

34.81 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 AND BEING ALL OF THAT 21.511 ACRE TRACT, BOTH CONVEYED TO JSL NORTH INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND BEING COMPRISED OF TWO PARTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1- 13.30 Acres

BEGINNING at a 1/2" iron rod found on the east line of County Road 110 (variable-width right-of-way) for the southwest corner of this tract, being also the southwest corner of the above referenced 168.558 acre tract;

THENCE along the east line of said County Road 110, N21°23'26"W a distance of 378.87 feet, from which the northwest corner of said 168.558 acre tract bears N21°23'26"W a distance of 1033.01 feet;

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

1. S67°04'44"E a distance of 83.38 feet;
2. N67°55'16"E a distance of 1250.86 feet to a point of curvature of a curve to the right;
3. Easterly, 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 N77°40'58"E, 50.86 feet;
4. N87°26'39"E a distance of 24.45 feet to a point of curvature of a curve to the left;
5. Easterly, 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 N79°22'45"E, 126.27 feet;
6. N71°18'50"E a distance of 175.92 feet;
7. S22°04'44"E a distance of 203.65 feet to a point of curvature of a curve to the left;
8. Southeasterly, 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 S24°38'21"E, 29.04 feet;
9. S27°11'58"E a distance of 36.29 feet to a point of curvature of a curve to the right;
10. Southeasterly, 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 S24°47'47"E, 23.06 feet to a point of compound curvature of a curve to the right;
11. Southwesterly, 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 S23°03'24"W, 21.38 feet, from which a 1/2" iron rod found bears S81°12'45"E a distance of 148.74 feet;
12. S68°30'23"W a distance of 772.15 feet;
13. S68°46'54"W a distance of 160.56 feet;
14. S68°32'52"W a distance of 724.12 feet;
15. N66°28'07"W a distance of 29.53 feet to the said POINT OF BEGINNING.

Containing 13.30 acres, more or less, as shown on the sketch attached.

PART 2- 21.51 Acres

BEGINNING at a 60d nail found at the southwest corner of the above referenced 21.511 acre tract on the east right-of-way line of County Road 110 (right-of-way width varies);

THENCE along said east right-of-way line of County Road 110, N21°23'26"W a distance of 406.82 feet to the south right-of-way line of University Drive (right-of-way width varies);

THENCE along said south right-of-way line of University Drive, the following four courses:

34.81 ACRES

1. N24°16'55"E a distance of 168.53 feet to a 1/2" iron rod found;
2. N68°40'41"E a distance of 534.88 feet;
3. N21°21'44"W a distance of 20.00 feet;
4. N69°08'42"E a distance of 1136.09 feet to the northwest corner of a 34.70 acre tract conveyed to Henry Development, Ltd. by deed recorded in Document No. 2004089842, OPRWC;

THENCE along the west line of said 34.70 acre tract, S20°51'18"E a distance of 522.01 feet to a cotton spindle found at the northeast corner of a 25.97 acre tract conveyed to Probuild Real Estate Holdings by deed recorded in Document No. 2006067193, OPRWC;

THENCE along the north line of said 25.97 acre tract, S68°14'45"W a distance of 1786.65 feet to the said POINT OF BEGINNING.

Containing 21.51 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.

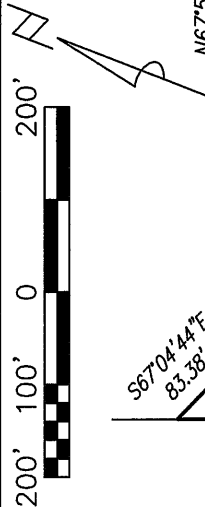
John D Kipp 6/5/2019
 John D. Kipp
 Registered Professional Land Surveyor No. 5844
 State of Texas



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

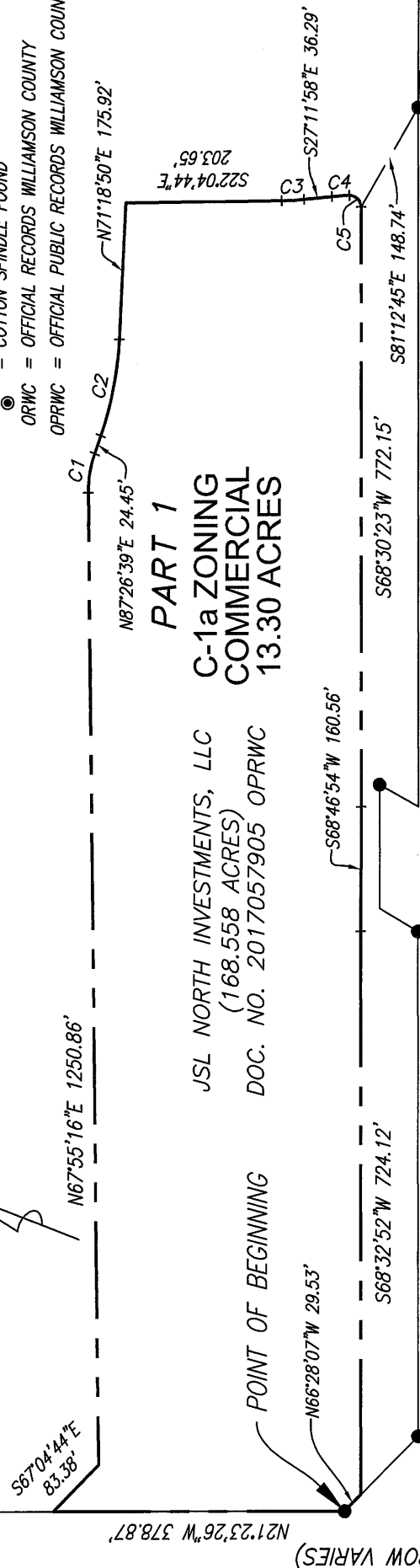
Bearings are based on the Texas Coordinate System of 1983, Central Zone (4203)
 This Metes and Bounds Description is submitted with an Exhibit Map made a part hereof by reference.

SAULS EAST TRACT
C-1a ZONING - COMMERCIAL



LEGEND:

- = 1/2" IRON ROD FOUND
- ▲ = 60d NAIL FOUND
- ⊙ = COTTON SPINDLE FOUND
- ORWC = OFFICIAL RECORDS WILLIAMSON COUNTY
- OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY



PART 1
C-1a ZONING
COMMERCIAL
13.30 ACRES

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

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

UNIVERSITY DRIVE (ROW VARIES)

N69°08'42"E 1136.09'

N68°40'41"E 534.88'

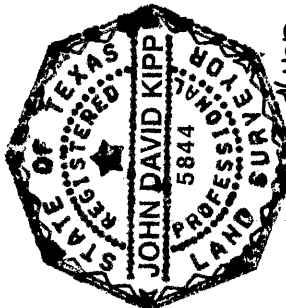
N21°21'44"W 20.00'

N24°16'55"E 168.53'

| CURVE TABLE | | | | |
|-------------|---------|---------|-------------|-----------|
| CURVE | LENGTH | RADIUS | CH. BRNG. | CH. DIST. |
| C1 | 51.11' | 150.00' | N77°40'58"E | 50.86' |
| C2 | 126.69' | 450.00' | N79°22'45"E | 126.27' |
| C3 | 29.05' | 325.00' | S24°38'21"E | 29.04' |
| C4 | 23.07' | 275.00' | S24°47'47"E | 23.06' |
| C5 | 23.80' | 15.00' | S23°03'24"W | 21.38' |

PART 2
C-1a ZONING
COMMERCIAL
21.51 ACRES

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



S20°51'18"E 522.01'
HENRY DEVELOPMENT, LTD.
34.70 ACRES
DOC. NO. 2004089842 OPRWC

POINT OF BEGINNING

S68°14'45"W 1786.65'

PROBUILD REAL ESTATE HOLDINGS
25.97 ACRES
DOC. NO. 2006067193 OPRWC

DATE: JUNE 5, 2019 SCALE: 1" = 200'

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
F-10015400 (512) 836-4793 FAX: (512) 836-4817

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