

**EXHIBIT****"A"**

17.680 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, being also on the west line of a 60 acre tract conveyed to Audell Jaeks Payne Revocable Living Trust by deed recorded in Document No. 2019021683 OPRWC bears, N69°27'12"E a distance of 1190.02 feet;

THENCE across said 168.558 Acre Tract, the following 42 courses:

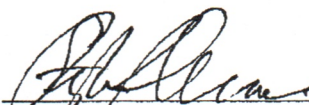
1. S69°00'03"W a distance of 183.38 feet;
2. N20°59'57"W a distance of 20.00 feet;
3. N26°11'35"E a distance of 64.92 feet;
4. N13°05'16"W a distance of 298.16 feet;
5. N22°04'44"W a distance of 130.21 feet to a point on a non-tangent curve to the left;
6. Westerly along the arc of said curve, a distance of 2.56 feet, said curve having a radius of 25.00 feet, a central angle of 05°52'22" and a chord bearing S70°51'28"W, 2.56 feet;
7. S67°55'16"W a distance of 149.84 feet to a point of curvature of a curve to the left;
8. Southwesterly, along the arc of said curve, a distance of 80.45 feet, said curve having a radius of 275.00 feet, a central angle of 16°45'41", and a chord bearing S59°32'26"W, 80.16 feet;
9. S51°09'36"W a distance of 1.50 feet;
10. N38°50'24"W a distance of 50.00 feet;
11. N22°04'44"W a distance of 754.24 feet;
12. N67°55'16"E a distance of 40.86 feet;
13. N21°21'54"W a distance of 102.01 feet;
14. S68°06'12"W a distance of 25.06 feet;
15. N21°53'48"W a distance of 95.93 feet;
16. N68°28'31"E a distance of 1464.67 feet, from which an iron pipe found on the south line of County Road 107 at the northeast corner of said 168.558 Acre Tract, same being the northwest corner of a 50.51 acre tract conveyed to Audell Jaeks Payne Revocable Living Trust by deed recorded in Document No. 2019021682 OPRWC bears, N49°38'22"E a distance of 61.95 feet;
17. S21°22'17"E a distance of 86.42 feet;
18. S68°06'12"W a distance of 512.21 feet;
19. S21°53'48"E a distance of 60.00 feet;
20. S68°06'12"W a distance of 60.00 feet;
21. N21°53'48"W a distance of 60.00 feet;
22. S68°06'12"W a distance of 145.58 feet;
23. S21°22'27"E a distance of 438.54 feet;
24. S67°55'17"W a distance of 120.04 feet;
25. S21°22'37"E a distance of 130.63 feet to a point on a tangent curve to the left;
26. Southeasterly along the arc of said curve, a distance of 21.03 feet, said curve having a radius of 25.00 feet, a central angle of 48°11'23" and a chord bearing S45°27'35"E, 20.41 feet to a point of reverse curvature of a curve to the right;
27. Southerly, along the arc of said curve, a distance of 105.68 feet, said curve having a radius of 50.00 feet, a central angle of 121°05'54", and a chord bearing S09°00'20"E, 87.08 feet;

17.680 ACRES

28. S22°04'44"E a distance of 101.36 feet;
29. S69°13'47"W a distance of 35.01 feet;
30. S82°52'00"W a distance of 36.23 feet;
31. S89°59'46"W a distance of 37.77 feet;
32. S67°55'16"W a distance of 175.00 feet;
33. S29°59'30"E a distance of 75.84 feet;
34. S26°20'02"W a distance of 10.08 feet to a point on a non-tangent curve to the right;
35. Southeasterly along the arc of said curve, a distance of 62.41 feet, said curve having a radius of 50.00 feet, a central angle of 71°30'49" and a chord bearing S27°54'33"E, 58.43 feet to a point of reverse curvature of a curve to the left;
36. Southerly, along the arc of said curve, a distance of 13.06 feet, said curve having a radius of 25.00 feet, a central angle of 29°55'35", and a chord bearing S07°06'56"E, 12.91 feet;
37. S22°04'44"E a distance of 69.08 feet to a point of curvature of a curve to the right;
38. Southerly, along the arc a distance of 82.39 feet, said curve having a radius of 525.00 feet, a central angle of 08°59'28", and a chord bearing S17°35'00"E, 82.30 feet;
39. S13°05'16"E a distance of 168.77 feet to a point of curvature of a curve to the left;
40. Southerly, along the arc of said curve, a distance of 61.25 feet, said curve having a radius of 430.00 feet, a central angle of 08°09'42", and a chord bearing S17°10'07"E, 61.20 feet;
41. S21°14'58"E a distance of 74.83 feet;
42. S66°07'27"E a distance of 35.43 feet to said Point of Beginning.

Containing 17.680 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.

 6/26/2020  
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)

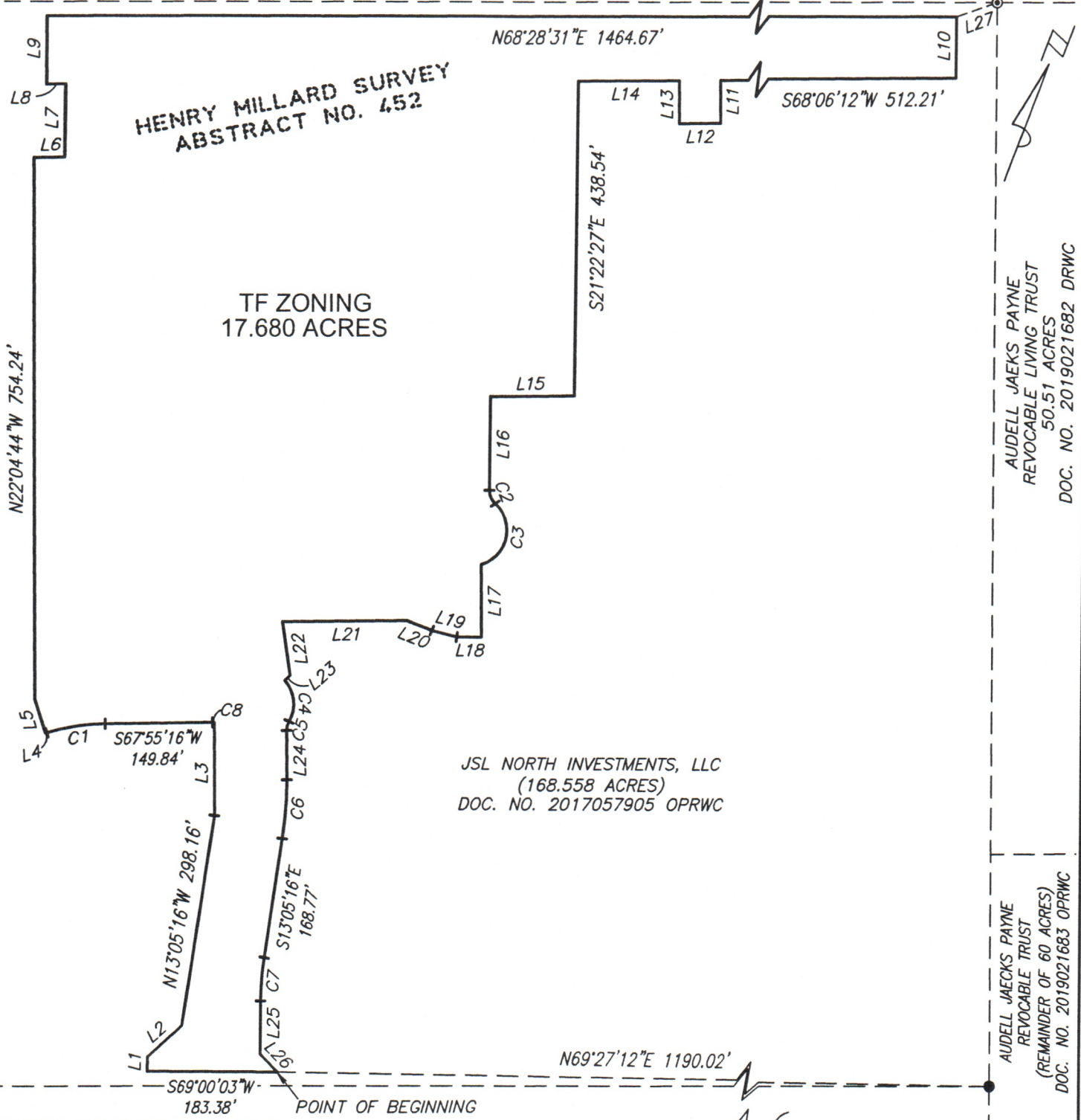


# UNIVERSITY HEIGHTS TRACT

## TF ZONING

200' 100' 0 200'

COUNTY ROAD 107 (50' ROW)



TF ZONING  
17.680 ACRES

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

AUDELL JAEKS PAYNE  
REVOCABLE LIVING TRUST  
50.51 ACRES  
DOC. NO. 2019021682 DRWC

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

WILLIAMSON COUNTY, TEXAS  
9.02 ACRE  
DOC. NO. 2006013026  
OPRWC

UNIVERSITY BOULEVARD (ROW VARIES)

WILLIAMSON COUNTY, TEXAS  
2.597 ACRES  
DOC. NO. 2020040872 OPRWC

SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)  
DATE: 24 JUNE 2020 SCALE: 1" = 200'

**RJ SURVEYING & ASSOCIATES, INC.**

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

F-10015400 (512) 836-4793 FAX: (512) 836-4817

# UNIVERSITY HEIGHTS TRACT

## TF ZONING

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	80.45'	275.00'	016°45'41"	S59°32'26"W	80.16'
C2	21.03'	25.00'	048°11'23"	N45°27'35"W	20.41'
C3	105.68'	50.00'	121°05'54"	S09°00'20"E	87.08'
C4	62.41'	50.00'	071°30'49"	S27°54'33"E	58.43'
C5	13.06'	25.00'	029°55'35"	S07°06'56"E	12.91'
C6	82.39'	525.00'	008°59'28"	S17°35'00"E	82.30'
C7	61.25'	430.00'	008°09'42"	S17°10'07"E	61.20'
C8	2.56'	25.00'	005°52'22"	S70°51'28"W	2.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N20°59'57"W	20.00'
L2	N26°11'35"E	64.92'
L3	N22°04'44"W	130.21'
L4	S51°09'36"W	1.50'
L5	N38°50'24"W	50.00'
L6	N67°55'16"E	40.86'
L7	N21°21'54"W	102.01'
L8	S68°06'12"W	25.06'
L9	N21°53'48"W	95.93'
L10	S21°22'17"E	86.42'
L11	S21°53'48"E	60.00'
L12	S68°06'12"W	60.00'
L13	N21°53'48"W	60.00'
L14	S68°06'12"W	145.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S67°55'17"W	120.04'
L16	S21°22'37"E	130.63'
L17	S22°04'44"E	101.36'
L18	S69°13'47"W	35.01'
L19	S82°52'00"W	36.23'
L20	S89°59'46"W	37.77'
L21	S67°55'16"W	175.00'
L22	S29°59'30"E	75.84'
L23	S26°20'02"W	10.08'
L24	S22°04'44"E	69.08'
L25	S21°14'58"E	74.83'
L26	S66°07'27"E	35.43'
L27	N49°38'22"E	61.95'

### LEGEND:

- = 1/2" IRON ROD FOUND
- ⊙ = 1" IRON PIPE FOUND

OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)

### SKETCH TO ACCOMPANY DESCRIPTION

(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: 24 JUNE 2020 SCALE: 1" = 200'

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