

EXHIBIT “A”

City of Austin:	Corridor Program	Parcel 5305.018 WWE
Corridor:	E. Martin Luther King Jr. Blvd.	0.3139 Acre, 13,674 Sq. Ft.
Segment:	MLKB-C1	Page 1 of 7
Segment From:	US 183	December 8, 2023
Limits To:	Decker Lane	
CSJ:	1186-01-099	

DESCRIPTION OF PARCEL 5305.018 WWE

DESCRIPTION OF A 0.3139 OF ONE ACRE (13,674 SQUARE FOOT) PARCEL OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT TRACT DESCRIBED AS 6.078 ACRES (TRACT 2 – EXHIBIT A-2) CONVEYED TO MF AUSTIN RIDGE, LLC AND PB AUSTIN RIDGE, LLC BY SPECIAL WARRANTY DEED, EXECUTED JUNE 18, 2003, AS RECORDED IN DOCUMENT NO. 2003152393, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.3139 OF ONE ACRE (13,674 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the southwest corner of said 6.078 acre MF Austin Ridge et al. tract, being the northwest corner of that tract described as 140.96 acres conveyed to Travis County, as recorded in Volume 12257, Page 911, Real Property Records, Travis County, Texas, also being in the east line of that tract described as 13.08 acres conveyed to Kimberly A. Ludwig Weimann, Mark W. Ludwig, Tammy R. Grosch, and Kimberly A. Ludwig Weimann as trustee for Henry E. Ludwig, Jr. by Warranty Deed, as recorded in Document No. 2016030126, Official Public Records, Travis County, Texas;

THENCE, along the west line of said 6.078 acre MF Austin Ridge et al. tract, the east line of said 13.08 acre Kimberly A. Ludwig Weimann et al. tract, and the east line of that tract described as 1 acre conveyed to Salvador Rivera and Gloria G. Rivera by Warranty Deed, as recorded in Volume 11955, Page 190, Real Property Records, Travis County, Texas, North 27°58'54" East 734.85 feet to a calculated point at the southwest corner of this parcel for the POINT OF BEGINNING, being 85.66 feet right of Engineer's Baseline Station 169+37.99, and having Surface Coordinates of N=10,076,504.95, E=3,145,985.98;

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1) THENCE, along the west line of this parcel and said 6.078 acre MF Austin Ridge et al. tract, and the east line of said 1 acre Rivera tract, **North 27°58’54” East**, passing at a distance of 12.17 feet a hilti nail in concrete found, continuing an additional distance of 0.83 feet for a total distance of **13.00 feet** to a calculated point at the northwest corner of this parcel and said 6.078 acre MF Austin Ridge et al. tract, being the northeast corner of said 1 acre Rivera tract, also being in the existing south right-of-way line of East Martin Luther King, Jr. Boulevard (F.M. 969, varying width right-of-way);

THENCE, along the north line of this parcel and said 6.078 acre MF Austin Ridge et al. tract, and the existing south right-of-way line of East Martin Luther King, Jr. Boulevard, the following two (2) courses, numbered 2 and 3:

- 2) **South 65°07’28” East 217.92 feet** to a 1/2-inch iron rod found, and
- 3) with a curve to the left, whose delta angle is **02°35’03”**, radius is **2,914.79 feet**, an arc distance of **131.89 feet**, and the chord of which bears **South 66°45’09” East 131.88 feet** to a calculated point at the northeast corner of this parcel and said 6.078 acre MF Austin Ridge et al. tract, being the northwest corner of that tract described as 95.04 acres conveyed to the State of Texas, as recorded in Volume 12257, Page 905, Real Property Records, Travis County, Texas, from which a 5/8-inch iron rod with aluminum cap found (cap illegible) bears North 43°58’21” East 0.50 feet;
- 4) THENCE, along the east line of this parcel and said 6.078 acre MF Austin Ridge et al. tract, and the west line of said 95.04 acre State of Texas tract, **South 28°01’53” West 88.68 feet** to a calculated point at the southeast corner of this parcel, being 168.36 feet right of Engineer’s Baseline Station 172+81.11, from which a 1/2-inch iron rod found at the southeast corner of said 140.96 acre Travis County tract, being an interior ell corner on the northwest line of said 95.04 acre State of Texas tract, bears South 28°01’53” West 2,355.55 feet;

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Segment From:	US 183	December 8, 2023
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DESCRIPTION OF PARCEL 5305.018 WWE

THENCE, along the proposed south line of this parcel, crossing said 6.078 acre MF Austin Ridge et al. tract, the following six (6) courses, numbered 5 through 10:

- 5) **North 19°06'13" West 64.78 feet** to a calculated point, being 120.35 feet right of Engineer's Baseline Station 172+37.63,
- 6) **North 63°04'59" West 214.39 feet** to a calculated point, being 105.95 feet right of Engineer's Baseline Station 170+23.72,
- 7) **South 27°14'29" West 26.85 feet** to a calculated point, being 132.72 feet right of Engineer's Baseline Station 170+21.76,
- 8) **North 62°45'31" West 30.00 feet** to a calculated point, being 130.54 feet right of Engineer's Baseline Station 169+91.84,
- 9) **North 24°52'32" East 17.70 feet** to a calculated point, being 112.85 feet right of Engineer's Baseline Station 169+92.40, and
- 10) **North 40°22'47" West 60.83 feet** to the POINT OF BEGINNING and containing 0.3139 of one acre (13,674 square feet) of land within these metes and bounds.

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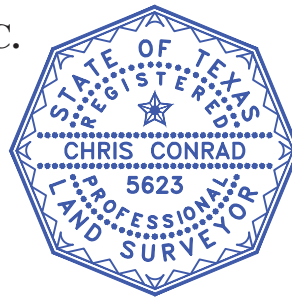
DESCRIPTION OF PARCEL 5305.018 WWE

Notes

1. All bearings and coordinates described herein are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum of 1983 (NAD 83) 2011 Adjustment, Epoch 2010.00. All distances and coordinates described herein are Surface and may be converted to Grid by dividing the combined Adjustment Factor of 1.00011. All measurements are in U.S. Survey Feet.
2. A parcel plat of even date was prepared in conjunction with this property description.
3. **The monument(s) described as "calculated" may be set with a typical ROW/Easement marker, after acquisition is completed, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the City of Austin.
4. Stations and offsets are relative to Engineer's Baseline provided by Engineer on 09/21/2020.

SURVEYED BY:

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



12/08/2023

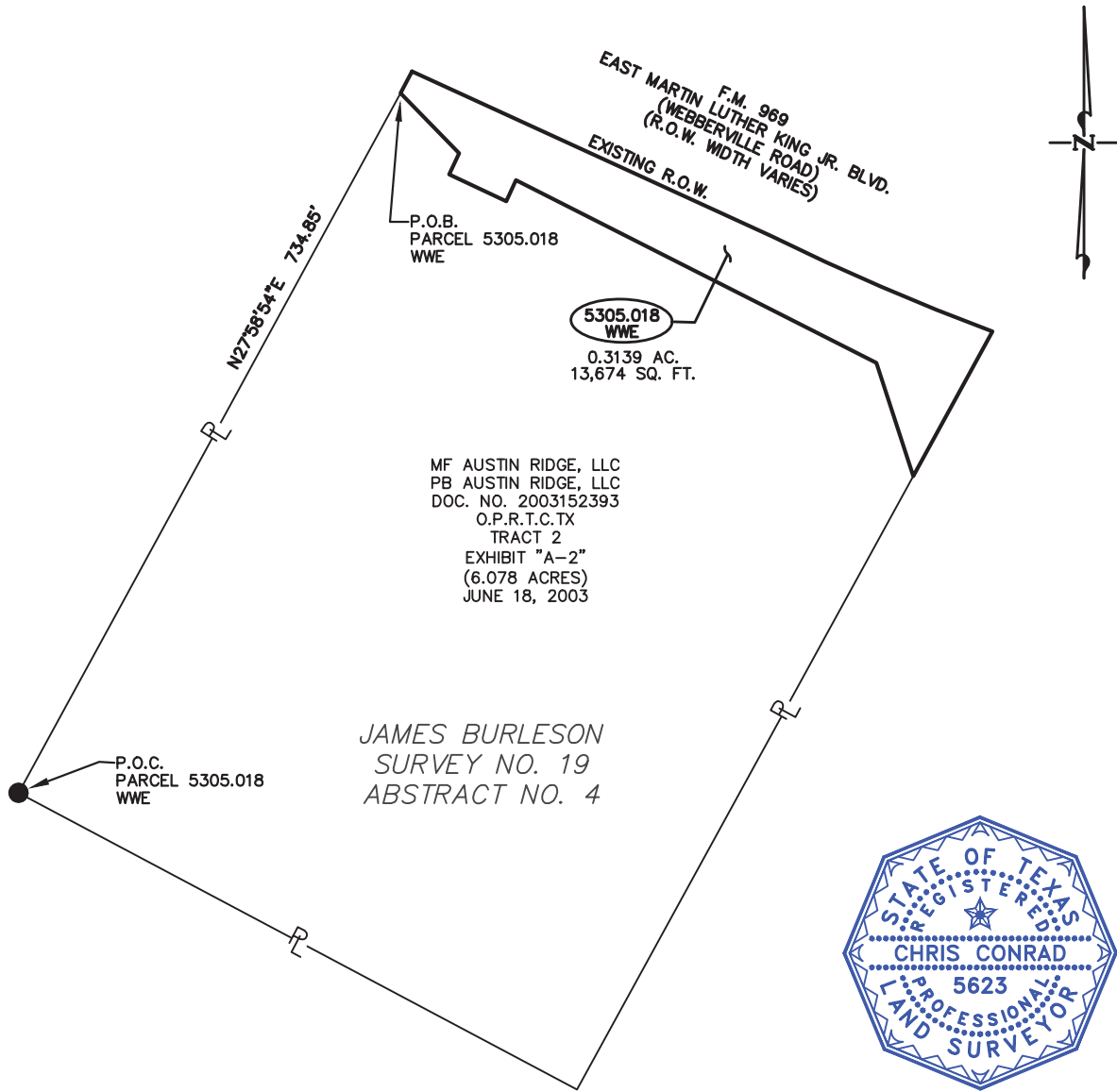
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/ALLIANCE~18-047_East MLK-FM969/Descriptions/Parcel 5305.018 WWE

AUSTIN GRID P-23
PROPERTY ID: 476519

**SURVEY EXHIBIT REVIEWED
BY CITY OF AUSTIN
CORRIDOR PROGRAM OFFICE
ACCEPTED: 12/26/2023**



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (TCS), CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 3. **THE MONUMENT(S) DESCRIBED AS "CALCULATED" MAY BE SET WITH TYPICAL ROW/EASEMENT MARKER, AFTER ACQUISITION IS COMPLETED, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE CITY OF AUSTIN.
 4. STATIONS AND OFFSETS ARE RELATIVE TO CORRIDOR CENTERLINE PROVIDED BY ENGINEER ON 9/21/2020

MF AUSTIN RIDGE, LLC
 PB AUSTIN RIDGE, LLC
 DOC. NO. 2003152393
 O.P.R.T.C.TX
 TRACT 2
 EXHIBIT "A-2"
 (6.078 ACRES)
 JUNE 18, 2003

JAMES BURLESON
 SURVEY NO. 19
 ABSTRACT NO. 4



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

12/08/2023

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

PROPERTY INSET
 N.T.S.

REVISIONS	
-	-
-	-

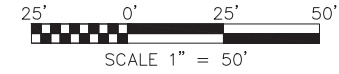
McGRAY & McGRAY
LAND SURVEYORS, INC.

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

CITY OF AUSTIN - CORRIDOR PROGRAM			
E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1			
PARCEL PLAT - 5305.018 WWE			
0.3139 ACRES, (13,674 SQ. FT.)			
CSJ:	1186-01-099	AUSTIN GRID#	P-23
SURVEY DATE: 12/08/2023		PROJECT:	18-047
REVISION DATE:		PROPERTY ID:	476519
SCALE:	N.T.S.	PAGE:	5 OF 7

EXHIBIT "A"

JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4



ENGINEER'S BASELINE
S66°56'03"E 911.20'

F.M. 969
EAST MARTIN LUTHER KING JR. BLVD.
(WEBBERVILLE ROAD)
(R.O.W. WIDTH VARIES)

*NO RECORD
INFORMATION FOUND

STATE OF TEXAS
VOL. 948, PG. 306
D.R.T.C.TX.
(0.04 ACRES)
MARCH 9, 1950

(N64°19'W 65.17')
S65°07'28"E 66.63'

SALVADOR RIVERA
AND GLORIA G. RIVERA
VOL. 11955, PG. 190
R.P.R.T.C.TX.
(1 ACRE)
JUNE 8, 1993

(N27°56'27"E 747.08")
(N27°58'54"E 734.85')

P.O.B. PARCEL
5305.018 WWE
SURFACE COORDINATES
N = 10,076,504.95'
E = 3,145,985.98'
STA. 169+37.99
85.66' RT

KIMBERLY A. LUDWIG WEIMANN,
MARK W. LUDWIG,
TAMMY R. GROSCH, AND
KIMBERLY A. LUDWIG WEIMANN
AS TRUSTEE FOR
HENRY E. LUDWIG, JR.
DOC. NO. 2016030126
O.P.R.T.C.TX
(13.08 ACRES)
MARCH 1, 2016

P.O.C. PARCEL
5305.018 WWE
[A]
TRAVIS COUNTY
VOL. 12257, PG. 911
R.P.R.T.C.TX.
(140.96 ACRES)
AUGUST 24, 1994

*ROW STRIP MAP DATED OCTOBER 1949, CSJ 1186-01-01, SHOWS
PARCEL 20(b), GRANTOR "STATE FARM", 1.35 ACRES, BUT NO DEED RECORDED.

5305.018
WWE
0.3139 AC.
13,674 SQ. FT.
N63°04'59"W 214.39'
MF AUSTIN RIDGE, LLC
PB AUSTIN RIDGE, LLC
DOC. NO. 2003152393
O.P.R.T.C.TX
TRACT 2
EXHIBIT "A-2"
(6.078 ACRES)
JUNE 18, 2003

"LAND FOR SALE"

[B]
STATE OF TEXAS
VOL. 12257, PG. 905
R.P.R.T.C.TX
EXHIBIT "A"
(95.04 ACRES)
AUGUST 24, 1994

LEGEND

- 5/8" IRON ROD WITH ALUMINUM CAP FOUND (CAP ILLEGIBLE)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ▲ CALCULATED POINT, NOT SET
- 1/2" IRON ROD SET W/ "MCGRAY MCGRAY" PLASTIC CAP
- HILTI NAIL IN CONCRETE FOUND
- 1" IRON PIPE FOUND
- P— PROPERTY LINE (OWNERSHIP DIVISION)
- V— DISTANCE NOT TO SCALE
- +— DEED LINE (OWNERSHIP IN COMMON)
- ① PARCEL NUMBER
- (XXXX) RECORD INFORMATION
- B.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- GUARD POST

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- WWE WASTEWATER EASEMENT
- N.T.S. NOT TO SCALE
- Ⓜ WASTEWATER MANHOLE
- ⓧ WATER VALVE
- ⓂH GENERIC MANHOLE
- EMH ELECTRIC MANHOLE

- FH FIRE HYDRANT
- E ELECTRIC METER
- ◇ ELECTRIC MARKER
- Ⓜ ELECTRIC JUNCTION BOX
- ⊙ LIGHT POLE
- SL SPOTLIGHT
- Ⓜ TELEPHONE MANHOLE
- Ⓜ TELEPHONE PEDESTAL
- ◇ GAS MARKER
- UTILITY POLE
- ← GUY ANCHOR
- OU— OVERHEAD UTILITY LINE
- SINGLE POST SIGN
- x— WIRE FENCE
- +— GUARD RAIL

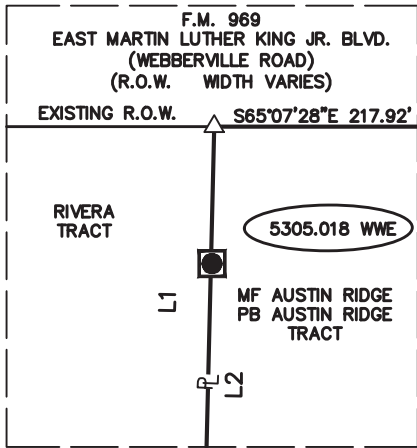
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0.3139 ACRES, (13,674 SQ. FT.)		
CSJ:	1186-01-099	AUSTIN GRID# P-23
SURVEY DATE:	12/08/2023	PROJECT: 18-047
REVISION DATE:		PROPERTY ID: 476519
SCALE:	1"=50'	PAGE: 6 OF 7

EXHIBIT "A"

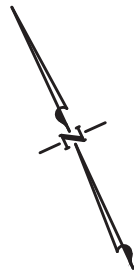
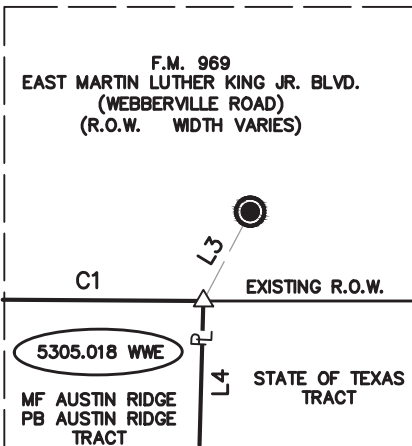
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	131.89'	2,914.79'	02°35'03"	S66°45'09"E	131.88'
(C1)	(132.95')	(2,914.79')	(02°36'48")	(S66°39'15"E)	(132.94')

DETAIL "A"
N.T.S.



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N27°58'54"E	13.00'
L2	N27°58'54"E	12.17'
L3	N43°58'21"E	0.50'
L4	S28°01'53"W	88.68'
L5	S27°14'29"W	26.85'
L6	N62°45'31"W	30.00'
L7	N24°52'32"E	17.70'
L8	N40°22'47"W	60.83'
L9	S28°01'53"W	2,355.55'
(L9)	(N30°00'00"E)	(2,444.65')

DETAIL "B"
N.T.S.




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