

FIELD NOTES REVIEWED
BY: Wm C Dickson Sr
DATE: 20250902.0721
CITY OF AUSTIN
AUSTIN ENERGY

PLAT or MAP REVIEWED
BY: Wm C Dickson Sr
DATE: 20250902.0721
CITY OF AUSTIN
AUSTIN ENERGY

Legal Description and Plat are Approved for Use

EXHIBIT “ ___ ”

Parcel CKT961-006PE

0.1309 Acre

Rachael Saul Survey, Abstract No. 551
Williamson County, Texas

DESCRIPTION FOR PARCEL CKT961-006PE

BEING a 0.1309 of one acre (5,704 square foot) easement consisting of three parts, out of the Rachael Saul Survey, Abstract No. 551, Williamson County, Texas, being a portion of Lot 1, Block A, Replat of Davis Spring Commercial Section 3, a subdivision of record in Document No. 2018027822, Official Public Records, Williamson County, Texas, said Lot 1 conveyed to TA Rhythm Apartments, LLC by Special Warranty Deed dated October 28, 2021, as recorded in Document No. 2021165405, Official Public Records, Williamson County, Texas; said 0.1309 of one acre easement being more particularly described in three parts by metes and bounds as follows:

PART 1 0.0576 Ac. (2,509 Sq. Ft.)

BEGINNING at a calculated point in the south line of said Lot 1 and said TA Rhythm Apartments, and 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, Texas, also being at the southeast corner of an existing electric and telephone easement recorded in Volume 1230, Page 200, Official Records, Williamson County, Texas said POINT OF BEGINNING having Grid Coordinates of N=10,147,433.20, E=3,103,494.02, from which a 1/2-inch iron pipe found in the south line of said Lot 1 and said TA Rhythm Apartments tract, and in the existing north right-of-way line of said CMTA tract, bears North 84°42'06" East 1.41 feet, and from which a 1/2-inch iron rod with "Chaparrel" cap found bears South 84°42'06" West 38.82 feet to a calculated point at the southwest corner of said Lot 1 and said TA Rhythm Apartments tract, and the southeast 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, being in the existing north right-of-way line of said CMTA tract, and South 05°23'51" East 0.24 feet;

THENCE, along the west line of this easement, crossing said Lot 1 and said TA Rhythm Apartments tract, the following five (5) courses, numbered 1 through 5:

- 1) **North 19°55'34" West 25.92 feet** along the east line of said existing electric and telephone line easement (1230/200) to a calculated point at the northeast corner of said existing electric and telephone line easement;

- 2) **South 84°42'30" West 0.72 feet** along the north line of said existing electric and telephone easement to a calculated point in the east line of an existing electric and telephone line easement recorded in Volume 1284, Page 168, Official Records, Williamson County, Texas,
- 3) **North 19°55'58" West 4.93 feet** along the east line of said existing electric and telephone line easement (1284/168) to a calculated point at the northeast corner of said existing electric and telephone line easement,
- 4) **South 84°42'06" West 20.36 feet** along the north line of said existing electric and telephone line easement to a calculated point, and
- 5) **North 05°23'51" West 5.06 feet** to a calculated point in the south line of an existing electric easement recorded in Document No. 9925723, Official Records, Williamson County, Texas;
- 6) THENCE, along the north line of this easement, and the south line of said existing electric easement, crossing said Lot 1 and said TA Rhythm Apartments tract, **North 86°51'01" East 94.76 feet** to a calculated point at a corner in the south line of said existing electric easement;
- 7) THENCE, along the east line of this easement, and the south line of said existing electric easement, crossing said Lot 1 and said TA Rhythm Apartments tract, **South 18°09'25" East 31.82 feet** to a calculated point at a corner in the south line of said existing electric easement;

THENCE, continuing along the east line of this easement, crossing said Lot 1 and said TA Rhythm Apartments tract, the following two (2) courses, numbered 8 and 9:

- 8) **North 84°44'33" East 6.57 feet** along the south line of said existing electric easement to a calculated point in the west line of an existing electric and telephone line easement recorded in said Volume 1230, Page 200, and

- 9) **South 19°39'35" East 0.33 feet** along the west line of said existing electric and telephone line easement (1230/200) to a calculated point in the south line of said Lot 1 and said TA Rhythm Apartments tract, and the existing north right-of-way line of said CMTA tract, being at the southwest corner of said electric and telephone line easement, from which a 1/2-inch iron rod found bears North 84°42'06" East 428.98 feet to a calculated point in the south line of said Lot 1 and said TA Rhythm Apartments tract, and the existing north right-of-way line of said CMTA tract, and South 05°17'54" East 0.33 feet;
- 10) THENCE, along the south line of this easement, and said Lot 1 and said TA Rhythm tract, and the existing north right-of-way line of said CMTA tract, **South 84°42'06" West 79.56 feet** to the POINT OF BEGINNING and containing 0.0576 of one acre (2,509 square feet) of land within these metes and bounds.

PART 2 0.0150 Ac. (654 Sq. Ft.)

BEGINNING at a calculated point in the north line of an existing electric and telephone easement recorded in Volume 1230, Page 200, Official Records, Williamson County, Texas, being in the east line of an existing electric easement recorded in Document No. 9925723, Official Records, Williamson County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,147,465.27, E=3,103,568.91, from which a 1/2-inch iron pipe found in the south line of said Lot 1 and said TA Rhythm Apartments tract, and 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, Texas, bears South 18°08'48" East 25.32 feet, South 05°17'54" East 0.32 feet, and South 84°42'06" West 81.83 feet;

THENCE, along the west line of this easement, and the east line of said existing electric easement (9925723), crossing said Lot 1 and said TA Rhythm Apartments tract, the following three (3) courses, numbered 1 through 3:

- 1) **North 18°08'48" West 6.11 feet** to a calculated point;
- 2) **North 86°51'01" East 33.48 feet** to a calculated point, and
- 3) **North 03°08'59" West 10.00 feet** to a calculated point at the northeast corner of said existing electric easement;

THENCE, along the north line of this easement, crossing said Lot 1 and said TA Rhythm Apartments tract, the following two (2) courses, numbered 4 and 5:

- 4) **North 86°51'01" East 14.26 feet** to a calculated point, and
- 5) with a curve to the right, whose delta angle is **52°32'55"**, radius is **34.42 feet**, an arc distance of **31.56 feet**, and the chord of which bears **South 66°52'33" East 30.47 feet** to a calculated point in the north line of said existing electric and telephone easement (1230/200);

THENCE, along the south line of this easement, and the north line of said existing electric and telephone easement, **South 84°58'19" West 73.52 feet** to the POINT OF BEGINNING and containing 0.0150 of one acre (654 square feet) of land within these metes and bounds.

PART 3 0.0583 Ac. (2,541 Sq. Ft.)

BEGINNING at a calculated point in the south line of this easement, being in the north line of said existing electric and telephone easement (1230/200), said POINT OF BEGINNING having Grid Coordinates of N=10,147,511.04, E=3,104,097.60;

THENCE, along the south line of this easement, and the north line of said existing electric and telephone easement, crossing said Lot 1 and said TA Rhythm Apartments tract, the following two (2) courses, numbered 1 and 2:

- 1) with a curve to the left, whose delta angle is **01°22'59"**, radius is **3,035.36 feet**, an arc distance of **73.26 feet**, and the chord of which bears **South 85°33'16" West 73.26 feet** to a calculated point, from which a 1/2-inch iron rod with "McGray McGray" cap found in the south line of said Lot 1 and said TA Rhythm Apartments tract, and the existing north right-of-way line of said CMTA tract, bears South 05°17'54" East 22.86, and from which a 1/2-inch iron pipe found in the south line of said Lot 1 and said TA Rhythm Apartments tract, and the existing north right-of-way line of said CMTA tract, bears South 84°42'06" West 533.53 feet, and
- 2) **South 84°58'19" West 37.12 feet** to a calculated point;
- 3) THENCE, along the west line of this easement, crossing said Lot 1 and said TA Rhythm Apartments tract, **North 05°17'54" West 16.28 feet** to a calculated point;

- 4) THENCE, along the north line of this easement, crossing said Lot 1 and said TA Rhythm Apartments tract, **North 78°15'47" East 111.83 feet** to a calculated point;
- 5) THENCE, along the east line of this easement, crossing said Lot 1 and said TA Rhythm Apartments tract, **South 03°52'10" East 30.10 feet** to the POINT OF BEGINNING and containing 0.0583 of one acre (2,541 square feet) of land within these metes and bounds.

PART 1 0.0576 Ac. 2,509 Sq. Ft.
PART 2 0.0150 Ac. 654 Sq. Ft.
PART 3 0.0583 Ac. 2,541 Sq. Ft.
TOTAL 0.1309 Ac. 5,704 Sq. Ft.

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



08/26/2025

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\CKT961-006PE_R1

Issued 11/15/2024; 06/20/2025, 08/26/2025

WCAD ID R569022

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1309 AC. OR 5,704 SQ. FT. OF LAND OUT OF
THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551
WILLIAMSON COUNTY, TEXAS**

SCALE 1" = 50'

RESUBDIVISION
OF LOT 8, BLOCK A,
DAVIS SPRING
SECTION 9A
DOC. NO. 2011058939
O.P.R.W.C.T.

BLOCK A
LOT 1
(3.067 AC.)

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

10' BUILDING LINE
DOC. NO. 2011058939
O.P.R.W.C.T.
VOL. 2448, PG. 930
O.R.W.C.T.

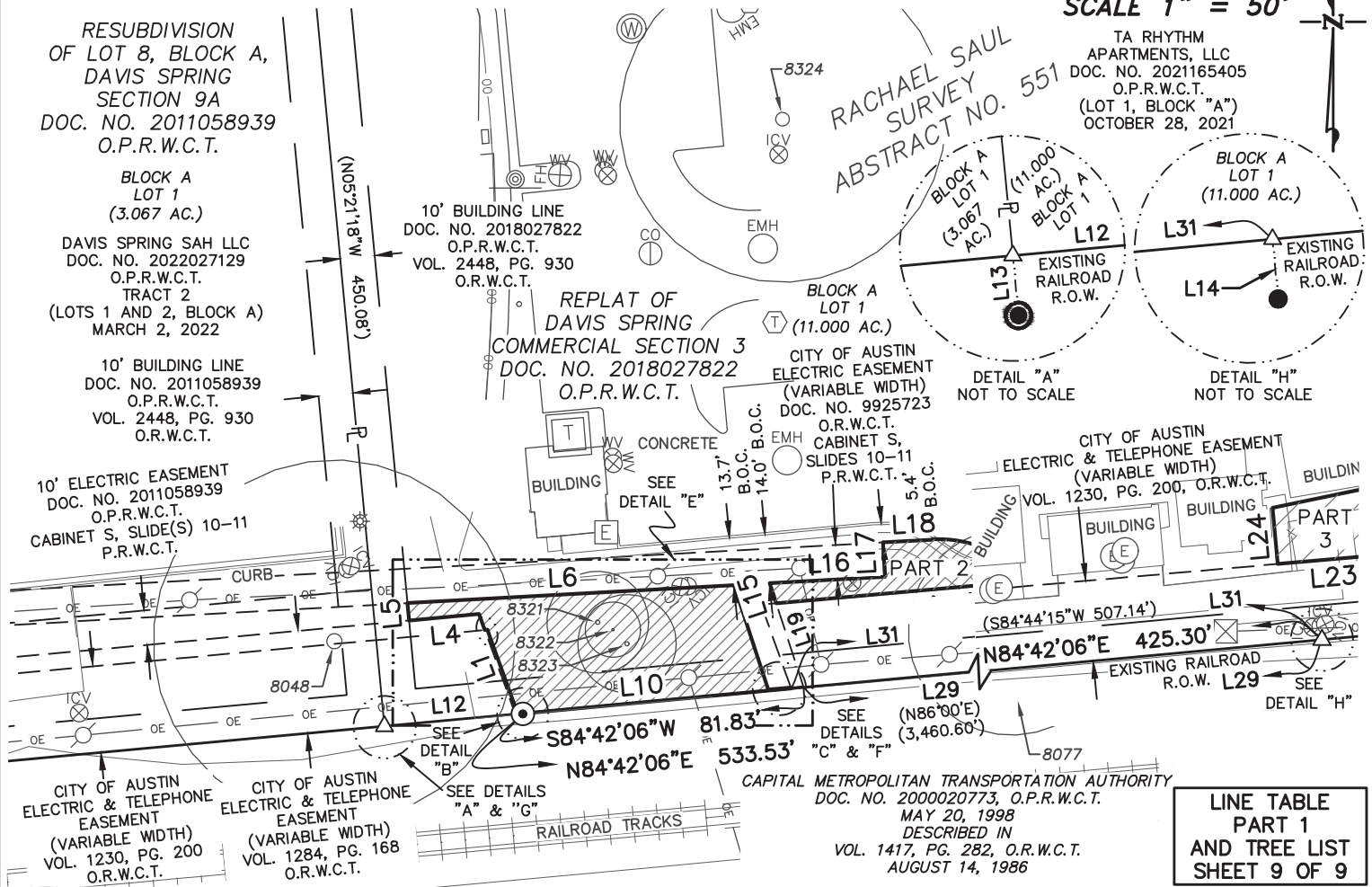
10' ELECTRIC EASEMENT
DOC. NO. 2011058939
O.P.R.W.C.T.
CABINET S, SLIDE(S) 10-11
P.R.W.C.T.

10' BUILDING LINE
DOC. NO. 2018027822
O.P.R.W.C.T.
VOL. 2448, PG. 930
O.R.W.C.T.

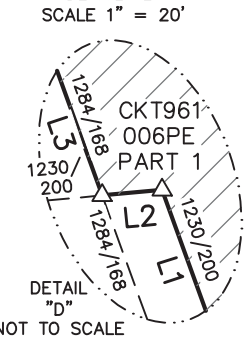
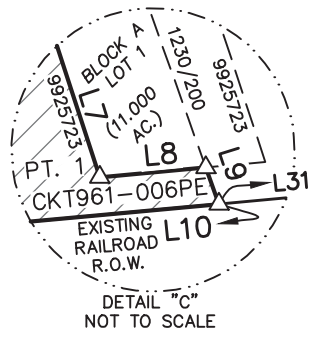
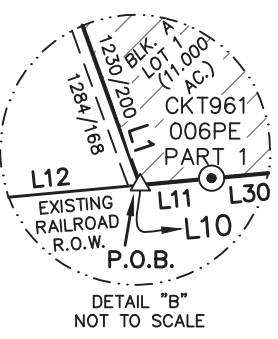
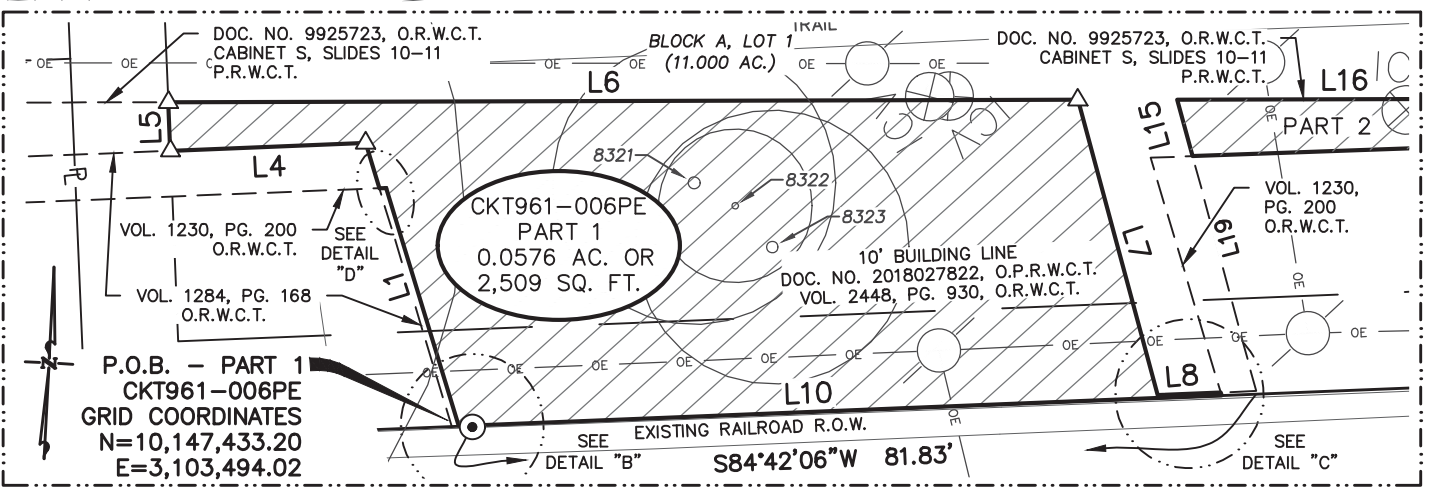
REPLAT OF
DAVIS SPRING
COMMERCIAL SECTION 3
DOC. NO. 2018027822
O.P.R.W.C.T.

BLOCK A
LOT 1
(11.000 AC.)
CITY OF AUSTIN
ELECTRIC EASEMENT
(VARIABLE WIDTH)
DOC. NO. 9925723
O.R.W.C.T.
CABINET S,
SLIDES 10-11
P.R.W.C.T.

TA RHYTHM
APARTMENTS, LLC
DOC. NO. 2021165405
O.P.R.W.C.T.
(LOT 1, BLOCK "A")
OCTOBER 28, 2021



**LINE TABLE
PART 1
AND TREE LIST
SHEET 9 OF 9**



WCAD ID R569022

**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 & H-40
DATE:	08/26/2025	TECH:	DL
PROJECT:	23-062	FIELD:	-
FIELD BOOK:	-	SHEET:	6 OF 9

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1309 AC. OR 5,704 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

RESUBDIVISION
OF LOT 8, BLOCK A,
DAVIS SPRING
SECTION 9A
DOC. NO. 2011058939
O.P.R.W.C.T.

BLOCK A
LOT 1
(3.067 AC.)

DAVIS SPRING SAH LLC
DOC. NO. 202207129
O.P.R.W.C.T.

TRACT 2
(LOTS 1 AND 2, BLOCK A)
MARCH 2, 2022

10' BUILDING LINE
DOC. NO. 2011058939
O.P.R.W.C.T.
VOL. 2448, PG. 930
O.R.W.C.T.

10' ELECTRIC EASEMENT
DOC. NO. 2011058939
O.P.R.W.C.T.
CABINET S, SLIDE(S) 10-11
P.R.W.C.T.

10' BUILDING LINE
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VOL. 2448, PG. 930
O.R.W.C.T.

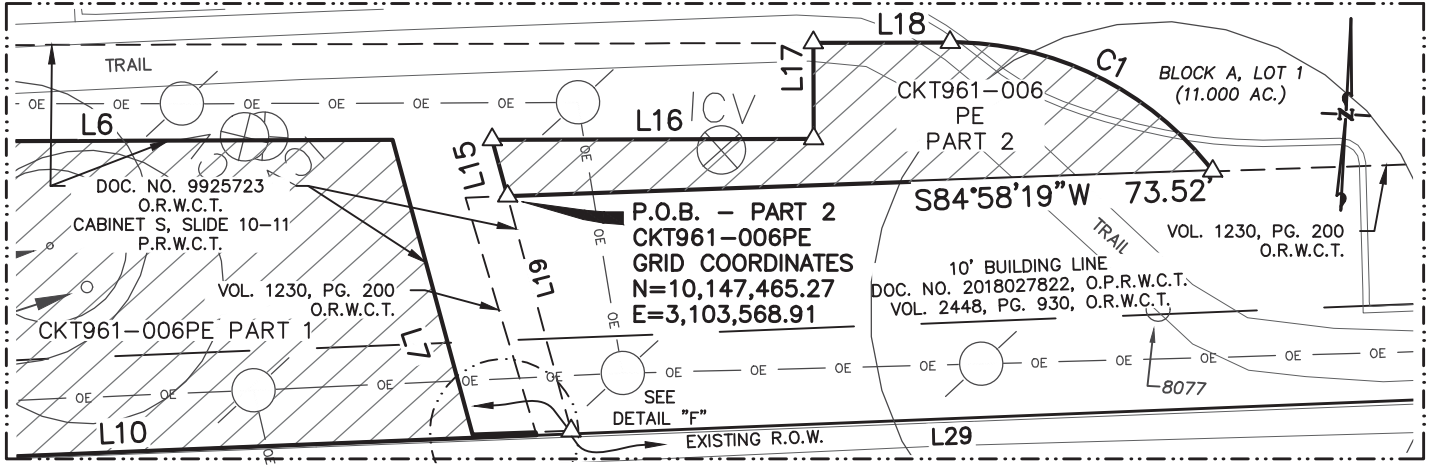
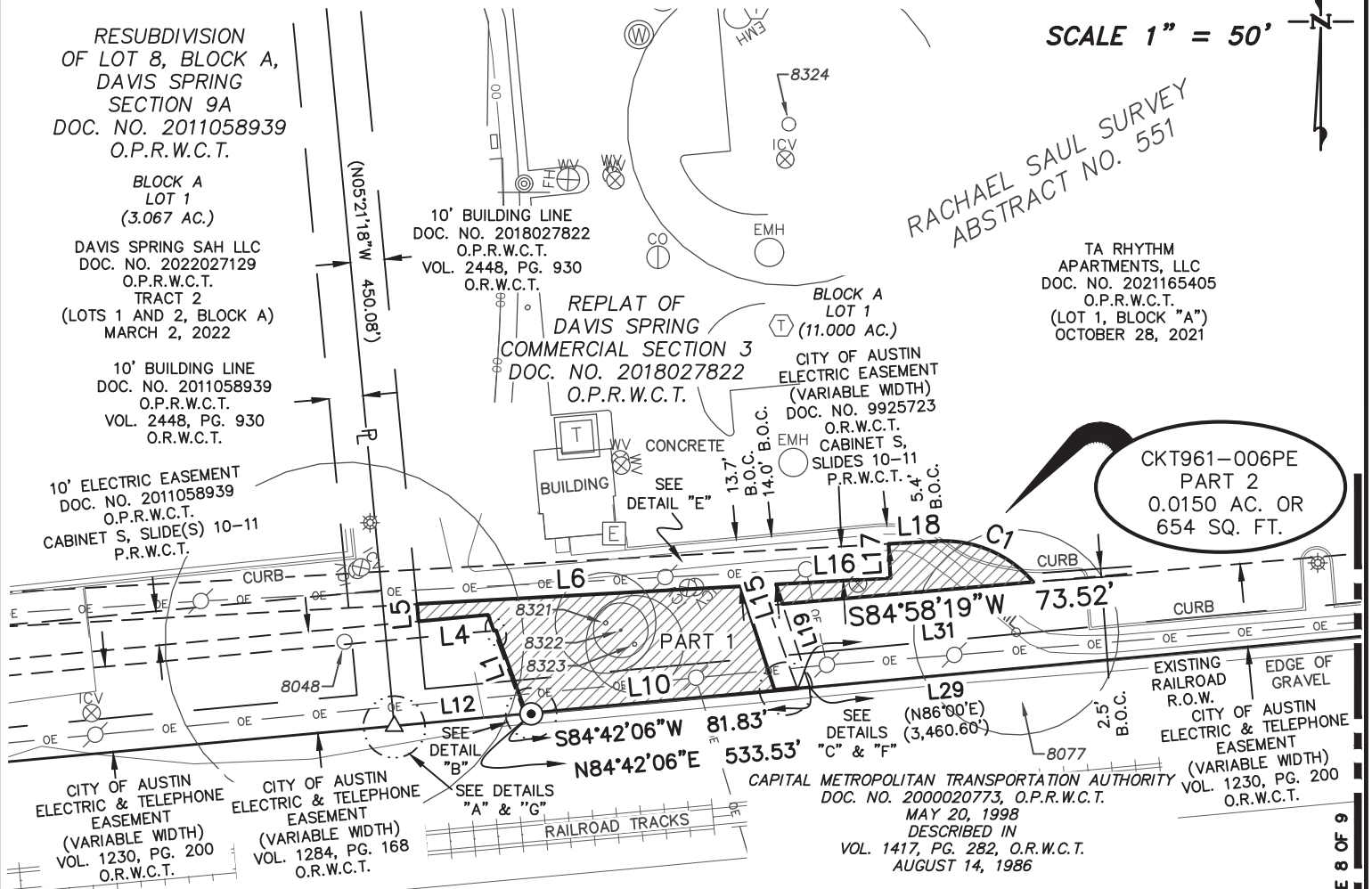
REPLAT OF
DAVIS SPRING
COMMERCIAL SECTION 3
DOC. NO. 2018027822
O.P.R.W.C.T.

BLOCK A
LOT 1
(11.000 AC.)

CITY OF AUSTIN
ELECTRIC EASEMENT
(VARIABLE WIDTH)
DOC. NO. 9925723
O.R.W.C.T.
CABINET S,
SLIDES 10-11
P.R.W.C.T.

TA RHYTHM
APARTMENTS, LLC
DOC. NO. 2021165405
O.P.R.W.C.T.
(LOT 1, BLOCK "A")
OCTOBER 28, 2021

CKT961-006PE
PART 2
0.0150 AC. OR
654 SQ. FT.



LINE TABLE

PART 1 - SHEET 9 OF 9
PART 2 - SHEET 8 OF 9
TREE LIST - SHEET 9 OF 9

CURVE TABLE - PART 2

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	31.56'	34.42'	52°32'55"	S66°52'33"E	30.47'

WCAD ID R569022

**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 & H-40
DATE:	08/26/2025	TECH:	DL
PROJECT:	23-062	FIELD:	-
FIELD BOOK:	-	SHEET:	7 OF 9

MATCHLINE - PAGE 8 OF 9

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1309 AC. OR 5,704 SQ. FT. OF LAND OUT OF
THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551
WILLIAMSON COUNTY, TEXAS**

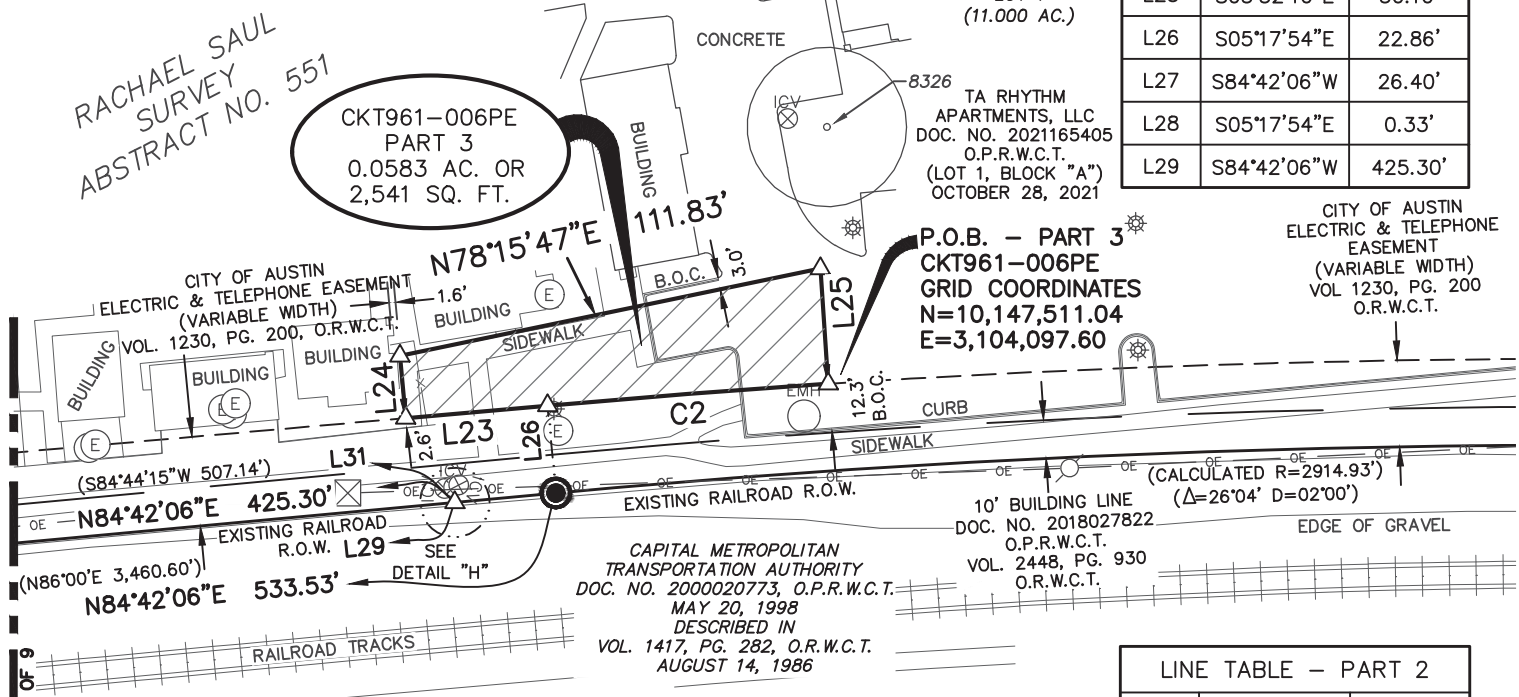
SCALE 1" = 50'



CURVE TABLE - PART 3					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	73.26'	3,035.36'	01°22'59"	S85°33'16"W	73.26'

REPLAT OF
DAVIS SPRING
COMMERCIAL SECTION 3
DOC. NO. 2018027822
O.P.R.W.C.T.

LINE TABLE - PART 3		
LINE#	BEARING	DISTANCE
L23	S84°58'19"W	37.12'
L24	N05°17'54"W	16.28'
L25	S03°52'10"E	30.10'
L26	S05°17'54"E	22.86'
L27	S84°42'06"W	26.40'
L28	S05°17'54"E	0.33'
L29	S84°42'06"W	425.30'



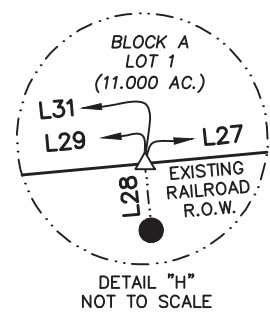
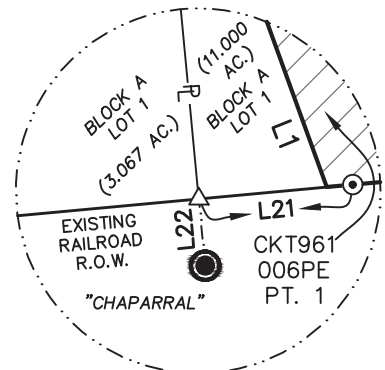
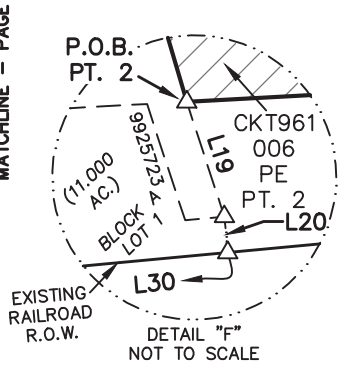
MATCHLINE - PAGE 7 OF 9

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

10' BUILDING LINE
DOC. NO. 2018027822
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.

LINE TABLE - PART 2		
LINE#	BEARING	DISTANCE
L15	N18°08'48"W	6.11'
L16	N86°51'01"E	33.48'
L17	N03°08'59"W	10.00'
L18	N86°51'01"E	14.26'
L19	S18°08'48"E	25.32'
L20	S05°17'54"E	0.32'
L21	S84°42'06"W	40.22'
L22	S05°23'51"E	0.24'



LINE TABLE~PARTS 1 & 3		
LINE#	BEARING	DISTANCE
L30	S84°42'06"W	81.83'
L31	N84°42'06"E	428.98'

TREE LIST
SHEET 9 OF 9

WCAD ID R569022

**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 & H-40
DATE:	08/26/2025	TECH:	DL
PROJECT:	23-062	FIELD:	-
FIELD BOOK:	-	SHEET:	8 OF 9

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1309 AC. OR 5,704 SQ. FT. OF LAND OUT OF
THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551
WILLIAMSON COUNTY, TEXAS**

CKT961-006PE
0.1309 AC. OR
5,704 SQ. FT.

TREE LIST

TAG No.	Bole Dia.	Tree Type	Dripline Dia	Bole Detail
8048	52.5"	Live Oak	52.5'	
8077	30"	Live Oak	30'	
8321	14.75"	Cedar	14.75'	11.5X6.5
8322	8"	Hackberry	8'	
8323	14.25"	Cedar	14.25'	8X8X4.5
8324	47.25"	Live Oak	47.25'	35X24.5
8326	20.75"	Live Oak	20.75'	16.5X8.5

LINE TABLE - PART 1		
LINE#	BEARING	DISTANCE
L1	N19°55'34"W	25.92'
L2	S84°42'30"W	0.72'
L3	N19°55'58"W	4.93'
L4	S84°42'06"W	20.36'
L5	N05°23'51"W	5.06'
L6	N86°51'01"E	94.76'
L7	S18°09'25"E	31.82'
L8	N84°44'33"E	6.57'
L9	S19°39'35"E	0.33'
L10	S84°42'06"W	79.56'
L11	N84°42'06"E	1.41'
L12	S84°42'06"W	38.82'
L13	S05°23'51"E	0.24'
L14	S05°17'54"E	0.33'

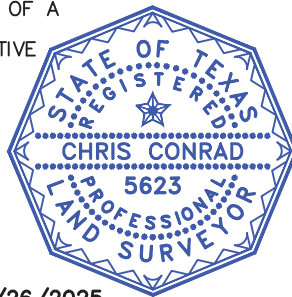
NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND CAN BE CONVERTED TO SURFACE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000110.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TITLE RESOURCES GUARANTY COMPANY G.F. NO. 2255234-KFO, EFFECTIVE DATE AUGUST 6, 2024.



08/26/2025

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\CKT961-006_TA Rhythm Apts PE_R2.dwg




LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD CAP STAMPED "CHAPARRAL" FOUND
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION
- (zigzag) — DISTANCE NOT TO SCALE
- PE PERMANENT EASEMENT
- ⊗ HVTL POLE
- ⊙ EMH POWER POLE
- ELECTRIC MANHOLE
- ⊠ ELECTRIC METER
- ⊙ (E) JUNCTION BOX ELECTRIC
- ⊠ (T) TRANSFORMER
- ⊙ (L) LIGHT POLE
- ⊠ (T) TELEPHONE PEDESTAL
- ⊕ FH FIRE HYDRANT
- ⊗ WV WATER VALVE
- ⊗ IGV IRRIGATION CONTROL VALVE
- ⊗ W WASTEWATER MANHOLE
- ⊙ CO CLEAN OUT
- ⊙ (S) SINGLE POST SIGN
- ∞ — CHAIN LINK FENCE
- OE — OVERHEAD ELECTRIC
- TREE
- B.O.C. BACK OF CURB

REVISED: 08-26-2025
REVISED: 06-20-2025
ISSUED: 11-15-2024

WCAD ID R569022

 <p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>		
SCALE:	1" = 50'	GRID: G-40 & H-40
DATE:	08/26/2025	TECH: DL
PROJECT:	23-062	FIELD: -
FIELD BOOK:	-	SHEET: 9 OF 9