

Exhibit A
Property Description

**METES AND BOUNDS DESCRIPTION
OF A
0.455 ACRE TRACT
SAMUEL DAVIDSON LEAGUE, A-13
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL DAVIDSON LEAGUE, ABSTRACT NO. 13, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 46.207 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 8256, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROYDER ROAD MARKING THE EAST CORNER OF SAID 46.207 ACRE TRACT AND THE NORTH CORNER OF A CALLED 35.39 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TRAVIS E. NELSON RECORDED IN VOLUME 7178, PAGE 80 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 43° 00' 43" W ALONG THE COMMON LINE OF SAID TRACTS FOR A DISTANCE OF 24.47 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 51° 34' 47" W THROUGH SAID 46.207 ACRE TRACT FOR A DISTANCE OF 808.88 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 03' 20" FOR AN ARC DISTANCE OF 52.57 FEET (CHORD BEARS: S 85° 23' 33" W - 47.76 FEET) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL (100' R.O.W.) MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL BEARS: S 42° 21' 53" W FOR A DISTANCE OF 2206.90 FEET;

THENCE: N 42° 21' 53" E ALONG THE SOUTHEAST LINE OF GREENS PRAIRIE TRAIL FOR A DISTANCE OF 11.34 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 03' 06" FOR AN ARC DISTANCE OF 52.57 FEET (CHORD BEARS: N 85° 24' 19" E - 47.76 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROYDER ROAD MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE SOUTHWEST LINE OF ROYDER ROAD AND THE NORTHEAST LINE OF SAID 46.207 ACRE TRACT FOR THE FOLLOWING CALLS:

S 58° 16' 30" E FOR A DISTANCE OF 122.47 FEET TO A POINT;

S 51° 21' 14" E FOR A DISTANCE OF 147.09 FEET TO A POINT;

S 51° 34' 47" E FOR A DISTANCE OF 386.33 FEET TO A POINT;

S 51° 21' 17" E FOR A DISTANCE OF 155.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.455 OF AN ACRE OF LAND (19799 SQ. FT.) AS SURVEYED ON THE GROUND MAY, 2007. SEE PLAT PREPARED MAY, 2010, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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