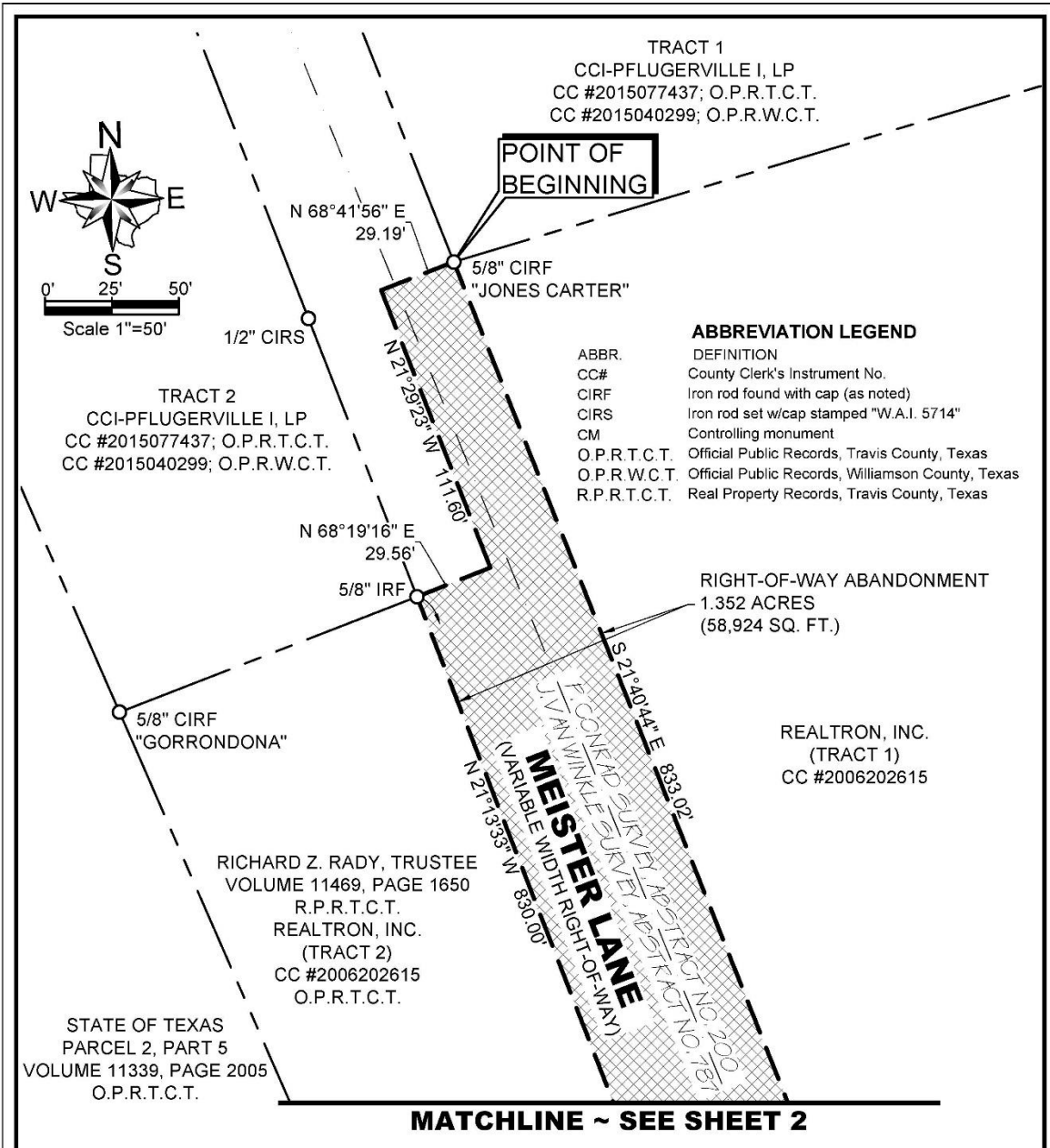


EXHIBIT A



Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 480-7090
 DALLAS, TEXAS 75230 (972) 480-7099 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors No. 10069800 Expires 12-31-2021
 COPYRIGHT © 2021, Winkelmann & Associates, Inc.

Scale : 1" = 50'
 Date : 02.17.21
 Dwg. File : 45132.00 - ROW_ABAND2
 Project No. : 45132.00

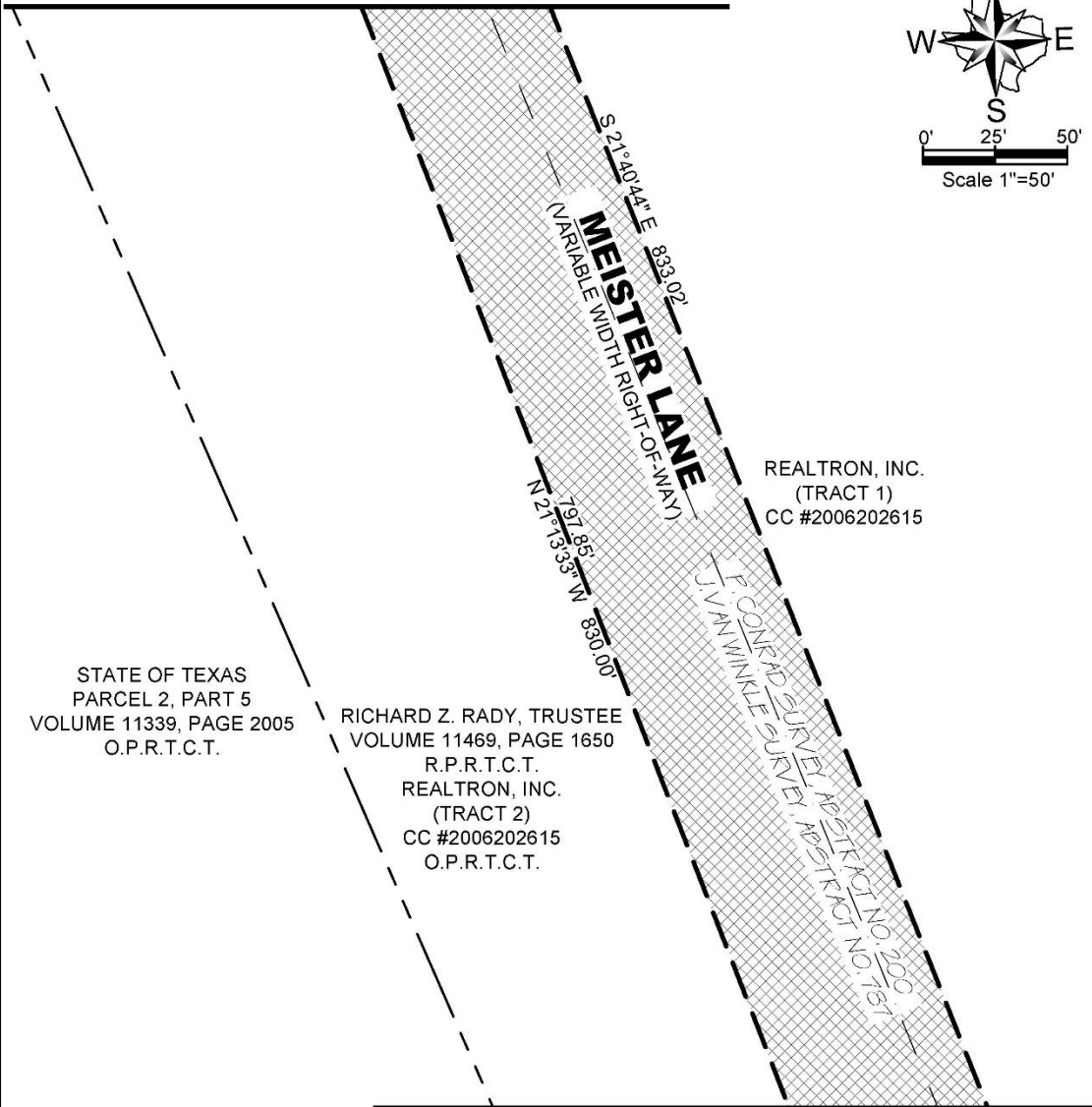
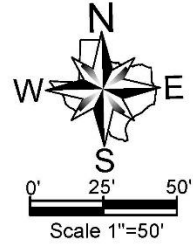
MEISTER LANE
 RIGHT-OF-WAY ABANDONMENT
 1.352 ACRES
 (58,924 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
 10210 N. CENTRAL EXPWY., STE. 300
 DALLAS, TEXAS 75231

SHEET
1
OF
5

G:\45132\SURVEY\ExhibitA\45132.00 - ROW_ABAND2.dwg

MATCHLINE ~ SEE SHEET 1



MATCHLINE ~ SEE SHEET 3

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 8750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 480-7090
 DALLAS, TEXAS 75230 (972) 480-7099 FAX

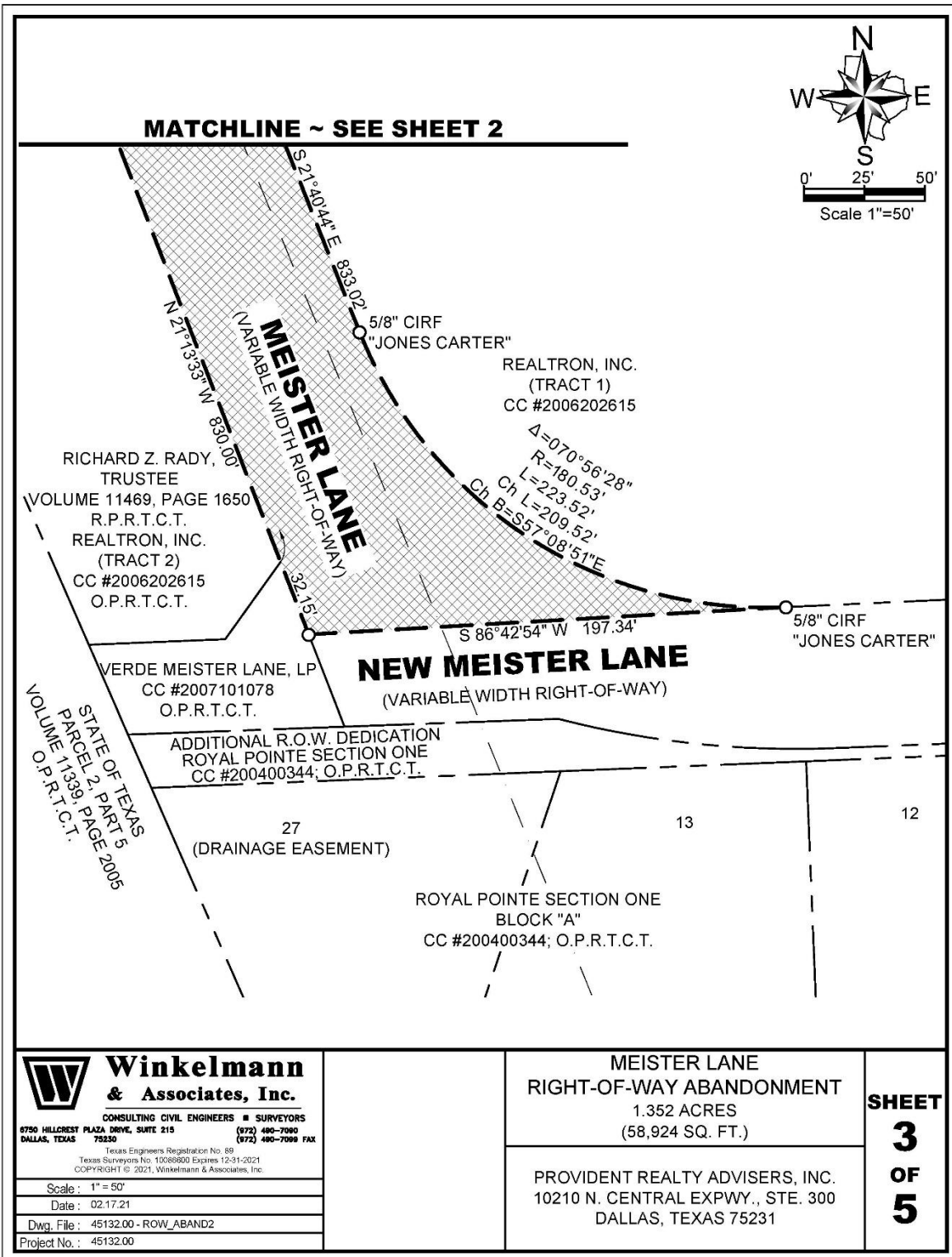
Texas Engineers Registration No. 89
 Texas Surveyors No. 10088900 Expires 12-31-2021
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Scale : 1" = 50'
 Date : 02.17.21
 Dwg. File : 45132.00 - ROW_ABAND2
 Project No. : 45132.00

MEISTER LANE
RIGHT-OF-WAY ABANDONMENT
1.352 ACRES
(58,924 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
10210 N. CENTRAL EXPWY., STE. 300
DALLAS, TEXAS 75231

SHEET
2
OF
5



PROPERTY DESCRIPTION (Meister Lane Right-of-way Abandonment)

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEING a tract of land situated in the J. VAN WINKLE SURVEY, ABSTRACT NO. 787 and the P. CONRAD SURVEY, ABSTRACT NO. 200, in the City of Pflugerville, Travis County, Texas, and being part of Meister Lane, a variable width right-of-way, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner on the Northeast right-of-way of Meister Lane, a variable width right-of-way, said point being the Southwest corner of a tract of land described in deed to CCI-Pflugerville I, LP as Tract 1 recorded in County Clerk's Instrument No. 2015077437; Official Public Records, Travis County, Texas, and in County Clerk's Instrument No. 2015040299; Official Public Records, Williamson County, Texas, said point also being the Northwest corner of a tract of land described in deed to Realtron, Inc. (Tract 1) as recorded in County Clerk's Instrument No. 2006202615, Official Public Records, Travis County, Texas;


THENCE South 21 degrees 40 minutes 44 seconds East, along the Northeast right-of-way of said Meister Lane and the Southwest line of said Realtron, Inc. tract (Tract 1), a distance of 833.02 feet to a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner, said point being the beginning of a curve to the left having a radius of 180.53 feet, a central angle of 70 degrees 56 minutes 28 seconds, a chord bearing of South 57 degrees 08 minutes 51 seconds East, and a chord length of 209.52 feet;

THENCE continuing along the Northeast right-of-way of said Meister Lane and the Southwest line of said Realtron, Inc. tract (Tract 1), and along said curve to the left, an arc distance of 223.52 feet to a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner on the North right-of-way of New Meister Lane, a variable width right-of-way;

THENCE South 86 degrees 42 minutes 54 seconds West, along the North right-of-way of said New Meister Lane, a distance of 197.34 feet to a point for corner on the Southwest right-of-way of said Meister Lane and the East line of a tract of land described in deed to Verde Meister Lane, LP as recorded in County Clerk's Instrument No. 2007101078, Official Public Records, Travis County, Texas;

THENCE North 21 degrees 13 minutes 33 seconds West, along the East line of said Verde Meister Lane tract and the Southwest right-of-way of said Meister Lane, passing the North corner of said Verde Meister Lane tract, at a distance of 32.15 feet, continuing along the Southwest right-of-way of said Meister Lane and along the Northeast line of a tract of land described in deed to Richard Z. Rady, Trustee, as recorded in Volume 11469, Page 1650, Real Property Records, Travis County, Texas, and the Northeast line of Tract 2 of said deed to Realtron, Inc., an additional distance of 797.85 feet, a total distance of 830.00 feet to a 5/8-inch iron rod found for the Northeast corner of said Richard Z. Rady/Realtron, Inc. tract (Tract 2), said point being the Southeast corner of Tract 2 of said CCI-Pflugerville I, LP deed;

(Continued on Sheet 5)

 <p>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230 (972) 460-7000 (972) 460-7099 FAX <small>Texas Engineers Registration No. 69 Texas Surveyors No. 10086600 Expires 12-31-2021 ©COPYRIGHT © 2021, Winkelmann & Associates, Inc.</small></p>	Scale : N/A
	Date : 02.17.21
Dwg. File : 45132.00 - ROW_ABAND2	
Project No. : 45132.00	



<p>MEISTER LANE RIGHT-OF-WAY ABANDONMENT 1.352 ACRES (58,924 SQ. FT.)</p> <p>PROVIDENT REALTY ADVISERS, INC. 10210 N. CENTRAL EXPWY., STE. 300 DALLAS, TEXAS 75231</p>
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<p>SHEET 4 OF 5</p>

PROPERTY DESCRIPTION (Meister Lane Right-of-way Abandonment)

STATE OF TEXAS §
COUNTY OF TRAVIS §

(Continued from Sheet 4)


THENCE North 68 degrees 19 minutes 16 seconds East, over and across said Meister Lane, a distance of 29.56 feet to a point for corner on the approximate centerline of said Meister Lane;

THENCE North 21 degrees 29 minutes 23 seconds West, along the approximate centerline of said Meister Lane, a distance of 111.60 feet to a point for corner;

THENCE North 68 degrees 41 minutes 56 seconds East, continuing over and across said Meister Lane, a distance of 29.19 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.352 acres or 58,924 square feet or land, more or less.

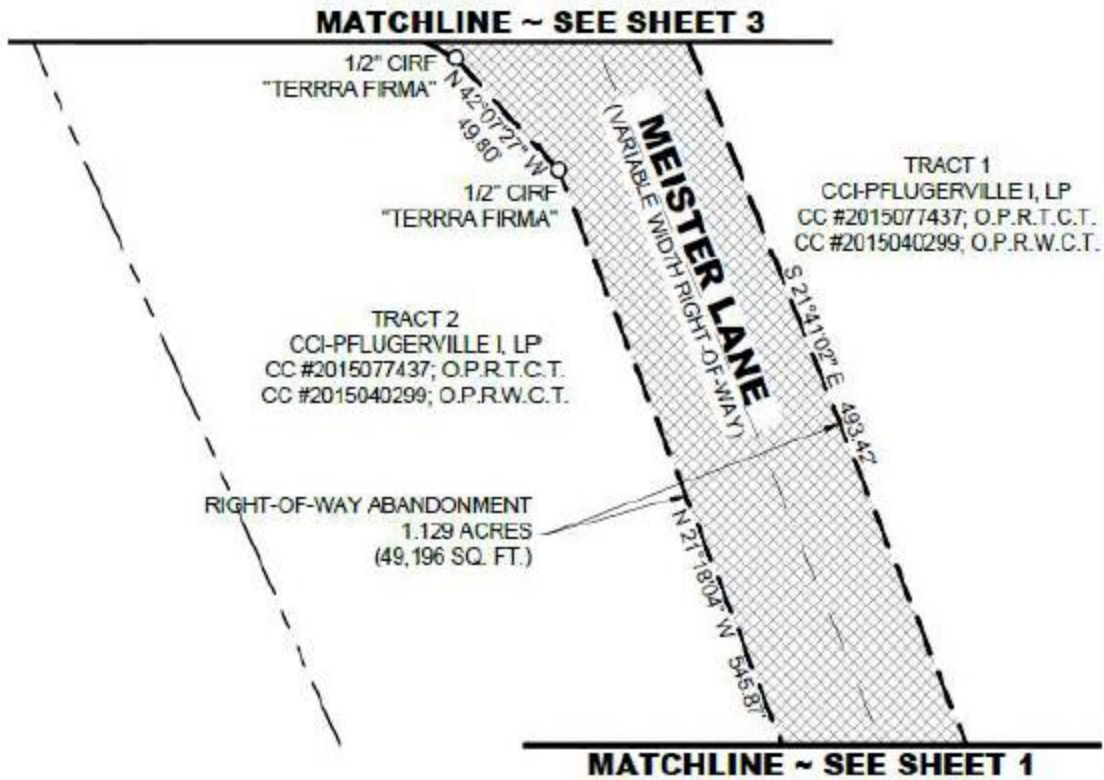
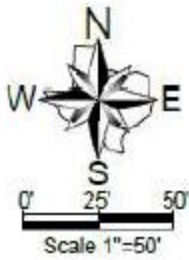
Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of February, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

 Winkelmann & Associates, Inc.	CONSULTING CIVIL ENGINEERS ■ SURVEYORS
	6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 480-7090 DALLAS, TEXAS 75230 (972) 480-7098 FAX
<small>Texas Engineers Registration No. 89 Texas Surveyors No. 10086600 Expires 12-31-2021 ©COPYRIGHT © 2021, Winkelmann & Associates, Inc.</small>	
Scale : N/A	
Date : 02.17.21	
Dwg. File : 45132.00 - ROW_ABAND2	
Project No. : 45132.00	

MEISTER LANE
RIGHT-OF-WAY ABANDONMENT
1.352 ACRES
(58,924 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
10210 N. CENTRAL EXPWY., STE. 300
DALLAS, TEXAS 75231

SHEET
5
OF
5



W Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
1780 HILLCREST ROAD, SUITE 218 (972) 492-7090
DALLAS, TEXAS 75201 (972) 492-7091 FAX
Texas Engineers Registration No. 51
Texas Surveyors No. 10039500 Expires 12-31-2021
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Scale : 1" = 50'
Date : 02.17.21
Dwg. File : 45132.00 - ROW_ABAND1
Project No. : 45132.00

MEISTER LANE
RIGHT-OF-WAY ABANDONMENT
1.129 ACRES
(49,196 SQ. FT.)

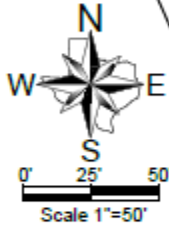
PROVIDENT REALTY ADVISERS, INC.
10210 N. CENTRAL EXPWY., STE. 300
DALLAS, TEXAS 75231

SHEET
2
OF
5

MATCHLINE ~ SEE SHEET 2

TRACT 1
CCI-PFLUGERVILLE I, LP
CC #2015109288; O.P.R.T.C.T.
CC #2015058881; O.P.R.W.C.T.

RIGHT-OF-WAY
ABANDONMENT
0.682 ACRES
(29,729 SQ. FT.)



TRACT 2
CCI-PFLUGERVILLE I, LP
CC #2015109288; O.P.R.T.C.T.
CC #2015058881; O.P.R.W.C.T.

MEISTER LANE
VARIABLE WIDTH RIGHT-OF-WAY
N 21°18'04" W 558.87'
S 21°14'102" E 493.42'
S 68°41'56" W 29.19'
S 21°18'23" E 111.80'
S 68°19'18" W 29.56'

POINT OF BEGINNING

5/8" CIRF
"JONES CARTER"
S 68°41'56" W
29.19'

REALTRON, INC.
CC #2006202815

5/8" IRF
S 68°19'18" W
29.56'

RICHARD Z. RADY, TRUSTEE
VOLUME 11469, PAGE 1650
R.P.R.T.C.T.
REALTRON, INC. (TRACT 2)
CC #2006202815
O.P.R.T.C.T.

ABBREVIATION LEGEND	
ABBR.	DEFINITION
CC#	County Clerk's Instrument No.
CIRF	Iron rod found with cap (as noted)
CIRS	Iron rod set w/cap stamped "W.A.I. 5714"
CM	Controlling monument
O.P.R.T.C.T.	Official Public Records, Travis County, Texas
O.P.R.W.C.T.	Official Public Records, Williamson County, Texas
R.P.R.T.C.T.	Real Property Records, Travis County, Texas

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6150 HALCONY PLAZA, SUITE 213 (972) 490-1080
DALLAS, TEXAS 75248 (972) 490-1089 Fax
Texas Engineer Registration No. 89
Texas Surveyor No. 120985D Expires 12/31/2021
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Scale : 1" = 50'
Date : 02.17.21
Draw. File : 49132.00 - ROW_ABAND1
Project No. : 49132.00

MEISTER LANE
RIGHT-OF-WAY ABANDONMENT
0.682 ACRES
(29,729 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
10210 N. CENTRAL EXPWY., STE. 300
DALLAS, TEXAS 75231

SHEET
1
OF
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PROPERTY DESCRIPTION (Meister Lane Right-of-way Abandonment)

STATE OF TEXAS §
COUNTY OF TRAVIS §


(Continued from Sheet 3)

THENCE South 63 degrees 00 minutes 57 seconds East, along the Southwest line of said Tract 1, a distance of 27.12 feet to a 1/2-inch iron rod with a plastic cap stamped "TERRRA FIRMA" found for corner on the Northeast right-of-way of said Meister Lane;

THENCE South 21 degrees 41 minutes 02 seconds East, along the Northeast right-of-way of said Meister Lane and the Southwest line of said Tract 1, a distance of 493.42 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.682 acres or 29,729 square feet or land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of February, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

 Winkelmann & Associates, Inc.	CONSULTING CIVIL ENGINEERS ■ SURVEYORS
	8750 MILBURN PLAZA DRIVE, SUITE 325 (972) 480-1980 DALLAS, TEXAS 75248 (972) 480-1999 FAX
Texas Engineers Registration No. 02 Texas Surveyors No. 10009000 Expires 12-31-2021 COPYRIGHT © 2021, Winkelmann & Associates, Inc.	
Scale : N/A	
Date : 02.17.21	
DWG. File : 45132.00 - ROW_ABAND1	
Project No. : 45132.00	

MEISTER LANE
RIGHT-OF-WAY ABANDONMENT
0.682 ACRES
(29,729 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
10210 N. CENTRAL EXPWY., STE. 300
DALLAS, TEXAS 75231

SHEET
4
OF
4