

**EXHIBIT “A”**

<b>City of Austin:</b>	Corridor Program	Parcel 5305.014 WWE
<b>Corridor:</b>	E. Martin Luther King Jr. Blvd.	0.1730 Acre, 7,537 Sq. Ft.
<b>Segment:</b>	MLKB-C1	Page 1 of 9
<b>Segment From:</b>	US 183	January 22, 2024
<b>Limits To:</b>	Decker Lane	
<b>CSJ:</b>	1186-01-099	

**DESCRIPTION OF PARCEL 5305.014 WWE**

DESCRIPTION OF A 0.1730 OF ONE ACRE (7,537 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 CALLED 1.677 ACRES CONVEYED TO DAVID FUDGE BY TAX RESALE DEED, EXECUTED APRIL 29, 2019, AS RECORDED IN DOCUMENT NO. 2019110153, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING DESCRIBED AS 1.667 ACRES IN VOLUME 2768, PAGE 502, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1730 OF ONE ACRE (7,537 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the northeast corner of Lot 1, Crumley, Ramsey, and Pryor Addition, a subdivision recorded December 27, 1972 in Book 63, Page 13, Plat Records, Travis County, Texas, being in the south line of that tract described as 0.1156 of one acre (Exhibit “A”) conveyed to the City of Austin by Street Deed, as recorded in Document No. 2011186531, Official Public Records, Travis County, Texas, being in the existing west right-of-way line of Nixon Lane (varying width right-of-way), from which a 1/2-inch iron rod found at the southeast corner of said 0.1156 of one acre City of Austin tract, bears South 69°54’38” East 7.93 feet, and from which a 1/2-inch iron rod found at an angle point in the east line of said 0.1156 of one acre City of Austin tract, bears North 24°51’37” East 100.01 feet, and from which a scribed “X” in concrete found in the east line of said 0.1156 of one acre City of Austin tract, bears North 25°13’52” East 119.74 feet;

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<b>Segment:</b>	MLKB-C1	Page 2 of 9
<b>Segment From:</b>	US 183	January 22, 2024
<b>Limits To:</b>	Decker Lane	
<b>CSJ:</b>	1186-01-099	

**DESCRIPTION OF PARCEL 5305.014 WWE**

THENCE, along the north line of said Lot 1, and the existing west right-of-way line of Nixon Lane and south line of said 0.1156 of one acre City of Austin tract, North 69°54’38” West 10.10 feet to a calculated point at the southeast corner of the remainder of that tract described as 5.0 acres (save and except .327 acre) conveyed to Gyro Plus, LLC by General Warranty Deed, as recorded in Document No. 2008044752, Official Public Records, Travis County, Texas, being the southwest corner of said 0.1156 of one acre City of Austin tract;

THENCE, along the east line of the remainder of said 5.0 acre Gyro Plus tract, being the west line of said 0.1156 of one acre City of Austin tract and the existing west right-of-way line of Nixon Lane, North 25°03’22” East 280.14 feet, to a 1/2-inch iron rod with “McGray McGray” plastic cap set at the northeast corner of the remainder of said 5.0 acre Gyro Plus tract, being the northwest corner of said 0.1156 of one acre City of Austin tract, also being in the south line of that tract described as 0.2985 of one acre (Exhibit “B”) conveyed to the City of Austin by said Street Deed, as recorded in said Document No. 2011186531, and being at the intersection of the existing west right-of-way line of Nixon Lane, and 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 the remainder of said 5.0 acre Gyro Plus tract, the south line of said 0.2985 of one acre City of Austin tract, and the existing south right-of-way line of East Martin Luther King, Jr. Boulevard, with a curve to the left, whose delta angle is 00°49’01”, radius is 5,660.50 feet, an arc distance of 80.72 feet, and the chord of which bears North 69°15’55” West 80.72 feet to a 1/2-inch iron rod with “McGray McGray” plastic cap (unable to set);

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<b>Corridor:</b>	E. Martin Luther King Jr. Blvd.	0.1730 Acre, 7,537 Sq. Ft.
<b>Segment:</b>	MLKB-C1	Page 3 of 9
<b>Segment From:</b>	US 183	January 22, 2024
<b>Limits To:</b>	Decker Lane	
<b>CSJ:</b>	1186-01-099	

**DESCRIPTION OF PARCEL 5305.014 WWE**

THENCE, continuing along the north line of the remainder of said 5.0 acre Gyro Plus tract, the south line of said 0.2985 of one acre City of Austin tract, and the existing south right-of-way line of East Martin Luther King, Jr. Boulevard, North 69°40’25” West 562.94 feet to a 1/2-inch iron rod with “McGray McGray” plastic cap set at the northwest corner of the remainder of said 5.0 acre Gyro Plus tract, being the southwest corner of said 0.2985 of one acre City of Austin tract, and being in the east line of that tract described as 0.327 of one acre conveyed to the City of Austin by Warranty Deed, as recorded in Volume 3811, Page 2154, Deed Records, Travis County, Texas;

THENCE, along the east line of said 0.327 of one acre City of Austin tract, the west line of said 0.2985 of one acre City of Austin tract, and the existing south right-of-way line of East Martin Luther King, Jr. Boulevard, North 29°38’11” East 19.29 feet to a 1/2-inch iron rod with “McGray McGray” cap set at the northeast corner of said 0.327 of one acre City of Austin tract, being the northwest corner of said 0.2985 of one acre City of Austin tract, also being in the south line of that tract described as 0.40 of one acre conveyed to the State of Texas by deed, as recorded in Volume 992, Page 218, Deed Records, Travis County, Texas, and being in the existing south right-of-way line of East Martin Luther King, Jr. Boulevard;

THENCE, along the north line of said 0.327 of one acre City of Austin tract, the south line of said 0.40 of one acre State of Texas tract, and the existing south right-of-way line of East Martin Luther King, Jr. Boulevard, North 70°06’11” West 49.31 feet to a 1/2-inch iron rod with “McGray McGray” plastic cap set at the northeast corner of this parcel and said 1.677 acre Fudge tract, being the northwest corner of said 0.327 of one acre City of Austin tract, the southwest corner of said 0.40 of one acre State of Texas tract, and the southeast corner of that tract described as 0.16 of one acre (Tract B) conveyed to the State of Texas by deed, as recorded in Volume 1022, Page 554, Deed Records, Travis County, Texas, for the POINT OF BEGINNING, being 54.82 feet right of Engineer’s Baseline Station 153+71.58, and having Surface Coordinates of N=10,077,108.76, E=3,144,544.14;

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<b>Segment:</b>	MLKB-C1	Page 4 of 9
<b>Segment From:</b>	US 183	January 22, 2024
<b>Limits To:</b>	Decker Lane	
<b>CSJ:</b>	1186-01-099	

**DESCRIPTION OF PARCEL 5305.014 WWE**

- 1) THENCE, along the east line of this parcel and said 1.677 acre Fudge tract, and the west line of said 0.327 of one acre City of Austin tract, **South 27°30’00” West 30.27 feet** to a calculated point at the southeast corner of this parcel, being 84.86 feet right of Engineer’s Baseline Station 153+67.91;
- 2) THENCE, along the proposed south line of this parcel, crossing said 1.677 acre Fudge tract, **North 70°06’11” West 242.05 feet** to a calculated point at the southwest corner of this parcel, being in the west line of said 1.677 acre Fudge tract, also being in the east right-of-way line of the Capital Metropolitan Transportation Authority (CMTA), as recorded in Volume 13187, Page 3118, Deed Records, Travis County, Texas, and being 91.58 feet right of Engineer’s Baseline Station 151+28.86;
- 3) THENCE, along the west line of this parcel and said 1.677 acre Fudge tract, and the existing east right-of-way line of said CMTA Railroad with a curve to the left, whose delta angle is **00°42’17”**, radius is **2,703.45 feet**, an arc distance of **33.26 feet**, and the chord of which bears **North 05°40’07” West 33.26 feet** to a 1/2-inch iron rod with “McGray McGray” plastic cap set at the northwest corner of this parcel and said 1.677 acre Fudge tract, also being the southwest corner of said 0.16 of one acre State of Texas tract, in the east right-of-way line of CMTA and in the existing south right-of-way line of East Martin Luther King, Jr. Boulevard;
- 4) THENCE, along the north line of this parcel and said 1.677 acre Fudge tract, the south line of said 0.16 of one acre State of Texas tract, and the existing south right-of-way line of East Martin Luther King, Jr. Boulevard, **South 70°06’11” East 260.41 feet** to the POINT OF BEGINNING and containing 0.1730 of one acre (7,537 square feet) of land within these metes and bounds.

**EXHIBIT "A"**

**City of Austin:** Corridor Program Parcel 5305.014 WWE  
**Corridor:** E. Martin Luther King Jr. Blvd. 0.1730 Acre, 7,537 Sq. Ft.  
**Segment:** MLKB-C1 Page 5 of 9  
**Segment From:** US 183 January 22, 2024  
**Limits To:** Decker Lane  
**CSJ:** 1186-01-099

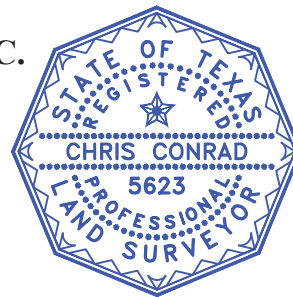
**DESCRIPTION OF PARCEL 5305.014 WWE**

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



A handwritten signature in blue ink, appearing to read "Chris Conrad".

01/22/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/ALLIANCE~18-047\_East MLK-FM969/Descriptions/Parcel 5305.014 WWE

AUSTIN GRID N-23 / PROPERTY ID: 203061

SURVEY EXHIBIT REVIEWED  
BY CITY OF AUSTIN  
CORRIDOR PROGRAM OFFICE  
ACCEPTED: 1/24/2024

JAMES BURLESON  
SURVEY NO. 19  
ABSTRACT NO. 4



CAPITAL METROPOLITAN  
TRANSPORTATION AUTHORITY  
VOL. 15187, PG. 3118  
D.R.T.C.TX.  
(100' WIDTH R.O.W.)

5305.014  
WWE  
0.1730 AC.  
7,537 SQ. FT.

DAVID FUDGE  
DOC. NO. 2019110153  
O.P.R.T.C.TX.  
(1.677 ACRES)  
APRIL 29, 2019  
DESCRIBED AS  
1.667 ACRES  
VOL. 2768, PG. 502  
D.R.T.C.TX.

CITY OF AUSTIN  
VOL. 3811, PG. 2154  
D.R.T.C.TX.  
(0.327 ACRES)  
SEPTEMBER 12, 1969

GYRO PLUS, LLC  
DOC. NO. 2008044752  
O.P.R.T.C.TX  
REMAINDER  
(5.0 ACRES  
S&E .327 ACRES)  
MARCH 20, 2008

LINE TABLE		
LINE#	BEARING	DISTANCE
L4	N69°54'38"W	10.10'
L5	N29°38'11"E	19.29'
L6	N70°06'11"W	49.31'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	80.72'	5,660.50'	00°49'01"	N69°15'55"W	80.72'

P.O.C.  
PARCEL 5305.014  
WWE

PROPERTY INSET  
N.T.S.

**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

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**

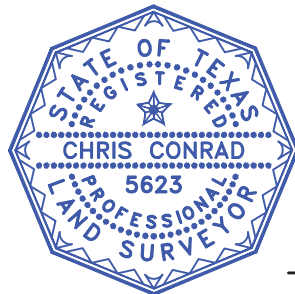
E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1

PARCEL PLAT - 5305.014 WWE

0.1730 ACRES, (7,537 SQ. FT.)

CSJ:	1186-01-099	AUSTIN GRID#	N-23
SURVEY DATE:	01/22/2024	PROJECT:	18-047
REVISION DATE:		PROPERTY ID:	203061
SCALE:	N.T.S.	PAGE:	6 OF 9

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.

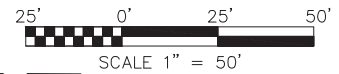


01/22/2024

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

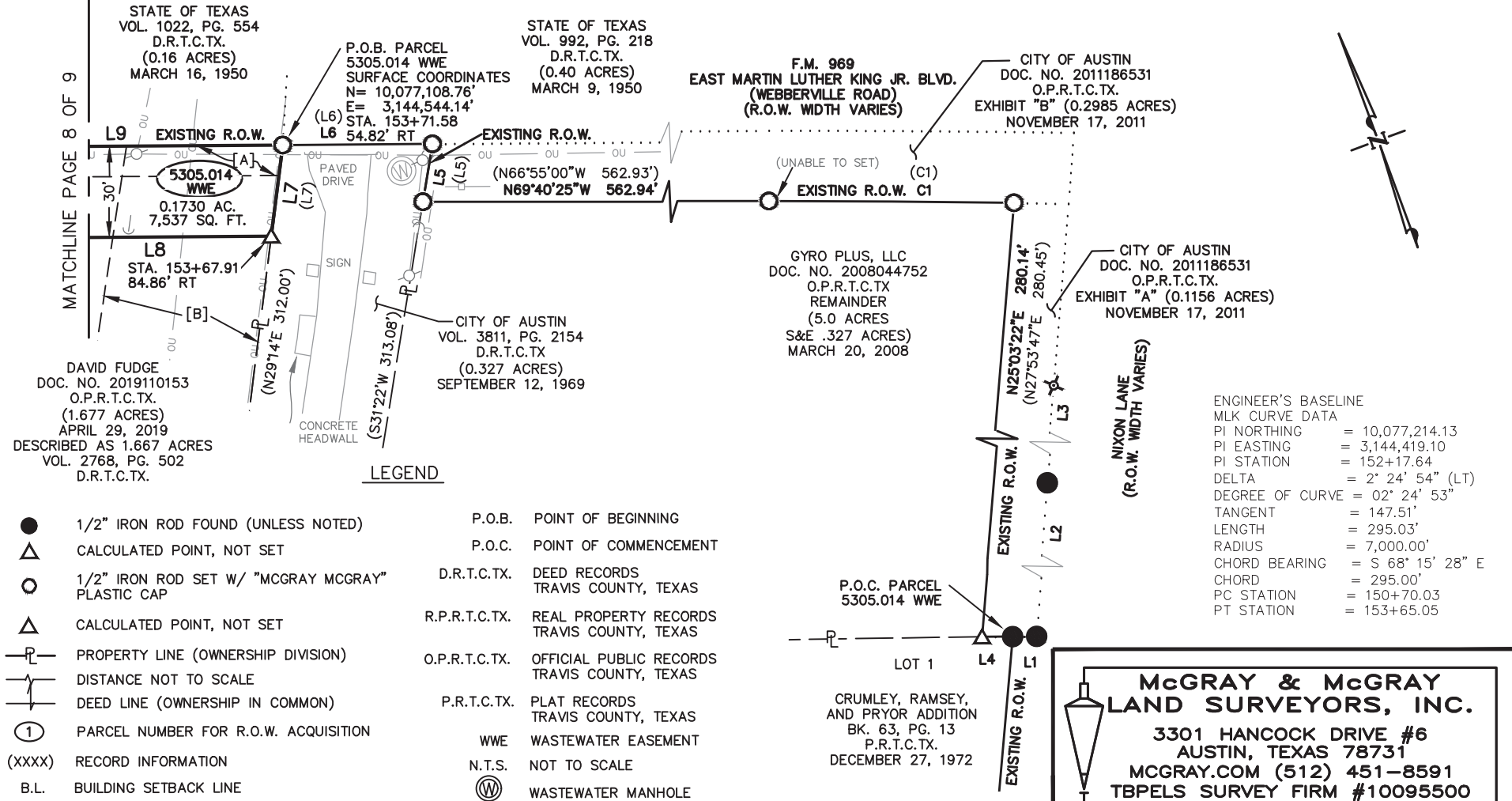
EXHIBIT "A"

JAMES BURLESON  
SURVEY NO. 19  
ABSTRACT NO. 4



PT 153+65.05  
154+00 ENGINEER'S BASELINE  
S 69° 27' 55" E 787.86'  
160+00 161+00

MATCHLINE PAGE 8 OF 9



**LEGEND**

- |        |  |               |  |
|--------|--|---------------|--|
| ●      | 1/2" IRON ROD FOUND (UNLESS NOTED)               | P.O.B.        | POINT OF BEGINNING                           |
| △      | CALCULATED POINT, NOT SET                        | P.O.C.        | POINT OF COMMENCEMENT                        |
| ○      | 1/2" IRON ROD SET W/ "MCGRAY MCGRAY" PLASTIC CAP | D.R.T.C.TX.   | DEED RECORDS TRAVIS COUNTY, TEXAS            |
| △      | CALCULATED POINT, NOT SET                        | R.P.R.T.C.TX. | REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS   |
| —P—    | PROPERTY LINE (OWNERSHIP DIVISION)               | O.P.R.T.C.TX. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS |
| — —    | DISTANCE NOT TO SCALE                            | P.R.T.C.TX.   | PLAT RECORDS TRAVIS COUNTY, TEXAS            |
| — —    | DEED LINE (OWNERSHIP IN COMMON)                  | WWE           | WASTEWATER EASEMENT                          |
| ①      | PARCEL NUMBER FOR R.O.W. ACQUISITION             | N.T.S.        | NOT TO SCALE                                 |
| (XXXX) | RECORD INFORMATION                               | ⊙             | WASTEWATER MANHOLE                           |
| B.L.   | BUILDING SETBACK LINE                            | ⊗             | WATER VALVE                                  |
| R.O.W. | RIGHT-OF-WAY                                     | ⊙             | GENERIC MANHOLE                              |
| ○ FH   | GUARD POST                                       | EMH           | ELECTRIC MANHOLE                             |
| ⊕      | FIRE HYDRANT                                     | SL            | SPOTLIGHT                                    |
| ⊞      | ELECTRIC METER                                   | ⊙             | TELEPHONE MANHOLE                            |
| ◇ E    | ELECTRIC MARKER                                  | ⊙             | TELEPHONE PEDESTAL                           |
| ⊞      | ELECTRIC JUNCTION BOX                            | ⊙             | GAS MARKER                                   |
| ⊙      | LIGHT POLE                                       | ○             | UTILITY POLE                                 |
|        |  | ⊖             | GUY ANCHOR                                   |
|        |  | —ou—          | OVERHEAD UTILITY LINE                        |
|        |  | ⊙             | SINGLE POST SIGN                             |
|        |  | —x—           | WIRE FENCE                                   |
|        |  | —o—           | GUARD RAIL                                   |
|        |  | —oo—          | CHAIN LINK FENCE                             |
|        |  | —□—           | METAL PANEL FENCE                            |

ENGINEER'S BASELINE  
MLK CURVE DATA  
PI NORTHING = 10,077,214.13  
PI EASTING = 3,144,419.10  
PI STATION = 152+17.64  
DELTA = 2° 24' 54" (LT)  
DEGREE OF CURVE = 02° 24' 53"  
TANGENT = 147.51'  
LENGTH = 295.03'  
RADIUS = 7,000.00'  
CHORD BEARING = S 68° 15' 28" E  
CHORD = 295.00'  
PC STATION = 150+70.03  
PT STATION = 153+65.05

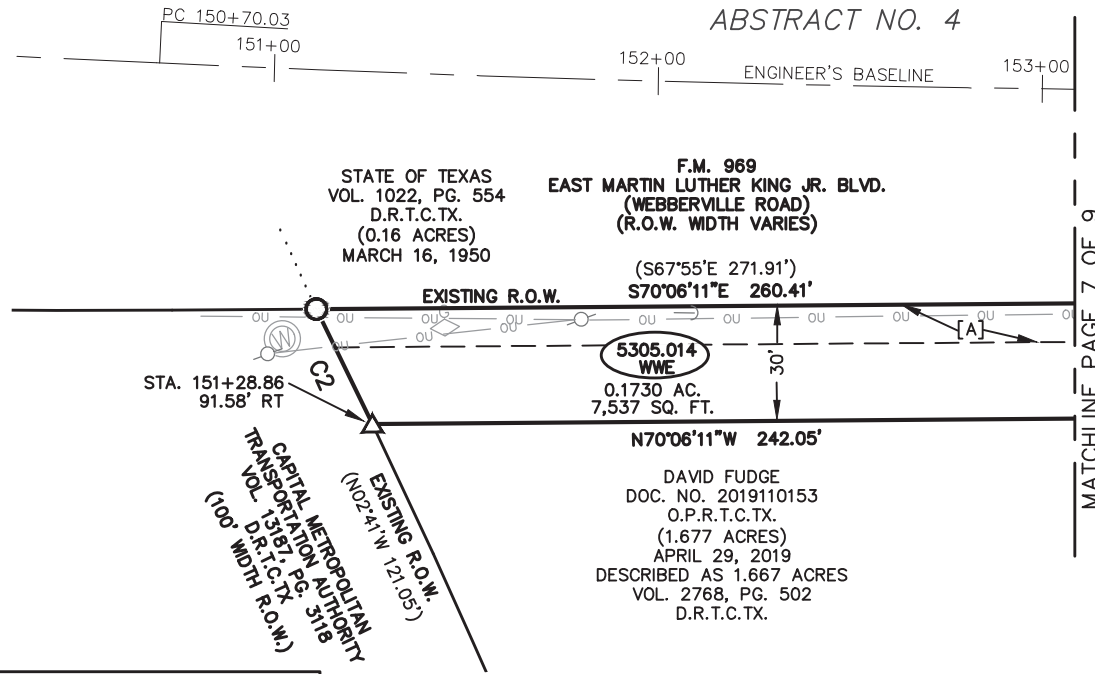
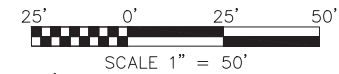
**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>			
E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1			
PARCEL PLAT - 5305.014 WWE			
0.1730 ACRES, (7,537 SQ. FT.)			
CSJ:	1186-01-099	AUSTIN GRID#	N-23
SURVEY DATE:	01/22/2024	PROJECT:	18-047
REVISION DATE:		PROPERTY ID:	203061
SCALE:	1"=50'	PAGE:	7 OF 9

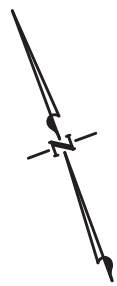
EXHIBIT "A"

ENGINEER'S BASELINE  
 MLK CURVE DATA  
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 PI EASTING = 3,144,419.10  
 PI STATION = 152+17.64  
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 DEGREE OF CURVE = 02° 24' 53"  
 TANGENT = 147.51'  
 LENGTH = 295.03'  
 RADIUS = 7,000.00'  
 CHORD BEARING = S 68° 15' 28" E  
 CHORD = 295.00'  
 PC STATION = 150+70.03  
 PT STATION = 153+65.05

JAMES BURLESON  
 SURVEY NO. 19  
 ABSTRACT NO. 4



MATCHLINE PAGE 7 OF 9



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	33.26'	2,703.45'	00°42'17"	N05°40'07"W	33.26'

**LEGEND**

- |  |  |   |
|--|--|---|
| ● 1/2" IRON ROD FOUND (UNLESS NOTED)               | P.O.B. POINT OF BEGINNING                                  | FH (circle with cross) FIRE HYDRANT     |
| ▲ CALCULATED POINT, NOT SET                        | P.O.C. POINT OF COMMENCEMENT                               | E (square with E) ELECTRIC METER        |
| ○ 1/2" IRON ROD SET W/ "MCGRAY MCGRAY" PLASTIC CAP | D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS              | ◇ (diamond with E) ELECTRIC MARKER      |
| —P— PROPERTY LINE (OWNERSHIP DIVISION)             | R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS   | ⊕ (circle with E) ELECTRIC JUNCTION BOX |
| —V— DISTANCE NOT TO SCALE                          | O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS | ⊙ (circle with sun) LIGHT POLE          |
| —↑— DEED LINE (OWNERSHIP IN COMMON)                | P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS              | ⊙ (circle with SL) SPOTLIGHT            |
| ① PARCEL NUMBER FOR R.O.W. ACQUISITION             | WWE WASTEWATER EASEMENT                                    | ⊕ (circle with T) TELEPHONE MANHOLE     |
| (XXXX) RECORD INFORMATION                          | N.T.S. NOT TO SCALE  | ⊕ (circle with T) TELEPHONE PEDESTAL    |
| B.L. BUILDING SETBACK LINE                         | Ⓜ (circle with W) WASTEWATER MANHOLE                       | ◇ (diamond with G) GAS MARKER           |
| R.O.W. RIGHT-OF-WAY                                | Ⓧ (circle with X) WATER VALVE                              | —○— UTILITY POLE                        |
| ○ GUARD POST                                       | Ⓜ (circle with MH) GENERIC MANHOLE                         | ← GUY ANCHOR                            |
|  | EMH (circle with EMH) ELECTRIC MANHOLE                     | —○— OVERHEAD UTILITY LINE               |
|  |  | ⊙ (circle with dot) SINGLE POST SIGN    |
|  |  | —x— WIRE FENCE                          |
|  |  | —○— GUARD RAIL                          |

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

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>			
E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1			
PARCEL PLAT - 5305.014 WWE			
0.1730 ACRES, (7,537 SQ. FT.)			
CSJ:	1186-01-099	AUSTIN GRID#	N-23
SURVEY DATE:	01/22/2024	PROJECT:	18-047
REVISION DATE:		PROPERTY ID:	203061
SCALE:	1"=50'	PAGE:	8 OF 9

EXHIBIT "A"



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	80.72'	5,660.50'	00°49'01"	N69°15'55"W	80.72'
(C1)	(80.72')	(5,660.50')		(N66°25'30"W)	(80.72')

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	33.26'	2,703.45'	00°42'17"	N05°40'07"W	33.26'

[A]  
 CITY OF AUSTIN  
 10.00 FEET WIDE  
 SANITARY SEWER EASEMENT  
 VOL. 5872, PG. 361  
 D.R.T.C.TX.  
 AUGUST 12, 1977  
 2,574 SQ. FT. OF PROPOSED EASEMENT  
 IS WITHIN EXISTING EASEMENT

[B]  
 CITY OF AUSTIN  
 ELECTRIC LINES AND SYSTEMS  
 EASEMENT  
 VOL. 3814, PG. 1762  
 D.R.T.C.TX.  
 (0.686 ACRES)  
 FEBRUARY 4, 1970  
 1,555 SQ. FT. OF PROPOSED EASEMENT  
 IS WITHIN EXISTING EASEMENT

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S69°54'38"E	7.93'
L2	N24°51'37"E	100.01'
L3	N25°13'52"E	119.74'
L4	N69°54'38"W	10.10'
L5	N29°38'11"E	19.29'
(L5)	(N32°28'36"E)	(20.48')
L6	N70°06'11"W	49.31'
(L6)	(S67°53'W)	(49.16')
L7	S27°30'00"W	30.27'
(L7)	(S27°30'W)	(625.56')
L8	N70°06'11"W	242.05'
L9	S70°06'11"E	260.41'

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

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>			
E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1			
PARCEL PLAT - 5305.014 WWE			
0.1730 ACRES, (7,537 SQ. FT.)			
CSJ:	1186-01-099	AUSTIN GRID#	N-23
SURVEY DATE:	01/22/2024	PROJECT:	18-047
REVISION DATE:		PROPERTY ID:	203061
SCALE:	N/A	PAGE:	9 OF 9

EXHIBIT "A"