

EXHIBIT A

The Land

135.796 ACRES, OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS BEING ALL OF THAT 223.68 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 117.188 ACRE TRACT, ALL OF A CALLED 2.273 ACRE TRACT, ALL OF A CALLED 87.884 ACRE TRACT, ALL A OF CALLED 8.17 ACRE TRACT ALL DESCRIBED IN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED TO ONION ASSOCIATES, LTD RECORDED IN DOCUMENT NO. 2006236625, ALL OF A CALLED 1.9965 ACRE TRACT DESCRIBED IN DOC. NO. 2006146663 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND 6.038 ACRE TRACT OUT OF LOT 1, ST. ALBIN'S ADDITION A SUBDIVISION OF RECORD IN CABINET 86, SLIDE 88C OF THE PLAT RECORD OF TRAVIS COUNTY; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap marked "LANDESIGN" set in the existing east right-of-way line of Interstate Highway 35 (IH 35) (400' right-of-way width), in the west line of said Lot 1 and in the east line of a called 14.771 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 1608, Page 170 of the D.R.T.C.T.;

THENCE North 17°32'12" East 1714.84 feet with the west line of said Lot 1, the west line of said 1.9965 acres and the east line of said 87.884 acres and the existing east right-of-way line of IH 35 to a calculated point in the center of Onion Creek at the northwest corner of the 87.884 acres and the southwest corner of Lot A, Onion Creek Section 1-B, a subdivision of record in Book 79, Page 313 of the Plat Records of Travis County, Texas;

THENCE South 75°57'21" East 450.62 feet with the centerline of Onion Creek, the north line of the 87.884 acres, the south line of said Lot A, and the south line of Lot B, Onion Creek Section 1-C, a subdivision of record in Book 79, Page 311 of the Plat Records of Travis County, Texas to a calculated point;

THENCE South 77°12'21" East 334.57 feet with the centerline of Onion Creek, the north line of the 87.884 acres, the south line of said Lot B, the south line of Lot C, Onion Creek Section 1-D, a subdivision of record in Book 79, Page 309 of the Plat Records of Travis County, Texas, and the south line of a remainder of a called 960 acre tract described in deed to Onion Creek Development Company recorded in Volume 9111, Page 262 of the D.R.T.C.T. to a calculated point;

THENCE with the centerline of Onion Creek, the north line of the 87.884 acres, and the south line of said remainder of 960 acres the following eight (8) courses:

1. South 59°56'55" East 220.25 feet to a calculated point;
2. South 75°15'28" East 402.24 feet to a calculated point;
3. South 79°40'28" East 357.17 feet to a calculated point;
4. South 42°47'28" East 114.70 feet to a calculated point;
5. South 60°30'58" East 308.12 feet to a calculated point;
6. South 03°38'28" East 131.00 feet to a calculated point;
7. South 27°58'28" East 206.00 feet to a calculated point;
8. South 56°44'22" East 249.40 feet to a calculated point at the northeast corner of the 87.884 acres and the northwest corner of said 117.188 acres;

THENCE with the centerline of Onion Creek, the north line of the 117.188 acres, and the south line of said remainder of 960 acres the following four (4) courses:

1. South 61°45'03" East 450.70 feet to a calculated point;
2. South 53°04'03" East 251.84 feet to a calculated point;
3. South 45°15'03" East 186.54 feet to a calculated point;
4. South 65°01'55" East 50.33 feet to a calculated point at the northeast corner of the 117.188 acres and the northwest corner of a called 64 acre tract described as First Tract in deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE South 27°48'54" West, passing a capped iron rod stamped "RPLS 4091" at 58.94 feet and continuing a total distance of 838.63 feet with the east line of the 117.188 acres and the west line of the 64 acres to a to a 1/2" iron rod found;

THENCE South 27°33'39" West 498.18 feet continuing with the east line of the 117.188 acres and the west line of the 64 acres to a 7/8" iron rod found at the southwest corner of the 64 acres;

THENCE South 74°32'31" East 1128.82 feet with the north line of the 117.188 acres and the south line of the 64 acres to a 5/8" iron rod found at the northwest corner of a called 24.60 acre tract described in said deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE South 27°34'11" West 2048.99 feet with the east line of the 117.188 acres and the west line of the 24.60 acres to a 1/2" iron rod found at the southeast corner of the 117.188 acres, the southwest corner of the 24.60 acres, and in the north line of a called 30 acre tract described as part of the Fifth Tract in said deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE North 62°29'14" West 1103.84 feet with the south line of the 117.188 acres and the north line of the 30 acres to a 1/2" iron rod found at the northwest corner of the 30 acres and the

northeast corner of a called 30.5 acre tract described as part of the Fifth Tract in said deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE North 65°21'21" West 458.13 feet with the south line of the 117.188 acres and the north line of the 30.5 acres to a 1/2" iron rod found;

THENCE North 65°40'34" West 449.66 feet continuing with the south line of the 117.188 acres and the north line of the 30.5 acres to a 1/2" iron rod with cap stamped "LANDESIGN" found at the southwest corner of the 117.188 acres and the southeast corner of a called 27 acre tract described as part of the Fifth Tract in said deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE North 27°19'41" East 1665.86 feet with the west line of the 117.188 acres and the east line of the 27 acres to a 60-d found in a hackberry tree;

THENCE North 27°22'02" East 188.61 feet with the west line of the 117.188 acres and the east line of the 27 acres to a 1/2" iron rod found;

THENCE North 25°45'46" East 233.22 feet continuing with the west line of the 117.188 acres and the east line of the 27 acres to a 1/2" iron rod found at the southwest corner of the 87.884 acres and the northeast corner of a the 27 acres;

THENCE North 74°02'03" West 712.31 feet with the south line of the 87.884 acres and the north line of the 27 acres to a 1/2" iron rod with cap stamped "LANDESIGN" set;

THENCE North 73°53'51" West 10.10 feet with the south line of the 87.884 acres and the north line of the 27 acres to a 1/2" iron rod with cap stamped "LANDESIGN" set at the northwest corner of the 27 acres and the northeast corner of the said 2.273 acres;

THENCE with the east line of the 2.273 acres and the west line of the 27 acres the following three (3) courses:

1. South 41°45'45" West 8.27 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. South 81°26'45" West 95.67 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. South 02°46'45" West 125.27 feet to a 1/2" iron rod found at the southeast corner of the 2.273 acres and the northeast corner of a called 8.17 acre tract described in deed to Onion Associates, LTD recorded in Document No. 2006236625 of the O.P.R.T.C.T.;

THENCE with the east line of said 8.17 acre tract, the west line of said 27 acres and with the center of ravine the following seven (7) courses:

1. South 02°45'21" West a distance of 183.65 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
2. South 30°23'21" West a distance of 196.83 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
3. South 54°24'14" West a distance of 69.90 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
4. South 19°24'02" West a distance of 23.32 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
5. South 38°57'02" East a distance of 47.93 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
6. South 16°41'39" West a distance of 57.49 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;
7. South 35°10'00" West a distance of 61.07 feet to a 1/2 inch iron rebar found for the southeast corner of said 8.17 acre tract and the northeast corner of a called 58.3885 acre tract described as Tract 1 conveyed to South IH 35 Investors, LP. of record in Document No. 2006214573 of the Official Public Records of Travis County Texas;

THENCE North 66°56'45" West with the south line of said 8.17 acre tract and the north line of said Tract 1 passing the southeast corner of said Tract 1 and the southwest corner of said Lot 1 at 580.62 feet a continuing a total distance of 866.80 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE crossing through said Lot 1 the following two (2) courses:

1. North 17°51'38" East a distance of 576.13 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North 73°51'44" West a distance of 725.16 feet to the POINT OF BEGINNING.

SAVE LESS AND EXCEPT THE 87.884 ACRE TRACT OR PARCEL THEREOF DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found at the Southeast corner of said 26.00 acre tract, being in the West line of that certain 117.20 acre tract of land described in Volume 12150, Page 1255 of the Real Property Records of Travis County, Texas, for the Southeast corner and **PLACE OF BEGINNING** hereof;

THENCE along the South line of said 26.00 acre tract, N 71°11'45" W for a distance of 712.31 feet to a 1/2 inch capped iron pin set at the Northeast corner of that certain 2.2272 acre tract of land described in Volume 9261, Page 714 of the Real Property Records of Travis County, Texas;

THENCE along the North line of said 2.2272 acre tract, N 71°03'33" W for a distance of 173.66 feet to a 1/2 inch iron pin found and N 67°01'32" W for a distance of 678.95 feet to a 1/2 inch iron pin found at the Northwest corner of said 2.2272 acre tract, being in the South line of said 63.45 acre tract;

THENCE along the South line of said 63.45 acre tract, N 33°32'38" W for a distance of 145.29 feet to a 1/2 inch iron pin found at N 71°03'16" W for a distance of 698.93 feet to a 1/2 inch capped iron pin set at the Southwest corner of said 63.45 acre tract, being on the East r.o.w line of Interstate Hwy. No. 35, for the Southwest corner hereof;

THENCE along the West line of said 63.45 acre tract, being along the East r.o.w. line of Interstate Hwy. No. 35, N 20°25'54" E for a distance of 1499.77 to an "X" found cut in rock in the approximate centerline of Onion Creek, being at the Northwest corner of said 63.45 acre tract, being at the Southwest corner of Onion Creek Section 1-B, a subdivision recorded in Plat Book 79, Page 313 of the Plat Records of Travis County, Texas, for the Northwest corner hereof;

THENCE along the North lines of said 63.45 acre tract and 26.00 acre tract, being along the approximate centerline of Onion Creek for the following courses:

1. S 73°04'00" E for a distance of 450.65 feet to an angle point
2. S 74°19'00" E for a distance of 334.57 feet to an angle point
3. S 57°11'00" E for a distance of 216.95 feet to an angle point
4. S 72°26'00" E for a distance of 402.24 feet to an angle point
5. S 76°51'00" E for a distance of 357.17 feet to an angle point
6. S 39°52'00" E for a distance of 114.70 feet to an angle point
7. S 57°41'30" E for a distance of 308.12 feet to an angle point
8. S 00°49'00" E for a distance of 131.00 feet to an angle point
9. S 25°09'00" E for a distance of 206.00 feet to an angle point
10. S 53°57'45" E for a distance of 249.20 feet to the Northeast corner of said 26.00 acre tract, being at the Northwest corner of said 117.20 acre tract, for the Northeast corner hereof;

THENCE along the East line of said 26.00 acre tract, being along the West line of said 117.20 acre tract for the following courses:

1. S 35°25'22" W for a distance of 55.37 feet to a 1/2 inch iron pin found
2. S 29°42'53" W for a distance of 874.40 feet to a 1/2 inch iron pin found
3. S 30°58'12" W for a distance of 281.26 feet to the PLACE OF BEGINNING and containing 87.884 acres of land, more or less.