

# EXHIBIT

"A"

21.455 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 on the east line of the above referenced 168.558 acre tract, same being the west line of a 60 acre tract conveyed to Audell Jacks Payne Revocable Living trust by deed recorded in Document No. 2019021683 OPRWC, from which a 1/2" iron rod found at the southeast corner of the above referenced 168.558 acre tract bears, S21°29'06"E a distance of 9.40 feet;

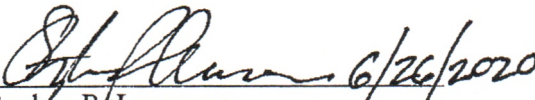
THENCE across said 168.558 Acre Tract, the following 11 courses:

1. S69°00'03"W a distance of 618.69 feet;
2. N21°17'49"W a distance of 937.29 feet;
3. S73°40'15"W a distance of 162.47 feet;
4. N21°22'27"W a distance of 438.54 feet;
5. N68°06'12"E a distance of 145.58 feet;
6. S21°53'48"E a distance of 60.00 feet;
7. N68°06'12"E a distance of 60.00 feet;
8. N21°53'48"W a distance of 60.00 feet;
9. N68°06'12"E a distance of 512.21 feet;
10. N21°22'17"W a distance of 86.42 feet;
11. N68°28'31"E a distance of 58.62 feet to the east line of said 168.558 Acre Tract, same being the west line of a 50.51 acre tract conveyed to Audell Jacks Payne Living Trust by deed recorded in Document No. 2019021682 OPRWC, from which an iron pipe found at the northeast corner of said 168.558 Acre Tract, same being the northwest corner of said 50.51 Acre Tract bears, N21°29'06"W a distance of 20.00 feet;

THENCE S21°29'06"E along said east line of the 168.558 Acre Tract and in part along the west line of said 50.51 Acre Tract and the west line said 60 Acre Tract, a distance of 1487.28 feet to the said Point of Beginning.

Containing 21.455 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



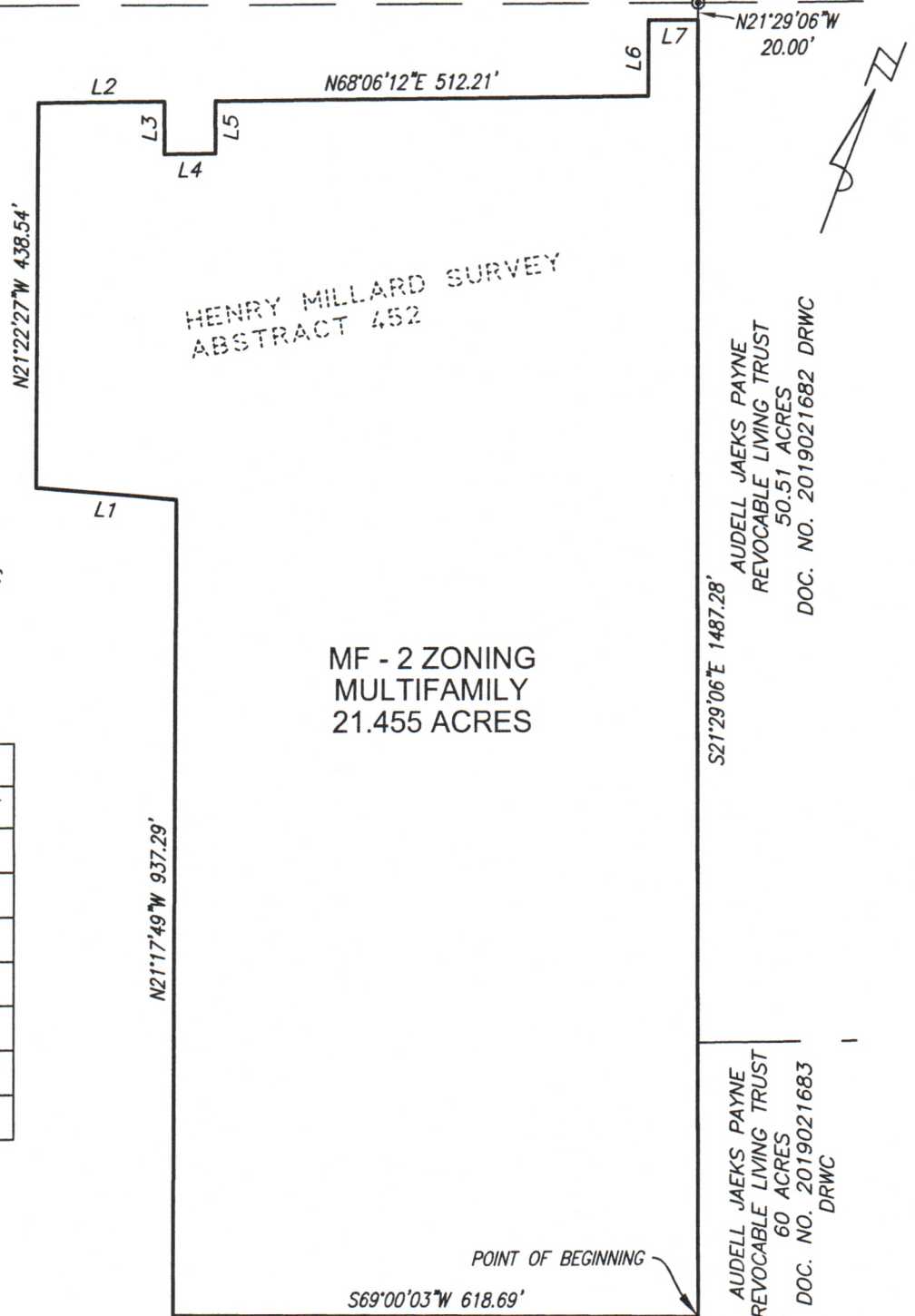
Bearings are based on the Texas Coordinate System of 1983, Central Zone (4203).

# UNIVERSITY HEIGHTS TRACT

## MF-2 ZONING - MULTIFAMILY

200' 100' 0 200'

COUNTY ROAD 107 (50' ROW)



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

MF - 2 ZONING  
MULTIFAMILY  
21.455 ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°40'15"W	162.47'
L2	S68°06'12"W	145.58'
L3	S21°53'48"E	60.00'
L4	N68°06'12"E	60.00'
L5	N21°53'48"W	60.00'
L6	N21°22'17"W	86.42'
L7	N68°28'31"E	58.62'

### LEGEND:

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

DRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

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

UNIVERSITY BOULEVARD (ROW VARIES)

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

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

**RJ SURVEYING & ASSOCIATES, INC.**

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