

EXHIBIT “ \_\_\_ ”

Parcel CKT961-002PE

0.2767 Acre

Rachael Saul Survey, Abstract No. 551

Williamson County, Texas

DESCRIPTION FOR PARCEL CKT961-002PE

BEING a 0.2767 of one acre (12,052 square foot) easement, out of the Rachael Saul Survey, Abstract No. 551, Williamson County, Texas, being a portion of Lot 2, 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 2 (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 0.2767 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 2 and said Davis Spring SAH tract, and the east line of Lot 1, Block A, in said Resubdivision of Lot 1, Block A, Davis Spring Commercial Section 2 subdivision, and being 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, said POINT OF BEGINNING having Grid Coordinates of N=10,147,258.22, E=3,101,283.91, from which a 1/2-inch iron rod with “Chaparral” cap found in the west line of said Lot 2 and said Davis Spring SAH tract, and the east line of said Lot 1, bears South 05°18’16” East 29.50;

- 1) THENCE, along the west line of this easement, said Lot 2 and said Davis Spring SAH tract, and the east line of said Lot 1, **North 05°18’16” West 20.00 feet** to a calculated point, from which a mag nail with “Chaparral” washer found at an angle point in the west line of said Lot 2 and said Davis Spring SAH tract, and the east line of said Lot 1, bears North 05°18’16” West 400.44 feet;
- 2) THENCE, along the north line of this easement, crossing said Lot 2 and said Davis Spring SAH tract, **North 84°42’06” East 604.73 feet** to a calculated point in the east line of said Lot 2 and said Davis Spring SAH tract, and in the west line of Lot 3, Block A, in said Resubdivision of Lot 1, Block A, Davis Spring Commercial Section 2 subdivision, from which a mag nail with “Chaparral” washer found at an angle point in the east line of said Lot 2 and said Davis Spring SAH tract, and the west line of said Lot 3, bears North 07°05’30” East 326.93 feet;

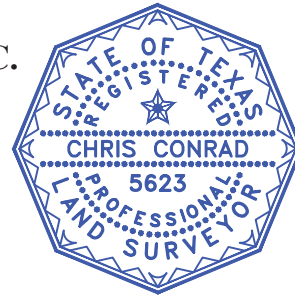
- 3) THENCE, along the east line of this easement, said Lot 2 and said Davis Spring SAH tract, and the west line of said Lot 3, **South 07°05'30" West 20.48 feet** to a calculated point in the north line of said existing electric and telephone easement (1284/168);
- 4) THENCE, along the south line of this easement, and the north line of said existing electric and telephone easement (1284/168), crossing said Lot 2 and said Davis Spring SAH tract, **South 84°42'06" West 600.33 feet** to the POINT OF BEGINNING and containing 0.2767 of one acre (12,052 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".

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\CKT961-002PE

Issued: 06/20/2025

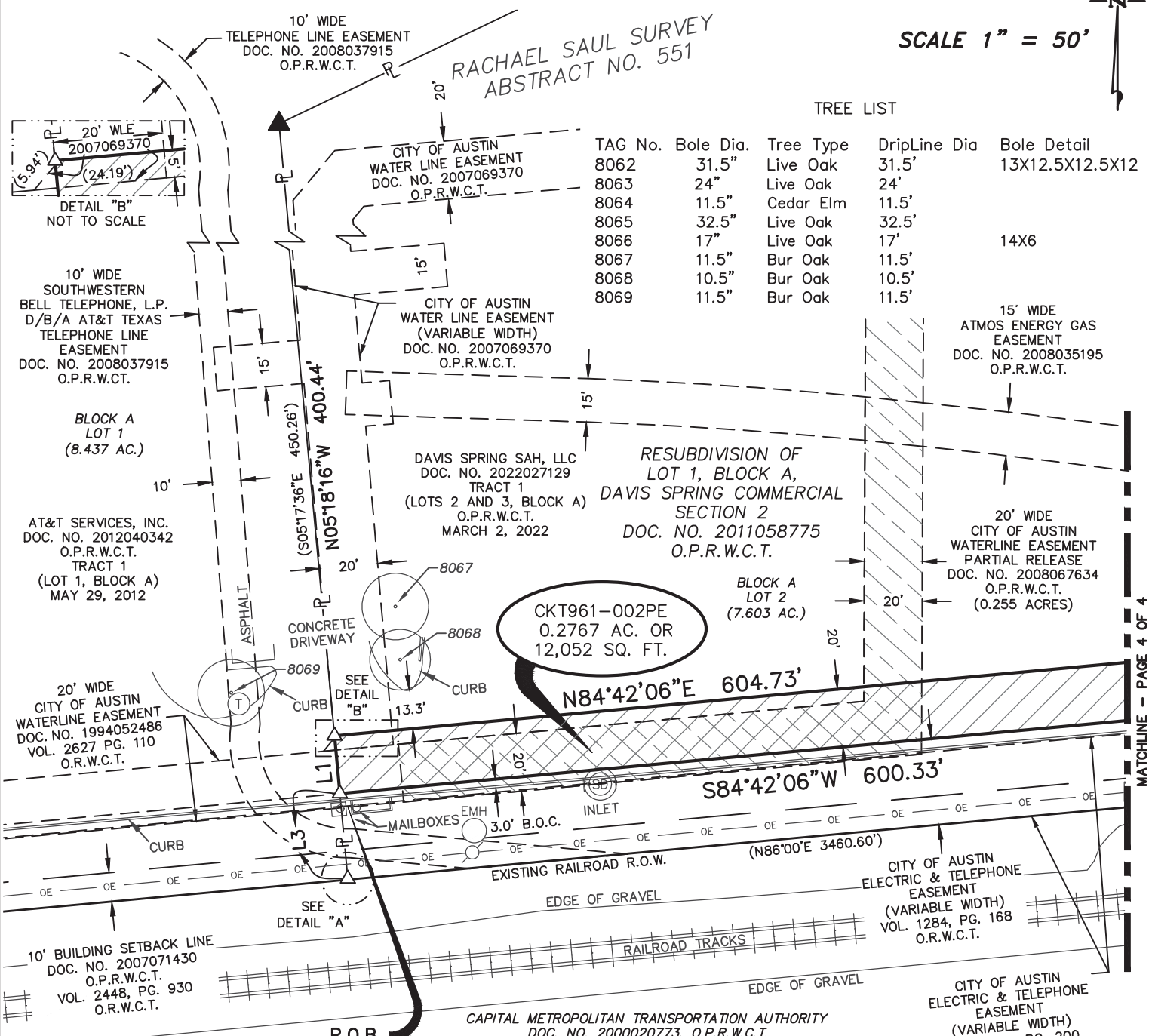
FIELD NOTES REVIEWED

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

WCAD ID R512184

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2767 AC. OR 12,052 SQ. FT. OF LAND OUT OF  
THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551  
WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'

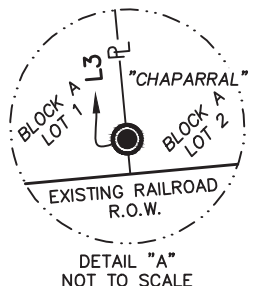


TREE LIST

TAG No.	Bole Dia.	Tree Type	DripLine Dia	Bole Detail
8062	31.5"	Live Oak	31.5'	13X12.5X12.5X12
8063	24"	Live Oak	24'	
8064	11.5"	Cedar Elm	11.5'	
8065	32.5"	Live Oak	32.5'	
8066	17"	Live Oak	17'	14X6
8067	11.5"	Bur Oak	11.5'	
8068	10.5"	Bur Oak	10.5'	
8069	11.5"	Bur Oak	11.5'	

CKT961-002PE  
0.2767 AC. OR  
12,052 SQ. FT.

EXISTING EASEMENTS INSIDE PARCEL CKT961-002PE	
VARIABLE WIDTH CITY OF AUSTIN WATER LINE EASEMENT DN 2007069370	99 SQ. FT.
20' WIDE CITY OF AUSTIN WATERLINE EASEMENT PARTIAL RELEASE DN 2008067634	2,814 SQ. FT.



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N05°18'16"W	20.00'
L3	S05°18'16"E	29.50'

P.O.B.  
CKT961-002PE  
GRID COORDINATES  
N=10,147,258.22  
E=3,101,283.91

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 R512184

**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:	3 OF 4

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.2767 AC. OR 12,052 SQ. FT. OF LAND OUT OF  
THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551  
WILLIAMSON COUNTY, TEXAS**

**LEGEND**

**SCALE 1" = 50'**

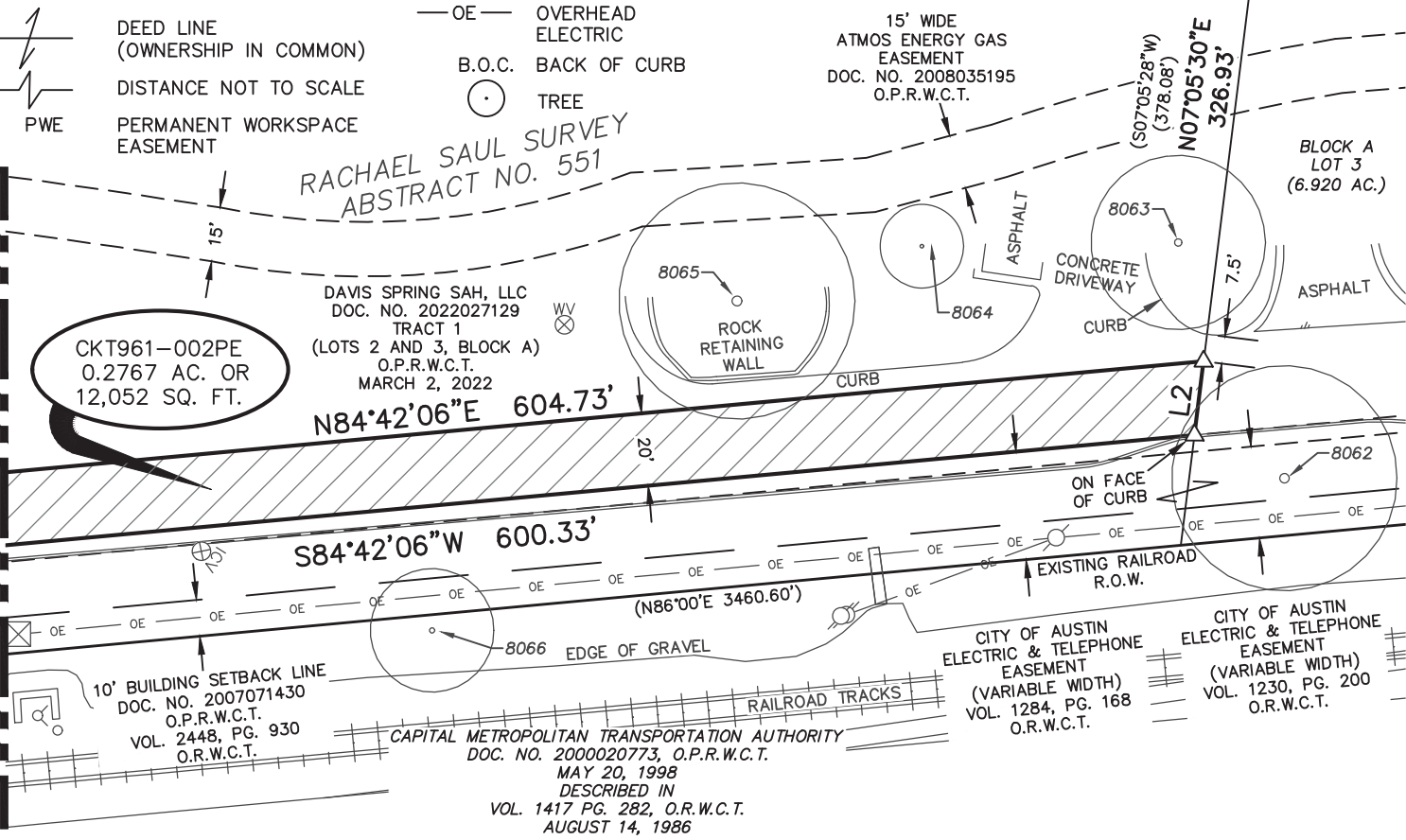


- |              |   |  |                             |
|--------------|---|--|-----------------------------|
|              | 1/2" IRON ROD CAP STAMPED<br>"CHAPARRAL" FOUND      |  | HVTL POLE                   |
|              | MAG NAIL WITH WASHER STAMPED<br>"CHAPARRAL" FOUND   |  | POWER POLE                  |
|              | CALCULATED POINT                                    |  | ELECTRIC MANHOLE            |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS<br>WILLIAMSON COUNTY, TEXAS |  | STORM SEWER<br>MANHOLE      |
| O.R.W.C.T.   | OFFICIAL RECORDS<br>WILLIAMSON COUNTY, TEXAS        |  | RAILROAD SIGNAL<br>STANDARD |
| P.O.B.       | POINT OF BEGINNING                                  |  | WATER VALVE                 |
|              | PROPERTY LINE                                       |  | IRRIGATION CONTROL<br>VALVE |
| R.O.W.       | RIGHT OF WAY  |  | TELEPHONE JUNCTION<br>BOX   |
| (.....)      | RECORD INFORMATION                                  |  | BOLLARD                     |
|              | DEED LINE<br>(OWNERSHIP IN COMMON)                  |  | OVERHEAD<br>ELECTRIC        |
|              | DISTANCE NOT TO SCALE                               |  | B.O.C. BACK OF CURB         |
|              | PERMANENT WORKSPACE<br>EASEMENT                     |  | TREE                        |

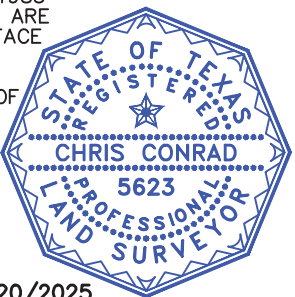
RESUBDIVISION OF  
LOT 1, BLOCK A,  
DAVIS SPRING COMMERCIAL  
SECTION 2  
DOC. NO. 2011058775  
O.P.R.W.C.T.  
BLOCK A  
LOT 2  
(7.603 AC.)

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S07°05'30"W	20.48'

MATCHLINE - PAGE 3 OF 4



**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. 2255220-KFO, EFFECTIVE DATE AUGUST 6, 2024.



*Chris Conrad*  
06/20/2025

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

WCAD ID R512184 ISSUED: 06-20-2025

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