

EXHIBIT “A”

City of Austin:	Corridor Program	Parcel 5305.002 ROW
Corridor:	E. Martin Luther King Jr. Blvd.	0.5330 Acres, 23,218 Sq. Ft.
Segment:	MLKB-C1	Page 1 of 8
Segment From:	US 183	April 26, 2023
Limits To:	Decker Lane	
CSJ:	1186-01-099	

DESCRIPTION OF PARCEL 5305.002 ROW

DESCRIPTION OF A 0.5330 OF ONE ACRE (23,218 SQUARE FOOT) PARCEL, OUT OF THE PHILLIP MCELROY SURVEY NO. 18, ABSTRACT NO. 16, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THOSE TWO TRACTS CALLED TRACTS I AND II, SAID TRACT I BEING DESCRIBED AS LOT 1, JUNE AND JOE ALLEN ADDITION, A SUBDIVISION RECORDED APRIL 23, 1980 IN BOOK 79, PAGE 234, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SAID TRACT II BEING 2.305 ACRES, AND BEING DESCRIBED AS 2.300 ACRES IN DOCUMENT NO. 2005138118, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACTS I AND II CONVEYED FROM PETER BARLIN AND MANNY FARAHANI TO PB AUSTIN RIDGE, LLC (UNDIVIDED 50% INTEREST) AND MF AUSTIN RIDGE, LLC (UNDIVIDED 50% INTEREST) BY GENERAL WARRANTY DEED EXECUTED IN MAY 2022 TO BE EFFECTIVE AS OF JANUARY 1, 2022, AND RECORDED ON MAY 26, 2022, IN DOCUMENT NO. 2022094508, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND SAID TRACTS I AND II ALSO CONVEYED FROM PETER BARLIN AND MANNY FARAHANI TO 3423 INVESTMENTS LLC (UNDIVIDED 50% INTEREST) AND MF AUSTIN RIDGE, LLC (UNDIVIDED 50% INTEREST) BY CORRECTION GENERAL WARRANTY DEED, EXECUTED IN OCTOBER 2022 TO BE EFFECTIVE AS OF DECEMBER 17, 2020, AND RECORDED ON OCTOBER 6, 2022, IN DOCUMENT NO. 2022163914, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.5330 OF ONE ACRE (23,218 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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COMMENCING at a concrete monument with aluminum cap stamped “TRAVIS STATE SCHOOL” found at the southwest corner of said Tract II, being at the northwest corner of the remainder of that tract described as 171.987 acres (Exhibit “A”) conveyed to PB Austin Ridge, LLC (1/2 interest) and MF Austin Ridge, LLC (1/2 interest) by General Warranty Assumption Deed, as recorded in Document No. 2003183806, Official Public Records, Travis County, Texas, and being at an angle point in the east line of that tract described as 7.873 acres (Tract 1) conveyed to Center for Child Protection by Special Warranty Deed, as recorded in Document No. 2015138027, Official Public Records, Travis County, Texas;

THENCE, along the west line of said Tract II, and the east line of said 7.873 acre Center for Child Protection tract, North 24°58’45” East 683.78 feet to a 1/2-inch iron rod with “McGray McGray” plastic cap set at the southwest corner of this parcel for the POINT OF BEGINNING, being 132.37 feet right of Engineer’s Baseline Station 189+61.25, and having Surface Coordinates of N=10,075,730.09 E=3,147,789.46;

- 1) THENCE, along the west line of this parcel, continuing along the west line of said Tract II, and the east line of said 7.873 acre Center for Child Protection tract, **North 24°58’45” East 83.05 feet** to a calculated point at the northwest corner of this parcel and said Tract II, being at the northeast corner of said 7.873 acre Center for Child Protection tract, also being at the southwest corner of that tract described as 0.78 of one acre conveyed to the State of Texas by deed, as recorded in Volume 1022, Page 225, Deed Records, Travis County, Texas, and being in the existing south right-of-way line of East Martin Luther King, Jr. Boulevard (FM 969, varying width right-of-way);

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- 2) THENCE, along the north line of this parcel, said Tracts II and I, the south line of said 0.78 of one acre State of Texas tract, and the existing south right-of-way line of East Martin Luther King, Jr. Boulevard, with a curve to the right, whose delta angle is **13°27'23"**, radius is **1,712.95 feet**, passing at an arc distance of 200.99 feet a 1/2-inch iron pipe found at the northeast corner of said Tract II, and the northwest corner of said Tract I, continuing an arc distance of 201.31 feet for a total arc distance of **402.30 feet**, and the chord of which bears **South 43°05'24" East 401.38 feet** to a 1/2-inch iron rod found at the northeast corner of said Tract I, being at the northwest corner of Lot 2, in said June and Joe Allen Addition;
- 3) THENCE, along the east line of this parcel, said Tract I, and the west line of said Lot 2, **South 43°10'55" West 44.14 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set at the southeast corner of this parcel, being 93.13 feet right of Engineer's Baseline Station 193+60.15;
- 4) THENCE, along the proposed south line of this parcel, crossing said Tract I, **North 42°50'58" West 191.48 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set in the west line of said Tract I, and the east line of said Tract II, being 106.05 feet right of Engineer's Baseline Station 191+57.58;

THENCE, continuing along the proposed south line of this parcel, crossing said Tract II, the following three (3) courses, numbered 5 through 7:

- 5) with a curve to the left, whose delta angle is **03°15'24"**, radius is **1,657.95 feet**, an arc distance of **94.23 feet**, and the chord of which bears **North 44°18'03" West 94.22 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set, being 106.72 feet right of Engineer's Baseline Station 190+57.31,

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- 6) **South 41°13'24" West 25.03 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set, being 131.71 feet right of Engineer's Baseline Station 190+58.85, and
- 7) with a curve to the left, whose delta angle is **03°10'07"**, radius is **1,632.95 feet**, an arc distance of **90.31 feet**, and the chord of which bears **North 47°28'11" West 90.30 feet** to the POINT OF BEGINNING and containing 0.5330 of one acre (23,218 square feet) of land within these metes and bounds.

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.

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City of Austin: Corridor Program
Corridor: E. Martin Luther King Jr. Blvd.
Segment: MLKB-C1
Segment From: US 183
Limits To: Decker Lane
CSJ: 1186-01-099

Parcel 5305.002 ROW
0.5330 Acres, 23,218 Sq. Ft.
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April 26, 2023

DESCRIPTION OF PARCEL 5305.002 ROW

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".

04/26/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/ALLIANCE~18-047_East MLK-FM969/Descriptions/Parcel 5305.002

AUSTIN GRID P-23
PROPERTY ID: 201510 & 201511

SURVEY EXHIBIT REVIEWED
BY CITY OF AUSTIN
CORRIDOR PROGRAM OFFICE
ACCEPTED: 5/04/2023

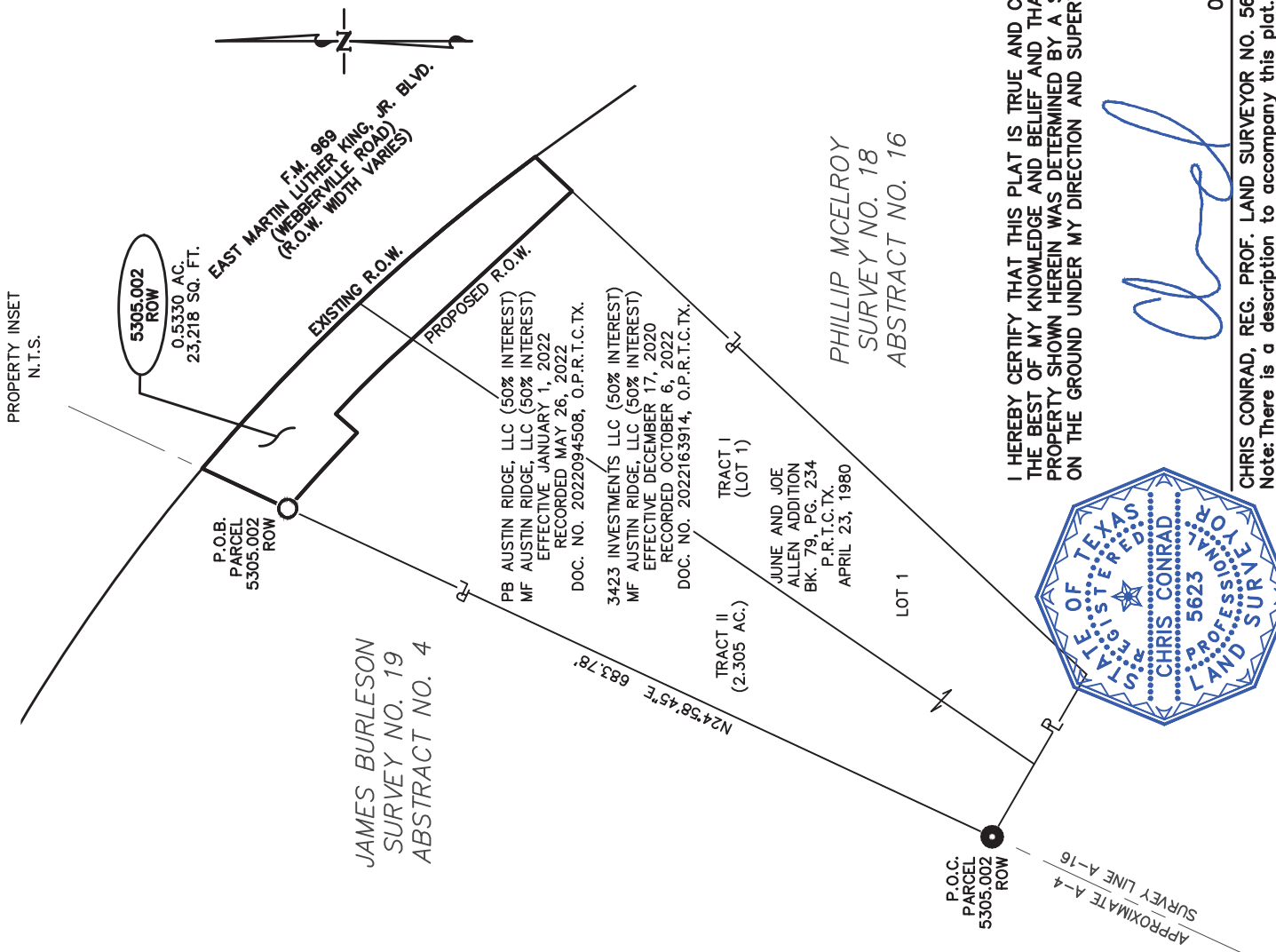
NOTES:

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 SKETCH.
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. STATIONS AND OFFSETS ARE RELATIVE TO CORRIDOR CENTERLINE PROVIDED BY ENGINEER ON 09/21/2020. NO RECORD EASEMENT INFORMATION FOUND FOR SOME UTILITIES SHOWN.
- 4.
- 5.

REVISIONS		
WHOLE PROPERTY	ACQUISITION	REMAINDER
4.596 AC. (200,202 SF.)	0.5330 AC. (23,218 SF.)	4.063 AC. (176,984 SF.)

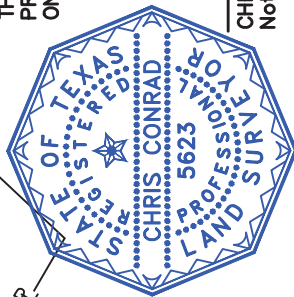
McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM	
E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1	
PARCEL PLAT - 5305.002 ROW	
0.5330 ACRES, (23,218 SQ. FT.)	
CSJ:	1186-01-099 AUSTIN GRID# P-23
SURVEY DATE:	04/26/2023 PROJECT: 18-047
REVISION DATE:	PROP. ID: 201510,201511
SCALE:	N.T.S. PAGE: 6 OF 8



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.

Chris Conrad



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 04/26/2023
 Note: There is a description to accompany this plat.

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	402.30'	1,712.95'	13°27'23"	S43°05'24"E	401.38'
C2	200.99'	1,712.95'	06°43'22"	S46°27'25"E	200.87'
(C2)	(201.27')	(1,708.61')		(S34°40'E)	(201.17)'
C3	201.31'	1,712.95'	06°44'01"	S39°43'43"E	201.20'
(C3)	(201.07')			(S34°38"E)	(200.95)'
C4	94.23'	1,657.95'	03°15'24"	N44°18'03"W	94.22'
C5	90.31'	1,632.95'	03°10'07"	N47°28'11"W	90.30'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S41°13'24"W	25.03'


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CITY OF AUSTIN - CORRIDOR PROGRAM
 E. MARTIN LUTHER KING JR. BLVD., SEGMENT C1
 PARCEL PLAT - 5305.002 ROW
 0.5330 ACRES, (23,218 SQ. FT.)
 CSJ: 1186-01-099 AUSTIN GRID# P-23
 SURVEY DATE: 04/26/2023 PROJECT: 18-047
 REVISION DATE: PROP. ID: 201510,201511
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