

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5302.003 ROW
Corridor:	Burnet Road	0.0098 Acres, 425 Sq. Ft.
Segment:	BURN-C2	Page 1 of 5
Segment From:	Koenig Lane	May 18, 2021
Limits To:	US 183	Revised: August 17, 2021
CSJ:	1111-19-011	

DESCRIPTION OF PARCEL 5302.003 ROW

DESCRIPTION OF A 0.0098 OF ONE ACRE (425 SQUARE FOOT) PARCEL, OUT OF THE GEORGE W. SPEAR LEAGUE, SURVEY NO. 7, ABSTRACT NO. 697, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF A PORTION OF LOT 1, BLOCK G, BURNET HEIGHTS SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 5, PAGE 39, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID PORTION OF LOT 1 BEING DESCRIBED AS THE SOUTH 85.06 FEET OF LOT 1 CONVEYED TO THE WALTER E. TEINERT AND FLORENE L. TEINERT REVOCABLE LIVING TRUST BY DEED, EXECUTED SEPTEMBER 26, 2011, AS RECORDED IN DOCUMENT NO. 2011142115, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0098 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the northwest corner of said South 85.06 feet of Lot 1 and said Teinert Revocable Living Trust tract, being at the southwest corner of that tract described as Lot 1, Block G, save and except the South 85.06 feet of Lot 1 conveyed to Barbara Reiver by deed, as recorded in Document No. 2005110415, Official Public Records, Travis County, Texas, being in the existing east right-of-way line of a 15 foot wide alley recorded in said Book 5, Page 39;

THENCE, along the west line of said Teinert Revocable Living Trust tract and the said existing east right-of-way line of said 15 foot wide alley, South 27°10'53" West 72.77 feet to a mag nail with "MCGRAY & MCGRAY" washer set at the northwest corner of this parcel for the POINT OF BEGINNING, being 171.85 feet right of Engineer's Baseline Station 99+84.98, and having Surface Coordinates of N=10,096,117.47 E=3,115,198.96;

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THENCE, along the proposed north line of this parcel, crossing said Teinert Revocable Living Trust tract, the following three (3) courses, numbered 1 through 3:

- 1) **South 62°29'07" East 6.73 feet** to a **calculated point, being 178.13 feet right of Engineer's Baseline Station 99+82.46;
- 2) **South 27°39'46" West 1.32 feet** to a **calculated point, being 177.65 feet right of Engineer's Baseline Station 99+81.24; and
- 3) **South 51°42'58" East 60.94 feet** to a 1/2 inch iron rod with "MCGRAY MCGRAY" plastic cap set at the southeast corner of this parcel, being in the south line of said Teinert Revocable Living Trust tract and the existing north right-of-way line of Koenig Lane (RM-2222, varying width right-of-way), and being 229.42 feet right of Engineer's Baseline Station 99+49.09, from which a 3/8 inch iron rod found at a point of curvature in the south line of said Teinert tract and existing north right-of-way line of Koenig Lane bears South 62°27'01" East 28.50 feet;
- 4) THENCE, along the south line of this parcel and said Teinert Revocable Living Trust tract and the said existing north right-of-way line of Koenig Lane, **North 62°27'01" West 66.52 feet** to a calculated point at the southwest corner of this parcel and said Teinert Revocable Living Trust tract, being in the said existing east right-of-way line of said 15 foot wide alley;
- 5) THENCE, along the west line of this parcel and said Teinert Revocable Living Trust tract and the said existing east right-of-way line of said 15 foot wide alley, **North 27°10'53" East**, passing at a distance of 0.34 feet a 1/2-inch iron rod with "Tri Tech Survey" plastic cap found, continuing an additional distance of 12.32 feet for a total distance of **12.66 feet** to the POINT OF BEGINNING and containing 0.0098 of one acre (425 square feet) of land within these metes and bounds.

EXHIBIT "A"

City of Austin: Corridor Program
Corridor: Burnet Road
Segment: BURN-C2
Segment From: Koenig Lane
Limits To: US 183
CSJ: 1111-19-011

Parcel 5302.003 ROW
0.0098 Acres, 425 Sq. Ft.
Page 3 of 5
May 18, 2021
Revised: August 17, 2021

DESCRIPTION OF PARCEL 5302.003 ROW

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 Corridor Centerline provided by Engineer on 05/15/2020.

Revised: August 17, 2021 Changed Building Setback line to 12 feet along Laird Drive.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

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



08/17/2021

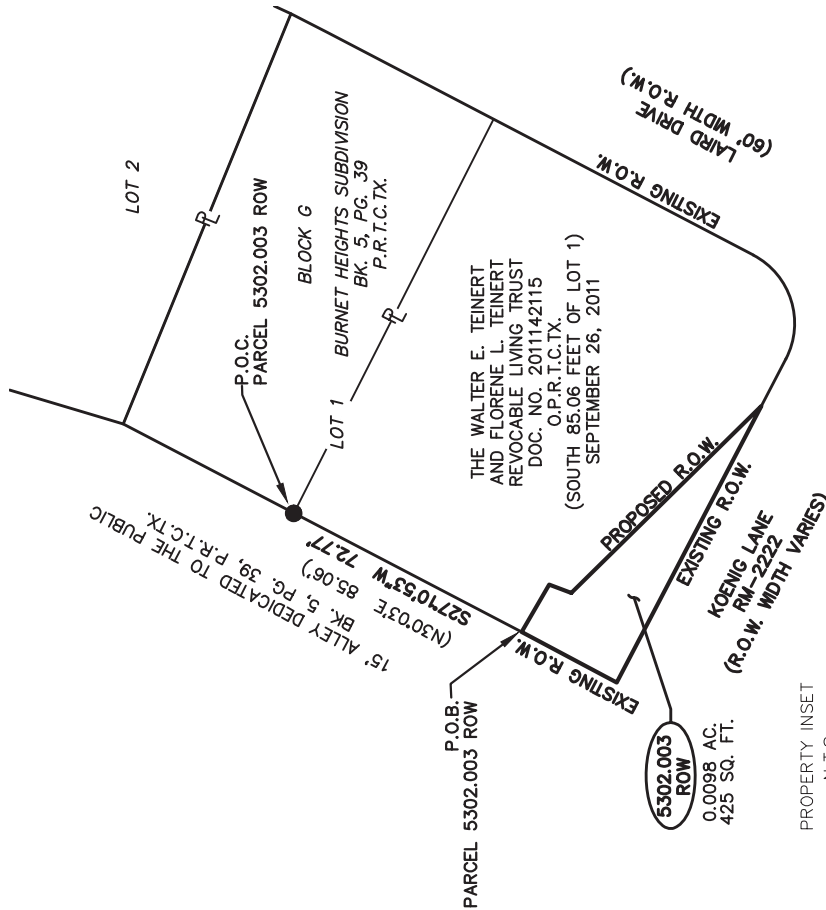
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/CDM Smith~18-046_Burnet Road/Descriptions/Parcel 5302.003

AUSTIN GRID J-28
PARCEL ID: 231095

GEORGE W. SPEAR LEAGUE
SURVEY NO. 7
ABSTRACT NO. 697



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.

PROPERTY INSET
N.T.S.



Chris Conrad

08/17/2021
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

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 5/15/2020.

REVISIONS			
08/17/2021	REVISED BUILDING SETBACK LINE		
-	-		
AREA TABLE - ACRES (SQUARE FEET)			
WHOLE PROPERTY	ACQUISITION	REMAINDER	
0.2226 AC. (9,695 SF.)	0.0098 AC. (425 SF.)	0.2128 AC. (9,270 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			
BURNET ROAD CORRIDOR, SEGMENT C2			
PARCEL PLAT - 5302.003 ROW			
0.0098 ACRE, (425 SQ. FT.)			
CSJ: 1111-19-011	AUSTIN GRID#	J-28	
SURVEY DATE: 05/18/2021	PROJECT:	18-046	
REVISION DATE: 08/17/2021	PROPERTY ID:	231095	
SCALE:	N.T.S.	PAGE:	4 OF 5

GEORGE W. SPEAR LEAGUE
SURVEY NO. 7
ABSTRACT NO. 697

NORTHWEST CENTER, LTD.
DOC. NO. 2002252464
DOC. NO. 2002252465
O.P.R.T.C.TX.
DECEMBER 27, 2002
(2.7552 AC.)

"PROPOSED COMMERCIAL PROPERTY"

BLOCK G
"PROPOSED COMMERCIAL PROPERTY"

LOT 2
RAVI UDAL SHARMA
DOC. NO. 2019190021
O.P.R.T.C.TX.
(LOT 2, BLOCK G)
DECEMBER 2, 2019

BURNET HEIGHTS SUBDIVISION
BK. 5, PG. 39
P.R.T.C.TX.

BARBARA REIVER
DOC. NO. 2005110415
O.P.R.T.C.TX.
(LOT 1, BLOCK G SAVE & EXCEPT
SOUTH 85.06 FEET OF LOT 1)
JUNE 8, 2005

THE WALTER E. TEINERT
AND FLORENCE L. TEINERT
REVOCABLE LIVING TRUST
DOC. NO. 2011142115
O.P.R.T.C.TX.
(SOUTH 85.06 FEET OF LOT 1)
SEPTEMBER 26, 2011

COMMERCIAL BUILDING
ASPHALT PARKING

LAIRD DRIVE
(60' WIDTH R.O.W.)
BK. 5, PG. 39
P.R.T.C.TX.

STA. 99+49.09
229.42' RT

STA. 99+82.46
178.13' RT

STA. 99+81.24
177.65' RT

5302.003 ROW
0.0098 AC.
425 SQ. FT.

EXISTING R.O.W.

15' ALLEY

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

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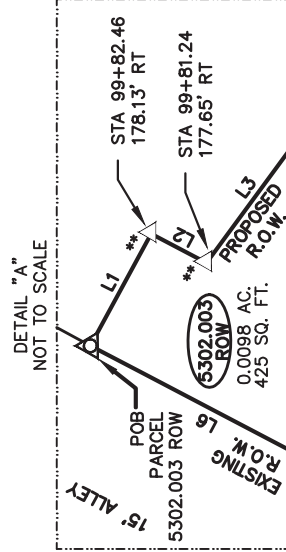
EXISTING R.O.W.

EXISTING R.O.W.

EXISTING R.O.W.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°29'07"E	6.73'
L2	S27°39'46"W	1.32'
L3	S51°42'58"E	60.94'
L4	S62°27'01"E	28.50'
L5	N62°27'01"W	66.52'
L6	N27°10'53"E	12.66'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	31.59'	19.93'	90°50'01"	N72°07'58"E	28.39'
(C1)	(31.42')	(20.00')	(90°00')	(N75°03'E)	(28.28')



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

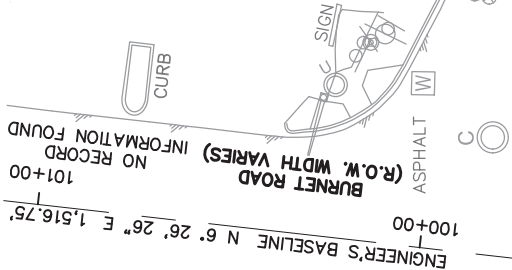
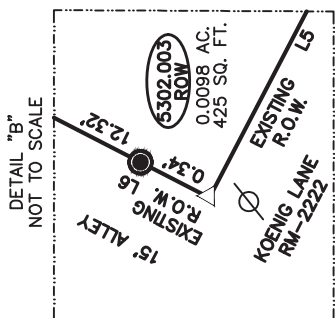
CITY OF AUSTIN - CORRIDOR PROGRAM					
BURNET ROAD CORRIDOR, SEGMENT C2					
PARCEL PLAT - 5302.003 ROW					
0.0098 ACRE, (425 SQ. FT.)					
CSJ: 1111-19-011	AUSTIN GRID#		J-28		
SURVEY DATE: 05/18/2021	PROJECT:		18-046		
REVISION DATE: 08/17/2021	PROPERTY ID:		231095		
SCALE: 1" = 50'	PAGE:		5 OF 5		

- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- NOT TO SCALE
- DEED RECORDS TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- PLAT RECORDS TRAVIS COUNTY, TEXAS
- GARBAGE RECEPTACLE
- WATER METER
- WATER VALVE
- VAULT
- POWER POLE
- SIGN
- B.L. BUILDING SETBACK LINE

- MAG NAIL WITH "MCGRAY & MCGRAY" WASHER SET
- FOUND IRON ROD (3/8" UNLESS NOTED)
- 1/2" IRON ROD WITH PLASTIC "MCGRAY MCGRAY" CAP SET
- 1/2" IRON ROD WITH PLASTIC "TRI TECH SURVEY" CAP FOUND
- PROPERTY LINE (OWNERSHIP DIVISION)
- DISTANCE NOT TO SCALE
- DEED LINE (OWNERSHIP IN COMMON)
- PARCEL NUMBER
- PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- RIGHT-OF-WAY
- MANHOLE
- COMMUNICATION MANHOLE

△ CALCULATED POINT

LEGEND



ENGINEER'S BASELINE N 6° 26' 26" E 1,516.75'
101+00
NO RECORD
INFORMATION FOUND
BURNET ROAD
(R.O.W. WIDTH VARIES)

