

EXHIBIT "A"  
LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 4.34 ACRES OF LAND OUT OF THE BBB AND CRR COMPANY SURVEY NUMBER 512 SAME BEING KNOWN AS THE T.B. BAILEY SURVEY NUMBER 512, TRAVIS COUNTY, TEXAS, TOGETHER WITH LOT 2 OF THE ROBERT E. MANSELL SUBDIVISION RECORDED IN VOLUME 50, PAGE 14 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 3.33 ACRES CONVEYED TO DOUG HUNTER BY WARRANTY DEED AND VENDOR'S LIEN IN VOLUME 12742, PAGE 2213 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.34 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in a curve of the northwest right-of-way line of Pace Bend Road at the common front corner of Lot 1 of said subdivision and said Lot 2, for the most southerly northeast corner of said 4.34 acres and POINT OF BEGINNING hereof;

THENCE along the arc of said curve, curving to the left, an arc distance of 59.34 feet, having a radius of 1,217.32 feet and a chord bearing of South 34 degrees 32 minutes 01 seconds West with the southeast line of said Lot 2, a distance of 59.33 feet to an iron rod found at a point of tangency in said right-of-way line, for the southeast line of said 4.34 acres and for the southeast line hereof;

THENCE continuing with said right-of-way line and said southeast line of said Lot 2 South 32 degrees 59 minutes 12 seconds West, for the southeast line of said 4.34 acres, a distance of 146.12 feet to an iron rod found at the common front Lot corners of said Lot 2 and Lot 3 of said subdivision, for the southeast corner of said 4.34 acres and for the southeast corner hereof;

THENCE North 57 degrees 05 minutes 00 seconds West with the common Lot line of said Lots 2 and 3, for the southwest line of said 4.34 acres a distance of 209.68 feet to an iron rod found at the common rear corner of said Lots 2 and 3 also being a point in the northeast line of that certain Williams and Lane Revocable Management Trust 49.978 acre tract recorded in Volume 12719, Page 437 of said records for the southwest line of said 4.34 acres and for the southwest line hereof;

THENCE North 57 degrees 05 minutes 00 seconds West with a northeast line of said 49.978 acre tract and southwest line of said 3.33 acre tract, for the southwest line of said 4.34 acres, a distance of 565.69 feet to an iron rod found at an inside corner of said 49.978 acre tract and the most westerly corner of said 3.33 acre tract, for the most westerly corner of said 4.34 acres and for the most westerly corner hereof;

THENCE North 48 degrees 44 minutes 22 seconds East with a southeast line of said 49.978 acre tract and the northwest line of said 3.33 acre tract, for the northwest line of said 4.34 acres, a distance of 579.75 feet passing an iron rod found in all a total distance of 654.75 feet to an iron rod found at the most westerly corner of that certain M. Mansoor and The Austonio Group 1.150 acre tract recorded in Volume 12919, page 945 of said records for the most northerly corner hereof;

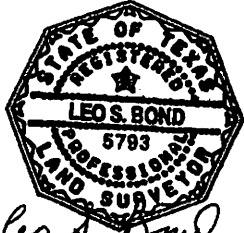
THENCE South 35 degrees 16 minutes 40 seconds East with the southwest line of said 1.150 acre tract and a northeast line of said 3.33 acre tract, for a northeast line of said 4.34 acres, a distance of 74.59 feet to an iron rod found at a point in said line at the most northerly corner of that certain Randall K. Banks 1.000 acre tract recorded in Volume 11451, Page 1315 of said records, for the most northerly northeast corner of said 4.34 acres and for the most northerly northeast corner hereof;

THENCE South 50 degrees 36 minutes 54 seconds West with the northwest line of said Banks tract and a southeast line of said 3.33 acre tract, for the most northerly southeast line of said 4.34 acres, a distance of 394.34 feet to an iron rod found at the most westerly corner of said Banks tract and an inside corner of said 3.33 acre tract, for an inside corner of said 4.34 acres and for an inside corner hereof;

THENCE South 55 degrees 10 minutes 48 seconds East with the southwest line of said Banks tract the southwest lines of those certain Francis R. Reid 0.500 of an acre tract and 1.000 acre tract both recorded in Volume 7634, Page 576 of said records, and with the northeast line of said 3.33 acre tract, for a northeast line of said 4.34 acres, a distance of 446.10 feet to an iron rod found at the common rear corner of said Lots 1 and 2, for an angle point hereof;

THENCE South 55 degrees 18 minutes 16 seconds East with the common lot line of said Lots 1 and 2, for a northeast line of said 4.34 acres, a distance of 203.58 feet to the POINT OF BEGINNING and containing 4.34 acres of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



Leo S. Bond  
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TX R.P.L.S. No. 5793  
Job No. A0308505

March 17, 2005  
Date