EXHIBIT "_____"

Tract 13D
Thomas B. Westbrook Survey No. 5, Abstract No. 797

4WARD Land Surveying
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Austin, TX 78709
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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 112.6810 ACRES (4,908,380 SQUARE FEET), BEING ALL OF A CALLED 117.208 ACRE TRACT CONVEYED TO CIRCUIT OF THE AMERICAS, LLC., IN DOCUMENT NO. 2012109754 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAVE AND EXCEPT A CALLED 1.907 ACRE TRACT (DESCRIBED AS A PORTION OF TRACT 1), A CALLED 1.464 ACRE (DESCRIBED AS TRACT 2), A CALLED 0.725 ACRE TRACT (DESCRIBED AS TRACT 3(i)), AND A CALLED 0.423 ACRE TRACT (DESCRIBED AS TRACT 3(ii)), ALL CONVEYED TO TRAVIS COUNTY, TEXAS, IN DOCUMENT NO. 2012207093 (O.P.R.T.C.T.), SAID 112.6810 ACRES BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

Part 1 - 110.3911 Acres (4,808,634 Square Feet)

BEGINNING, at a 1/2-inch iron rod with "4Ward Boundary" cap set at a corner in the east right-of-way line of Kellam Road (right-of-way varies, partially dedicated in Volume 386, Page 254 of the Deed Records of Travis County, Texas (D.R.T.C.T.)), and being the northeast corner of said 1.907 acre Travis County tract, and being in the north line of said Circuit of the Americas (COTA) tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 5/8-inch iron rod found at a corner in the east right-of-way line of said Kellam Road, and being the southwest corner of a called 59.303 acre tract (described as Tract 2) conveyed to Kellam Road Investments, Ltd., in Document No. 2016207376 (O.P.R.T.C.T.), and being the northwest corner of said 1.907 acre Travis County tract, and being the northwest corner of said COTA tract bears, N62°12'36"W, a distance of 10.05 feet;

THENCE, leaving the east right-of-way of said Kellam Road, with the north line of said COTA tract, in part diverging from the south line of said Kellam Road tract, and in part in conflict with the east line of a called 206.452 acre tract conveyed to KT Development, LLC, in Document Nos. 2014128912 and 2014128913 (O.P.R.T.C.T.), **S62°12'36"E**, passing at a distance of 1,505.24 feet, a calculated point, from which a 1/2-inch iron rod found bears, N27°47'24"E, a distance of 12.42 feet, and continuing for a total distance of **3,111.04** feet to a fence post found for the northeast corner hereof, from which a fence post found for a corner in the west line of said KT tract bears, N55°04'30"W, a distance of 19.79 feet;

THENCE, with the east line of said COTA tract, in conflict with the west line of said KT tract, **S28°47'43"W**, a distance of **1631.55** feet to a fence post found for the southeast corner hereof, said point being in the north right-of-way line of Elroy Road (right-of-way varies), and being a corner in the west line of said KT tract, and being the southeast corner of said COTA tract, from which a 1/2-inch iron rod with "Chaparral" cap found at a corner in the north right-of-way line of said Elroy Road, and being a corner in the west line of said KT tract bears, S64°47'26"E, a distance of 42.17 feet;

THENCE, with the north right-of-way line of said Elroy Road and the south line of said COTA tract, **N62°39'39"W**, a distance of **2710.69** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being at the southeast corner of said 0.423 acre Travis County tract, from which a leaning fence post found at the intersection of the east right-of-way line of Old Kellam Road (60' right-of-way, partially dedicated in Volume 386, Page 254 of the Deed Records of Travis County, Texas (D.R.T.C.T.)) with the north right-of-way line of said Elroy Road, and being at the southwest corner of said COTA tract bears, N62°39'39"W, a distance of 375.06 feet;

THENCE, leaving the north right-of-way line of said Elroy Road and the south line of said COTA tract, over and across said COTA tract, with the east line of said 0.423 acre Travis County tract, the following eleven (11) courses and distances:

1) **N24°27'10"E**, a distance of **91.63** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
2) **S66°27'14"E**, a distance of **10.17** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof,
3) **N08°47'20"E**, a distance of **60.36** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
4) **N15°08'38"E**, a distance of **35.00** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
5) **N20°55'11"E**, a distance of **74.61** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
6) **N10°12'34"E**, a distance of **26.72** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
7) **N00°49'29"E**, a distance of **307.55** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
8) **N09°21'49"E**, a distance of **106.57** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
9) **N00°46'35"W**, a distance of **68.53** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
10) **N00°52'35"W**, a distance of **134.43** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
11) **N08°31'28"E**, a distance of **113.25** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being in the south line of said 1.464 acre Travis County tract, and being the northeast corner of said 0.423 acre Travis County tract;

THENCE, continuing over and across said COTA tract, with the south and east lines of said 1.464 acre Travis County tract, the following three (3) courses and distances:

1) **S73°54'27"E**, a distance of **218.22** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
2) **N16°05'33"E**, a distance of **238.91** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof, and
3) **N36°16'14"W**, a distance of **210.95** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the east right-of-way line of said Kellam Road, and being in the east line of said 1.907 acre Travis County tract, and being the northwest corner of said 1.464 acre Travis County tract;

THENCE, continuing over and across said COTA tract, with the east right-of-way line of said Kellam Road and the east line of said 1.907 acre Travis County tract, **N27°46'26"E**, a distance of **338.90** feet to the **POINT OF BEGINNING** and containing 110.3911 Acres (4,808,634 Square Feet) more or less.

Part 2 – 2.2899 Acres (99,746 Square Feet)

BEGINNING, at a 1/2-inch iron rod with illegible cap found at the intersection of the west right-of-way line of Kellam Road (right-of-way varies) with the east right-of-way line of Old Kellam Road (60' right-of-way, partially dedicated in Volume 386, Page 254 of the Deed Records of Travis County, Texas (D.R.T.C.T.)), and being a corner in the west line of said 1.907 acre Travis County tract, and being in the west line of said Circuit of the Americas (COTA) tract, for the northwest corner and **POINT OF**

BEGINNING hereof, from a 5/8-inch iron rod found at a corner in the east right-of-way line of said Kellam Road, and being the southwest corner of a called 59.303 acre tract (described as Tract 2) conveyed to Kellam Road Investments, Ltd., in Document No. 2016207376 (O.P.R.T.C.T.), and being the northwest corner of said 1.907 acre Travis County tract, and being the northwest corner of said COTA tract bears, N27°46'26"E, a distance of 1072.12 feet;

THENCE, leaving the west line of said COTA tract, over and across said COTA tract, with the west right-of-way line of said Kellam Road and the west line of said 1.907 acre Travis County tract, **S87°43'44"E**, a distance of **47.13** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being at the northwest corner of said 0.725 acre Travis County tract;

THENCE, leaving the west right-of-way line of said Kellam Road and the west line of said 1.907 acre Travis County tract, continuing over and across said COTA tract, with the west line of said 0.725 acre Travis County tract, the following five (5) courses and distances:

1) **S04°55'56"W**, a distance of **252.64** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
2) **S85°03'35"E**, a distance of **12.00** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof,
3) **S06°00'34"W**, a distance of **199.24** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
4) **S29°29'01"W**, a distance of **68.06** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
5) **S11°17'07"W**, a distance of **125.77** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the north right-of-way line of said Elroy Road (right-of-way varies), and being in the south line of said COTA tract, and being the southwest corner of said 0.725 acre Travis County tract;

THENCE, with the north right-of-way line of said Elroy Road and the south line of said COTA tract, **N62°39'39"W**, a distance of **259.22** feet to a leaning fence post found at the intersection of the east right-of-way line of said Old Kellam Road with the north right-of-way line of said Elroy Road, and being at the southwest corner of said COTA tract;

THENCE, with the east right-of-way line of said Old Kellam Road and the west line of said COTA tract, **N27°46'26"E**, a distance of **583.51** feet to the **POINT OF BEGINNING** and containing 2.2899 Acres (99,746 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000030256207. See attached sketch (reference drawing: 00662.dwg.)

5/8/2018

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

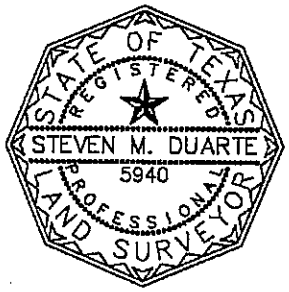

EXHIBIT "_____"

Main Tract
William Lewis, Sr., Survey No. 2, Abstract No. 479
Peter C. Harrison Survey No. 3, Abstract No. 2104
Thomas B. Westbrook Survey No. 5, Abstract No. 797

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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1,037.1022 ACRES (45,176,171 SQUARE FEET), OUT OF THE WILLIAM LEWIS, SR., SURVEY NO. 2, ABSTRACT NO. 479, THE PETER C. HARRISON SURVEY NO. 3, ABSTRACT NO. 2104, AND THE THOMAS B. WESTBROOK SURVEY NO. 5, ABSTRACT NO. 797, ALL IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 399.528 ACRE TRACT (DESCRIBED AS TRACT 1), ALL OF A CALLED 3.671 ACRE TRACT (DESCRIBED AS TRACT 2), ALL OF A CALLED 123.720 ACRE TRACT (DESCRIBED AS TRACT 3), ALL OF A CALLED 106.008 ACRE TRACT (DESCRIBED AS TRACT 4), AND ALL OF A CALLED 15.019 ACRE TRACT (DESCRIBED AS TRACT 5), ALL CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011010836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 34.380 ACRE TRACT (DESCRIBED AS TRACT 6), ALL OF A CALLED 3.423 ACRE TRACT (DESCRIBED AS TRACT 7), ALL OF A CALLED 28.657 ACRE TRACT (DESCRIBED AS TRACT 8), ALL OF A CALLED 188.5874 ACRE TRACT (DESCRIBED AS TRACT 9), AND ALL OF A CALLED 78.3484 ACRE TRACT (DESCRIBED AS TRACT 10), SAID TRACT 10 INCLUDING PORTIONS OF LOTS 12 AND 22, TOBIN'S SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 64 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), LOTS 8 AND 9, ELROY ESTATES, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 49, PAGE 46 (P.R.T.C.T.), AND LOT 11, ELROY ESTATES, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 51, PAGE 53 (P.R.T.C.T.), SAVE AND EXCEPT A CALLED 0.024 ACRE TRACT (DESCRIBED AS PARCEL 7) CONVEYED TO TRAVIS COUNTY IN DOCUMENT NO. 2015094957 (O.P.R.T.C.T.), ALL CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011010837 (O.P.R.T.C.T.), AND ALL OF A CALLED 10.060 ACRE TRACT CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011059565 (O.P.R.T.C.T.), AND ALL OF A CALLED 45.25 ACRE TRACT CONVEYED TO AHSPE, LLC, IN DOCUMENT NO. 2011026871 (O.P.R.T.C.T.), SAID 1,037.1022 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a fence post found in the east right-of-way line of McAngus Road (right-of-way varies), and being at the southwest corner of a called 113 acres (described as Tract 3) conveyed to the Jay Kramer Family Dynasty Trust, et al, in Document No. 2008187344 (O.P.R.T.C.T.), and being the northwest corner of said AHSPE Tract 1, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the common line of said Kramer tract and said AHSPE Tract 1, the following two (2) courses and distances:

1) **S62°27'24"E**, a distance of **1,825.49** feet to a 1/2-inch iron rod found for an angle point hereof, and
2) **S62°36'22"E**, a distance of **850.76** feet to a fence post found for an angle point hereof, said point being at the southwest corner of a called 13.30 acre tract conveyed to Matthew A.B. Collins in Document No. 2017042877 (O.P.R.T.C.T.), and being the southeast corner of said Kramer tract;

THENCE, with the south line of said Collins tract and the north line of said AHSPE Tract 1, **S66°37'44"E**, a distance of **277.34** feet to a calculated point for an angle point hereof, said point being at the southwest corner of Lot 1 of Elroy Acres, a subdivision recorded in Volume 76, Page 398 (P.R.T.C.T.), and being the southeast corner of said Collins tract;

THENCE, with the north line of said AHSPE Tract 1, in part with the south line of said Elroy Acres, and in part with the south line of a called 15.0 acre tract (described as Exhibit B) conveyed to Wattinger Living Trust in Document No. 2012162592 (O.P.R.T.C.T.), said Wattinger tract being a portion of Lot 4 of said Elroy Acres, the following four (4) courses and distances:

1) **S63°05'49"E**, a distance of **257.01** feet to a 1/2-inch iron rod found for an angle point hereof,
2) **S62°47'49"E**, a distance of **714.74** feet to a 1/2-inch iron rod with "Holt-Carson" cap found for an angle point hereof,
3) **S62°52'24"E**, a distance of **655.87** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
4) **S62°29'24"E**, a distance of **773.67** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southeast corner of Lot 4 of said Elroy Acres, and being at the southeast corner of said Wattinger tract, and being in the west line of said AHSPE Tract 4, and being at the northeast corner of said AHSPE Tract 1;

THENCE, with the common line of said Lot 4, said Wattinger tract and said AHSPE Tract 4, **N27°12'05"E**, a distance of **337.60** feet to a 5/8-inch iron rod found for an exterior ell-corner hereof said point being at the southwest corner of a called 10.035 acre tract conveyed to Dale and Judy Morrow in Document No. 2011104449 (O.P.R.T.C.T.), and being the northwest corner of said AHSPE Tract 4;

THENCE, with the common line of said Morrow tract and said AHSPE Tract 4, **S62°05'07"E**, a distance of **297.25** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southwest corner of said Circuit of the Americas (COTA) Tract 11, and being the southeast corner of said Morrow tract;

THENCE, with the common line of said Morrow tract and said COTA Tract 11, **N27°18'03"E**, a distance of **1,476.90** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the south right-of-way line of Elroy Road (right-of-way varies), and being at the common north corner of said Morrow tract and said COTA Tract 11;

THENCE, with the south right-of-way line of said Elroy Road, in part with the north line of said COTA Tract 11, and in part with the north line of said AHSPE Tract 5, **S63°04'22"E**, passing at a distance of 295.52 feet, a 1/2-inch iron rod with "Harris Grant" cap found at the common north corner of said COTA Tract 11 and said AHSPE Tract 5, and continuing for a total distance of **736.10** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being at a corner in the south right-of-way line of said Elroy Road, and being the northeast corner of said AHSPE Tract 5;

THENCE, with the east line of said AHSPE Tract 5, in part with the south right-of-way line of said Elroy Road, in part with the west line of Lot 1 of Odelia Terrace, a subdivision recorded in Volume 84, Page 21B (P.R.T.C.T.), and in part with the west line of a called 21.929 acre tract conveyed to Sterling Bruce and Olivia Penelope Hobbs in Volume 11735, Page 728 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), **S27°17'30"W**, passing at a distance of 768.84 feet, a disturbed 5/8-inch iron rod found at the common west corner of Lot 1 of said Odelia Terrace and said Hobbs tract, and continuing for a total distance of **1,488.49** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southwest corner of said Hobbs tract, and being an angle point in the north line of said AHSPE Tract 4, and being the southeast corner of said AHSPE Tract 5;

THENCE, with the common line of said Hobbs tract and said AHSPE Tract 4, **S61°57'13"E**, a distance of **1,320.61** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the southwest corner of a called 29.7615 acre tract conveyed to Saja Investments, Inc., in Document No. 2016167797 (O.P.R.T.C.T.), and being the southeast corner of said Hobbs tract;

THENCE, with the common line of said Saja tract and said AHSPE Tract 4, **S62°31'45"E**, a distance of **854.96** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being in the west right-of-way line of said Elroy Road, and being at the common east corner of said Saja tract and said AHSPE Tract 4, from which a 1/2-inch iron rod with "RPLS-4046" cap found for a point of curvature in the west right-of-way line of said Elroy Road and the east line of said Saja tract bears, N28°31'10"E, a distance of 1,395.39 feet;

THENCE, with the west right-of-way line of said Elroy Road and the east line of said AHSPE Tract 4, **S28°07'50"W**, a distance of **248.32** feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being at the northeast corner of Lot 1, Block 1 of Boothe Subdivision, recorded in Volume 10, Page 18 (P.R.T.C.T.), and being an exterior ell-corner of said AHSPE Tract 4, from which a 1/2-inch iron rod found bears, N28°07'50"E, a distance of 1.26 feet;

THENCE, leaving the west right-of-way line of said Elroy Road, with the common line of Block 1 of said Boothe Subdivision and said AHSPE Tract 4, the following three (3) courses and distances:

1) **N63°30'09"W**, a distance of **119.59** feet to a 1/2-inch iron rod with "Holt-Carson" cap found for an interior ell-corner hereof,
2) **S27°42'56"W**, a distance of **363.44** feet to a 1/2-inch iron rod with "Holt-Carson" cap found for an interior ell-corner hereof, and
3) **S61°22'23"E**, a distance of **120.01** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the west right-of-way line of said Elroy Road, and being at the southeast corner of Lot 4, Block 1 of said Boothe Subdivision, and being an exterior ell-corner in the east line of said AHSPE Tract 4;

THENCE, with the west right-of-way line of said Elroy Road and the east line of said AHSPE Tract 4, **S28°10'46"W**, a distance of **1,055.18** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of a called 2.293 acre tract conveyed to Gilbert C. Vetters, Jr., in Document No. 2011077817 (O.P.R.T.C.T.), and being the southeast corner of said AHSPE Tract 4, from which a 1/2-inch iron rod found at a corner in the west right-of-way line of said Elroy Road, and being the southeast corner of said Vetters tract bears, S28°03'34"W, a distance of 200.04 feet;

THENCE, leaving the west right-of-way line of said Elroy Road, with the common line of said Vetters tract and said AHSPE Tract 4, **N61°58'17"W**, a distance of **499.56** feet to a 1/2-inch iron rod found for an angle point hereof, said point being a corner in the east line of Lot 3 of Brammer Subdivision, recorded in

Volume 87, Page 41C-41D (P.R.T.C.T.), and being the northwest corner of said Vetters tract, from which a 1/2-inch iron rod with "5784" cap found bears, S66°35'59"E, a distance of 4.55 feet;

THENCE, with the common line of Lot 3 of said Brammer Subdivision and said AHSPE Tract 4, **N62°22'58"W**, a distance of **175.20** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southeast corner of a called 10.00 acre tract conveyed to Donald Antony Haywood in Volume 11464, Page 72 (R.P.R.T.C.T.), and being an exterior ell-corner in the south line of said AHSPE Tract 4, from which a 1/2-inch iron rod found at the northeast corner of a called 41.52 acre tract conveyed to Gilbert C. Vetters, Jr., in Volume 12651, Page 777 (R.P.R.T.C.T.), and being the northwest corner of Lot 3 of said Brammer Subdivision bears, N62°22'58"W, a distance of 25.09 feet;

THENCE, with the south line of said AHSPE Tract 4, in part with the east line of said Haywood tract, and in part with the east line of a called 0.75 acre tract conveyed to Donald Anthony Haywood in Volume 12650, Page 1 (R.P.R.T.C.T.), **N28°02'29"E**, passing at a distance of 336.03 feet, a 1/2-inch iron rod found at the common east corner of said Haywood 10.00 acre and 0.75 acre tracts, and continuing for a total distance of **516.29** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the southeast corner of a called 5.74 acre tract conveyed to Rosa E. Santis in Document No. 2007001425 (O.P.R.T.C.T., said tract described by metes and bounds in Volume 6379, Page 1801 (D.R.T.C.T.)), and being the northeast corner of said Haywood 0.75 acre tract;

THENCE, with the common line of said Santis tract and said AHSPE Tract 4, the following three (3) courses and distances:

1) **N27°57'48"E**, a distance of **295.76** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
2) **N62°03'10"W**, a distance of **843.36** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
3) **S28°06'23"W**, a distance of **297.55** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the common west corner of said Santis tract and said Haywood 10.00 acre tract;

THENCE, with the common line of said Haywood 10.00 acre tract and said AHSPE Tract 4, **S28°07'05"W**, a distance of **517.02** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the common west corner of said Vetters 41.52 acre tract and said Haywood 10.00 acre tract, and being a corner in the south line of said AHSPE Tract 4, and being the northeast corner of said AHSPE Tract 6;

THENCE, with the common line of said Vetters 41.52 acre tract and said AHSPE Tract 6, **S27°44'21"W**, a distance of **1,204.31** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being in the north line of a called 23.595 acre tract conveyed to Young H. Spurlock in Volume 11640, Page 1285 (R.P.R.T.C.T.), and being the southwest corner of said Vetters 41.52 acre tract, and being the southeast corner of said AHSPE Tract 6;

THENCE, with the south line of said AHSPE Tract 6, in part with the north line of said Spurlock tract, and in part with the north line of a called 4.20 acre tract conveyed to Mike J. McLaughlin in Volume 11662, Page 517 (R.P.R.T.C.T.), **N30°52'50"W**, a distance of **483.86** feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being at the northeast corner of said AHSPE Tract 8, and being the northwest corner of said McLaughlin tract;

THENCE, with the common line of said McLaughlin tract and said AHSPE Tract 8, **S27°51'02"W**, a distance of **946.08** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the

north line of said AHSPE Tract 2, and being at the southwest corner of said McLaughlin tract, and being at the southeast corner of said AHSPE Tract 8;

THENCE, with the north line of said AHSPE Tract 2, in part with the south line of said McLaughlin tract, in part with the south line of said Spurlock tract, in part with the south line of a called 1.00 acre tract conveyed to Chong Hwang in Document No. 2014035771 (O.P.R.T.C.T.), in part with the south line of a called 4.000 acre tract conveyed to Kim Chong in Document No. 2014035770 (O.P.R.T.C.T.), in part with the south line of a called 4.000 acre tract conveyed to Kim Kwon in Document No. 2014035769 (O.P.R.T.C.T.), in part with the south line of a called 7.00 acre tract conveyed to John T. and Chong H. Rowland in Volume 8318, Page 840 (D.R.T.C.T.), and being the south line of a called 1.00 acre tract conveyed to Juan Bautista in Document No. 2004224559 (O.P.R.T.C.T., said tract described in Volume 10836, Page 350 (R.P.R.T.C.T.)), **S62°09'13"E**, a distance of **1,926.63** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the west right-of-way line of said Elroy Road, and being the common east corner of said Bautista tract and said AHSPE Tract 2, from which a 1/2-inch iron rod found in the west right-of-way line of said Elroy Road, and being the common northeast corner of said Bautista tract and said Rowland tract bears, N27°35'50"E, a distance of 170.80 feet;

THENCE, with the west right-of-way line of said Elroy Road and the east line of said AHSPE Tract 2, **S25°33'51"W**, a distance of **49.60** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of a called 20.024 acre tract conveyed to GST Hermanas Land and Cattle, LLC, in Document No. 2010091347 (O.P.R.T.C.T.), and being the southeast corner of said AHSPE Tract 2;

THENCE, with the common line of said GST Hermanas tract and said AHSPE Tract 2, **N62°10'04"W**, a distance of **1,989.17** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the northwest corner of said GST Hermanas tract, and being the northeast corner of said AHSPE 45.25 acre tract;

THENCE, with the west line of said GST Hermanas tract and the east line of said AHSPE 45.25 acre tract, **S27°49'29"W**, a distance of **478.02** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being a corner in the north line of a called 25.167 acre tract conveyed to Roger B. Holzem, II, and Adam Lloyd Cortez in Document No. 2005073338 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found at a corner in the common line of said GST Hermanas tract and said Holzem-Cortez tract bears, S27°49'29"W, a distance of 40.23 feet;

THENCE, with the east and north lines of said AHSPE 45.25 acre tract, in part with the west and south lines of said Holzem-Cortez tract, and in part with the south line of a called 10.00 acre tract conveyed to Billy and Vivian Ferris in Document No. 2004184997 (O.P.R.T.C.T.), the following nine (9) courses and distances:

1) **N63°57'49"W**, a distance of **208.47** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an exterior ell-corner hereof,
2) **N27°51'13"E**, a distance of **14.68** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an interior ell-corner hereof,
3) **N61°17'51"W**, a distance of **246.26** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
4) **S34°02'36"W**, a distance of **209.64** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
5) **S58°20'10"E**, a distance of **478.38** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an exterior ell-corner hereof,

6) **S27°49'22"W**, a distance of **590.11** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
7) **S62°08'47"E**, passing at a distance of 1,212.22 feet, a 1/2-inch iron rod found for the common south corner of said Holzem-Cortez tract and said Ferris tract, and continuing for a total distance of **1,488.16** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
8) **N27°38'56"E**, a distance of **549.13** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, and
9) **S62°09'57"E**, a distance of **500.46** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the west right-of-way line of said Elroy Road, and being the common east corner of said Ferris tract and said AHSPE 45.25 acre tract;

THENCE, with the west right-of-way line of said Elroy Road and the east line of said AHSPE 45.25 acre tract, **S27°39'25"W**, a distance of **609.00** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of a called 2.00 acres conveyed to Turn Won, LP, in Document No. 2012216566 (O.P.R.T.C.T.), and being the southeast corner of said AHSPE 45.25 acre tract;

THENCE, leaving the west right-of-way line of said Elroy Road, with the south line of said AHSPE 45.25 acre tract, in part with the north line of said Turn Won tract, and in part with the north line of a called 120 acre tract conveyed to Turn Won, LP, in Document No. 2012216567 (O.P.R.T.C.T., said tract described in Volume 1973, Page 156 (D.R.T.C.T.)), **N62°09'14"W**, a distance of **3,228.90** feet to a 1-inch iron pipe (with square rod inside) found for an interior ell-corner hereof, said point being the northwest corner of said Turn Won 120 acre tract, and being an angle point in the east line of said AHSPE Tract 1, and being the southwest corner of said AHSPE 45.25 acre tract;

THENCE, with the common line of said Turn Won 120 acre tract and said AHSPE Tract 1, **S28°19'25"W**, a distance of **1,185.96** feet to a disturbed 1/2-inch iron rod found for an interior ell-corner hereof, said point being the southwest corner of said Turn Won 120 acre tract, and being in the north line of said AHSPE Tract 10, and being the southeast corner of said AHSPE Tract 1;

THENCE, with the common line of said Turn Won 120 acre tract and said AHSPE Tract 10, **S46°54'56"E**, a distance of **1,830.32** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northwest corner of Lot 1 of said Elroy Estates, Section One, and being the northeast corner of said AHSPE Tract 10;

THENCE, with the common line of said Elroy Estates, Section One, and said AHSPE Tract 10, the following two (2) courses and distances:

1) **S42°13'04"W**, a distance of **600.25** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
2) **S46°49'02"E**, a distance of **414.89** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being in the northwest right-of-way line of said Elroy Road, and being at the northwest corner of said 0.024 Travis County (Save and Except) tract, and being in the southwest line of Lot 3 of said Elroy Estates, Section One;

THENCE, with the northwest right-of-way line of said Elroy Road and the northwest line of said 0.024 Travis County tract, over and across said AHSPE Tract 10, **S42°23'32"W**, a distance of **50.00** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being in the east line of said AHSPE Tract 10, and being in the northeast line of Lot 4 of said Elroy Estates, Section One, and being the southwest corner of said 0.024 acre Travis County tract, from which a 1/2-inch iron rod with "TCSD" aluminum cap found at a corner in the northwest right-of-way line of said Elroy Road, and being in the common line of Lots 4 and 5 of said Elroy Estates, Section One, and being the northwest corner of a

called 0.15 acre tract conveyed to Travis County, Texas, in Document No. 2015012408 (O.P.R.T.C.T.) bears, S42°23'31'W, a distance of 199.99 feet, and N46°54'49"W, a distance of 10.34 feet;

THENCE, leaving the northwest right-of-way line of said Elroy Road, with the common line of said Elroy Estates, Section One, and said AHSPE Tract 10, the following three (3) courses and distances:

1) **N46°49'02"W**, a distance of **414.74** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof,
2) **S42°13'04"W**, a distance of **554.38** feet to a 1/2-inch iron rod found for an angle point hereof, and
3) **S42°19'47"W**, a distance of **436.07** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southeast corner hereof, said point being in the northeast right-of-way line of Farm to Market 812 (right-of-way varies), and being the common south corner of Lots 7 and 8 of said Elroy Estates, Section One, and being the southeast corner of said AHSPE Tract 10;

THENCE, with the northeast right-of-way line of said FM 812, and with the southwest line of said Elroy Estates, Section One, and said AHSPE Tract 10, the following three (3) courses and distances:

1) **N49°01'58"W**, a distance of **194.84** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of curvature hereof,
2) Along the arc of a curve to the right, having an arc length of **201.56** feet, having a radius of **5,679.60** feet, and a chord that bears **N48°17'55"W**, a distance of **201.55** feet to a disturbed TxDot Type I concrete monument found for a point of tangency hereof, and
3) **N48°19'26"W**, a distance of **3.50** feet to a 1/2-inch iron rod with "CBD 5780" cap found for an exterior ell-corner hereof, said point being at the common south corner of Lots 9 and 10 of said Elroy Estates, Section One, and being a corner in the south line of said AHSPE Tract 10;

THENCE, leaving the northeast right-of-way line of said FM 812, with the common line of Lots 9 and 10 of said Elroy Estates, Section One, and said AHSPE Tract 10, **N42°18'02"E**, a distance of **440.82** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an interior ell-corner hereof, said point being at the common north corner of Lots 9 and 10 of said Elroy Estates, Section One;

THENCE, with the common line of Lot 10 of said Elroy Estates, Section One, and said AHSPE Tract 10, the following two (2) courses and distances:

1) **N47°58'31"W**, a distance of **200.02** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
2) **S42°08'29"W**, a distance of **437.30** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the northeast right-of-way line of said FM 812, and being the common southwest corner of Lot 10 of said Elroy Estates, Section One and said AHSPE Tract 10;

THENCE, with the northeast right-of-way line of said FM 812 and the south line of said AHSPE Tract 10, **N47°09'26"W**, a distance of **60.29** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the southeast corner of Lot 12 of said Elroy Estates, Section Two, from which a 1/2-inch iron rod found in the northeast right-of-way line of said FM 812, and being the common south corner of Lots 14 and 15 of said Elroy Estates, Section Two bears, N47°11'19"W, a distance of 375.25 feet;

THENCE, leaving the northeast right-of-way line of said FM 812, with the common line of Lot 12 of said Elroy Estates, Section Two and said AHSPE Tract 10, **N42°09'14"E**, a distance of **249.89** feet to a 1/2-

inch iron rod found for an interior ell-corner hereof, said point being at the common east corner of Lots 11 and 12 of said Elroy Estates, Section Two;

THENCE, with the common line of Lot 11 of said Elroy Estates, Section Two and said AHSPE Tract 10, in part with the north lines of Lots 12-14, and in part with the east line of said Lot 15, all of said Elroy Estates, Section Two, the following two (2) courses and distances:

1) **N47°06'28"W**, a distance of **373.94** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, and
2) **N42°24'04"E**, a distance of **182.69** feet to a 1/2-inch iron rod with "CBD-5780" cap found for an interior ell-corner hereof, said point being at the common north corner of Lots 11 and 15, both of said Elroy Estates, Section Two;

THENCE, with the common line of said Elroy Estates, Section Two and said AHSPE Tract 10, **N47°56'53"W**, a distance of **856.02** feet to a 1/2-inch iron rod with "CBD-5780" cap found for an angle point hereof, said point being at the northeast corner of Lot 1 of S. Laws Addition, a subdivision recorded in Volume 52, Page 390 (P.R.T.C.T.), and being at the southeast corner of a called 0.51 acre tract conveyed to Travis County WCID #12 in Volume 1915, Page 68 (D.R.T.C.T.);

THENCE, with the common line of said Travis County WCID #12 tract and said AHSPE Tract 10, the following three (3) courses and distances:

1) **N28°16'19"E**, a distance of **150.90** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
2) **N61°52'56"W**, a distance of **150.60** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, and
3) **S28°20'26"W**, a distance of **75.03** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the northeast corner of Lot 2 of said S. Laws Addition;

THENCE, with the south line of said AHSPE Tract 10, in part with the north line of said S. Laws Addition, and in part with the east right-of-way line of Piland Triangle (right-of-way varies), **N61°39'47"W**, a distance of **340.15** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an exterior ell-corner hereof, said point being at a corner in the east right-of-way line of said Piland Triangle, and being a corner in the south line of said AHSPE Tract 10;

THENCE, with the east right-of-way line of said Piland Triangle and the west line of said AHSPE Tract 10, the following two (2) courses and distances:

1) **N28°54'27"E**, a distance of **680.47** feet to a fence post found for an angle point hereof, and
2) **N30°25'26"W**, a distance of **32.62** feet to a fence post found for an angle point hereof, said point being at an angle point in the east right-of-way line of said Piland Triangle, and being the common south corner of said AHSPE Tract 10 and said AHSPE Tract 9;

THENCE, with the north right-of-way line of said Piland Triangle and the south line of said AHSPE Tract 9, **N62°49'14"W**, a distance of **1,644.66** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a non-tangent point of curvature hereof, said point being at the transition of the north right-of-way line of said Piland Triangle and the north right-of-way line of said FM 812;

THENCE, with the north right-of-way line of said FM 812 and the south line of said AHSPE Tract 9, the following two (2) courses and distances:

1) Along the arc of a curve to the left, having an arc length of **186.66** feet, having a radius of **1,195.74** feet, and a chord that bears **N58°05'16"W**, a distance of **186.47** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of tangency hereof, and
2) **N62°30'10"W**, a distance of **1,464.59** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, said point being at the southeast corner of a called 9.48 acre tract (described as Tract II) conveyed to Austin Racetrack Partners, LP, in Document No. 2012135780 (O.P.R.T.C.T.), and being the southwest corner of said AHSPE Tract 9;

THENCE, leaving the northeast right-of-way line of said FM 812, with the common line of said Austin Racetrack Tract II and said AHSPE Tract 9, **N27°17'34"E**, a distance of **1,675.13** feet to a 1/2-inch iron rod with illegible red cap found for an angle point hereof, said point being at an angle point in the east line of said Austin Racetrack Tract II, and being the common west corner of said AHSPE Tract 9 and said AHSPE Tract 3;

THENCE, with the common line of said Austin Racetrack Tract II and said AHSPE Tract 3, the following two (2) courses and distances:

1) **N26°59'02"E**, a distance of **147.60** feet to a 1/2-inch iron rod with "CBD-5780" cap found for an interior ell-corner hereof, and
2) **N64°13'47"W**, a distance of **226.83** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the northeast corner of a called 20.00 acre (described as Tract I) conveyed to Austin Racetrack Partners, LP, in Document No. 2012135780 (O.P.R.T.C.T.), and being at the northwest corner of said Austin Racetrack Tract II;

THENCE, with the common line of said Austin Racetrack Tract I and said AHSPE Tract 3, **N64°33'05"W**, a distance of **402.58** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the northeast corner of a called 29.20 acre tract conveyed to Tim W. Reinhardt and Karol A. Flow in Volume 7863, Page 468 (D.R.T.C.T.), and being the northwest corner of said Austin Racetrack Tract I;

THENCE, with the common line of said Reinhardt-Flow tract and said AHSPE Tract 3, **N64°03'00"W**, a distance of **786.84** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the east line of a called 13.96 acre tract conveyed to Ralph & Louise Reinhardt in Volume 7388, Page 98 (D.R.T.C.T.), and being the northwest corner of said Reinhardt-Flow tract;

THENCE, with the common line of said Reinhardt tract and said AHSPE Tract 3, **N27°03'38"E**, a distance of **1,655.84** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being in the south right-of-way line of said McAngus Road, and being the common north corner of said Reinhardt tract and said AHSPE Tract 3;

THENCE, with the south right-of-way line of said McAngus Road and the north line of said AHSPE Tract 3, the following two (2) courses and distances:

1) **S62°22'41"E**, a distance of **223.53** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
2) **S18°48'27"E**, a distance of **62.50** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof;

THENCE, continuing with the north line of said AHSPE Tract 3, in part with the south right-of-way line of said McAngus Road, and in part with the south line of a 40-foot right-of-way (partially dedicated as a 20' public road in Volume 180, Page 422 (D.R.T.C.T.)), the following two (2) courses and distances:

1) **S63°04'52"E**, a distance of **1,118.22** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an angle point hereof, and
2) **S62°10'32"E**, a distance of **21.69** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an interior ell-corner hereof, said point being at the southeast terminus of said 40-foot right-of-way, and being at a corner in the common line of said AHSPE Tract 3 and said AHSPE Tract 1;

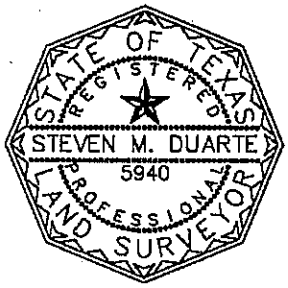
THENCE, with the east and north right-of-way line of said 40-foot right-of-way and the south line of said AHSPE Tract 1, the following two (2) courses and distances:

1) **N26°24'24"E**, a distance of **41.76** feet to a 1/2-inch iron rod with "Harris Grant" cap found for an interior ell-corner hereof, and
2) **N62°36'28"W**, a distance of **1,109.54** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being at the intersection of the north right-of-way line of said 40-foot right-of-way with the east right-of-way line of said McAngus Road, and being the southwest corner of said AHSPE Tract 1;

THENCE, with the east right-of-way line of said McAngus Road and the west line of said AHSPE Tract 1, **N28°04'33"E**, passing at a distance of 1,779.32 feet, a 1/2-inch iron rod found, and continuing for a total distance of **2,746.46** feet to the **POINT OF BEGINNING** and containing 1,037.1022 acres (45,176,171 square feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000030256207. See attached sketch (reference drawing: 00662.dwg.)

5/8/2018

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC