

EXHIBIT "A"
DESCRIPTION

A 33.1264 acre (1,442,985 square feet), tract of land, lying within the Wm. Bradford Survey, No. 48, Abstract 91, the Edmund B. Wade Survey No. 47, Abstract 813, and the J. Jackson Survey, No. 50, Abstract 450, Travis County, Texas, and being a portion of a the remainder of a called 208 acre tract conveyed to TR Vista Preserve, LLC in Document No. 2007182848, Official Public Records of Travis County, Texas, described as follows:

COMMENCING at an iron rod found with cap stamped "ATWELL LLC" for the northernmost corner of said remainder of a called 208 acre tract, also being the westernmost corner of Lot 32, Block A, McCormick Ranch on Lake Austin Phase 2, a subdivision recorded in Document No. 201400039, Official Public Records of Travis County, Texas, also being in the eastern right-of-way line of Quinlan Park Road, (Right-of-Way Varies), at a point of curvature to the right;

THENCE, with the eastern boundary line of said Quinlan Park Road, common to the northwestern boundary line of said remainder of a called 208 acre tract the following two (2) courses;

1. with said curve to the right, having a radius of 1240.88 feet, an arc distance of 259.78 feet, a central angle of 11°59'41", and a chord bearing S40°52'26"W, a distance of 259.30 feet to 3/8" iron rod found;
2. S46°51'04"W, a distance of 14.95 feet to an iron rod set with cap stamped "ATWELL LLC", for the **POINT OF BEGINNING** of the herein described tract;

THENCE, crossing said remainder of a called 208 acre tract the following five (5) courses;

1. S43°08'05"E, a distance of 378.83 feet to an iron rod set with cap stamped "ATWELL LLC",
2. S25°06'34"E, a distance of 434.28 feet to an iron rod set with cap stamped "ATWELL LLC";
3. S42°38'16"E, a distance of 550.00 feet to an iron rod set with cap stamped "ATWELL LLC";
4. S76°06'08"E, a distance of 1145.73 feet to an iron rod set with cap stamped "ATWELL LLC";
5. S37°07'31"E, a distance of 1130.12 feet to a calculated point being the called "bank of the Colorado River as now submerged by the waters of Lake Austin" for the easternmost corner of the herein described tract;

THENCE, with the southeastern boundary line of said remainder of a called 208 acre tract and the "bank of the Colorado River as now submerged by the waters of Lake Austin" the following three (3) courses;

1. S52°58'03"W, a distance of 40.03 feet to a calculated point;
2. S53°44'59"W, a distance of 292.57 feet to a calculated point;
3. S52°10'12"W, a distance of 207.72 feet to a calculated point;

THENCE, crossing said remainder of a called 208 acre tract the following five (5) courses;

1. N37°07'10"W, a distance of 926.99 feet to an iron rod set with cap stamped "ATWELL LLC",
2. N72°49'18"W, a distance of 453.15 feet to an iron rod set with cap stamped "ATWELL LLC";
3. N61°28'45"W, a distance of 840.87 feet to an iron rod set with cap stamped "ATWELL LLC";
4. N19°31'48"W, a distance of 589.68 feet to an iron rod set with cap stamped "ATWELL LLC";
5. N14°02'12"W, a distance of 348.25 feet to an iron rod set with cap stamped "ATWELL LLC";
6. N43°07'45"W, a distance of 410.03 feet to an iron rod set with cap stamped "ATWELL LLC", in the northwestern boundary line of said remainder of a called 208 acre tract, also being in the eastern right-of-way line of said Quinlan Park Road;

THENCE, with the eastern boundary line of said Quinlan Park Road, common to the northwestern boundary line of said remainder of a called 208 acre tract, N46°51'04"E, a distance of 157.52 feet to the **POINT OF BEGINNING**;

Containing 33.1264 acres or 1,442,985 square feet, more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203).

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