

EXHIBIT A

*METES AND BOUNDS DESCRIPTION *

BEING a 21.2800 acre tract of land located in the N.B. Anderson Survey, Abstract No. 29, and the Abel L. Eaves Survey, Abstract No. 215, City of Round Rock, Williamson County, Texas, said 21.2800 acre tract of land being all of the remainder of a called 21.81 acre tract of land conveyed to **CAAP, L.P.**, by deed thereof filed for record in Williamson County Clerk's Instrument No. 2008011241, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), said 21.2800 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "RPLS 1847" found (Controlling Monument) at the southwest property corner of a called 0.120 acre tract of land conveyed to Williamson County, by deed thereof filed for record in Volume 1707, Page 394, Deed Records, Williamson County, Texas, said iron rod found also being at the most northerly northeast lot corner of Lot 1, Block B, Bartz Phase One, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2013047200, O.P.R.W.C.T., from which a 1/2 inch iron rod with a cap stamped "AUSTIN SURVEYORS" found (Controlling Monument) at the most northerly northwest lot corner of said Lot 1 bears South 56°10'19" West (Chord Bearing), a distance of 56.41 feet (Chord Length), said beginning point also being at the beginning of a curve to the right having a radius of 1,955.00 feet;

THENCE along the south property line of the said 0.120 acre tract, said south property line being the existing south right-of-way line of University Boulevard (being a variable width public right-of-way), with said curve the right, an arc length of 345.86 feet, and across a chord which bears North 61°23'36" East, a chord length of 345.41 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the east property corner of the said 0.120 acre tract;

THENCE North 68°36'28" East, continuing along the said south right-of-way line, a distance of 122.93 feet to an iron rod set at the northeast property corner of the herein described tract of land, same being the northwest corner of Block A, Laurel Ridge Section 7, being an Addition to the said City and State, according to the plat thereof filed for record in Williamson County Clerk's Instrument No. 2000008685, O.P.R.W.C.T.;

THENCE South 22°39'11" East, along the west block line of the said Block A, a distance of 377.70 feet to an iron rod set;

THENCE South 22°38'06" East, continuing along the said block line, a distance of 44.50 feet to a 1/2 inch iron rod found at the southwest block corner of said Block A, same being the northwest lot corner of Lot 1, Block F, Vista Heights Section 3-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet G, Slide 19, Plat Records, Williamson County, Texas (P.R.W.C.T.);

THENCE South 22°45'38" East, in part along the west block line of said Block F, in part along the west block line of Block E, of said Vista Heights Section 3-A, and in part along a west block line of Block A, Indian Ridge Section 1-A, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet J, Slide 151, P.R.W.C.T., a distance of 505.31 feet to point for corner in an angle point in the said west block line of Block A, Indian Ridge Section 1-A, from which a 1/2 inch iron rod found bears North 51°39'05" East, a distance of 0.70 feet;

THENCE South 53°06'13" East, continuing along the said west block line of Block A, Indian Ridge Section 1-A, a distance of 398.97 feet to a point for corner at an interior ell block corner of said Block A, from which a 60D nail in a 10 inch wood post found bears South 18°24'03" East, a distance of 0.32 feet ;

THENCE South 31°12'58" West, along a northwest block line of said Block A, Indian Ridge Section 1-A, at a distance of 105.23 feet passing a northwest block corner of said Block A, Indian Ridge Section 1-A, same being the northeast block corner of Block A, Laurel Ridge Section One, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet N, Slide 186-187, P.R.W.C.T., and continuing along the northwest block line of said Block A, Laurel Ridge Section One, in all a total distance of 470.35 feet to a point for corner at a northwest block corner of said Block A, Laurel Ridge Section One, same being on a northeast block line of Block J, Laurel Ridge Section Two, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet P, Slide 55-57, P.R.W.C.T., from which a 60D nail found in a 8 inch wood post bears South 74°58'41" West, a distance of 1.09 feet;

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THENCE along a northeast and north block line of said Block J the following courses and distances:

North 59°29'37" West, a distance of 447.57 feet to a point for corner from which a 1/2 inch iron rod bears South 06°50'34" East, a distance of 0.66 feet;

South 70°30'52" West, a distance of 410.39 feet to a 1/2 inch iron rod found (Controlling Monument) at a northwest block corner of said Block J, said iron rod found also being on the east lot line of the aforementioned Lot 1, Block B, Bartz Phase One;

THENCE North 03°45'25" West, along the said east lot line of Lot 1, Block B, a distance of 1,199.43 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains a computed area of **21.2800 acres (926,957 square feet)** of land, more or less.

NOTE: The bearings recited hereinabove are in reference to NAD83 Texas State Plane Coordinate System, Texas Central Zone (4203), derived from GPS RTK Observations using the Central Texas VRS Network.

I, Eric S. Spooner, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the foregoing description accurately sets out the metes and bounds description of the zoning exhibit tract described herein.

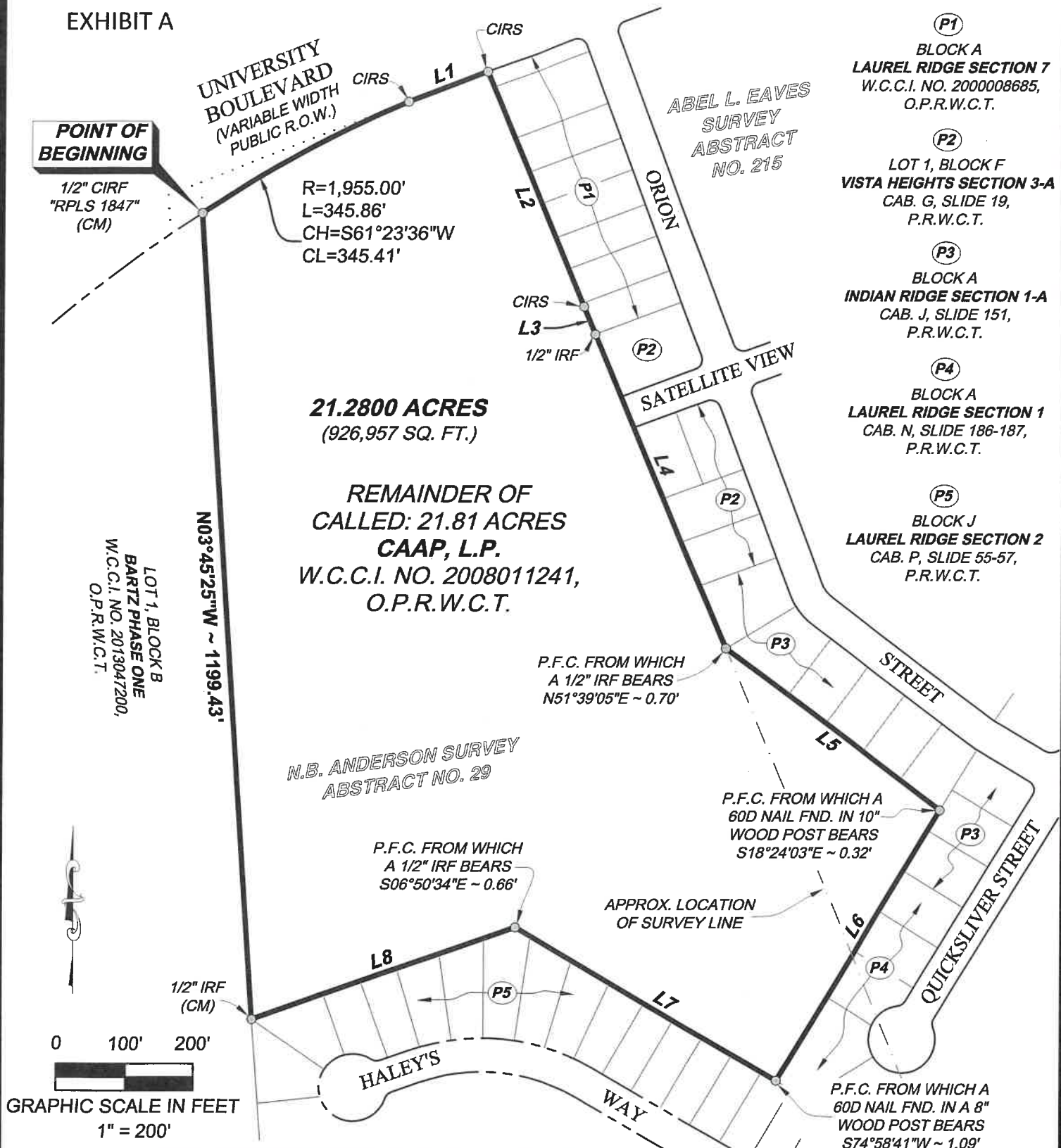
9-30-19

Date

Eric S. Spooner, R.L.S.
Spooner & Associates, Inc.
Texas Registration No. 5922
TBPLS Firm No. 10054900



EXHIBIT A



- (P1) BLOCK A
LAUREL RIDGE SECTION 7
W.C.C.I. NO. 2000008685,
O.P.R.W.C.T.
- (P2) LOT 1, BLOCK F
VISTA HEIGHTS SECTION 3-A
CAB. G, SLIDE 19,
P.R.W.C.T.
- (P3) BLOCK A
INDIAN RIDGE SECTION 1-A
CAB. J, SLIDE 151,
P.R.W.C.T.
- (P4) BLOCK A
LAUREL RIDGE SECTION 1
CAB. N, SLIDE 186-187,
P.R.W.C.T.
- (P5) BLOCK J
LAUREL RIDGE SECTION 2
CAB. P, SLIDE 55-57,
P.R.W.C.T.

LINE TABLE

NO.	DIRECTION	DIST.	NO.	DIRECTION	DIST.
L1	N68°36'28"E	122.93'	L5	S53°06'13"E	398.97'
L2	S22°39'11"E	377.70'	L6	S31°12'57"W	470.35'
L3	S22°38'06"E	44.50'	L7	N59°29'37"W	447.57'
L4	S22°45'38"E	505.31'	L8	S70°30'52"W	410.39'



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