

## EXHIBIT "A"

**City of Austin:** Corridor Program  
**Corridor:** Burnet Road  
**Segment:** BURN-C3  
**Segment From:** Bright Verde Way  
**Limits To:** Loop 1  
**CSJ:** 1376-02-042

Parcel 5302.006 STARE  
0.0271 Acres, 1,179 Sq. Ft.  
Page 1 of 11  
May 19, 2021

### DESCRIPTION OF PARCEL 5302.006 STARE

DESCRIPTION OF A 0.0271 OF ONE ACRE (1,179 SQUARE FOOT) PARCEL, CONSISTING OF TWO PARTS OUT OF THE JAMES B. ROGERS SURVEY NO. 19, ABSTRACT NO. 659, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1-A, RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600294, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1-A CONVEYED TO INTERNATIONAL BANK OF COMMERCE, LAREDO, TEXAS BY DEED, EXECUTED FEBRUARY 15, 2007, AS RECORDED IN DOCUMENT NO. 2007028746, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0271 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

#### PART 1 0.0006 of one acre (27 square feet)

COMMENCING at a mag nail found at the northwest corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southwest corner of Lot 1-B, in said Resubdivision of Lot 1, Block "A" Domain Section 2 Subdivision, said Lot 1-B conveyed to Randolph-Brooks Federal Credit Union by deed, as recorded in Document No. 2011009323, Official Public Records, Travis County, Texas;

THENCE, along the north line of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, South 72°19'46" East 289.47 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 79.10 feet left of Engineer's Baseline Station 317+20.89, and having Surface Coordinates of N=10,117,070.62 E=3,120,230.13;

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Parcel 5302.006 STARE  
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Page 2 of 11  
May 19, 2021

### DESCRIPTION OF PARCEL 5302.006 STARE

1) THENCE, along the north line of this parcel, said Lot 1-A, and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, **South 72°19'46" East 1.55 feet** to a calculated point at the northeast corner of this parcel, being the northwest corner of that existing Sidewalk Easement, described as 0.043 acres, conveyed to the City of Austin by deed recorded in Document No. 2008017989, Official Public Records, Travis County, Texas, and being 77.56 feet left of Engineer's Baseline Station 317+20.82, from which a mag nail found at the northeast corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southeast corner of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, and being in the existing west right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way), bears South 72°19'46" East 11.96 feet;

THENCE, along the east line of this parcel, being the west line of said 0.043 acre existing Sidewalk Easement, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas, the following two (2) courses, numbered 2 and 3:

- 2) **South 15°02'56" West 14.30 feet** to a calculated point, being 77.54 feet left of Engineer's Baseline Station 317+06.52; and
- 3) **South 28°29'49" West 6.73 feet** to a calculated point at the south corner of this parcel, being 79.10 feet left of Engineer's Baseline Station 316+49.97;
- 4) THENCE, along the west line of this parcel, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas, **North 15°06'37" East 20.92 feet** to the POINT OF BEGINNING and containing 0.0006 of one acre (27 square feet) of land within these metes and bounds.

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Parcel 5302.006 STARE  
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Page 3 of 11  
May 19, 2021

### DESCRIPTION OF PARCEL 5302.006 STARE

#### PART 2 0.0264 of one acre (1,152 square feet)

COMMENCING at a mag nail found at the northwest corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southwest corner of said Lot 1-B, in said Resubdivision of Lot 1, Block "A" Domain Section 2 Subdivision, and said Randolph-Brooks Federal Credit Union tract;

THENCE, along the north line of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, South 72°19'46" East 301.02 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being the northeast corner of that existing Sidewalk Easement, described as 0.043 acres, conveyed to the City of Austin by deed recorded in Document No. 2008017989, Official Public Records, Travis County, Texas, being 67.56 feet left of Engineer's Baseline Station 317+20.37, and having Surface Coordinates of N=10,117,067.11 E=3,120,241.14;

- 1) THENCE, along the north line of this parcel, said Lot 1-A, and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, **South 72°19'46" East 1.96 feet** to a mag nail found at the northeast corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southeast corner of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, and being in the west line of that tract described as 1.42 acres conveyed to the State of Texas by deed, as recorded in Volume 663, Page 105, Deed Records, Travis County, Texas, and in the existing west right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way);

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Parcel 5302.006 STARE  
0.0271 Acres, 1,179 Sq. Ft.  
Page 4 of 11  
May 19, 2021

### DESCRIPTION OF PARCEL 5302.006 STARE

- 2) THENCE, along the east line of this parcel, said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, the west line of said 1.42 acre State of Texas tract, and the said existing west right-of-way line of Burnet Road, **South 15°03'09" West 183.61 feet** to a 1/2-inch iron rod with "BURY" plastic cap found at the southeast corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being in the existing north right-of-way line of West Braker Lane (varying width right-of-way);
- 3) THENCE, along the south line of this parcel, said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being the said existing north right-of-way line of West Braker Lane, **North 82°54'41" West 7.01 feet** to a calculated point at the southwest corner of this parcel, being the southeast corner of said 0.043 acre existing Sidewalk Easement, and being 72.36 feet left of Engineer's Baseline Station 315+35.70, from which a 1/2-inch iron rod with "4WARD" plastic cap found at the southwest corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southeast corner of Lot 5, Block A, Domain South End District, a subdivision of record in Document No. 201900072, Official Public Records, Travis County, Texas, said Lot 5 conveyed to 10721 Domain Dr Ground Owner LLC by deed, as recorded in Document No. 2019116813, Official Public Records, Travis County, Texas, bears North 82°54'41" West 309.84 feet;

THENCE, along the west line of this parcel, being the east line of said 0.043 acre existing Sidewalk Easement, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, the following three (3) courses, numbered 4 through 6:

- 4) **North 15°02'56" East 148.74 feet** to a calculated point, being 72.52 feet left of Engineer's Baseline Station 316+34.44;
- 5) **North 28°29'49" East 21.50 feet** to calculated point, being 67.54 feet left of Engineer's Baseline Station 317+05.36; and

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Parcel 5302.006 STARE  
0.0271 Acres, 1,179 Sq. Ft.  
Page 5 of 11  
May 19, 2021

### DESCRIPTION OF PARCEL 5302.006 STARE

- 6) **North 15°02'56" East 15.02 feet** to the POINT OF BEGINNING and containing 0.0264 of one acre (1,152 square feet) of land within these metes and bounds.

Part 1 0.0006 Ac. 27 Sq. Ft.  
Part 2 0.0264 Ac. 1,152 Sq. Ft.  
**Total 0.0271 Ac. 1,179 Sq. Ft.**

### 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 05/12/2020.

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Parcel 5302.006 STARE  
0.0271 Acres, 1,179 Sq. Ft.  
Page 6 of 11  
May 19, 2021

### DESCRIPTION OF PARCEL 5302.006 STARE

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

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



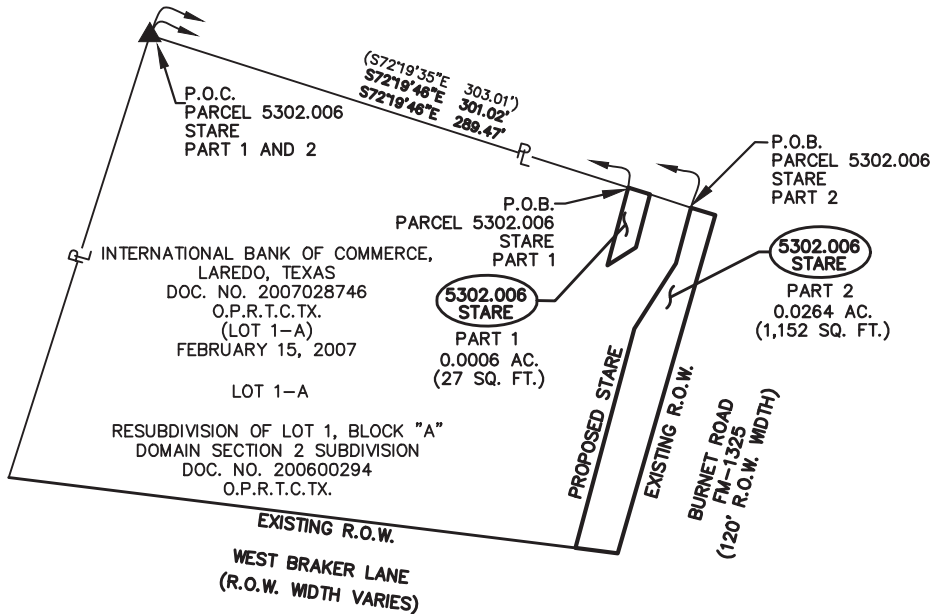
05/19/2021

Chris Conrad, Reg. Professional Land Surveyor No. 5623  
M:/COA-CORRIDORS-2018/CDM Smith~18-046\_Burnet Road/Descriptions/Parcel 5302.006

Date

AUSTIN GRID K-33  
PARCEL ID: 733126

JAMES B. ROGERS  
SURVEY NO. 19  
ABSTRACT NO. 659



**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 5/12/2020.

PROPERTY INSET  
N.T.S.

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.



05/19/2021

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

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**

BURNET ROAD CORRIDOR, SEGMENT C3

PARCEL PLAT - 5302.006 STARE

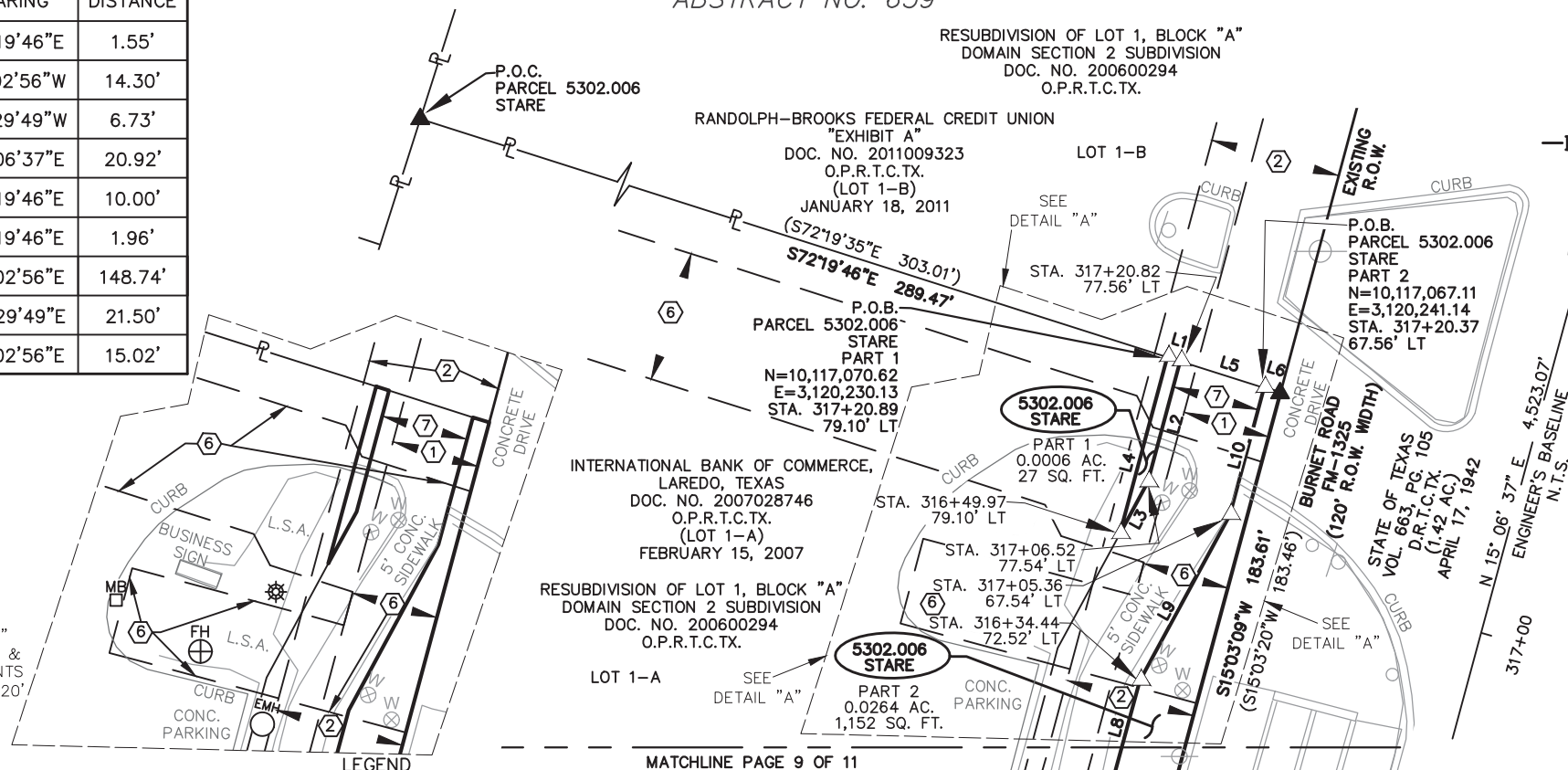
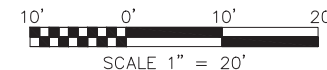
0.0271 ACRES, (1,179 SQ. FT.)

CSJ:	1376-02-042	AUSTIN GRID#	K-33
SURVEY DATE:	05/19/2021	PROJECT:	18-046
REVISION DATE:		PROPERTY ID:	733126
SCALE:	N.T.S.	PAGE:	7 OF 11

EXHIBIT "A"

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S72°19'46"E	1.55'
L2	S15°02'56"W	14.30'
L3	S28°29'49"W	6.73'
L4	N15°06'37"E	20.92'
L5	S72°19'46"E	10.00'
L6	S72°19'46"E	1.96'
L8	N15°02'56"E	148.74'
L9	N28°29'49"E	21.50'
L10	N15°02'56"E	15.02'

JAMES B. ROGERS  
SURVEY NO. 19  
ABSTRACT NO. 659



DETAIL "A"  
EASEMENTS &  
IMPROVEMENTS  
SCALE 1" = 20'

LEGEND

MATCHLINE PAGE 9 OF 11

	FOUND MAGNAIL		P.O.B. POINT OF BEGINNING		MAIL BOX
	FOUND IRON ROD 1/2" WITH PLASTIC CAP (AS NOTED)		P.O.C. POINT OF COMMENCING		LIGHT POLE
	CALCULATED POINT, NOT SET		N.T.S. NOT TO SCALE		LANDSCAPED AREA
	FOUND TXDOT TYPE II MONUMENT		D.R.T.C.T.X. DEED RECORDS TRAVIS COUNTY, TEXAS		FIRE HYDRANT
	1/2" IRON ROD FOUND		O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS		ELECTRIC MANHOLE
	PROPERTY LINE (OWNERSHIP DIVISION)		P.R.T.C.T.X. PLAT RECORDS TRAVIS COUNTY, TEXAS		IRRIGATION CONTROL VALVE
	DISTANCE NOT TO SCALE		R.P.R.T.C.T.X. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS		UNKNOWN MANHOLE
	DEED LINE (OWNERSHIP IN COMMON)		GAS PIPELINE MARKER		COMMUNICATION MANHOLE
	PARCEL NUMBER		WATER METER		
	P.U.E. PUBLIC UTILITY EASEMENT		WATER VALVE		
	(XXXX) RECORD INFORMATION		UNKNOWN VAULT		
	R.O.W. RIGHT-OF-WAY		POWER POLE		
	UNKNOWN MANHOLE		SIGN		
	COMMUNICATION MANHOLE		TRAFFIC CONTROL BOX		

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**CITY OF AUSTIN - CORRIDOR PROGRAM**

BURNET ROAD CORRIDOR, SEGMENT C3		
PARCEL PLAT - 5302.006 STARE		
0.0271 ACRES, (1,179 SQ. FT.)		
CSJ:	1376-02-042	AUSTIN GRID# K-33
SURVEY DATE:	05/19/2021	PROJECT: 18-046
REVISION DATE:		PROPERTY ID: 733126
SCALE:	1" = 20'	PAGE: 8 OF 11

JAMES B. ROGERS  
SURVEY NO. 19  
ABSTRACT NO. 659

10' 0' 10' 20'  
SCALE 1" = 20'

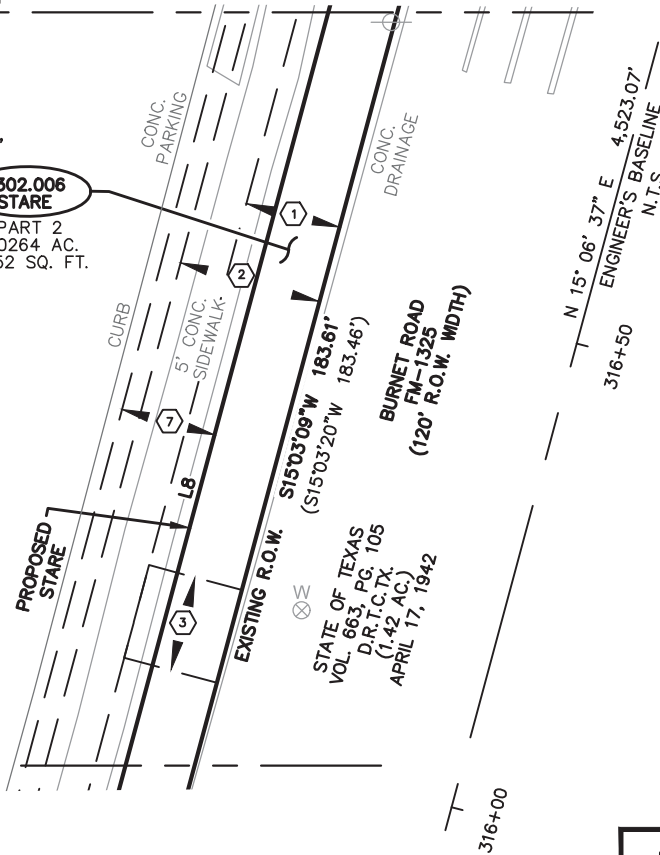
MATCHLINE PAGE 8 OF 11

INTERNATIONAL BANK OF COMMERCE,  
LAREDO, TEXAS  
DOC. NO. 2007028746  
O.P.R.T.C.TX.  
(LOT 1-A)  
FEBRUARY 15, 2007

5302.006  
STARE  
PART 2  
0.0264 AC.  
1,152 SQ. FT.

RESUBDIVISION OF LOT 1, BLOCK "A"  
DOMAIN SECTION 2 SUBDIVISION  
DOC. NO. 200600294  
O.P.R.T.C.TX.

LOT 1-A























N 15° 06' 37" E 4,523.07'  
ENGINEER'S BASELINE  
N.T.S.  
316+50

LINE TABLE		
LINE#	BEARING	DISTANCE
L8	N15°02'56"E	148.74'

MATCHLINE PAGE 10 OF 11

LEGEND

	FOUND COTTON SPINDLE	P.O.B.	POINT OF BEGINNING	
	FOUND IRON ROD 1/2" WITH PLASTIC CAP (AS NOTED)	P.O.C.	POINT OF COMMENCING	
	CALCULATED POINT, NOT SET	N.T.S.	NOT TO SCALE	
	FOUND TXDOT TYPE II MONUMENT	D.R.T.C.TX.	DEED RECORDS TRAVIS COUNTY, TEXAS	
	1/2" IRON ROD FOUND	O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS	
	PROPERTY LINE (OWNERSHIP DIVISION)	P.R.T.C.TX.	PLAT RECORDS TRAVIS COUNTY, TEXAS	
	DISTANCE NOT TO SCALE	R.P.R.T.C.TX.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS	
	DEED LINE (OWNERSHIP IN COMMON)		GAS PIPELINE MARKER	
	PARCEL NUMBER		WATER METER	
P.U.E.	PUBLIC UTILITY EASEMENT		WATER VALVE	
(XXXX)	RECORD INFORMATION		UNKNOWN VAULT	
R.O.W.	RIGHT-OF-WAY		POWER POLE	 IRRIGATION CONTROL VALVE
	UNKNOWN MANHOLE		SIGN	
	COMMUNICATION MANHOLE		TRAFFIC CONTROL BOX	 EASEMENT DEED REFERENCE (SEE PAGE 11)

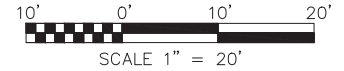
**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

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MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

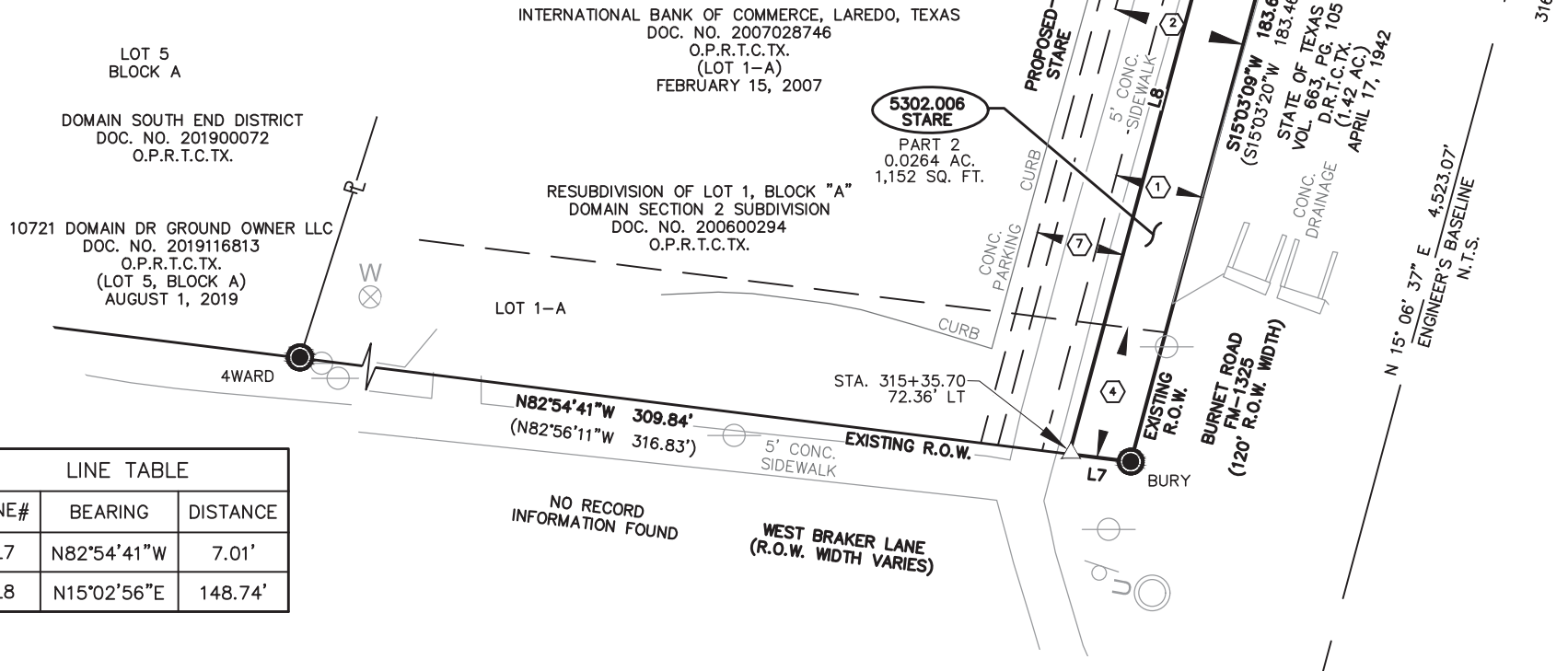
<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>			
BURNET ROAD CORRIDOR, SEGMENT C3			
PARCEL PLAT - 5302.006 STARE			
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REVISION DATE:		PROPERTY ID:	733126
SCALE:	1" = 20'	PAGE:	9 OF 11

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SURVEY NO. 19  
ABSTRACT NO. 659























MATCHLINE PAGE 9 OF 11



LINE TABLE		
LINE#	BEARING	DISTANCE
L7	N82°54'41"W	7.01'
L8	N15°02'56"E	148.74'

LEGEND

	FOUND COTTON SPINDLE	P.O.B.	POINT OF BEGINNING	
	FOUND IRON ROD 1/2" WITH PLASTIC CAP (AS NOTED)	P.O.C.	POINT OF COMMENCING	
	CALCULATED POINT, NOT SET	N.T.S.	NOT TO SCALE	
	FOUND TXDOT TYPE II MONUMENT	D.R.T.C.TX.	DEED RECORDS TRAVIS COUNTY, TEXAS	
	1/2" IRON ROD FOUND	O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS	
	PROPERTY LINE (OWNERSHIP DIVISION)	P.R.T.C.TX.	PLAT RECORDS TRAVIS COUNTY, TEXAS	
	DISTANCE NOT TO SCALE	R.P.R.T.C.TX.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS	
	DEED LINE (OWNERSHIP IN COMMON)		GAS PIPELINE MARKER	
	PARCEL NUMBER		WATER METER	
P.U.E.	PUBLIC UTILITY EASEMENT		WATER VALVE	
(XXXX)	RECORD INFORMATION		UNKNOWN VAULT	
R.O.W.	RIGHT-OF-WAY		POWER POLE	 IRRIGATION CONTROL VALVE
	UNKNOWN MANHOLE		SIGN	
	COMMUNICATION MANHOLE		TRAFFIC CONTROL BOX	 EASEMENT DEED REFERENCE (SEE PAGE 11)


**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

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AUSTIN, TEXAS 78731  
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TBPELS SURVEY FIRM #10095500

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>			
BURNET ROAD CORRIDOR, SEGMENT C3			
PARCEL PLAT - 5302.006 STARE			
0.0271 ACRES, (1,179 SQ. FT.)			
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SURVEY DATE:	05/19/2021	PROJECT:	18-046
REVISION DATE:		PROPERTY ID:	733126
SCALE:	1" = 20'	PAGE:	10 OF 11

EXHIBIT "A"

EASEMENT OWNERSHIP TABLE					
PROPERTY ID	OWNER	FILE NUMBER	ACREAGE/EASEMENT TYPE	EXECUTED DATE	ACQUISITION WITHIN EXISTING EASEMENT
①	CITY OF AUSTIN	DOC. NO. 2006197942 O.P.R.T.C.TX.	0.338 AC. WATERLINE EASEMENT	MARCH 23, 2005	1,152 SQ. FT.
②	THE PUBLIC	DOC. NO. 200300333 O.P.R.T.C.TX.	15' WIDE ELECTRIC AND TELECOMMUNICATIONS EASEMENT	DECEMBER 18, 2003	1,179 SQ. FT.
③	CITY OF AUSTIN	VOL. 6410, PG. 1499 D.R.T.C.TX.	10.00 FT BY 10.00 FT WATER METER EASEMENT	NOVEMBER 10, 1978	70 SQ. FT.
④	CITY OF AUSTIN	DOC. NO. 2006093429 O.P.R.T.C.TX.	15' WIDE ELECTRIC EASEMENT	MAY 9, 2006	105 SQ. FT.
⑥	CITY OF AUSTIN	DOC. NO. 2006197943 O.P.R.T.C.TX.	0.231 AC. WATERLINE EASEMENT	MARCH 23, 2005	127 SQ. FT.
⑦	CITY OF AUSTIN	DOC. NO. 2008017989 O.P.R.T.C.TX.	0.043 AC. SIDEWALK EASEMENT	JANUARY 30, 2008	0 SQ. FT.

 <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>			
BURNET ROAD CORRIDOR, SEGMENT C3			
PARCEL PLAT - 5302.006 STARE			
0.0271 ACRES, (1,179 SQ. FT.)			
CSJ:	1376-02-042	AUSTIN GRID#	K-33
SURVEY DATE:	05/19/2021	PROJECT:	18-046
REVISION DATE:		PROPERTY ID:	733126
SCALE:	N.T.S.	PAGE:	11 OF 11