

EXHIBIT**"A"**

10.332 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 of land conveyed to Audell Jaecks Payne Revocable Living Trust by deed recorded in Document No. 2019021683 OPRWC bears, N69°52'15"E a distance of 618.84 feet;

THENCE across said 168.558 acre tract, the following 22 courses:

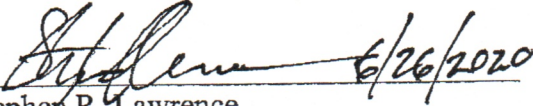
1. S69°00'03"W a distance of 571.22 feet;
2. N66°07'27"W a distance of 35.43 feet;
3. N21°14'58"W a distance of 74.83 feet to a point of curvature of a curve to the right;
4. Northerly, along the arc of said curve, a distance of 61.25 feet, said curve having a radius of 430.00 feet, a central angle of 08°09'42", and a chord bearing N17°10'07"W, 61.20 feet;
5. N13°05'16"W a distance of 168.77 feet to a point of curvature of a curve to the left;
6. Northerly, along the arc of said curve, 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 N17°35'00"W, 82.30 feet;
7. N22°04'44"W a distance of 69.08 feet to a point of curvature of a curve to the right;
8. Northerly, 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 N07°06'56"W, 12.91 feet to a point of reverse curvature of a curve to the left;
9. Northwesterly, 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 N27°54'33"W, 58.43 feet;
10. N26°20'02"E a distance of 10.08 feet;
11. N29°59'30"W a distance of 75.84 feet;
12. N67°55'16"E a distance of 175.00 feet;
13. N89°59'46"E a distance of 37.77 feet;
14. N82°52'00"E a distance of 36.23 feet;
15. N69°13'47"E a distance of 35.01 feet;
16. N22°04'44"W a distance of 101.36 feet to a point on a non-tangent curve to the left
17. Northerly along the arc of said curve, 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 N09°00'20"W, 87.08 feet to a point of reverse curvature of a curve to the right;
18. Northwesterly, along the arc of said curve, 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 N45°27'35"W, 20.41 feet;
19. N21°22'37"W a distance of 130.63 feet;
20. N67°55'17"E a distance of 120.04 feet;
21. N73°40'15"E a distance of 162.47 feet from which an iron pipe found at the northeast

10.332 ACRES

corner of said 168.558 Acre Tract, being also on the west line of a 60 acre tract of land conveyed to Audell Jaecks Payne Revocable Living Trust by deed recorded in Document No. 2019021682 OPRWC bears, N25°58'52"E a distance of 835.40 feet;
22. S21°17'49"E a distance of 937.29 feet to the said Point of Beginning.

Containing 10.332 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.


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

MF-1 ZONING - MULTIFAMILY

200' 100' 0 200'

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)

HENRY MILLARD SURVEY
ABSTRACT NO. 452

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

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 LIVING TRUST
60 ACRES
DOC. NO. 2019021683 OPRWC

MF - 1 ZONING
MULTIFAMILY
10.332 ACRES

POINT OF
BEGINNING

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

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

UNIVERSITY BOULEVARD (ROW VARIES)

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

SHEET 1 OF 2

DATE: 19 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

MF-1 ZONING – MULTIFAMILY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	61.25'	430.00'	008°09'42"	N17°10'07"W	61.20'
C2	82.39'	525.00'	008°59'28"	N17°35'00"W	82.30'
C3	13.06'	25.00'	029°55'35"	N07°06'56"W	12.91'
C4	62.41'	50.00'	071°30'49"	N27°54'33"W	58.43'
C5	105.68'	50.00'	121°05'54"	N09°00'20"W	87.08'
C6	21.03'	25.00'	048°11'23"	N45°27'35"W	20.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°07'27"W	35.43'
L2	N21°14'58"W	74.83'
L3	N13°05'16"W	168.77'
L4	N22°04'44"W	69.08'
L5	N26°20'02"E	10.08'
L6	N29°59'30"W	75.84'
L7	N89°59'46"E	37.77'
L8	N82°52'00"E	36.23'
L9	N69°13'47"E	35.01'
L10	N22°04'44"W	101.36'

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

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

RJ SURVEYING & ASSOCIATES, INC.

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SHEET 2 OF 2