

## Exhibit A

### Tract 1:

Commence at the most northerly point of Lot 1, Block A, Coil Subdivision, Travis County, Texas according to plat recorded Volume 95, Page 105, Travis County Plat Records, such point being also a point on the easterly right of way line of Interstate Highway 35 just south of the Travis/Williamson County line;

Thence northerly along the easterly ROW of IH 35 N 15 degrees, 23' 25" W a distance of 74.50 feet to a point, the point of beginning of the tract described herein;

Thence continuing along the easterly ROW of IH 35 N 15 degrees 23' 25" W a calculated distance of 142.70 feet to the southwest line of Lot C of the D-K Addition according to Volume 84, Page 90 Plat Records and the most northerly point of this tract;

Thence, in a southeasterly direction along the southwest line of said Lot C, S 60 degrees 51' 25" E, a distance of 154.63 feet to a point, said point also being along a boundary of a tract conveyed to AusPro Enterprises by Deed recorded at Doc. No. 2012045359, Official Records of Travis County, Texas;

Thence in a southwesterly direction to the point of beginning and being S 58 degrees 46' 15" W a distance of approximately 111.22 feet.

### Tract 2:

Lot 3, Block A, Coil Subdivision, Travis County, Texas, according to the plat recorded in Volume 95, Page 105, Travis County Plat Records.

### Tract 3:

Lot 4, Block A, Coil Subdivision, a plat of record in Volume 95, Page 105, Plat Records of Travis County, Texas.

Exhibit A continued

Tract 4:

**FIELD NOTE DESCRIPTION OF 3.223 ACRES OF LAND OUT OF THE WILLIAM BRATTON SURVEY No. 103 AND THE SOCRATES DARLING SURVEY No. 102 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (19.737 ACRE) TRACT OF LAND AS CONVEYED TO AUSPRO ENTERPRISES, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2012045359 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a capped iron rod found (marked "Baker-Aiklen") in the South line of that certain (36.611 acre) tract of land as conveyed to Sun Development, Inc. by deed recorded in Volume 12434 Page 1610 of the Real Property Records of Travis County, Texas, and in the North line of Lot 1, Block B, Leif Johnson Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 199900129 of the Official Public Records of Travis County, Texas, for the Southwest corner of that certain (12.742 acre) tract of land as conveyed to Mitzi Evelyn Coil by Warranty Deed recorded in Volume 12806 Page 274 of the Real Property Records of Travis County, Texas, and for the Southeast corner of that certain (19.737 acre) tract of land as conveyed to Auspro Enterprises, L.P. by Special Warranty Deed recorded in Document No. 2012045359 of the Official Public Records of Travis County, Texas, and being the Southeast corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a 1" iron pipe found for the Northeast corner of said Lot 1, Block B, Leif Johnson Subdivision and for an angle corner of said Sun Development (36.611 acre) tract bears S 89 deg. 40' 08" E 388.89 ft., and also from which a 1/4" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." in the North line of said Sun Development (36.611 acre) tract for the Northwest corner of said Coil (12.742 acre) tract and for the Northeast corner of said Auspro Enterprises (19.737 acre) tract bears N 03 deg. 05' 14" W 728.48 ft.;

THENCE with the common line of said Auspro Enterprises (19.737 acre) tract and said Leif Johnson Subdivision, N 89 deg. 40' 08" W 1049.95 ft. to a 1/4" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." for the Southwest corner of said Auspro Enterprises (19.737 acre) tract and for the Southwest corner of this tract, and from which a cotton spindle found in asphalt in the East right-of-way line of Interstate Highway No. 35 for the Southwest corner of Lot 4, Block A, Coil Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 95 Page 105 of the Plat Records of Travis County, Texas, bears N 89 deg. 40' 08" W 300.03 ft.;

Exhibit A continued

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3.223 ACRES

THENCE with the common line of said Auspro Enterprises (19.737 acre) tract and said Coil Subdivision, N 12 deg. 25' 49" W at 1.25 ft. passing a 1/2" iron rod found for the Southeast corner of said Lot 4, Block A, Coil Subdivision, and at 149.06 ft. passing a 1/2" iron rod found for the Southeast corner of Lot 3, Block A, Coil Subdivision, and continuing with the same bearing for a total distance of 199.45 ft. to a point for an angle corner of that certain (21.18 acre) tract of land as conveyed to Whittlesey Landscape Supplies & Recycling, Inc. by Warranty Deed recorded in Document No. 2014161840 of the Official Public Records of Travis County, Texas, and being Northwest corner of this tract;

THENCE crossing the interior of said Auspro Enterprises (19.737 acre) tract with the South line of said Whittlesey (21.18 acre) tract, the following eight (8) courses;

- 1) S 88 deg. 54' 17" E 134.29 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Holt Carson, Inc.";
- 2) S 74 deg. 08' 00" E 126.06 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Holt Carson, Inc.";
- 3) S 77 deg. 13' 35" E 230.92 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Holt Carson, Inc.";
- 4) S 85 deg. 39' 00" E 319.74 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Holt Carson, Inc.";
- 5) N 02 deg. 21' 20" E 39.32 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Holt Carson, Inc.";
- 6) S 84 deg. 47' 35" E 81.95 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Holt Carson, Inc.";
- 7) S 15 deg. 00' E 41.00 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Holt Carson, Inc." for a non-tangent point of curvature;
- 8) along a curve to the left with a radius of 954.41 ft. for an arc length of 214.28 ft. and which chord bears N 62 deg. 33' 40" E 213.83 ft. to a point in the East line of said Auspro Enterprises (19.737 acre) tract and in the West line of said Mitzi Evelyn Coil (12.742 acre) tract for the South corner of that certain (3.11 acre) tract of land as conveyed to Auspro Enterprises, L.P. by said Special Warranty Deed recorded in Document No. 2012045359 of the Official Public Records of Travis County, Texas, and being the Northeast corner of this tract;

THENCE with the East line of said Auspro Enterprises (19.737 acre) tract, S 03 deg. 05' 14" E 179.54 ft. to the PLACE OF BEGINNING, containing 3.223 acres of land.

PREPARED: June 6, 2017

  
Holt Carson  
Registered Professional Land Surveyor No. 5166



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