

EXHIBIT**"A"**

99.186 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 and the west line of said 168.558 acre tract 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;

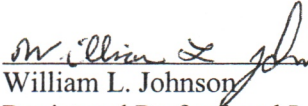
THENCE across said 168.558 acre tract, the following 25 courses:

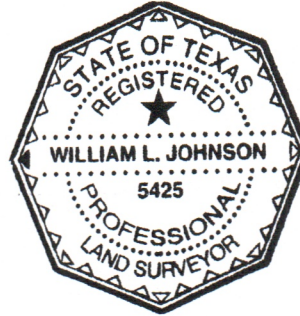
1. N68°28'31"E a distance of 3338.39 feet;
2. S21°53'48"E a distance of 95.93 feet;
3. N68°06'12"E a distance of 25.06 feet;
4. S21°21'54"E a distance of 102.01 feet;
5. S67°55'16"W a distance of 40.86 feet;
6. S22°04'44"E a distance of 754.24 feet;
7. S38°50'24"E a distance of 50.00 feet;
8. N51°09'36"E a distance of 1.50 feet to a point of curvature of a curve to the right;
9. Northeasterly, 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 N59°32'26"E, 80.16 feet;
10. N67°55'16"E a distance of 149.84 feet to a point of curvature of a curve to the right;
11. Easterly, 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 N70°51'28"E, 2.56 feet;
12. S22°04'44"E a distance of 130.21 feet;
13. S13°05'16"E a distance of 298.16 feet;
14. S26°11'35"W a distance of 64.92 feet;
15. S20°59'57"E a distance of 20.00 feet;
16. S69°00'03"W a distance of 588.80 feet;
17. S71°18'50"W a distance of 1095.27 feet;
18. S68°30'23"W a distance of 204.03 feet;
19. N21°29'37"W a distance of 15.00 feet;
20. N23°30'23"E a distance of 84.85 feet;
21. N22°04'44"W a distance of 183.03 feet;
22. N71°18'50"E a distance of 15.03 feet;
23. N22°04'44"W a distance of 50.09 feet;
24. N17°59'35"W a distance of 0.27 feet;
25. S71°13'14"W a distance of 168.41 feet to a point of curvature of a curve to the right;
26. Westerly, 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 S79°05'26"W, 121.78 feet;
27. S78°07'39"W a distance of 48.85 feet;
28. S67°55'16"W a distance of 1270.61 feet;
29. N67°04'44"W a distance of 97.00 feet to the said Point of Beginning.

99.186 ACRES

Containing 99.186 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 JUL 4 2020
William L. Johnson
Registered Professional Land Surveyor No. 5425
State of Texas

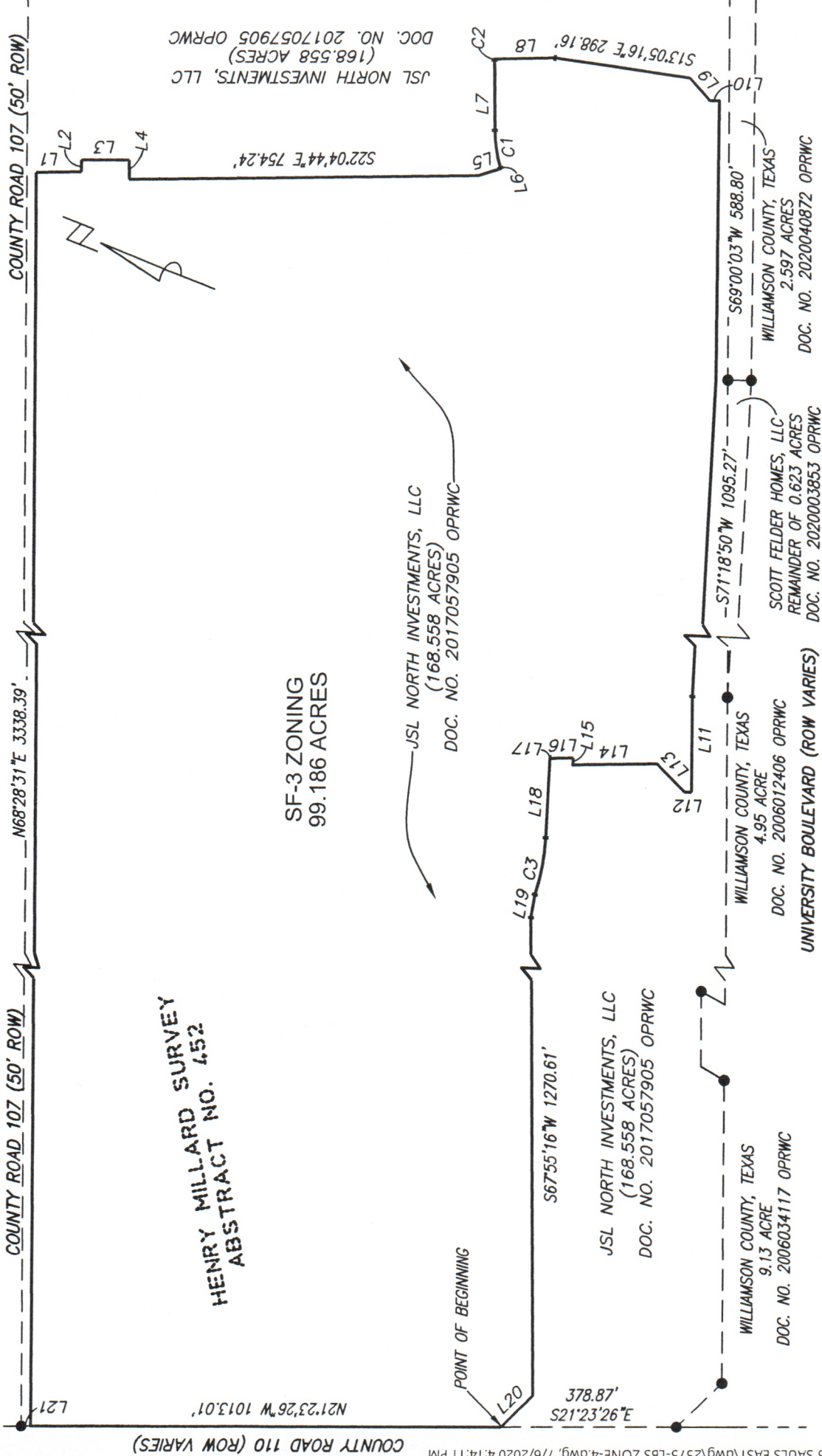


RJ Surveying & Associates, Inc.
2900 Jazz Street, Round Rock, Texas 78664
F-10015400

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

SF-3 ZONING



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

DATE: 6 JULY 2020 SCALE: 1" = 300'

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

UNIVERSITY HEIGHTS TRACT
SF-3 ZONING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°53'48"E	95.93'
L2	N68°06'12"E	25.06'
L3	S21°21'54"E	102.01'
L4	N67°55'16"E	40.86'
L5	S38°50'24"E	50.00'
L6	N51°09'36"E	1.50'
L7	N67°55'16"E	149.84'
L8	N22°04'44"W	130.21'
L9	N26°11'35"E	64.92'
L10	S20°59'57"E	20.00'
L11	S68°30'23"W	204.03'
L12	N21°29'37"W	15.00'
L13	N23°30'23"E	84.85'
L14	N22°04'44"W	183.03'
L15	N71°18'50"E	15.03'
L16	N22°04'44"W	50.09'
L17	N17°59'35"W	0.27'
L18	S71°13'14"W	168.41'
L19	S78°07'39"W	48.85'
L20	N67°04'44"W	97.00'
L21	N21°23'26"W	20.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	80.45'	275.00'	016°45'41"	N59°32'26"E	80.16'
C2	2.56'	25.00'	005°52'22"	S70°51'28"W	2.56'
C3	122.15'	450.00'	015°33'10"	N79°05'26"E	121.78'

LEGEND:

- = 1/2" IRON ROD FOUND
- OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- ROW = RIGHT-OF-WAY

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

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