

EXHIBIT "A-1"

BEING A PORTION OF LOT 8, OF BEAU SITE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2, PAGE 184, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHANNON H. RATLIFF AND WIFE, MARSHA GAY RATLIFF, AS RECORDED IN VOLUME 5334, PAGE 1453, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 8, SAID IRON PIPE BEING THE COMMON NORTH CORNER OF SAID RATLIFF TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY, AS RECORDED IN INSTRUMENT NO. 2002135995, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING ON THE SOUTH LINE OF E. 37TH STREET;

THENCE SOUTH $28^{\circ} 32' 00''$ WEST, A DISTANCE OF 254.26 FEET (DEED = 254.22 FEET) ALONG THE EAST LINE OF SAID LOT 8 AND SAID RATLIFF TRACT TO A FOUND 60D NAIL AT THE COMMON EAST CORNER OF SAID RATLIFF TRACT AND WALTHER ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77, PAGE 321, AFORESAID PLAT RECORDS, SAID NAIL BEING ON THE WEST LINE OF SECOND RESUB. LOTS 2, 3, 4 AND PART OF $\frac{1}{2}$ OAKVALE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75, PAGE 12, SAID PLAT RECORDS;

THENCE NORTH $70^{\circ} 46' 00''$ WEST, A DISTANCE OF 56.11 FEET ALONG THE COMMON LINE OF SAID RATLIFF TRACT AND SAID WALTHER ADDITION TO A FOUND 60D NAIL;

THENCE NORTH $57^{\circ} 33' 00''$ WEST, A DISTANCE OF 64.62 FEET ALONG SAID COMMON LINE TO A FOUND 60D NAIL;

THENCE NORTH $53^{\circ} 00' 00''$ WEST, A DISTANCE OF 113.24 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH $87^{\circ} 07' 39''$ EAST - 1.36 FEET, SAID IRON ROD SET BEING THE COMMON WEST CORNER OF AFORESAID RATLIFF TRACT AND AFORESAID WALTHER ADDITION, BEING ON THE SOUTHEAST LINE OF HAMPTON ROAD (80 FOOT RIGHT-OF-WAY);

THENCE NORTH $27^{\circ} 28' 00''$ EAST, A DISTANCE OF 171.56 FEET ALONG SAID SOUTHEAST LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID RATLIFF TRACT, SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTHEAST LINE AND THE AFORESAID SOUTH LINE OF E. 37TH STREET;

THENCE SOUTH $80^{\circ} 28' 00''$ EAST, A DISTANCE OF 170.34 FEET ALONG SAID SOUTH LINE TO A FOUND 60D NAIL;

THENCE SOUTH $73^{\circ} 58' 00''$ EAST, A DISTANCE OF 55.56 FEET (DEED = 55.60 FEET) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 47,256 SQUARE FEET OR 1.085 ACRES OF LAND.