

**EXHIBIT A**

**METES AND BOUNDS DESCRIPTION  
OF A  
44.535 ACRE TRACT  
THOMAS CARUTHERS LEAGUE, A-9  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 120 ACRE TRACT AS DESCRIBED BY A DEED TO DOLLY DYMPLE CREAGOR OLDEN RECORDED IN VOLUME 168, PAGE 339 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

**BEGINNING** AT A ½ INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD AND THE NORTHWEST LINE OF WILLIAM D. FITCH PARKWAY MARKING THE EAST CORNER OF SAID 120 ACRE TRACT;

**THENCE:** S 41° 52' 08" W ALONG THE NORTHWEST LINE OF WILLIAM D. FITCH PARKWAY FOR A DISTANCE OF 2245.72 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID 120 ACRE TRACT AND THE EAST CORNER OF A 119.53 ACRE TRACT DESCRIBED BY A DEED TO BRAZOS VALLY SOLID WASTE MANAGEMENT AGENCY RECORDED IN VOLUME 1231, PAGE 288 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** N 48° 05' 19" W ALONG THE SOUTHWEST LINE OF SAID 120 ACRE TRACT, AT 11.51 FEET PASS A ½ INCH IRON ROD FOUND, CONTINUE FOR A TOTAL DISTANCE OF 940.79 FEET TO A ½ INCH IRON ROD FOUND MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE SOUTH CORNER OF A 76.00 ACRE TRACT DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 7159, PAGE 261 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** N 41° 50' 02" E ALONG THE SOUTHEAST LINE OF SAID 76.00 ACRE TRACT, AT 1839.94 FEET PASS A ½ INCH IRON ROD FOUND, CONTINUE FOR A TOTAL DISTANCE OF 1875.63 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT AND THE EAST CORNER OF SAID 76.00 ACRE TRACT;

**THENCE:** S 69° 32' 41" E ALONG THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF 1011.78 FEET TO THE POINT OF BEGINNING CONTAINING 44.535 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND AUGUST, 2007. SEE PLAT PREPARED SEPTEMBER, 2007, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.