

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5302.002 ROW
Corridor:	Burnet Road	0.0275 Acres, 1,197 Sq. Ft.
Segment:	BURN-C2	Page 1 of 6
Segment From:	Koenig Lane	May 18, 2021
Limits To:	US 183	
CSJ:	1111-19-011	

DESCRIPTION OF PARCEL 5302.002 ROW

DESCRIPTION OF A 0.0275 OF ONE ACRE (1,197 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 THAT PORTION OF BLOCK G DESIGNATED AS "PROPOSED COMMERCIAL PROPERTY", BURNET HEIGHTS SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 5, PAGE 39, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID "PROPOSED COMMERCIAL PROPERTY" OF BLOCK G, BEING DESCRIBED AS 2.7552 ACRES, CONVEYED TO NORTHWEST CENTER, LTD. BY DEEDS, EXECUTED DECEMBER 27, 2002, AS RECORDED IN DOCUMENT NO. 2002252464, CONVEYING AN UNDIVIDED 1/100 OF THE PROPERTY, AND IN DOCUMENT NO. 2002252465, CONVEYING AN UNDIVIDED 99/100 OF THE PROPERTY, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0275 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 most northerly northwest corner of said "Proposed Commercial Property" tract, being in the existing south right-of-way line of Romeria Drive (60 foot width right-of-way);

THENCE, along the north line of said "Proposed Commercial Property" tract and the said existing south right-of-way line of Romeria Drive, with a curve to the left, whose intersection angle is $90^{\circ}40'24''$, radius is 20.00 feet, an arc distance of 31.66 feet, and the chord of which bears South $51^{\circ}45'03''$ West 28.45 feet to a calculated point at the most westerly northwest corner of said "Proposed Commercial Property" tract, being in the existing east right-of-way line of Burnet Road (varying width right-of-way);

THENCE, along the west line of said "Proposed Commercial Property" tract and the said existing east right-of-way line of Burnet Road, South $06^{\circ}24'20''$ West 703.23 feet to a mag nail with "MCGRAY & MCGRAY" washer set at the northwest corner of this parcel for the POINT OF BEGINNING, being 65.12 feet right of Engineer's Baseline Station 100+29.16, and having Surface Coordinates of N=10,096,173.44 E=3,115,097.87;

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Parcel 5302.002 ROW
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DESCRIPTION OF PARCEL 5302.002 ROW

THENCE, along the proposed north line of this parcel, crossing said "Proposed Commercial Property" tract, the following three (3) courses, numbered 1 through 3:

- 1) **South 32°54'55" East 8.94 feet** to a mag nail with "MCGRAY & MCGRAY" washer set, being 70.79 feet right of Engineer's Baseline Station 100+22.25;
- 2) **South 62°29'07" East 76.14 feet** to a mag nail with "MCGRAY & MCGRAY" washer set, being 141.83 feet right of Engineer's Baseline Station 99+94.87; and
- 3) **North 70°36'12" East 23.97 feet** to a mag nail set with "MCGRAY & MCGRAY" washer set at the northeast corner of this parcel, being in the east line of said "Proposed Commercial Property" tract and the existing west right-of-way line of a 15 foot wide alley recorded in said Book 5, Page 39, and being 163.40 feet right of Engineer's Baseline Station 100+05.32;
- 4) THENCE, along the east line of this parcel and said "Proposed Commercial Property" tract, and the said existing west right-of-way line of said 15 foot wide alley, **South 27°39'46" West 28.68 feet** to a calculated point at the southeast corner of this parcel and said "Proposed Commercial Property" tract, being in the existing north right-of-way line of Koenig Lane (RM-2222, varying width right-of-way), from which a 3/8 inch iron rod found in the south line of Lot 1 of said Block G, in said Burnet Heights Subdivision, and in the said existing north right-of-way line of Koenig Lane, bears South 62°27'01" East 110.45 feet;
- 5) THENCE, along the south line of this parcel and said "Proposed Commercial Property" tract and the said existing north right-of-way line of Koenig Lane, **N62°27'01" West 80.51 feet** to a calculated point at the southwest corner of this parcel and said "Proposed Commercial Property" tract, being in the existing east right-of-way line of Burnet Road;

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THENCE, along the west line of this parcel and said "Proposed Commercial Property" tract and the said existing east right-of-way line of Burnet Road, the following two (2) courses, numbered 6 and 7:

- 6) with a curve to the right, whose delta angle is **68°51'38"**, radius is **20.00 feet**, an arc distance of **24.03 feet**, and the chord of which bears **North 28°01'08" West 22.61 feet** to calculated point; and
- 7) **North 06°24'20" East 2.94 feet** to the POINT OF BEGINNING and containing 0.0275 of one acre (1,197 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 Corridor Centerline provided by Engineer on 05/15/2020.

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0.0275 Acres, 1,197 Sq. Ft.
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May 18, 2021

DESCRIPTION OF PARCEL 5302.002 ROW

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



05/18/2021

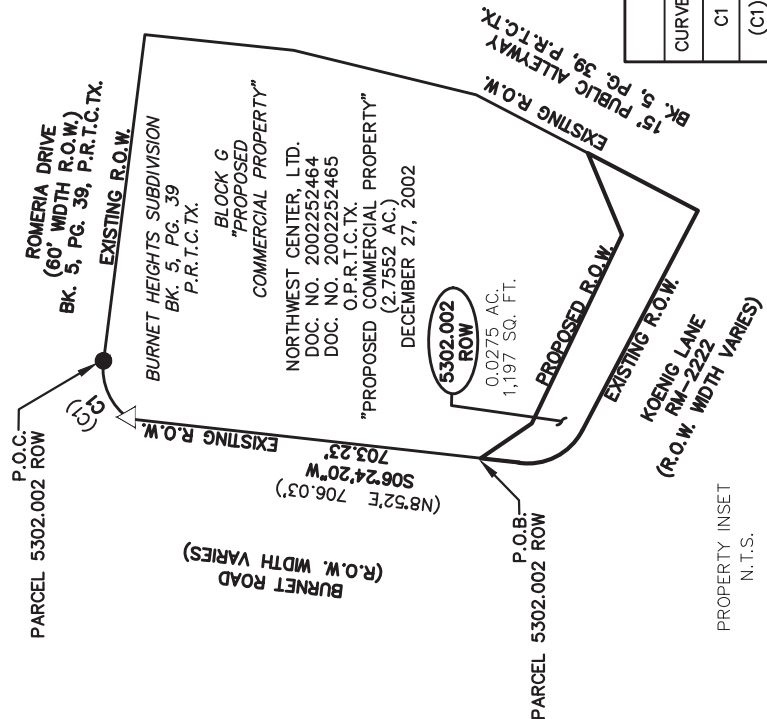
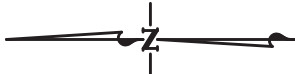
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/CDM Smith~18-046_Burnet Road/Descriptions/Parcel 5302.002

AUSTIN GRID J-28
PARCEL ID: 231082

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



CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	BEARING
C1	31.66'	20.00'	90°40'24"	S51°45'03"W
(C1)	(31.69')	(20.0')	(90°47')	(N54°16'E)
				28.45'
				(28.48')

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

05/18/2021
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

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-	-

AREA TABLE - ACRES (SQUARE FEET)

WHOLE PROPERTY	ACQUISITION	REMAINDER
2.7552 AC. (120,018 SF.)	0.0275 AC. (1,197 SF.)	2.7277 AC. (118,821 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 - 5302.002 ROW	
0.0275 ACRES, (1,197 SQ. FT.)	
CSJ: 1111-19-011	AUSTIN GRID# J-28
SURVEY DATE: 05/18/2021	PROJECT: 18-046
REVISION DATE:	PROPERTY ID: 231082
SCALE: N.T.S.	PAGE: 5 OF 6

