

EXHIBIT “ ___ ”

Parcel CKT961-004PE

0.2334 Acre

Rachael Saul Survey, Abstract No. 551

Williamson County, Texas

DESCRIPTION FOR PARCEL CKT961-004PE

BEING a 0.2334 of one acre (10,166 square foot) easement, out of the Rachael Saul Survey, Abstract No. 551, Williamson County, Texas, being a portion of Lot 3, Block A, Resubdivision of Lot 1, Block A, Davis Spring Commercial Section 2, a subdivision of record in Document No. 2011058775, Official Public Records, Williamson County, Texas, said Lot 3 (a portion of Tract 1) conveyed to Davis Spring SAH, LLC by General Warranty Deed dated March 2, 2022, as recorded in Document No. 2022027129, Official Public Records, Williamson County, Texas; said 0.2334 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the west line of said Lot 3 and said Davis Spring SAH tract, and the east line of Lot 2, Block A, in said Resubdivision of Lot 1, Block A, Davis Spring Commercial Section 2 subdivision, said POINT OF BEGINNING having Grid Coordinates of N=10,147,333.97, E=3,101,884.20, from which a mag nail with “Chaparral” washer found at an angle point in the west line of said Lot 3 and said Davis Spring SAH tract, and the east line of said Lot 2, bears North 07°05’30” East 326.93 feet;

- 1) THENCE, along the north line of this easement, crossing said Lot 3 and said Davis Spring SAH tract, **North 84°42’06” East 516.07 feet** to a calculated point at the northeast corner of this easement;

- 2) THENCE, along the east line of this easement, crossing said Lot 3 and said Davis Spring SAH tract, with a curve to the right, whose delta angle is **11°58'28"**, radius is **139.94 feet**, an arc distance of **29.25 feet**, and the chord of which bears **South 41°27'37" West 29.19 feet** to a calculated point in the north line of an existing electric and telephone easement granted to the City of Austin, as recorded in Volume 1284, Page 168, Official Records, Williamson County, Texas, from which point a 1/2-inch iron rod with "Chaparral" cap found bears South 05°17'54" East 29.84 feet to a calculated point in the south line of said Lot 3 and said Davis Spring SAH tract, being in the existing north right-of-way line of that tract conveyed to Capital Metropolitan Transportation Authority (CMTA) by Quitclaim Deed, as recorded in Document No. 2000020773, Official Public Records, Williamson County, and North 84°42'06" East 179.33 feet to a calculated point at the southeast corner of said Lot 3 and said Davis Spring SAH tract, and the southwest corner of Lot 1, Block A, Resubdivision of Lot 8, Block A, Davis Spring Section 9A, a subdivision of record in Document No. 2011058939, Official Public Records, Williamson County, Texas, and South 05°19'51" East 0.25 feet, and from said calculated point at the southeast corner of said Lot 3 and the southwest corner of said Lot 1, a 1/2-inch iron rod found in the south line of said Lot 1, and in said existing north right-of-way line of CMTA, bears North 84°42'06" East 11.00 feet;

- 3) THENCE, along the south line of this easement, and the north line of said existing electric and telephone easement, crossing said Lot 3 and said Davis Spring SAH tract, **South 84°42'06" West 499.20 feet** to a calculated point in the west line of said Lot 3 and said Davis Spring SAH tract, and the east line of said Lot 2;

- 4) THENCE, along the west line of this easement, said Lot 3 and said Davis Spring SAH tract, and the east line of said Lot 2, **North 07°05'30" East 20.48 feet** the POINT OF BEGINNING and containing 0.2334 of one acre (10,166 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.000110.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad", written over a horizontal line.


06/20/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.
M:\HDR~23-062~AE Jollyville\Description\CKT961-004PE
Issued 06/20/2025

FIELD NOTES REVIEWED

BY:  DATE: 6/21/25 WCAD ID R512185
FOR AUSTIN ENERGY
CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2334 AC. OR 10,166 SQ. FT. OF LAND OUT OF
THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551
WILLIAMSON COUNTY, TEXAS



SCALE 1" = 50'

RACHAEL SAUL SURVEY
ABSTRACT NO. 551

TREE LIST

TAG No.	Bole Dia.	Tree Type	DripLine Dia	Bole Detail
8056	34.25"	Live Oak	34.25'	18.5X17X14.5
8057	20"	Live Oak	20'	
8058	28.75"	Live Oak	28.75'	20.5X16.5
8059	22"	Live Oak	22'	
8060	8"	Bur Oak	8'	
8061	29.5"	Live Oak	29.5'	
8062	31.5"	Live Oak	31.5'	13X12.5X12.5X12

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N07°05'30"E	20.48'

DAVIS SPRING SAH, LLC
DOC. NO. 2022027129
O.P.R.W.C.T.
TRACT 1
(LOTS 2 AND 3, BLOCK A)
MARCH 2, 2022

BLOCK A
LOT 2
(7.603 AC.)

15' WIDE
ATMOS ENERGY GAS
EASEMENT
DOC. NO. 2008035195
O.P.R.W.C.T.

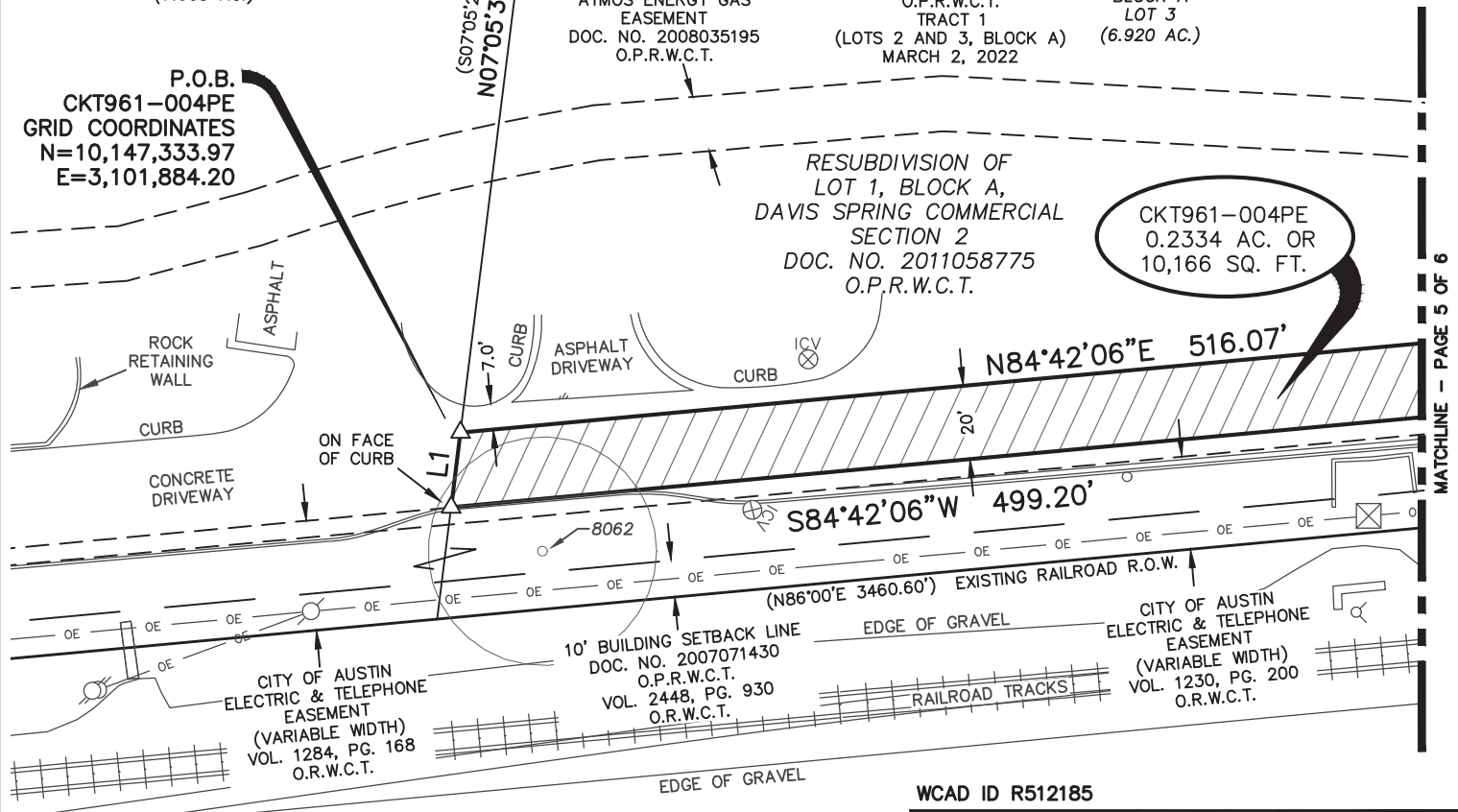
DAVIS SPRING SAH, LLC
DOC. NO. 2022027129
O.P.R.W.C.T.
TRACT 1
(LOTS 2 AND 3, BLOCK A)
MARCH 2, 2022

BLOCK A
LOT 3
(6.920 AC.)

P.O.B.
CKT961-004PE
GRID COORDINATES
N=10,147,333.97
E=3,101,884.20

RESUBDIVISION OF
LOT 1, BLOCK A,
DAVIS SPRING COMMERCIAL
SECTION 2
DOC. NO. 2011058775
O.P.R.W.C.T.

CKT961-004PE
0.2334 AC. OR
10,166 SQ. FT.



MATCHLINE - PAGE 5 OF 6

CITY OF AUSTIN
ELECTRIC & TELEPHONE
EASEMENT
(VARIABLE WIDTH)
VOL. 1284, PG. 168
O.R.W.C.T.

10' BUILDING SETBACK LINE
DOC. NO. 2007071430
O.P.R.W.C.T.
VOL. 2448, PG. 930
O.R.W.C.T.

CITY OF AUSTIN
ELECTRIC & TELEPHONE
EASEMENT
(VARIABLE WIDTH)
VOL. 1230, PG. 200
O.R.W.C.T.

CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY
DOC. NO. 2000020773, O.P.R.W.C.T.
MAY 20, 1998
DESCRIBED IN
VOL. 1417 PG. 282, O.R.W.C.T.
AUGUST 14, 1986

WCAD ID R512185

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

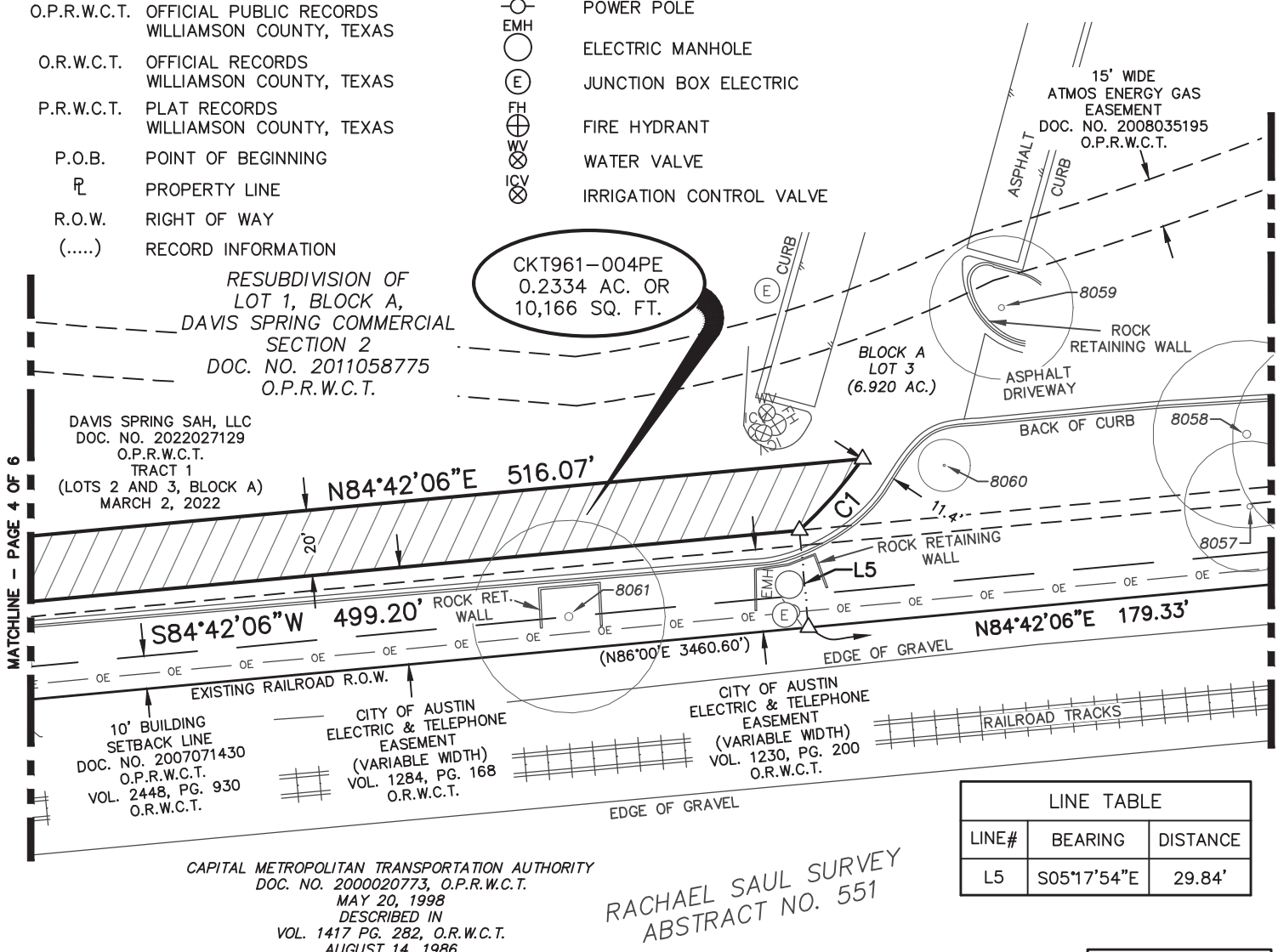
SCALE:	1" = 50'	GRID:	G-40
DATE:	06/20/2025	TECH:	DL
PROJECT:	23-062	FIELD:	-
FIELD BOOK:	-	SHEET:	4 OF 6

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2334 AC. OR 10,166 SQ. FT. OF LAND OUT OF
THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551
WILLIAMSON COUNTY, TEXAS**

SCALE 1" = 50'

LEGEND

- | | | | | | |
|--------------|---|-----|------------------------------------|------|--------------------------|
| ● | 1/2" IRON ROD FOUND | | DEED LINE
(OWNERSHIP IN COMMON) | | RAILROAD SIGNAL STANDARD |
| ⊙ | 1/2" IRON ROD CAP STAMPED
"CHAPARRAL" FOUND | | DISTANCE NOT TO SCALE | —OE— | OVERHEAD ELECTRIC |
| ▲ | MAG NAIL WITH WASHER STAMPED
"CHAPARRAL" FOUND | PWE | PERMANENT WORKSPACE
EASEMENT | ⊙ | TREE |
| △ | CALCULATED POINT | | HVTL POLE | | |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS | | POWER POLE | | |
| O.R.W.C.T. | OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS | | ELECTRIC MANHOLE | | |
| P.R.W.C.T. | PLAT RECORDS
WILLIAMSON COUNTY, TEXAS | | JUNCTION BOX ELECTRIC | | |
| P.O.B. | POINT OF BEGINNING | | FIRE HYDRANT | | |
| ℙ | PROPERTY LINE | | WATER VALVE | | |
| R.O.W. | RIGHT OF WAY | | IRRIGATION CONTROL VALVE | | |
| (.....) | RECORD INFORMATION | | | | |



MATCHLINE - PAGE 4 OF 6

MATCHLINE - PAGE 6 OF 6

RESUBDIVISION OF
LOT 1, BLOCK A,
DAVIS SPRING COMMERCIAL
SECTION 2
DOC. NO. 2011058775
O.P.R.W.C.T.

DAVIS SPRING SAH, LLC
DOC. NO. 2022027129
O.P.R.W.C.T.
TRACT 1
(LOTS 2 AND 3, BLOCK A)
MARCH 2, 2022

10' BUILDING
SETBACK LINE
DOC. NO. 2007071430
O.P.R.W.C.T.
VOL. 2448, PG. 930
O.R.W.C.T.

CITY OF AUSTIN
ELECTRIC & TELEPHONE
EASEMENT
(VARIABLE WIDTH)
VOL. 1284, PG. 168
O.R.W.C.T.

CITY OF AUSTIN
ELECTRIC & TELEPHONE
EASEMENT
(VARIABLE WIDTH)
VOL. 1230, PG. 200
O.R.W.C.T.

CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY
DOC. NO. 2000020773, O.P.R.W.C.T.
MAY 20, 1998
DESCRIBED IN
VOL. 1417 PG. 282, O.R.W.C.T.
AUGUST 14, 1986

RACHAEL SAUL SURVEY
ABSTRACT NO. 551

LINE TABLE		
LINE#	BEARING	DISTANCE
L5	S05°17'54"E	29.84'

TREE LIST
SHEET 4 OF 6

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	29.25'	139.94'	11°58'28"	S41°27'37"W	29.19'

WCAD ID R512185

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

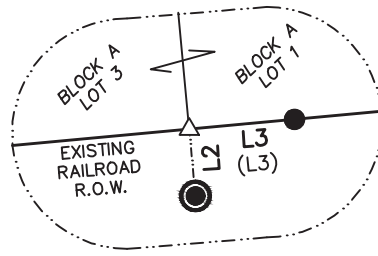
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	GRID:	G-40
DATE:	06/20/2025	TECH:	DL
PROJECT:	23-062	FIELD:	-
FIELD BOOK:	-	SHEET:	5 OF 6

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2334 AC. OR 10,166 SQ. FT. OF LAND OUT OF
THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551
WILLIAMSON COUNTY, TEXAS**

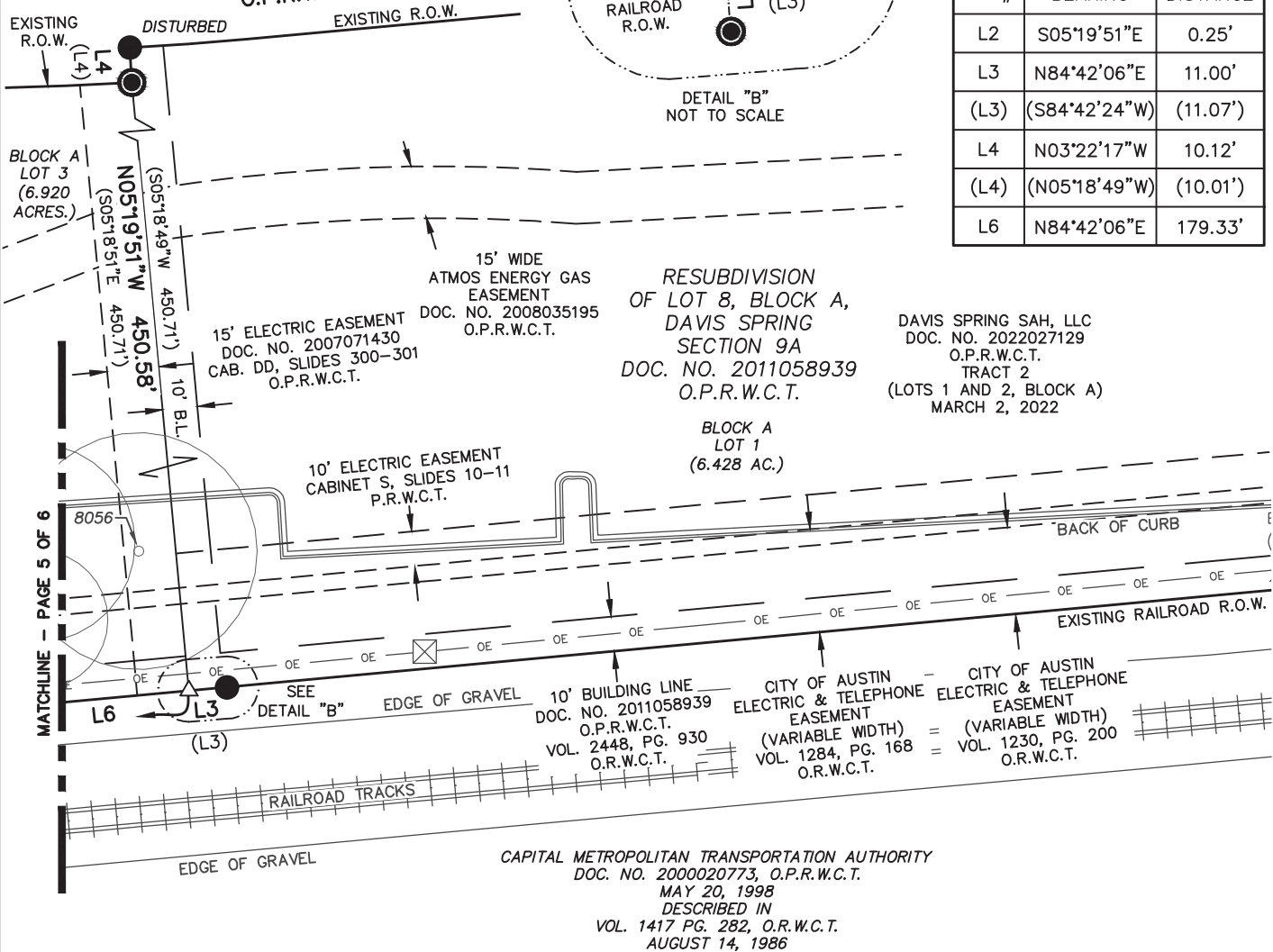
**SPECTRUM DRIVE
(R.O.W. WIDTH VARIES)
CAB. K, SLDS. 372-373
P.R.W.C.T.
DOC. NO. 1995020240
DOC. NO. 2007071430
O.P.R.W.C.T.**

SCALE 1" = 50'



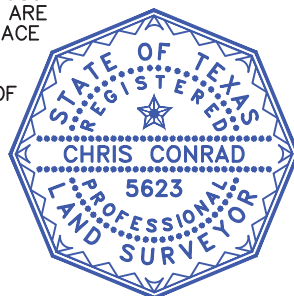
DETAIL "B"
NOT TO SCALE

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S05°19'51"E	0.25'
L3	N84°42'06"E	11.00'
(L3)	(S84°42'24"W)	(11.07')
L4	N03°22'17"W	10.12'
(L4)	(N05°18'49"W)	(10.01')
L6	N84°42'06"E	179.33'



MATCHLINE - PAGE 5 OF 6

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND CAN BE CONVERTED TO SURFACE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000110.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TITLE RESOURCES GUARANTY COMPANY G.F. NO. 2255223-KFO, EFFECTIVE DATE AUGUST 6, 2024.



06/20/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

M:\HDR~23-062~AE Jollyville\Dwg\Parcels\CKT961-004_Davis Springs SAH PE.dwg

**TREE LIST
SHEET 4 OF 6**

WCAD ID R512185 ISSUED: 06-20-2025

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	GRID:	G-40
DATE:	06/20/2025	TECH:	DL
PROJECT:	23-062	FIELD:	-
FIELD BOOK:	-	SHEET:	6 OF 6