

22.03 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:

BEGIN at the southeast corner of this tract, from which a 1/2" iron rod found at the southeast corner of the above referenced 168.558 acre tract bears, N69°26'19"E a distance of 1230.02 feet;

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

1. S69°00'03"W a distance of 299.86 feet;
2. N16°36'54"W a distance of 130.05 feet;
3. N31°03'53"W a distance of 51.63 feet;
4. N22°04'44"W a distance of 1043.53 feet;
5. N03°50'35"W a distance of 53.52 feet;
6. N21°45'10"W a distance of 198.29 feet;
7. N68°28'31"E a distance of 1464.17 feet, from which a 1" iron pipe found at the northeast corner of said 168.558 acre tract bears N49°38'22"E a distance of 61.95 feet;
8. S21°22'17"E a distance of 269.00 feet;
9. S48°02'24"W a distance of 772.82 feet;
10. N21°26'59"W a distance of 9.16 feet;
11. S67°55'17"W a distance of 222.00 feet;
12. S22°04'44"E a distance of 61.21 feet;
13. S67°55'16"W a distance of 266.45 feet;
14. S21°26'04"E a distance of 694.46 feet to a point on a non-tangent curve to the right;
15. Southeasterly, along the arc of said curve a length of 138.42 feet, having a radius of 50.00 feet, a central angle of 158°36'46", and a chord bearing S52°21'57"E, 98.26 feet to a point of reverse curvature of a curve to the left;
16. Southerly, along the arc of said curve a length of 21.03 feet, having a radius of 25.00 feet, a central angle of 48°11'23", and a chord bearing S02°50'44"W, 20.41 feet;
17. S21°14'58"E a distance of 82.98 feet to the said Point of Beginning.

Containing 22.03 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.

 6/4/2019
 Stephen R. Lawrence
 Registered Professional Land Surveyor No. 6352
 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)

SAULS EAST TRACT

TF ZONING-DUPLEX

200' 100' 0 200'

COUNTY ROAD 107 (50' ROW)

N68°28'31"E 1464.17'

N49°38'22"E 61.95'

**TF ZONING
DUPLEX
22.03 ACRES**

N21°45'10"W
198.29'

N53°05'20"W
253.35'

S21°22'17"E 269.00'

S48°02'24"W 772.82'

S22°04'44"E 61.21'

S67°55'17"W
222.00'

S67°55'16"W 266.45'

N21°26'59"W 9.16'

N22°04'44"W
1043.53'

JSL NORTH INVESTMENTS, LLC
(168.558 ACRES)

DOC. NO. 2017057905 OPRWC

S21°26'04"E 694.46'

AUDELL JAECKS PAYNE REVOCABLE TRUST
(REMAINDER OF 60 ACRES)
DOC. NO. 2019021683 OPRWC

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	138.42'	50.00'	158°36'46"	S52°21'57"E	98.26'
C2	21.03'	25.00'	048°11'23"	S02°50'44"W	20.41'

C1
C2

S21°14'58"E 82.98'

POINT OF BEGINNING

N69°26'19"E 1230.02'

S69°00'03"W 299.86'

WILLIAMSON COUNTY, TEXAS

9.02 ACRE

DOC. NO. 2006013026

OPRWC

UNIVERSITY DRIVE (ROW VARIES)

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 4, 2019

SCALE: 1" = 200'

RJ SURVEYING & ASSOCIATES, INC.

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