and the POINT OF BEGINNING of the herein described tract, being 379.80 feet right of Engineers Centerline station 1255+00.00;

- 1) THENCE, S06°45'40"W, leaving the southerly line of said 0.31 acre tract, with the common easterly line of the said 4.432 acre tract and westerly right-of-way line of Old Highway 2, for a distance of 332.89 feet to a ½" iron rod, with TxDOT aluminum cap, set for the southeast corner of the herein described tract;

THENCE, leaving the westerly right-of-way line of Old Highway 2, across the said 4.432 acre tract and the said 9.92 acre tract, for the following two courses (numbered 2 and 3):

- 2) S38°50'50"W, for a distance of 381.16 feet to a ½" iron rod, with TxDOT aluminum cap, set for an angle point;
- 3) N75°58'49"W, at a distance of 71.40 feet pass a ½" iron pipe found, for a total distance of 71.67 feet to a calculated point on the westerly line of the said 9.92 acre tract, for the northeast corner of Lot 1, James H. Watson Subdivision, as recorded in Book 95, Page 389 of the Plat Records of Travis County, Texas and southeast corner of that 6.26 acre tract as conveyed to Aggiego Austin, Ltd. by deed recorded in Document No. 2005134625 of the said Official Public Records;
- 4) THENCE, N14°01'40"E, with the common westerly line of the said 9.92 acre tract and easterly line of the 6.26 acre tract, for a distance of 711.51 feet to a ½" iron rod found for the northeast corner of the said 6.26 acre tract, being the southeast corner of that 9.52 acre tract conveyed to Georgia B. Lucas by deed recorded in Volume 784, Page 584 of the said Deed Records and southwest corner of that 0.6703 acre tract conveyed to Georgia B. Lucas by deed recorded in Volume 12246, Page 269 of the Real Property Records of Travis County, Texas;

THENCE, leaving the easterly line of the said 6.26 acre tract and 9.52 acre tract, across the said 9.92 acre tract, with the southerly and easterly lines of the 0.6703 acre tract, for the following two courses (numbered 5 and 6):

- 5) S75°58'20"E, for a distance of 60.00 feet to a ½" iron rod found for the southeast corner of the said 0.6703 acre tract;
- 6) N14°01'40"E, for a distance of 552.08 feet to a ½" iron rod, with TxDOT aluminum cap, set for the northeast corner of the said 0.6703 acre tract, for the beginning of a non-tangent curve to the left on the existing easterly right-of-way line of Loop 275 (South Congress), as shown on TxDOT Right-of-Way Map CSJ 0016-01-076, dated September, 1988, from which a ½" iron rod found, bears S25°23'02"E, 1.13 feet;
- 7) THENCE, leaving the easterly line of the said 0.6703 acre tract and continuing across the said 9.92 acre tract, along the easterly right-of-way line of said Loop 275, with the

EXHIBIT A

said non-tangent curve to the left having a central angle of $04^{\circ}59'23''$, a radius of 860.00 feet, a chord distance of 74.87 feet (chord bears $N33^{\circ}03'26''E$), for an arc distance of 74.90 feet to a $\frac{1}{2}$ " iron rod, with TxDOT aluminum cap, set on the easterly line of the said 9.92 acre tract, at the intersection with the westerly right-of-way line of said Old Highway 2, for the most northerly corner of the herein describe tract;

- 8) THENCE, $S04^{\circ}57'03''W$, leaving the easterly right-of-way line of Loop 275, with the common easterly line of the said 9.92 acre tract and westerly right-of-way line of Old Highway 2, for a distance of 225.58 feet to a calculated point for the most northerly corner of that 0.31 acre tract as conveyed to Aggiego Austin, Ltd. by deed recorded in Document No. 2004197569 of the said Official Public Records, from which a TxDOT Type I monument found, bears $S40^{\circ}55'24''W$, 0.27 feet;
- 9) THENCE, $S14^{\circ}01'40''W$, leaving the westerly right-of-way line of Old Highway 2, with the common easterly line of the said 9.92 acre tract and westerly line of the 0.31 acre tract, for a distance of 333.04 feet to a $\frac{1}{2}$ " iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the most northerly corner of the said 4.432 acre tract;

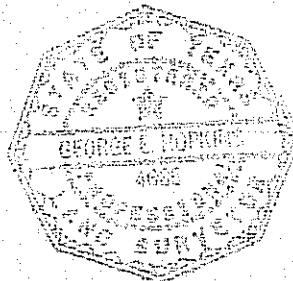
THENCE, leaving the easterly line of the said 9.92 acre tract, with the common northerly line of the said 4.432 acre tract and southerly line of the 0.31 acre tract, for the following two courses (numbered 10 and 11);

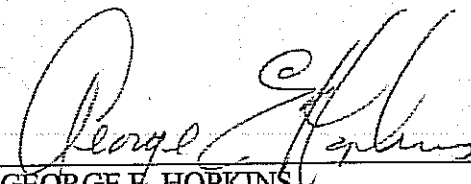
- 10) $S06^{\circ}12'00''E$, a distance of 99.50 feet to a $\frac{1}{2}$ " iron rod found for an angle point;
- 11) $S61^{\circ}35'00''E$, for a distance of 36.30 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds, 3.692 acres (160,836 square feet) of land area.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, NAD 83/93 (Grid)

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 15th day of June, 2009.




GEORGE E. HOPKINS
Registered Professional Land Surveyor
No. 4685 State of Texas

SURVEY OF 3.692 ACRES (160,836 Sq. Ft.)
TRACT 3
OUT OF THE
THE FRANCIS M. HODGES SURVEY NO. 22,
ABSTRACT NO. 377
TRAVIS COUNTY, TEXAS

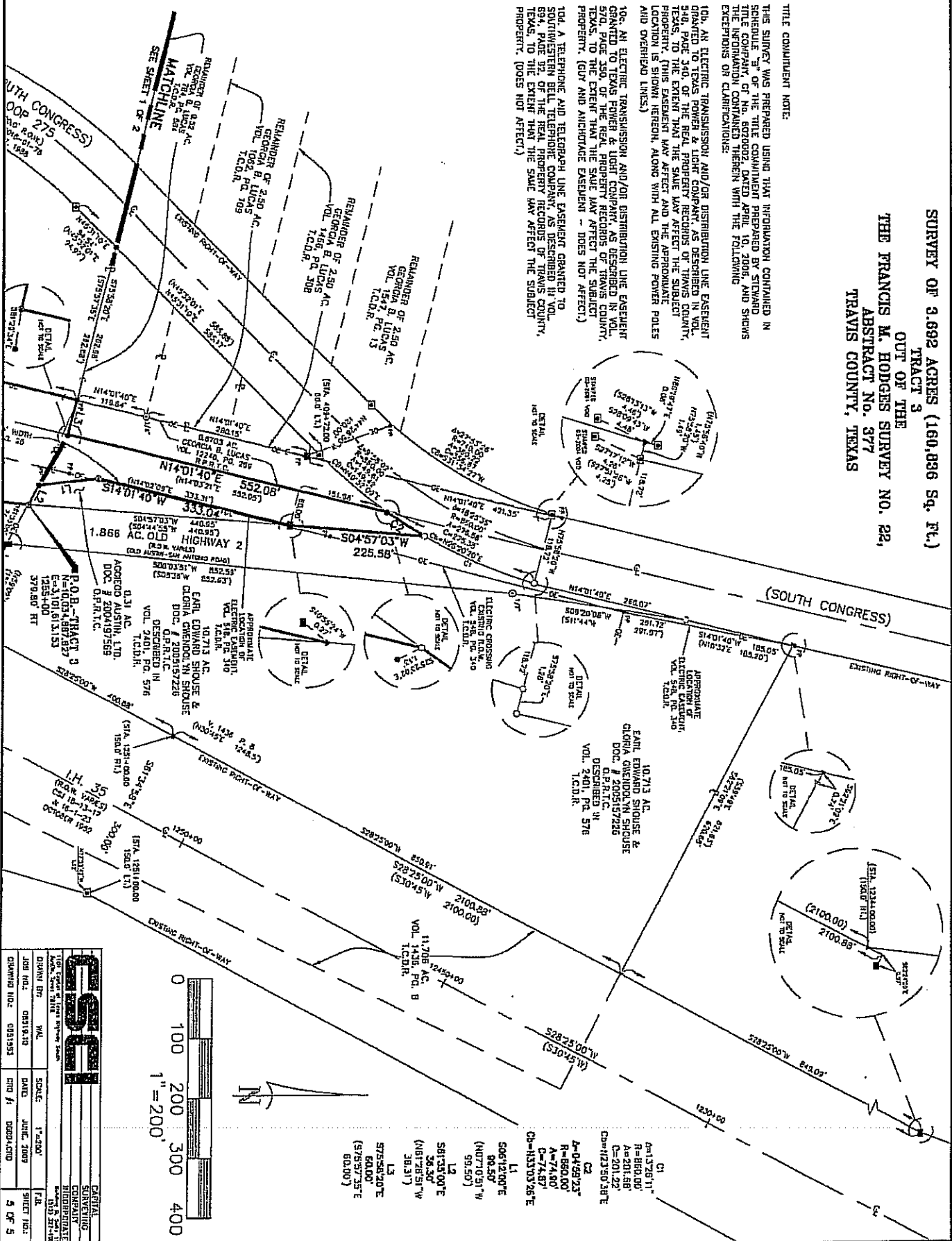
TITLE COMMITMENT NOTE:

THIS SURVEY WAS PREPARED USING THAT INFORMATION CONTAINED IN SCHEDULE "B" OF THE TITLE COMMITMENT PREPARED BY STEWARD TITLE COMPANY, OF No. 602002, DATED APRIL 10, 2006, AND SHOWS THE INFORMATION CONTAINED THEREIN WITH THE FOLLOWING EXCEPTIONS OR CLARIFICATIONS:

10. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, AS DESCRIBED IN VOL. 340, PAGE 340, OF THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY, (THIS EASEMENT MAY AFFECT AND THE APPROXIMATE LOCATION IS SHOWN HEREON, ALONG WITH ALL EXISTING POWER POLES AND OVERHEAD LINES.)

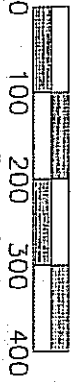
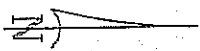
10c. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, AS DESCRIBED IN VOL. 57D, PAGE 350, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (GUY AND ANCHORAGE EASEMENT -- DOES NOT AFFECT.)

104. A TELEPHONE AND TELEGRAPH LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, AS DESCRIBED IN VOL. 694, PAGE 92, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TO THE EXTENT THAT THE SAME MAY AFFECT THE SUBJECT PROPERTY. (DOES NOT AFFECT.)



GE GEORGIA ELECTRIC 1000 Peachtree St. NE Atlanta, GA 30309-4111 404.521.5000		CAPITAL SUBVENTIO COMPANY MEDICOPRIVATE (508) 287-1100
DOWNEY BR. JOB NO.: C0319-10 CHARGED NO.: C031953	WML DATE: JUNE, 2009 ENG #1: D000-4C10	STOCK: 15-2000 SPLIT NO.: 5 OF 5

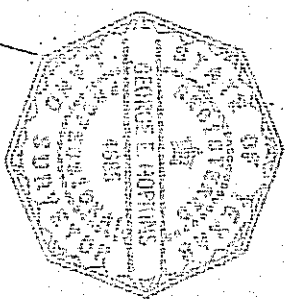
**SURVEY OF 3.692 ACRES (160,836 Sq. Ft.)
TRACT 3
OUT OF THE
THE FRANCIS M. HODGES SURVEY NO. 22,
ABSTRACT NO. 377
TRAVIS COUNTY, TEXAS**



LEGEND

- = TYPE 1 CONCRETE MONUMENT FOUND
- = TYPE 2 CONCRETE MONUMENT FOUND
- = IRON PIPE FOUND - SIZE AS NOTED
- = IRON ROD FOUND - 1/2"
- ▲ = NAIL IN CONCRETE FOUND
- = CALCULATED POINT
- = SET 1/2" IRON ROD WITH 1 FOOT ALUMINUM CAP
- = SET 1/2" IRON ROD WITH PLASTIC CAP
- = MARKED WITH "CAPITAL SURVEYING CO. INC."
- = PROPERTY LINE
- = CENTER LINE
- = RECORD INFORMATION
- = RIGHT-OF-WAY
- = TRAVIS COUNTY PLAT RECORDS
- = TRAVIS COUNTY DEED RECORDS
- = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- = REAL PROPERTY RECORDS OF TRAVIS COUNTY
- = CONTROL OF ACCESS LINE
- = POINT OF BEGINNING
- = OVERHEAD ELECTRIC LINE
- = POWER POLE
- = BREAK IN SCALE

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 HARN, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00004.



I, George E. Hopkins, a Registered Professional Land Surveyor do hereby certify that the above map or plat is true and correct to the best of my knowledge and that the property shown herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL OF OFFICE, Travis County, Texas this 15th day of June, 2009, A.D.

George E. Hopkins

GEORGE E. HOPKINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1535 - STATE OF TEXAS

CEI		CARTER	
Total Acres in Tract: 3.692		Surveying	
DATE: 06/15/09	SCALE: 1"=200'	DATE: 06/15/09	BY: [Signature]
DRAWING NO.: 0351953	SHEET NO.: 4 OF 5		

