

EXHIBIT "A"

A 13.927 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 13.927 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with cap marked "Baker-Aicklen" found on a point in the east right-of-way line of S. Mays Street, a variable width right-of-way recorded in Document No. 200212894 of the Official Public Records of Williamson County, Texas, said point being the northwest corner of said Remnant Portion, same being the southwest corner of a called 0.239-acre tract conveyed to the City of Round Rock, recorded in Document No. 2001062869 of the Official Public Records of Williamson County, Texas, also for the westernmost northwest corner and POINT OF BEGINNING hereof;

THENCE N 69°45'30" E, departing the east right-of-way line of S. Mays Street, with the south boundary line of said 0.239-acre tract, same being a north boundary line of said Remnant Portion, a distance of 175.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest ell corner of said Remnant Portion, same being the southeast corner of said 0.239-acre tract for the northwest ell corner hereof;

THENCE N 20°14'30" W, with a west boundary line of said Remnant Portion, same being the east boundary line of said 0.239-acre tract, a distance of 106.63 feet to a ½" iron rod with cap marked "Baker-Aicklen" found at a southwest ell corner of said Remnant Portion, same being the northeast corner of said 0.239 acre tract for a southwest ell corner hereof;

THENCE S 69°29'38" W, with a south boundary line of said Remnant Portion, same being the north boundary line of said 0.239-acre tract, a distance of 53.61 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said 0.239-acre tract, same being a northwest corner of said Remnant Portion, also being a point in the west boundary line of a called 0.23-acre tract conveyed to the City of Round Rock, recorded in Volume 818, Page 28 of the Deed Records of Williamson County, Texas for a southwest corner hereof;

THECNE N 04°15'37" W, with a west boundary line of said Remnant Portion, same being the east boundary line of said 0.23-acre tract, a distance of 22.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the westernmost northwest corner of said Remnant Portion, same being the northeast corner of said 0.23-acre tract also being a point in the south boundary line of Daystar Subdivision, Section Two, a subdivision according to the plat recorded in Document No. 2019024975 of the Official Public Records of Williamson County, Texas for the northernmost northwest corner hereof,

THENCE N 68°53'26" E, with the north boundary line of said Lot 1, same being the south boundary line of said Daystar Subdivision, Section Two, a distance of 507.72 feet to a ½" iron rod with cap marked "Baker-Aicklen" found for the southeast corner of said Daystar Subdivision, Section Two, same being the southwest corner of Southern Terrace (Revised) a subdivision according to the plat recorded in Cabinet B, Slide 90 of the Plat Records of Williamson County, Texas for an angle point hereof,

THENCE N 70°19'30" E, with the south boundary line of said Southern Terrace (Revised), same being the north boundary line of said Lot 1, a distance of 1.18 feet to calculated point for the northeast corner hereof;

THENCE departing the south boundary line of said Southern Terrace (Revised), through the interior of said Lot 1, the following three (3) courses and distances:

1. S 19°35'13" E, a distance of 1063.58 feet to a calculated point for the easternmost southeast corner hereof,
- 2, S 70°27'14" W, a distance of 246.82 feet to a calculated point for the southeast ell corner hereof, and
- 3' S 19°35'13" E, a distance of 94.43 feet to a calculated point in the northeast right-of-way line of Dell Way, a variable with right-of-way recorded in Cabinet Q, Slide 284 of the Plat Records of Williamson County, Texas for the south corner and point of non-tangent curvature hereof,

THENCE along the arc of a curve to the right, with the northeast right-of-way line of said Dell Way, same being the southwest boundary line of the Remnant Portion of said Lot 1, said curve having a radius of 390.00 feet, a central angle of 20°11'05", a chord bearing and distance of N 69°00'24" W, 136.68 feet, for an arc length of 137.39 feet to a ½" iron rod with cap marked "Bury & Partners" found on a point in the northeast right-of-way line of said S. Mays Street, same being the southwest boundary line of the Remnant Portion of said Lot 1 for a point of non-tangency hereof;

THENCE with the northeast right-of-way line of said S Mays Street, same being the southwest boundary line of the Remnant Portion of said Lot 1, the following four (4) courses and distances:

- 1, N 58°53'05" W, a distance of 282.88 feet to a ½" iron rod found for a point of non-tangent curvature hereof,
2. along the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 39°20'56", a chord bearing and distance of N 39°12'24" W, 336.68 feet, an arc length of 343.38 feet to a ½" iron rod with cap marked "Bury & Partners" found for a point of non-tangency hereof,
- 3, N 19°30'36" W, a distance of 106.89 feet to a ½" iron rod with cap marked "Bury & Partners" found for an angle point hereof, and
- 4' N 18°06'23" W, a distance of 283.48 feet to the POINT OF BEGINNING, and containing 13.927 acres in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51267-00 by Pape Dawson Engineers, Inc.

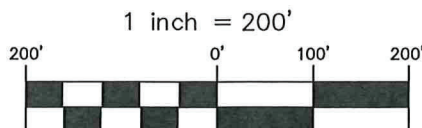


EXHIBIT OF

A 13.927 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

A CALLED 0.23 ACRE TRACT
OWNER: CITY OF ROUND ROCK
VOL. 818, PG. 28 (D.R.)

LOT 2A, BLOCK B
AMENDED PLAT OF
DAYSTAR SUBDIVISION,
SECTION TWO
DOC. NO. 2019024975
(O.P.R.)
OWNER: QUIKTRIP
CORPORATION
DOC. NO. 2019038865
(O.P.R.)

LOT 1, BLOCK B
DAYSTAR SUBDIVISION,
SECTION TWO
CAB. GG, SLIDE 3 (P.R.)
OWNER: APPLE TEN
HOSPITALITY OWNERSHIP, INC.
DOC. NO. 2011067294
(O.P.R.)

SOUTHERN TERRACE
(REVISED)
CAB. B, SLIDE 90 (P.R.)

LEGEND:

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
CAB. CABINET
SLD. SLIDE
DOC. NO. DOCUMENT NUMBER
FD. FOUND
I.R. IRON ROD
(BA) BAKER-AICKLEN
(BP) BURY & PARTNERS
(PD) PAPE-DAWSON
P.O.B. POINT OF BEGINNING

FOUND IRON ROD WITH CAP AS NOTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°45'30"E	175.63'
L2	N20°14'30"W	106.63'
L3	S69°29'38"W	53.61'
L4	N04°15'37"W	22.14'
L5	N70°19'30"E	1.18'
L6	S70°27'14"W	246.82'
L7	S19°35'13"E	94.43'
L8	N19°30'36"W	106.89'
L9	N18°06'23"W	283.48'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	390.00'	20°11'05"	N69°00'24"W	136.68'	137.39'
C2	500.00'	39°20'56"	N39°12'24"W	336.68'	343.38'

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

13.927 ACRES

THE REMNANT PORTION OF LOT 1, BLOCK A
DELL NORTH CAMPUS SUBDIVISION
CABINET Q, SLIDE 284 (P.R.)
OWNER: DELL COMPUTER HOLDINGS L.P.

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

SHEET 1 OF 1

JUNE 29, 2021

JOB No.:

51267-00

A 21.783 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 21.783 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at an $\frac{1}{2}$ " iron rod with cap marked "Bury & Partners" found on a point in the northeast right-of-way line of Dell Center Way, an 80' right-of-way recorded in Cabinet K, Slide 333 of the Plat Records of Williamson County, Texas, said point being the northwest corner of Lot 3, Block B, Dell Center-Lot 3, a subdivision according to the plat recorded in Cabinet K, Slide 333 of the Deed Records of Williamson County, Texas, same being the southernmost southwest corner of said Remnant Portion of Lot 1, for the southernmost southwest corner, point of curvature and POINT OF BEGINNING hereof;

THENCE along the arc of a curve to the left, with the northeast right-of-way line of said Dell Way, same being the southwest boundary line of said Remnant Portion, said curve having a radius of 470.00 feet, a central angle of $45^{\circ}47'54''$, a chord bearing and distance of $N 84^{\circ}54'33'' W$, 365.76 feet, for an arc length of 375.69 feet to a calculated point for the westernmost southwest corner and point of non-tangency hereof, from which an iron rod with cap marked "Baker-Aicklen" found bears $S 70^{\circ}16'44'' W$, 31.37 feet;

THENCE departing the northeast right-of-way line of said Dell Way, through the interior of the Remnant Portion of said Lot 1, the following three (3) courses and distances:

1. $N 18^{\circ}26'37'' W$, a distance of 114.89 feet to a calculated point for the southwest ell corner hereof,
2. $S 70^{\circ}30'50'' W$, a distance of 251.00 feet to a calculated point for the westernmost southwest corner hereof, and
3. $N 19^{\circ}31'07'' W$, a distance of 1064.88 feet to a calculated point in the south boundary line of a called 2.86-acre tract, conveyed to Joe D. Anderson and Vera R. Anderson Living Trust recorded in Document No. 2001034690 of the Official Public Records of Williamson County, Texas for the northwest corner hereof;

THENCE with the south boundary line of said 2.86-acre tract, same being the north boundary line of said Lot 1, the following three (3) courses and distances:

1. $N 70^{\circ}00'24'' E$, a distance of 118.51 feet to a $\frac{1}{2}$ " iron rod found for an angle point hereof,
2. $N 68^{\circ}30'24'' E$, a distance of 277.22 feet to a $\frac{1}{2}$ " iron rod with cap marked "Bury & Partners" found for an angle point hereof, and
3. $N 70^{\circ}25'52'' E$, a distance of 61.98 feet to a $\frac{1}{2}$ " iron rod found for an angle point hereof,

THENCE $N 69^{\circ}50'23'' E$, continuing with the north boundary line of said Lot 1, same being, in part, the south boundary line of said 2.86-acre tract, and in part, the south boundary line of Kensington Place, Section 4, a subdivision according to the plat recorded in Cabinet F, Slide 332, of the Plat Records of Williamson County, Texas, a distance of 306.17 feet to a $\frac{1}{2}$ " iron rod found for the southeast corner of said Kensington Place, Section 4, same being the northeast corner of said Lot 1, also being a northwest corner of Kensington Place, Section 3, a subdivision according to the plat recorded in Cabinet F, Slide 332, of the Plat Records of Williamson County, Texas for the northeast corner hereof,

THENCE $S 21^{\circ}13'50'' E$, with the west boundary line of said Kensington Place, Section 3, same being the east boundary line of said Lot 1, a distance of 1341.37 feet to a $\frac{3}{4}$ " iron rod found for the southwest corner of said Kensington Place, Section 3, same being the southeast corner of said Lot 1, also being a point in the north boundary line of Dell Center-Lot 3, a subdivision according to the plat recorded in Cabinet K, Slide 333, of the Plat Records of Williamson County, Texas, for the southeast corner hereof,

THENCE $S 69^{\circ}04'34'' W$, with the north boundary line of said Dell Center-Lot 3, same being the south boundary line of said Lot 1, a distance of 222.44 feet to the POINT OF BEGINNING and containing 21.783 acres in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51267-00 by Pape Dawson Engineers, Inc.



1 inch = 200'

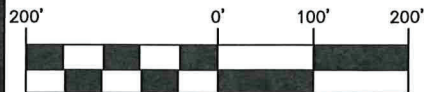


EXHIBIT OF

A 21.783 ACRE TRACT BEING OUT OF THE REMNANT PORTION OF LOT 1, BLOCK A, DELL NORTH CAMPUS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET Q, SLIDE 284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND:

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
CAB. SLID. SLIDE
DOC. NO. DOCUMENT NUMBER
FD. FOUND
I.R. IRON ROD
(BA) BAKER-AICKLEN
(BP) BURY & PARTNERS
(PD) PAPE-DAWSON
P.O.B. POINT OF BEGINNING

FOUND IRON ROD WITH CAP AS NOTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°26'37"W	114.89'
L2	S70°30'50"W	251.00'
L3	N70°00'24"E	118.51'
L4	N68°30'24"E	277.22'
L5	N70°25'52"E	61.98'
L6	N69°50'23"E	306.17'
L7	S69°04'34"W	222.44'

A CALLED 2.86 ACRE TRACT
OWNER: THE TRUSTEE(S) OF THE
JOE D. ANDERSON AND VERA R.
ANDERSON LIVING TRUST
DOC. NO. 2001034690 (O.P.R.)

KENSINGTON PLACE,
SECTION 4
CAB. F, SLIDE 332
(P.R.)

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.

21.783 ACRES

THE REMNANT PORTION OF LOT 1, BLOCK A
DELL NORTH CAMPUS SUBDIVISION
CABINET Q, SLIDE 284 (P.R.)
OWNER: DELL COMPUTER HOLDINGS L.P.

N19°31'07"W 1064.88'

S21°13'50"E 1341.37'

KENSINGTON PLACE, SECTION 3
CAB. F, SLIDE 332 (P.R.)



L2

FD. I.R. (BA)
S70°16'44"W
31.37'

C1
DELL WAY
(VARIABLE WIDTH RIGHT OF WAY)
CAB. Q, SL. 284 (P.R.)

P.O.B.
FD. I.R. (BP)

L7

LOT 3, BLOCK B
DELL CENTER—
LOT 3 SUBDIVISION
CAB. K, SLIDE 333
(P.R.)

FD. 3/8" I.R.

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	470.00'	45°47'54"	N84°54'33"W	365.76'	375.69'

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 1

JUNE 29, 2021

JOB No.:

51267-00