

Metes and Bounds:

**Being 21.414 acres of land situated in the Henry Millard Survey, Abstract No. 452, Williamson County, Texas, being all of that certain tract of land described in the deed to Prism Construction, LLC, recorded in Document No. 2022055464, Official Public Records, William County, Texas and being more particularly described by metes and bounds as follows:**

**BEGINNING** at the Southeast corner of the tract being described herein at a 1/2-inch capped iron rod stamped "TLS" found in a North line of that certain called 16.916 acre tract of land described in the deed to KB Home Lone Star, Inc, recorded in Document No. 2022036125, Official Public Records, Williamson County, Texas for the Southeast corner of said 21.41 acre tract of land and the Southwest corner of that certain called 10.01 acre tract of land, described in the deed to High Rock Business Park Condo, recorded in Document No. 2018016247, Official Public Records, Williamson County, Texas, from which a 1/2-inch iron rod found for reference bears N60°41'17"E, a distance of 212.22 feet;

**THENCE** S68°32'29"W, with the South line of said 21.41 acre tract of land, a North line of said 16.916 acre tract of land, the North line of the remainder of that certain called 0.985 acre tract of land described in the deed to KB Home Lone Star, Inc, recorded in Document No. 2021089842, Official Public Records, Williamson County, Texas, the North line of Salerno, Phase 2, Amended Plat, according to the plat thereof recorded in Document No. 2022097129, Official Public Records, Williamson County, Texas and the North line of Salerno, Phase 1, Amended Plat, according to the plat thereof recorded in Document No. 2022043360, Official Public Records, Williamson County, Texas, a distance of 2526.57 feet to a 1/2-inch capped iron rod stamped "TLS" found in the East right-of-way line of County Road 110 for the Southwest corner of said 21.41 acre tract of land and the Northwest corner of said Salerno, Phase 1;

**THENCE** N21°36'13"W, with the East right-of-way line of said County Road 110 and the West line of said 21.41 acre tract of land, a distance of 30.04 feet to a 1/2-inch capped iron rod stamped "TLS" found for the Southwest corner of that certain called 25.97 acre tract of land described in the deed to Pro-Build Real Estate Holdings, LLC, recorded in Document No. 2006067193, Official Public Records, Williamson County, Texas and the most Westerly Northwest corner of said 21.41 acre tract of land;

**THENCE** N68°33'21"E, with a North line of said 21.41 acre tract of land and the South line of said 25.97 acre tract of land, a distance of 1784.70 feet to a 1/2-inch iron rod found for a re-entrant corner of said 21.41 acre tract of land and the Southeast corner of said 25.97 acre tract of land;



**THENCE** N21°22'27"W, with a West line of said 21.41 acre tract of land and the East line of said 25.97 acre tract of land, a distance of 638.09 feet to a cotton spindle found for the Northeast corner of said 25.97 acre tract of land and the Southeast corner of that certain called 25.97 acre tract of land described in the deed to JSL North Investments, LLC, recorded in Document No. 2017057905, Official Public Records, Williamson County, Texas;

**THENCE** N21°19'14"W, continuing with said West line and the East line of said 25.97 acre tract of land (JSL North Investments), passing the Northeast corner thereof and continuing for a total distance of 532.81 feet to a 1/2-inch iron rod found in the South right-of-way line of University Boulevard for the most Northerly Northwest corner of said 21.41 acre tract of land;

**THENCE** with the South right-of-way line of said University Boulevard and the North line of said 21.41 acre tract of land, the following Four (4) courses and distances:

N70°45'21"E, a distance of 13.59 feet to a 1/2-inch capped iron rod stamped "TLS" found for corner;

N68°33'04"E, a distance of 4.64 feet to a 1/2-inch capped iron rod stamped "TLS" found for the beginning of a curve to the right;

With said curve to the right, an arc length of 496.29 feet, a central angle of 03°22'13", a radius of 8437.00 feet, and a chord that bears N70°19'06"E, a distance of 496.22 feet to a nail found at the end of said curve;

N71°55'40"E, a distance of 222.53 feet to a 1/2-inch capped iron rod stamped "TLS" found for the Northeast corner of said 21.41 acre tract of land and the Northwest corner of said 10.01 acre tract of land;

**THENCE** S21°37'26"E, with the East line of said 21.41 acre tract of land and the West line of said 10.01 acre tract of land, a distance of 1171.43 feet to the **POINT OF BEGINNING** and containing 21.414 acres of land.

The herein referenced tract is referenced to State Plane Coordinates, Texas Central Zone, 4203.