

96.16 ACRES

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 168.558 ACRE TRACT OF LAND CONVEYED TO JSL NORTH INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southwest corner of this tract on the east right-of-way line of County Road 110 (right-of-way width varies), from which a 1/2" iron rod found at the southwest corner of the above referenced 168.558 acre tract bears, S21°23'26"E a distance of 378.87 feet;

THENCE along said east right-of-way line of County Road 110, N21°23'26"W a distance of 1013.01 feet, from which the northwest corner of said 168.558 acre tract bears, N21°23'26"W a distance of 20.00 feet;

THENCE across said 168.558 acre tract, the following twenty courses:

1. N68°28'31"E a distance of 3338.89 feet;
2. S21°45'10"E a distance of 198.29 feet;
3. S03°50'35"E a distance of 53.52 feet;
4. S22°04'44"E a distance of 1043.53 feet;
5. S31°03'53"E a distance of 51.63 feet;
6. S16°36'54"E a distance of 130.05 feet;
7. S69°00'03"W a distance of 432.32 feet;
8. S71°18'50"W a distance of 1095.27 feet;
9. S68°30'23"W a distance of 130.28 feet to a point on a non-tangent curve to the left;
10. Northeasterly, along the arc of said curve a length of 23.80 feet, having a radius of 15.00 feet, a central angle of 90°53'58", and a chord bearing N23°03'24"E, 21.38 feet to a point of compound curvature of a curve to the left;
11. Northwesterly, along the arc of said curve a length of 23.07 feet, having a radius of 275.00 feet, a central angle of 04°48'23", and a chord bearing N24°47'47"W, 23.06 feet;
12. N27°11'58"W a distance of 36.29 feet to a point of curvature of a curve to the right;
13. Northwesterly, along the arc of said curve a length of 29.05 feet, having a radius of 325.00 feet, a central angle of 05°07'15", and a chord bearing N24°38'21"W, 29.04 feet;
14. N22°04'44"W a distance of 203.65 feet;
15. S71°18'50"W a distance of 175.92 feet to a point of curvature of a curve to the right;
16. Westerly, along the arc of said curve a length of 126.69 feet, having a radius of 450.00 feet, a central angle of 16°07'48", and a chord bearing S79°22'45"W, 126.27 feet;
17. S87°26'39"W a distance of 24.45 feet to a point of curvature of a curve to the left;
18. Westerly, along the arc of said curve a length of 51.11 feet, having a radius of 150.00 feet, a central angle of 19°31'22", and a chord bearing S77°40'58"W, 50.86 feet;
19. S67°55'16"W a distance of 1250.86 feet;

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20. N67°04'44"W a distance of 83.38 feet to the said Point of Beginning.

Containing 96.16 acres, more or less, as shown on the sketch attached.

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

John D Kipp 06/05/2019
John D. Kipp
Registered Professional Land Surveyor No. 5844
State of Texas



RJ Surveying & Associates, Inc.
2900 Jazz Street, Round Rock, Texas 78664
F-10015400

Bearings are based on the Texas Coordinate System of 1983, Central Zone (4203).
This Metes and Bounds Description is submitted with an Exhibit Map made a part
hereof by reference.

SAULS EAST TRACT SF-3 ZONING

COUNTY ROAD 107 (50' ROW)

N21°23'26"W 20.00'

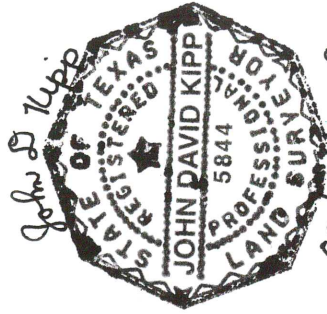
N68°28'31"E 3338.89'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	23.80'	15.00'	090°53'58"	N23°03'24"E	21.38'
C2	23.07'	275.00'	004°48'23"	N24°47'47"W	23.06'
C3	29.05'	325.00'	005°07'15"	N24°38'21"W	29.04'
C4	126.69'	450.00'	016°07'48"	S79°22'45"W	126.27'
C5	51.11'	150.00'	019°31'22"	S77°40'58"W	50.86'

SF-3 ZONING
96.16 ACRES

JSL NORTH INVESTMENTS, LLC
(168.558 ACRES)
DOC. NO. 2017057905 OPRWC



POINT OF BEGINNING
N67°04'44"W 83.38'

S67°55'16"W 1250.86'

S87°26'39"W 24.45'

S71°18'50"W 175.92'

N22°04'44"W 203.65'

N27°11'58"W 36.29'

S68°30'23"W 130.28'

S71°18'50"W 1095.27'

S69°00'03"W 432.32'

S16°36'54"E 130.05'

S31°03'53"E 51.63'

S22°04'44"E 1043.53'

S21°45'10"E 198.29'

S03°50'35"E 53.52'

WILLIAMSON COUNTY, TEXAS
9.13 ACRE
DOC. NO. 2006034117 OPRWC

WILLIAMSON COUNTY, TEXAS
4.95 ACRE
DOC. NO. 2006012406 OPRWC

UNIVERSITY DRIVE (ROW VARIES)

HENRY DEVELOPMENT, LTD.
REMAINDER OF 34.70 ACRES
DOC. NO. 2004089842 OPRWC

ACCURATE, INC.
REMAINDER OF 69.387 ACRES
DOC. NO. 1997037824 OPRWC

- LEGEND:
- = 1/2" IRON ROD FOUND
 - = 1" IRON PIPE FOUND
 - DRWC = DEED RECORDS WILLIAMSON COUNTY
 - PRWC = PLAT RECORDS WILLIAMSON COUNTY
 - ORWC = OFFICIAL RECORDS WILLIAMSON COUNTY
 - OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

SKETCH TO ACCOMPANY DESCRIPTION
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: JUNE 5, 2019 SCALE: 1" = 300'

RJ SURVEYING & ASSOCIATES, INC.
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