

## EXHIBIT "A"

### SENIOR ZONING WILLIAMSON COUNTY, TEXAS

**BEING** a 10.5472 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 10.5472 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 10.5472 acre tract being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found at the southwest property corner of the said 21.81 acre tract, same being the northwest block corner of Block J, Laurel Ridge Section 2, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet P, Slide 55 - 57, Plat Records, Williamson County, Texas (P.R.W.C.T.), said beginning point also being on the east lot line 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 having a NAD83 North Central Texas Zone (4202) grid coordinate of N: 10,177,867.69 and E: 3,133,887.64;

**THENCE** North 03°45'25" West, along the said property line and along the said lot line, 640.75 feet to a point for corner from which a 1/2 inch iron rod found at the northwest property corner of the said 21.81 acre tract bears North 03°45'25" West, 558.68 feet;

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

South 53°11'31" East, 141.47 feet;

North 36°48'29" East, 140.00 feet;

South 53°11'31" East, 286.91 feet;

North 36°48'35" East, 132.83 feet;

South 53°06'13" East, 432.04 feet;

North 36°48'29" East, 100.00 feet to a northeast property line of the said 21.81 acre tract, same being 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.;

**THENCE** South 53°06'13" East, along the said property line and along the said southwest block line of said Block A, 183.03 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, 0.32 feet;

**THENCE** South 31°12'57" West, along the southeast property line of the said 21.81 acre tract, 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, 1.09 feet;

**THENCE** along the southerly property line of the said 21.81 acre tract and along the northerly block line of said Block J the following courses and distances:

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

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**SENIOR ZONING  
WILLIAMSON COUNTY, TEXAS**

South 70°30'52" West, 410.39 feet to the **POINT OF BEGINNING**.

The herein above described tract of land contains a computed area of **10.5472 acres (459,435 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.



10-24-19

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

Date



1/2" IRF @ THE N.W.C.  
OF THE 21.81 ACRE  
TRACT BEARS  
N03°45'25"W ~ 558.68'

LOT 1, BLOCK B  
**BARTZ PHASE ONE**  
W.C.C.I. NO. 2013047200,  
O.P.R.W.C.T.

(P5)  
BLOCK A  
**LAUREL RIDGE SECTION 1**  
CAB. N, SLIDE 186-187,  
P.R.W.C.T.

(P4)  
BLOCK A,  
**INDIAN RIDGE SECTION 1-A**  
CAB. J, SLIDE 151,  
P.R.W.C.T.

1/2" IRF  
**POINT OF  
BEGINNING**  
N: 10,177,867.69  
E: 3,133,887.64  
(NAD83 ~ GRID)

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.)

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | DIRECTION   | DIST.   |
| L1         | N03°45'25"W | 640.75' |
| L2         | S53°11'31"E | 141.47' |
| L3         | N36°48'29"E | 140.00' |
| L4         | S53°11'31"E | 286.91' |
| L5         | N36°48'35"E | 132.83' |
| L6         | S53°06'13"E | 432.04' |
| L7         | N36°48'29"E | 100.00' |
| L8         | S53°06'13"E | 183.03' |
| L9         | S31°12'57"W | 470.35' |
| L10        | N59°29'37"W | 447.57' |
| L11        | S70°30'52"W | 410.39' |

**MF-1**

P.F.C. FROM WHICH  
A 1/2" IRF BEARS  
N51°39'05"E ~ 0.70'

**EXHIBIT "A"**  
10.5472 ACRES  
(459,435 S.F.)

**SENIOR**  
REMAINDER OF  
CALLED: 21.81 ACRES  
**CAAP, L.P.**  
W.C.C.I. NO. 2008011241,  
O.P.R.W.C.T.

P.F.C. FROM WHICH  
A 1/2" IRF BEARS  
S06°50'34"E ~ 0.66'

P.F.C. FROM WHICH A  
60D NAIL FND. IN A 8"  
WOOD POST BEARS  
S74°58'41"W ~ 1.09'

APPROX.  
LOCATION  
OF SURVEY LINE

## MAP OF EXHIBIT "A"

SEE ATTACHED METES & BOUNDS  
DESCRIPTION ON PAGE 1 HEREIN

ABEL L. EAVES  
SURVEY  
ABSTRACT  
NO. 215

0' 75' 150'

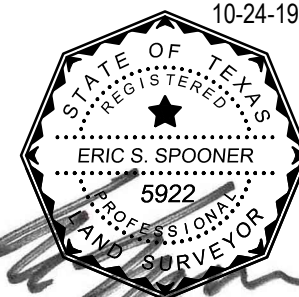
GRAPHIC SCALE IN FEET  
1" = 150'

## EXHIBIT "A" SENIOR ZONING WILLIAMSON COUNTY, TEXAS



**SPOONER &  
ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 25 YEARS OF SERVICE**

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBPLS FIRM NO. 10054900



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 SENIOR.dwg

DRAWN BY: R. OSMENT CHECKED BY: E. SPOONER

EXH "A" SENIOR ~ CAAP, L.P. ~ PAGE 3 OF 3