

EXHIBIT**"A"**

34.31 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- 12.80 Acres

BEGINNING at a 1/2" iron rod found on the east line of said County Road 110, being also at the southwest corner of this tract;

THENCE N21°23'26"W along the east line of County Road 110 and the west line of said 168.558 acre tract a distance of 378.87 feet;

THENCE across said 168.558 Acre Tract the following 15 courses:

1. S67°04'44"E a distance of 97.00 feet;
2. N67°55'16"E a distance of 1270.61 feet;
3. N78°07'39"E a distance of 48.85 feet to a point on a non-tangent curve to the left;
4. Easterly along the arc of said curve, a distance of 122.15 feet, said curve having a radius of 450.00 feet, a central angle of 15°33'10" and a chord bearing N79°05'26"E, 121.78 feet;
5. N71°13'14"E a distance of 168.41 feet;
6. S17°59'35"E a distance of 0.27 feet;
7. S22°04'44"E a distance of 50.09 feet from which a 1/2" iron rod found on the north line of University Boulevard, same being on a southerly angle point of said 168.558 acre tract bears, S42°43'06"E a distance of 356.46 feet;
8. S71°18'50"W a distance of 15.03 feet to a point of curvature of a curve to the right;
9. S22°04'44"E a distance of 183.03 feet;
10. S23°30'23"W a distance of 84.85 feet;
11. S21°29'37"E a distance of 15.00 feet;
12. S68°30'23"W a distance of 698.41 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 12.80 acres, more or less, as shown on the sketch attached.
Part 1 and Part 2 combined acreage = 34.31 acres.

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 Boulevard (right-of-way width varies);

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

34.31 ACRES

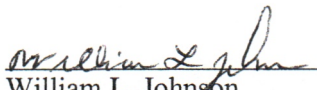
1. N24°16'55"E a distance of 168.53 feet to a 1/2" iron rod found;
2. N68°40'41"E a distance of 534.88 feet;
3. N21°21'44"W a distance of 20.00 feet;
4. N69°08'42"E a distance of 1136.09 feet to the northwest corner of a 34.70 acre tract conveyed to Henry Development, Ltd. by deed recorded in Document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

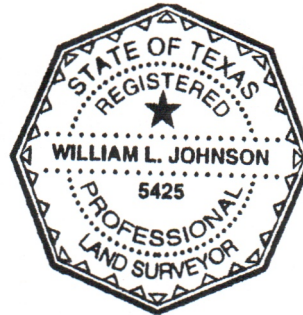
THENCE along the west line of said 34.70 acre tract, S20°51'18"E a distance of 522.01 feet to a cotton spindle found at the northeast corner of a 25.97 acre tract conveyed to Probuild Real Estate Holdings by deed recorded in Document No. 2006067193, OPRWC;

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.

 7 JULY 2020
William L. Johnson
Registered Professional Land Surveyor No. 5425
State of Texas



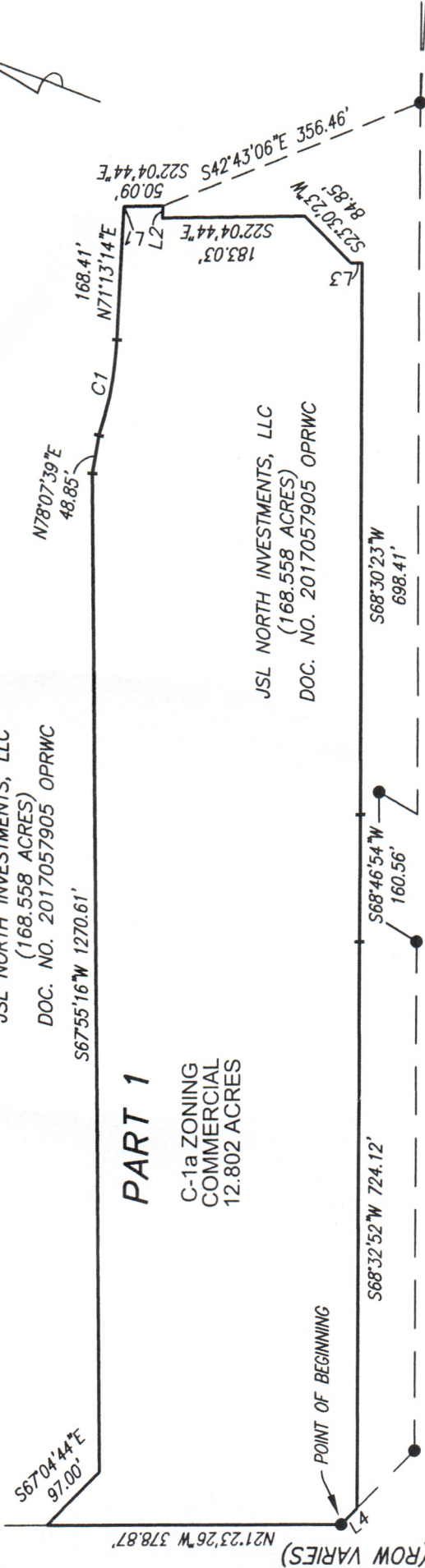
RJ Surveying & Associates, Inc.
2900 Jazz Street, Round Rock, Texas 78664
F-10015400

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.



UNIVERSITY HEIGHTS TRACT
C-1a ZONING - COMMERCIAL

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



PART 1

C-1a ZONING
COMMERCIAL
12.802 ACRES

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

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

UNIVERSITY BOULEVARD (ROW VARIES)

HENRY MILLARD SURVEY
ABSTRACT NO. 452

PART 2

C-1a ZONING
COMMERCIAL
21.51 ACRES

LINE TABLE	
LINE	BEARING
L1	S17°59'35"E
L2	S71°18'50"W
L3	S21°29'37"E
L4	N66°28'07"W

LINE	DISTANCE
L1	0.27'
L2	15.03'
L3	15.00'
L4	29.53'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	122.15'	450.00'	015°33'10"

POINT OF BEGINNING

LEGEND:

- = 1/2" IRON ROD FOUND
 - = COTTON SPINDLE FOUND
 - ▲ = 600 NAIL FOUND
 - ORWC = OFFICIAL RECORDS WILLIAMSON COUNTY
 - OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

JSL NORTH INVESTMENTS, LLC
(TRACT 2 - 21.511 ACRES)
DOC. NO. 2017057905 OPRWC

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

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

DATE: 6 JULY 2020 SCALE: 1" = 200'

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

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