

# EXHIBIT A

## LEGAL DESCRIPTION

BEING a 20.448 acre tract of land situated in the William Hines Survey, Abstract No. 345 in Travis County, Texas, and being all of a called 20.441 acre tract of land described in Warranty Deed to Filimon Saucedo recorded in Document No. 2008169916 of the Official Public Records of Travis County, Texas, said 20.448 acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

COMMENCING at a 1/2" iron rod found in the southeasterly right-of-way line of Albert Voelker Road (a variable width right-of-way) being the northerly corner of a called 24.056 acre tract of land described in a Warranty Deed with Vendor's Lien to H&T Utilities, LC recorded in Document No. 1999014392 of the Official Public Records of Travis County, Texas and the westerly corner of called 210 acre tract of land described in Warranty Deed to The Charles Joseph Poth, Jr. Trust recorded in Document No. 1999051933 of the Official Public Records of Travis County, Texas;

THENCE with said southeasterly right-of-way line of Albert Voelker Road, South 27°38'59" West a distance of 261.68 feet to a 1/2" iron rod with cap stamped "CR RALPH 4758" found for the northwesterly corner of said 20.441 acre tract of land;

THENCE departing said southeasterly right-of-way line of Albert Voelker Road, over and across said 24.056 acre tract of land with a northeasterly line of said 20.441 acre tract of land, South 62°58'22" East a distance of 604.61 feet to a 1/2" iron rod with cap stamped "CR RALPH 4758" found for the northerly interior corner of said 20.441 acre tract of land;

THENCE continuing over and across said 24.056 acre tract of land, with a northwesterly line of said 20.441 acre tract of land, North 27°13'20" East a distance of 261.60 feet to a 1/2" iron rod with cap stamped "CR RALPH 4758" found in the common northeasterly line of said 24.056 acre tract of land and southwesterly line of said 210 acre tract of land being the northerly corner of said 20.441 acre tract of land;

THENCE with the common northeasterly line of said 20.441 acre tract of land and said southwesterly line of said 210 acre tract of land, South 62°58'00" East a distance of 1073.90 feet to a 1/2" iron rod found for the easterly corner of said 20.441 acre tract of land and the northerly corner of a called 50.0 acre tract of land described in Deed to Kenneth R. Koether recorded in Volume 11943, Page 326 of the Real Property Records of Travis County, Texas;

THENCE with the common southeasterly line of said 20.441 acre tract of land and northwesterly line of said 50.0 acre tract of land, South 27°41'30" West a distance of 630.28 feet to a 1/2" iron rod found for the southerly corner of said 20.441 acre tract of land and the easterly corner of a called 100 acre tract of land save & except 24.056 acre tract of land described in Gift Deed to Kyle Voelker recorded in Document No. 2015070633 of the Official Public Records of Travis County, Texas;

THENCE with the common southwesterly line of said 20.441 acre tract of land and northeasterly line of said Kyle Voelker Tract, North 62°38'48" West a distance of 1676.02 feet to a 1/2" iron rod found in said southeasterly right-of-way line of Albert Voelker Road being the westerly corner of said 20.441 acre tract of land and the northerly corner of said Kyle Voelker Tract;

THENCE with said southeasterly right-of-way line of Albert Voelker Road, North 27°38'59" East a distance of 359.23 feet to the POINT OF BEGINNING and CONTAINING an area of 20.448 acres of land.

This description has been prepared as a result of an on the ground survey completed on February 13, 2019 and is submitted in connection with a survey drawing prepared by Jones|Carter titled A814-0006-00 Land Title Survey, dated February 14, 2019, Project No A814-0006-00.

