

EXHIBIT "A"

MF-1 ZONING WILLIAMSON COUNTY, TEXAS

BEING a 10.7328 acre tract of land located in the N.B. Anderson Survey, Abstract Number 29 and the Abel L. Eaves Survey, Abstract Number 215, City of Round Rock, Williamson County, Texas, said 10.7328 acre tract also being a portion of a called 21.81 acre tract conveyed to **CAAP, L.P.**, by deed thereof filed for record in Williamson County Clerk's Instrument Number (W.C.C.I. NO.) 2008011241, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), said 10.7328 acre tract being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "RPLS 1847" found at the northwest property corner of the said 21.81 acre tract, same being the 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 W.C.C.I. NO. 2013047200, O.P.R.W.C.T., said beginning point also being on the south right-of-way line of University Boulevard (being a variable width public right-of-way), said beginning point having a NAD83 North Central Texas Zone (4202) grid coordinate of N: 10,179,064.39 and E: 3,133,809.06, said beginning point furthermore being at the beginning of a curve to the right having a radius of 1,955.00 feet;

THENCE along the north property line of the said 21.81 acre tract, along the said right-of-way line and along the said curve to 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" found (hereinafter referred to as a capped iron rod found);

THENCE North 68°36'28" East, continuing along the said property line and along the said right-of-way line, 122.93 feet to a capped iron rod found at the most northerly north property corner of the said 21.81 acre tract, same being the northwest block 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 W.C.C.I. NO. 2000008685, O.P.R.W.C.T.;

THENCE South 22°39'11" East, along a northeast property line of the said 21.81 acre tract and along the southwest block line of said Block A, 377.70 feet to a capped iron rod found at a northeast property corner of the said 21.81 acre tract;

THENCE South 22°38'06" East, continuing along the said property line and along the said block line, 44.50 feet to a 1/2 inch iron rod found at a northeast property corner of the said 21.81 acre tract, said 1/2 iron rod found being the south block corner of said Block A, same being at the northwest block 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, continuing along the northeast property line of the said 21.81 acre tract, in part along the southwest block line of said Block F, in part along the southwest block line of Block E, of said Vista Heights Section 3-A, and in part along a southwest 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., 505.31 feet to a point for corner in an angle point in the said southwest 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, 0.70 feet;

THENCE South 53°06'13" East, continuing along the said northeast property line and along the said southwest block line of Block A, 215.94 feet;

THENCE departing the said property line and the said block line, over and across the said 21.81 acre tract the following courses and distances:

South 36°48'29" West, 100.00 feet;

North 53°06'13" West, 432.04 feet;

South 36°48'35" West, 132.83 feet;

North 53°11'31" West, 286.91 feet;

South 36°48'29" West, 140.00 feet;

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North 53°11'31" West, 141.47 feet to the west property line of the said 21.81 acre tract, same being the east lot line of Lot 1 of said Bartz Phase One;

THENCE North 03°45'25" West, along the said property line along the said lot line, 558.68 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **10.7328 acres (467,522 square feet)** of land, more or less.

The bearings recited herein above are based on a local coordinate system based on NAD83 Texas North Central Zone 4202, derived from GPS RTK observations using the North Texas VRS Network (maintained by Allterra Central, Inc.)

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 easement tract described herein.



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

10-24-19
Date

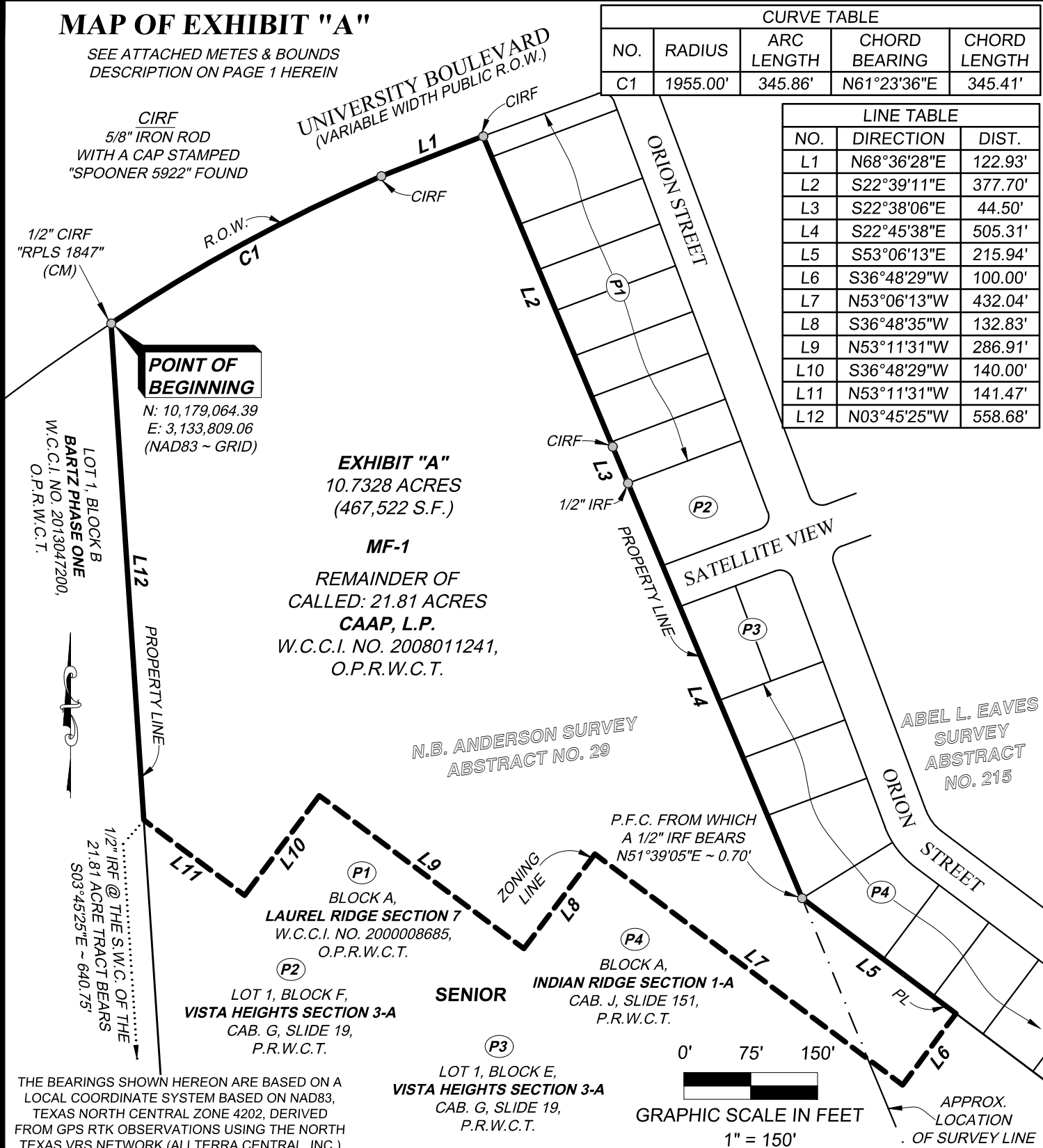


MAP OF EXHIBIT "A"

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGE 1 HEREIN

CURVE TABLE				
NO.	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1955.00'	345.86'	N61°23'36"E	345.41'

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N68°36'28"E	122.93'
L2	S22°39'11"E	377.70'
L3	S22°38'06"E	44.50'
L4	S22°45'38"E	505.31'
L5	S53°06'13"E	215.94'
L6	S36°48'29"W	100.00'
L7	N53°06'13"W	432.04'
L8	S36°48'35"W	132.83'
L9	N53°11'31"W	286.91'
L10	S36°48'29"W	140.00'
L11	N53°11'31"W	141.47'
L12	N03°45'25"W	558.68'



THE BEARINGS SHOWN HEREON ARE BASED ON A
LOCAL COORDINATE SYSTEM BASED ON NAD83,
TEXAS NORTH CENTRAL ZONE 4202, DERIVED
FROM GPS RTK OBSERVATIONS USING THE NORTH
TEXAS VRS NETWORK (ALLTERRA CENTRAL, INC.)

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PROPERTY: REMAINDER OF CALLED: 21.81 ACRES, CAAP, L.P.,
W.C.C.I. NO. 2008011241, O.P.R.W.C.T.
19033 PARCEL 1 EXH A MF-1.dwg

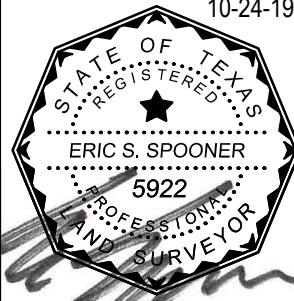
S&A JOB NO.: 19033
DATE: 10/23/2019

DRAWN BY: R.F.O.
CHECKED BY: E.S.S.



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10-24-19