

EXHIBIT A

TRACT ONE

5.007 Acres
John Cooper Sur. No. 13, A-100
Jesse Day Sur. No. 162, A-152
Hays County, Texas

LAI Job No. 070104
FN0741R2(jdb)

Page 1 of 2

FIELD NOTES DESCRIPTION

DESCRIPTION OF 5.007 ACRES OF LAND IN THE JOHN COOPER SURVEY, NO. 13, A-100, AND JESSE DAY SURVEY NO. 162, A-152, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 185.77 ACRES OF LAND DESIGNATED AS TRACT 4 OF EXHIBIT "A" DESCRIBED IN THE DEED TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS SURVEYED BY LOOMIS AUSTIN, INC. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with plastic cap stamped "LAP" set in the east line of that certain 40-ft wide tract of land described in the deed to International and Great Northern Railroad Company of record in Volume H, Page 25, Deed Records of Hays County, Texas, being 20-ft east of the centerline of the railroad track, in the south line of Hays County Road No. 171, same being the southwest corner of Parcel No. 2 described in the Quitclaim Deed dated September 10, 1991, from William Negley to Hays County, said Quitclaim Deed apparently unrecorded, and being the northwest corner of the remainder of said 185.77 acre tract;

THENCE with the south line of said Parcel No. 2, same being the current south line of said Hays County Road No. 171 and the north line of the remainder of said 185.77 acre tract, the following three (3) courses and distances:

1. N 88° 52' 31" E, a distance of 295.82 feet to a ½-inch iron rod with plastic cap stamped "LAP" set;
2. N 01° 07' 29" W, a distance of 21.00 feet to a ½-inch iron rod with plastic cap stamped "LAP" set, and
3. N 88° 52' 31" E, a distance of 820.99 feet to a ½-inch iron rod with plastic cap stamped "LAP" set;

THENCE S 01° 07' 29" E, leaving the south line of said Parcel No. 2, same being the current south line of said Hays County Road No. 171 and the north line of the remainder of said 185.77 acre tract and crossing the said 185.77 acre tract, a distance of 25.00 feet to a ½-inch iron rod with plastic cap stamped "LAP" set for the northwest corner and POINT OF BEGINNING of the tract described herein;

THENCE continuing across the said 185.77 acre tract with the north, east, south and west lines of the tract described herein, the following four (4) courses and distances:

1. N 88° 52' 31" E, a distance of 326.00 feet to a ½-inch iron rod with plastic cap stamped "LAP" set for the northeast corner of the tract described herein,
2. S 01° 07' 29" E, a distance of 669.00 feet to a ½-inch iron rod with plastic cap stamped "LAP" set for the southeast corner of the tract described herein,
3. S 88° 52' 31" W, a distance of 326.00 feet to a ½-inch iron rod with plastic cap stamped "LAP" set for the southwest corner of the tract described herein, and

5.007 Acre
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FN0741R2(jdb)

Page 2 of 2

4. N 01° 07' 29" W, a distance of 669.00 feet to the **POINT OF BEGINNING** and containing 5.007 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.
LAI WORD FILE: FN0741(jdb)

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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KNOW ALL MEN BY THESE PRESENTS

That I, John D. Barnard, 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 during the month of December 2006, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 27th of March, 2007, A.D.

Loomis Austin, Inc
Austin, Texas 78746



John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

TRACT TWO

0.1871 Acre
John Cooper Sur. No. 13, A-100
Hays County, Texas

LAI Job No. 061114
FN0766(jdb)
Page 1 of 3

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.1871 ACRES (8,150 SQUARE FEET) OF LAND IN THE JOHN COOPER SURVEY, NO. 13, A-100, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 185.77 ACRES OF LAND DESIGNATED AS TRACT 4 OF EXHIBIT "A" DESCRIBED IN THE DEED TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2297, PAGE 139, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AS SURVEYED BY LOOMIS AUSTIN, INC. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "LAI" set in the east line of that certain 40-ft wide tract of land described in the deed to International and Great Northern Railroad Company of record in Volume H, Page 25, Deed Records of Hays County, Texas, being 20-ft east of the centerline of the railroad track, in the south line of Hays County Road No. 171, same being the southwest corner of Parcel No. 2 described in the Quitclaim Deed dated September 10, 1991, from William Negley to Hays County, said Quitclaim Deed apparently unrecorded, and being the northwest corner of the remainder of said 185.77 acre tract;

THENCE with the south line of said Parcel No. 2, same being the current south line of said Hays County Road No. 171 and the north line of the remainder of said 185.77 acre tract, the following three (3) courses and distances:

1. N 88° 52' 31" E, a distance of 295.82 feet to a calculated angle point,
2. N 01° 07' 29" W, a distance of 21.00 feet to a calculated angle point, and
3. N 88° 52' 31" E, a distance of 820.99 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for the northwest corner and POINT OF BEGINNING of the tract described herein;

THENCE N 88° 52' 31" E, with the south line of said Parcel No. 2, same being the current south line of said Hays County Road No. 171 and the north line of the remainder of said 185.77 acre tract, a distance of 326.00 feet to a calculated point for the northeast corner of the tract described herein;

THENCE crossing the said 185.77 acre tract with the east, south and west lines of the tract described herein, the following four (4) courses and distances:

1. S 01° 07' 29" E, a distance of 25.00 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for the southeast corner of the tract described herein,
2. S 88° 52' 31" W, a distance of 326.00 feet to a 1/2-inch iron rod with plastic cap stamped "LAI" set for the southwest corner of the tract described herein, and
3. N 01° 07' 29" W, a distance of 25.00 feet to the POINT OF BEGINNING and containing 0.1871 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.
LAI WORD FILE: FN0766(jdb)
REF LAI WORD FILE: FN0741(jdb)

0.1871 Acre
John Cooper Sur. No. 13, A-100
Hays County, Texas

LAI Job No. 061114
FN0766(jdb)
Page 2 of 3

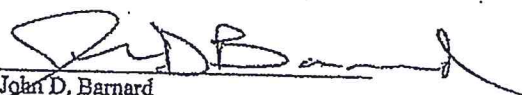
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, John D. Barnard, 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 during the month of December 2006, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 26th of March, 2007, A.D.

Loomis Austin, Inc
Austin, Texas 78746




John D. Barnard
Registered Professional Land Surveyor
No. 5749 - State of Texas

