

**Exhibit "A" - The Eastland Tract**

Sweetwater  
392.847 Ac.

**DESCRIPTION OF A 392.847 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC. IN JUNE, 2011 AND LOCATED IN THE W. A. BARLOW SURVEY NO. 86, THE E. HALLMAN SURVEY NO. 61, THE G. F. LUNSFORD SURVEY NO. 648, THE J. PALMER SURVEY NO. 636, THE J. C. DEGMAN SURVEY NO. 537, THE J. W. KAY SURVEY NO. 111 AND THE G. WOLFE SURVEY NO. 182, ALL IN TRAVIS COUNTY, TEXAS, AND BEING A REMAINDER PORTION OF A 1379.351 ACRE TRACT CONVEYED TO WS-COS DEVELOPMENT, LLC. AS DESCRIBED IN DOCUMENT NUMBER 2011067827, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 392.847 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod with "Delta Survey" cap found in the south right-of-way (R.O.W) line of State Highway 71 (S.H. 71) (R.O.W varies), same being the northwest corner of a 136.059 acre tract conveyed to the Lake Travis Independent School District and described in Document Number 2010014061, Official Public Records, Travis County, Texas, also being a northeast corner of said 1379.351 acre tract, for the **POINT OF BEGINNING**;

**THENCE** leaving the south right-of-way line of said S.H. 71 and with the west and south lines of said 136.059 acre tract, same being east and north lines of said 1581.061 acre tract the following two (2) courses and distances:

1. S28°43'45"W a distance of 1737.58 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found, and
2. with the arc of a curve to the left at a distance of 1718.22 feet pass a 1/2 inch iron rod with plastic "Delta Survey" cap found for the southwest corner of said 136.059 acre tract, continuing a total arc distance of 2467.22 feet, through a central angle of 26°46'23", with a radius of 5280.00 feet, and whose chord bears S15°20'33"W, a distance of 2444.83 feet to a calculated point in the north line of a 327.341 acre tract conveyed to Henry R. Heffington and described in Volume 5246, Page 2045, Deed Records, Travis County, Texas, for the southeast corner of this tract;

**THENCE** with north lines of said 327.341 acre tract same being south lines of said 1379.351 acre tract the following nine (9) courses and distances:

1. S61°43'15"W a distance of 434.29 feet to a 60d nail found,
2. N87°59'39"W a distance of 263.77 feet to a 1/2 inch iron rod found,
1. N20°51'58"W a distance of 37.24 feet to a 1/2 inch iron rod found,
2. S74°30'29"W a distance of 90.15 feet to a 1/2 inch iron rod found,
3. S85°37'57"W a distance of 217.23 feet to a 1/2 inch iron rod found,

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4. N15°42'17"E a distance of 943.61 feet to a calculated point,
5. N76°50'32"W a distance of 418.77 feet to a calculated point,
6. N77°21'15"W a distance of 456.94 feet to a 1/2 inch iron rod found,
7. N78°30'08"W a distance of 1231.99 feet to a 1/2 inch iron rod found,
8. N00°43'20"W a distance of 135.95 feet to a 1/2 inch iron rod found, and
9. N10°09'37"E a distance of 274.21 feet to a 1/2 inch iron rod found for a north corner of said 327.341 acre tract, same being a south corner of a 122.61 acre tract conveyed to Dudley D. McCalla and described in Volume 5337, Page 469, Deed Records, Travis County, Texas;

THENCE with east, north and west lines of said 122.61 acre tract, same being west, south and east lines of said 1379.351 acre tract the following nineteen (19) courses and distances:

1. N10°27'42"E a distance of 277.54 feet to a 60d nail found,
2. N19°26'09"E a distance of 267.71 feet to a 1/2inch iron rod found,
3. N36°57'55"E a distance of 506.99 feet to a 1/2inch iron rod found,
4. N30°10'57"W a distance of 421.73 feet to a 1/2inch iron rod found,
5. N12°47'11"E a distance of 1935.59 feet to a 1/2inch iron rod found,
6. S78°49'32"W a distance of 573.76 feet to a 1/2 inch iron rod with cap found,
7. S78°01'47"W a distance of 1277.53 feet to a nail found,
8. N73°36'28"W a distance of 46.13 feet to a 15 inch cedar found,
9. S20°37'21"W a distance of 6.36 feet to a fence post found,
10. N75°51'56"W a distance of 7.18 feet to a fence post found,
11. S62°17'31"W a distance of 52.21 feet to a 1/2 inch iron rod found,
12. S18°56'23"W a distance of 14.05 feet to a calculated point,
13. S78°04'22"W a distance of 2.08 feet to a cedar stake found,
14. S17°02'04"W a distance of 53.70 feet to a calculated point,
15. S18°56'23"W a distance of 236.25 feet to a 1/2 inch iron rod found,
16. S17°49'08"W a distance of 167.61 feet to a 1/2 inch iron rod found,
17. S14°05'49"W a distance of 163.49 feet to a 1/2 inch iron rod found,
18. S16°39'24"W a distance of 268.37 feet to a calculated point, and
19. S17°02'04"W a distance of 105.65 feet to a calculated point in said line;

THENCE leaving said common line and crossing the said remainder tract the following eight (8) courses and distances:

1. N14°11'47"W a distance of 756.47 feet to a calculated point,
2. N00°06'48"W a distance of 810.00 feet to a calculated point,
3. N17°44'05"W a distance of 571.00 feet to a calculated point,
4. N04°28'34"W a distance of 1298.00 feet to a calculated point,
5. N15°19'07"W a distance of 306.66 feet to a calculated point,
6. N25°50'50"W a distance of 437.68 feet to a calculated point,
7. N51°33'44"W a distance of 193.63 feet to a calculated point, and
8. N01°57'57"W a distance of 126.33 feet to a calculated point in the south ROW line of SH71, same being the north line of said remainder tract;

Sweetwater  
392.847 Ac.

**THENCE** with said common line the following five (5) courses and distances:

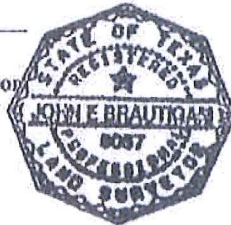
1. with the arc of a curve to the right a distance of 1064.72 feet, through a central angle of  $10^{\circ}50'11''$ , with a radius of 5629.58 feet, and whose chord bears  $S56^{\circ}49'02''E$ , a distance of 1063.13 feet to a TxDOT Type I concrete monument found,
2.  $S51^{\circ}23'09''E$  a distance of 1462.96 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found
3.  $S57^{\circ}06'57''E$  a distance of 100.16 feet to a TxDot Type I concrete Monument found,
4.  $S51^{\circ}23'09''E$  a distance of 3335.74 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
5. with the arc of a curve to the left a distance of 1298.19 feet, through a central angle of  $48^{\circ}51'31''$ , with a radius of 1522.37 feet, and whose chord bears  $S75^{\circ}48'18''E$ , a distance of 1259.21 feet to a TxDot Type I concrete Monument found, and
6.  $N79^{\circ}54'08''E$  a distance of 710.32 feet to the **POINT OF BEGINNING** and containing 392.847 acres of land, more or less,

**BEARING BASIS:** Texas State Plane Coordinate System, Central Zone, NAD83/HARN

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during June 2011 and is true and correct to the best of my knowledge and belief.

Date: 7-11-11

  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057-State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745

EXHIBIT A

Sweetwater  
10.658 Ac.

Page 1 of 3

**DESCRIPTION OF A 10.658 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC. IN JULY, 2011 AND LOCATED IN THE J. C. DEGMAN SURVEY NO. 537, TRAVIS COUNTY, TEXAS, AND BEING A REMAINDER PORTION OF A 1379.351 ACRE TRACT CONVEYED TO WS-COS DEVELOPMENT, LLC. AS DESCRIBED IN DOCUMENT NUMBER 2011067827, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 10.658 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod with "Delta Survey" cap found for the southwest corner of a 136.059 acre tract conveyed to the Lake Travis Independent School District (LTISD) and described in Document Number 2010014061, Official Public Records, Travis County, Texas, same being an east corner of said 1379.351 acre remainder tract;

**THENCE** with the south line of the said LTISD tract, same being a north line of said 1379.351 acre tract the following three (3) courses and distances:

1. S63°14'26"E a distance of 76.66 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found,
2. N87°22'51"E a distance of 686.46 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found, and
3. S70°38'29"E a distance of 275.62 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found in the west line of an 8.862 acre tract conveyed to Cecil D. Perkins by deed of record in Volume 6859, Page 9, Deed Records, Travis County, Texas, same being an east line of said 1581.061 acre tract;

**THENCE** with said common line, S19°01'52"W a distance of 484.62 feet to a 1/2 inch iron rod found in the west line of said 8.862 acre tract, same being a northeast corner of a 327.341 acre tract conveyed to Henry R. Heffington and described in Volume 5246, Page 2045, Deed Records, Travis County, Texas;

**THENCE** leaving the west line of said 8.862 acre tract and with north lines of said 327.341 acre tract same being south lines of said 1379.351 acre tract the following five (5) courses and distances:

1. N30°12'36"W a distance of 114.76 feet to a 1/2 inch iron rod found,
2. N26°03'42"W a distance of 99.66 feet to a calculated point,
3. S77°43'44"W a distance of 496.82 feet to a calculated point,
4. S50°11'08"W a distance of 386.04 feet to a 1/2 inch iron rod found, and
5. S61°43'15"W a distance of 58.11 feet to a calculated point in said common line;

Sweetwater  
10.658 Ac.

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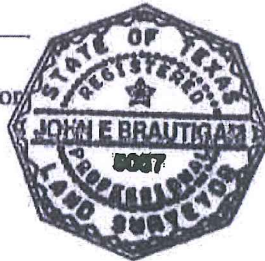
**THENCE** leaving said common line and crossing the said 1379.351 acre tract with the arc of a curve to the right a distance 748.99 feet, through a central angle of 08°07'40", having a radius of 5280.00 feet and whose chord bears N06°01'12"E a distance of 748.37 feet to the **POINT OF BEGINNING** and containing 389.553 acres of land, more or less,

**BEARING BASIS:** Texas State Plane Coordinate System, Central Zone, NAD83/HARN

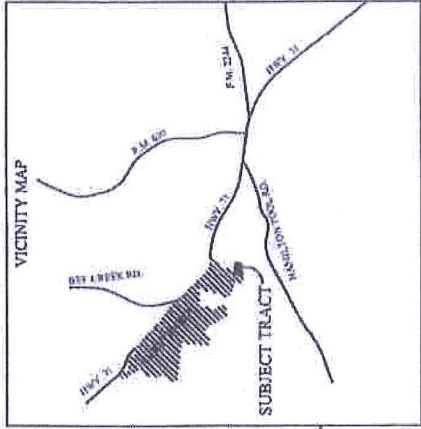
I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during July 2011 and is true and correct to the best of my knowledge and belief.

Date: 7-5-11

  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057 - State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745



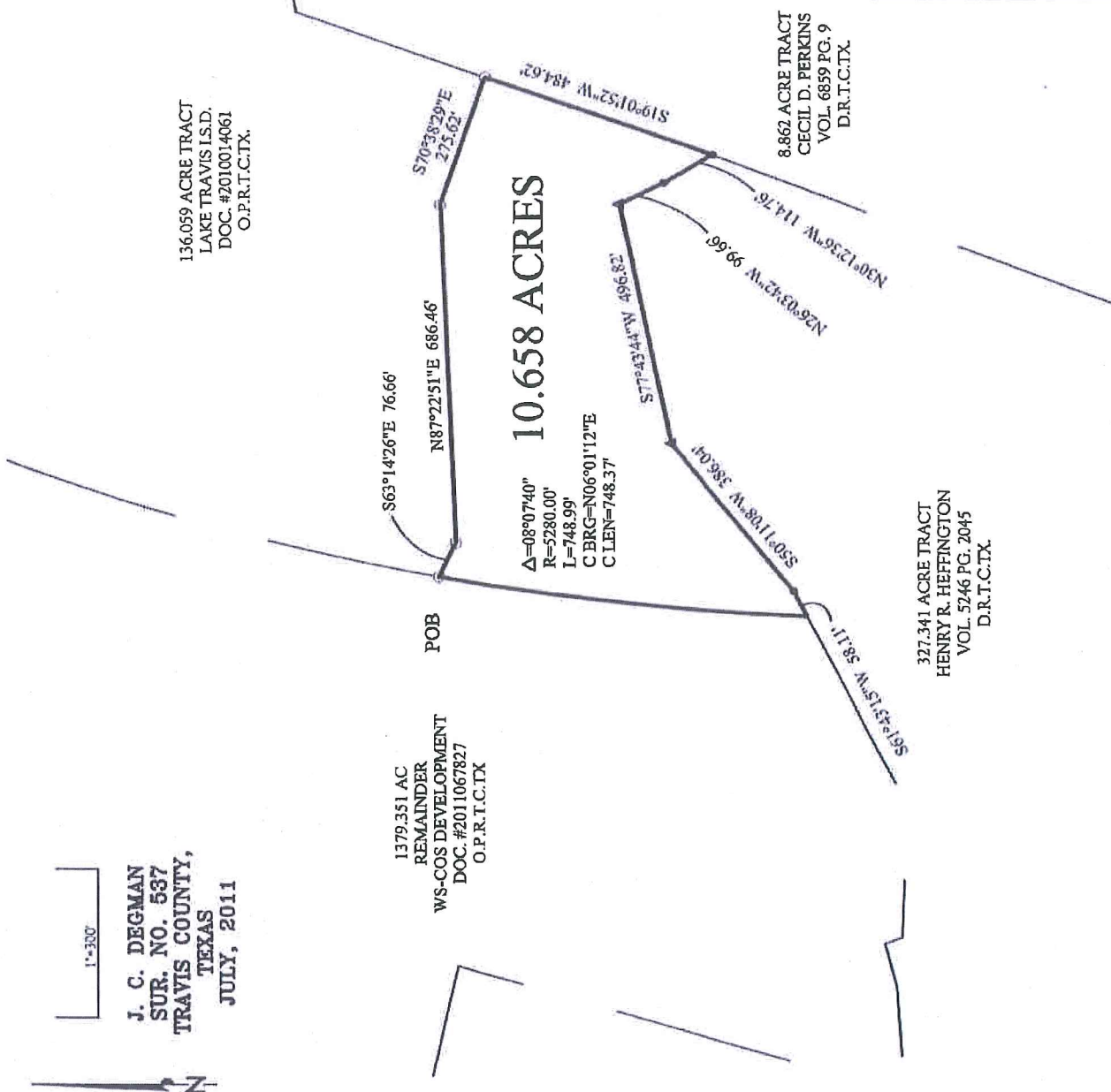
- LEGEND**
- ⊙ 1/2" IRON ROD WITH PLASTIC CAP FOUND
  - COTTON SPINDLE FOUND
  - IRON PIPE FOUND
  - IRON ROD FOUND
  - ▲ NAIL FOUND
  - PROPERTY CORNER AS NOTED
  - △ CALCULATED POINT
  - R.M. ROCK MOUND
  - F.I. FENCE POST
  - L.O. LIVE OAK
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS  
 R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS  
 D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS  
 P.O.B. POINT OF BEGINNING

BEARING BASIS:  
 TEXAS STATE PLANE COORDINATES SYSTEM,  
 CENTRAL ZONE, NAD83/89

**Delta Survey Group Inc.**  
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QUAD SHINGLE HILLS  
 PROJECT SWEETWATER  
 DWG. 389.553 ac. 6-30-11

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136.059 ACRE TRACT  
 LAKE TRAVIS L.S.D.  
 DOC. #2010014061  
 O.P.R.T.C.TX.

8.862 ACRE TRACT  
 CECIL D. PERKINS  
 VOL. 6859 PG. 9  
 D.R.T.C.TX.

327.341 ACRE TRACT  
 HENRY R. HEFFINGTON  
 VOL. 5246 PG. 2045  
 D.R.T.C.TX.

1"=300'  
**J. C. DEGMAN**  
**SUR. NO. 537**  
**TRAVIS COUNTY,**  
**TEXAS**  
**JULY, 2011**

1379.351 AC  
 REMAINDER  
 WS-COS DEVELOPMENT  
 DOC. #2011067827  
 O.P.R.T.C.TX.

**10.658 ACRES**

Δ=08°07'40"  
 R=5280.00'  
 L=748.99'  
 C BRG=N06°01'12"E  
 C LEN=748.37'

SKETCH TO ACCOMPANY FIELD NOTES