

## EXHIBIT "A"

<b>City of Austin:</b>	Corridor Program	Parcel 5302.011 ROW
<b>Corridor:</b>	Burnet Road	0.0079 Acres, 343 Sq. Ft.
<b>Segment:</b>	BURN-C3	Page 1 of 8
<b>Segment From:</b>	Bright Verde Way	June 15, 2021
<b>Limits To:</b>	Loop 1	
<b>CSJ:</b>	1376-02-042	

### DESCRIPTION OF PARCEL 5302.011 ROW

DESCRIPTION OF A 0.0079 OF ONE ACRE (343 SQUARE FOOT) PARCEL, OUT OF THE JAMES B. ROGERS SURVEY NO. 19, ABSTRACT NO. 659 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, AMENDED PLAT OF LOT 7-A OF THE RESUB OF LOTS 7, 8, & 9, BLOCK A, LONGHORN BUSINESS PARK NO. 2 AND LOT 1, LONGHORN BUSINESS PARK NO. 3, A SUBDIVISION OF RECORD IN BOOK 96, PAGE 337, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1-A CONVEYED TO KRAMER PLAZA LIMITED PARTNERSHIP BY DEED, EXECUTED OCTOBER 27, 1997, AS RECORDED IN VOLUME 13050, PAGE 2362, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0079 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 northeast corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of Lot 7-A-1, in said Amended Plat of Lot 7-A of the Resub of Lots 7, 8, & 9, Block A, Longhorn Business Park No. 2 and Lot 1, Longhorn Business Park No. 3 subdivision, being in the south line of a 10 foot wide street dedication of record in Book 74, Page 60, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Kramer Lane (70 foot width right-of-way), from which a 1/2-inch iron rod found in the east line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the west line of said Lot 7-A-1, bears South 15°31'24" West 336.58 feet;

THENCE, along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, North 62°20'30" West 178.67 feet to a calculated point at the most easterly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract;

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<b>Segment:</b>	BURN-C3	Page 2 of 8
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### DESCRIPTION OF PARCEL 5302.011 ROW

THENCE, continuing along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being the south line of said 10 foot wide right-of-way dedication and existing south right-of-way line of Kramer Lane, with a curve to the left, whose delta angle is  $103^{\circ}15'24''$ , radius is 15.00 feet, an arc distance of 27.03 feet, the chord of which bears South  $66^{\circ}21'43''$  West 23.52 feet to a calculated point at the most westerly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership, being at the southwest corner of said 10 foot wide street dedication, in the east line of that tract described as 0.03 of one acre conveyed to the State of Texas by deed, as recorded in Volume 1061, Page 500, Deed Records, Travis County, Texas, and in the existing east right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way);

THENCE, along the west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, South  $15^{\circ}30'13''$  West 132.89 feet to a 1/2 inch iron rod with "McGray McGray" plastic cap set at the north corner of this parcel for the POINT OF BEGINNING, being 56.33 feet right of Engineer's Baseline Station 327+89.66, and having Surface Coordinates of N=10,118,067.14 E=3,120,639.47;

THENCE, along the proposed east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, the following four (4) courses, numbered 1 through 4:

- 1) **South  $11^{\circ}04'43''$  East 8.71 feet** to a 1/2 inch iron rod with "McGray McGray" plastic cap set, being 60.17 feet right of Engineer's Baseline Station 327+81.84;
- 2) **South  $15^{\circ}08'53''$  West 68.30 feet** to a 1/2 inch iron rod with "McGray McGray" plastic cap set, being 60.12 feet right of Engineer's Baseline Station 327+13.54;
- 3) **South  $26^{\circ}05'37''$  West 12.19 feet** to a 1/2 inch iron rod with "McGray McGray" plastic cap set, being 57.80 feet right of Engineer's Baseline Station 327+01.57; and

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**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 5302.011 ROW  
0.0079 Acres, 343 Sq. Ft.  
Page 3 of 8  
June 15, 2021

### DESCRIPTION OF PARCEL 5302.011 ROW

- 4) **South 29°06'22" West 8.85 feet** to a 1/2 inch iron rod with "McGray McGray" plastic cap set at the south corner of this parcel, being in the west line of said Lot 1-A and said Kramer Plaza Limited Partnership, being in the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, and being 55.66 feet right of Engineer's Baseline Station 326+92.99;
- 5) THENCE, along the west line of this parcel, being the west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the east line of said 0.03 acre State of Texas tract and the existing east right-of-way line of Burnet Road, **North 15°30'13" East 96.68 feet** to the POINT OF BEGINNING and containing 0.0079 of one acre (343 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 05/12/2020.

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Parcel 5302.011 ROW  
0.0079 Acres, 343 Sq. Ft.  
Page 4 of 8  
June 15, 2021

### DESCRIPTION OF PARCEL 5302.011 ROW

SURVEYED BY:

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

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



06/15/2021

Chris Conrad, Reg. Professional Land Surveyor No. 5623

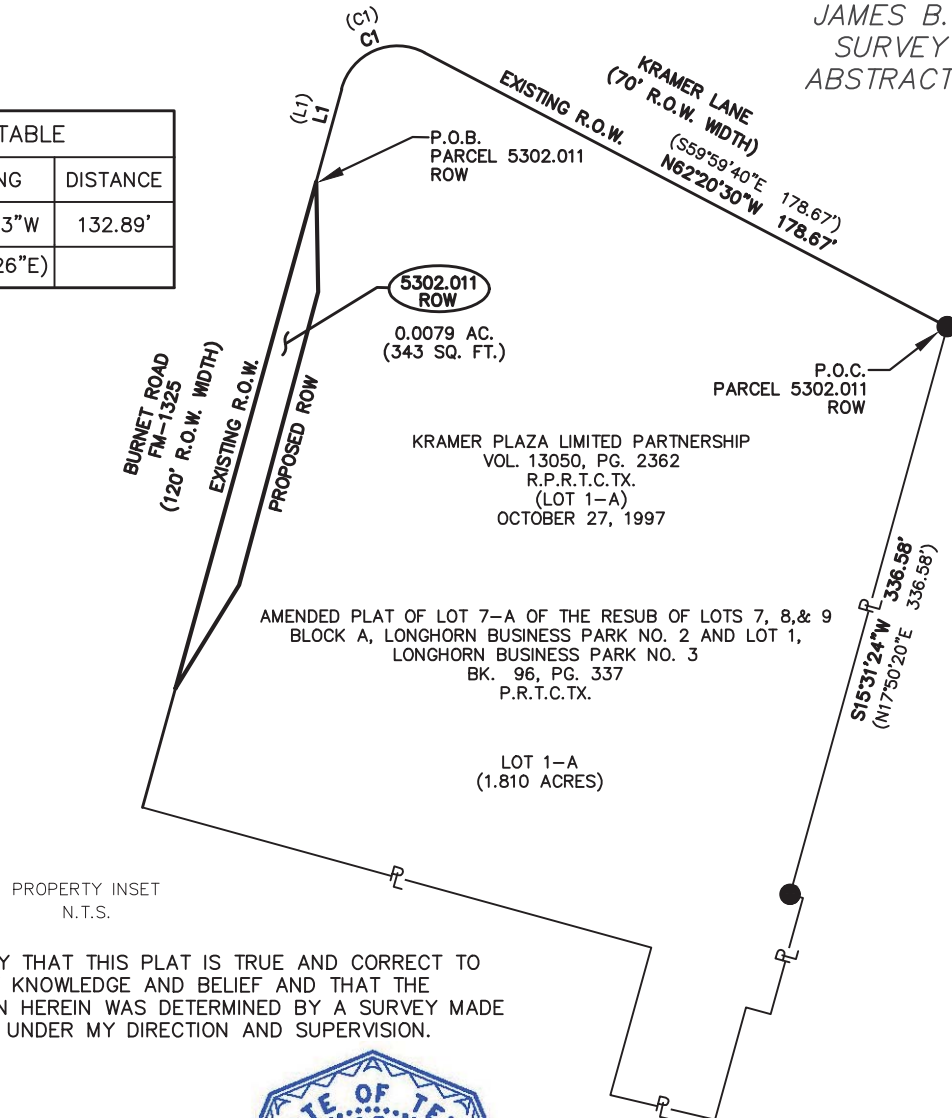
Date

M:/COA-CORRIDORS-2018/CDM Smith~18-046\_Burnet Road/Descriptions/Parcel 5302.011

AUSTIN GRID K-33  
PARCEL ID: 548004

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

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S15°30'13"W	132.89'
(L1)	(N17°50'26"E)	



**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.

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	27.03'	15.00'	103°15'24"	S66°21'43"W	23.52'
(C1)	(27.04')	(15.00')	(103°16'39")	(N68°42'33"E)	(23.52')

REVISIONS	
-	-
-	-

**AREA TABLE - ACRES (SQUARE FEET)**

WHOLE PROPERTY	ACQUISITION	REMAINDER
1.810 AC. (78,844 SF.)	0.0079 AC. (343 SF.)	1.802 AC. (78,501 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 C3

PARCEL PLAT - 5302.011 ROW

0.0079 ACRES, (343 SQ. FT.)

CSJ:	1376-02-042	AUSTIN GRID#	K-33
SURVEY DATE:	06/15/2021	PROJECT:	18-046
REVISION DATE:		PROPERTY ID:	548004
SCALE:	N.T.S.	PAGE:	5 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*

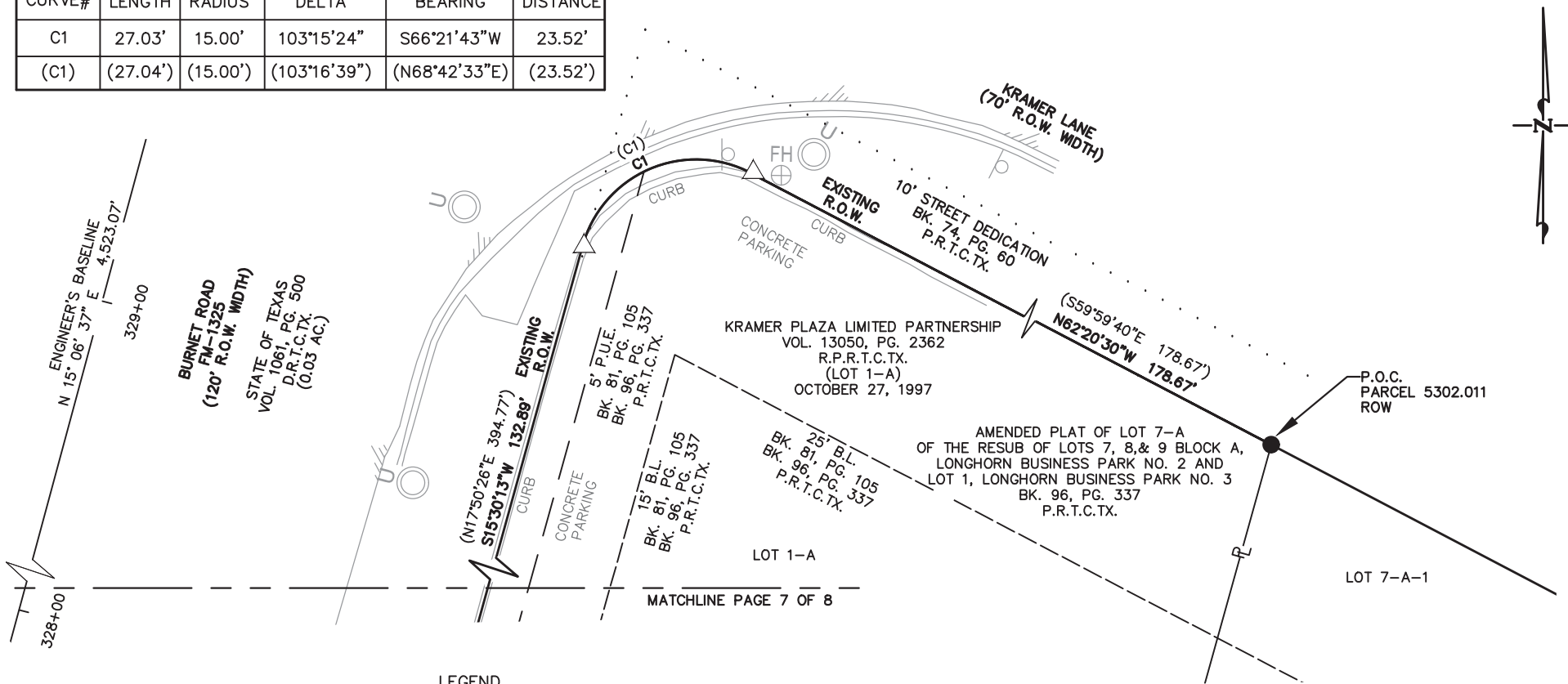
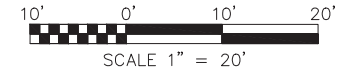
06/15/2021

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

EXHIBIT "A"

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	27.03'	15.00'	103°15'24"	S66°21'43"W	23.52'
(C1)	(27.04')	(15.00')	(103°16'39")	(N68°42'33"E)	(23.52')

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



#### LEGEND

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

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

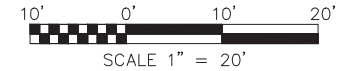
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>		
<b>BURNET ROAD CORRIDOR, SEGMENT C3</b>		
<b>PARCEL PLAT - 5302.011 ROW</b>		
<b>0.0079 ACRES, (343 SQ. FT.)</b>		
CSJ:	1376-02-042	AUSTIN GRID# K-33
SURVEY DATE:	06/15/2021	PROJECT: 18-046
REVISION DATE:		PROPERTY ID: 548004
SCALE:	1" = 20'	PAGE: 6 OF 8

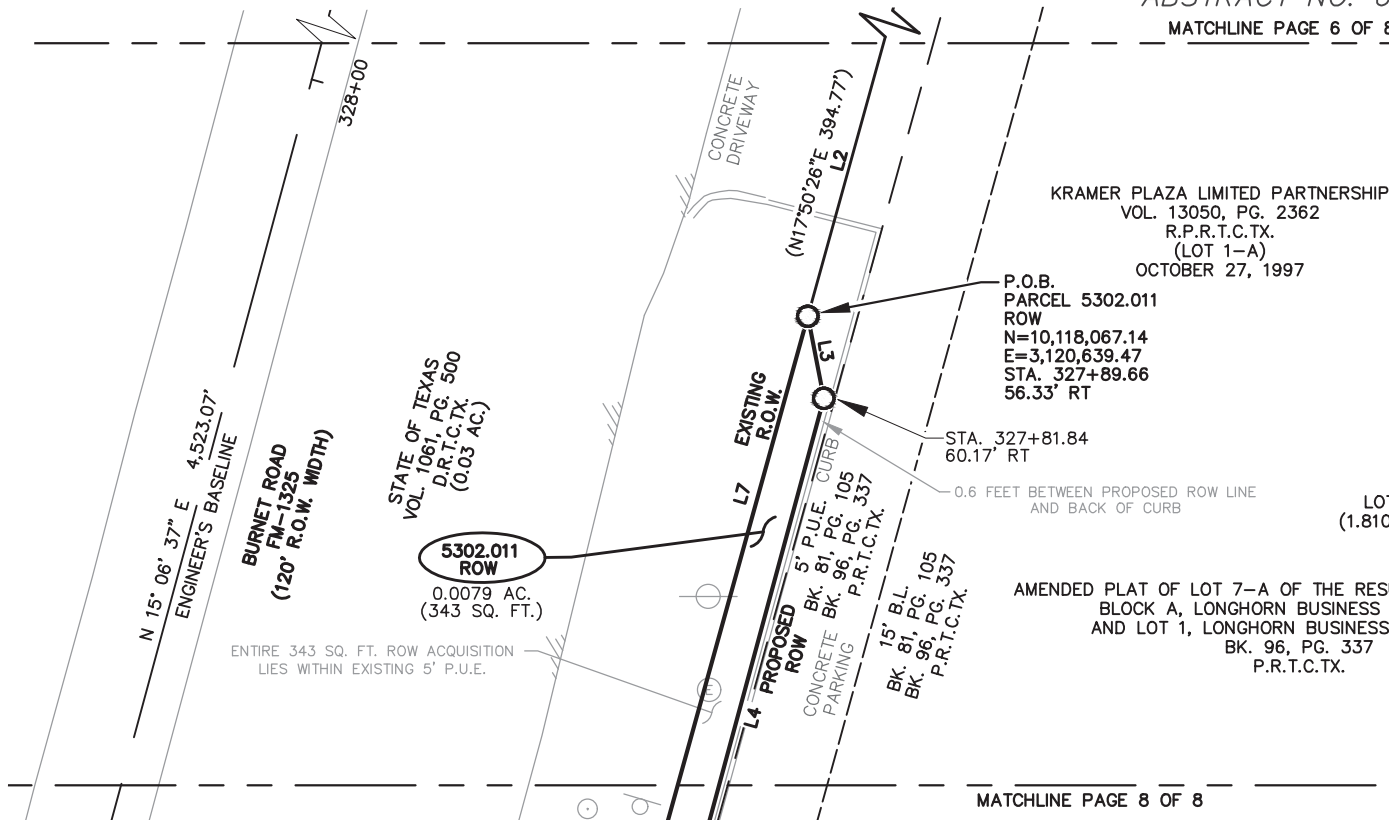
EXHIBIT "A"



JAMES B. ROGERS  
SURVEY NO. 19  
ABSTRACT NO. 659  
MATCHLINE PAGE 6 OF 8



LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S15°30'13"W	132.89'
L3	S11°04'43"E	8.71'
L4	S15°08'53"W	68.30'
L7	N15°30'13"E	96.68'



LEGEND

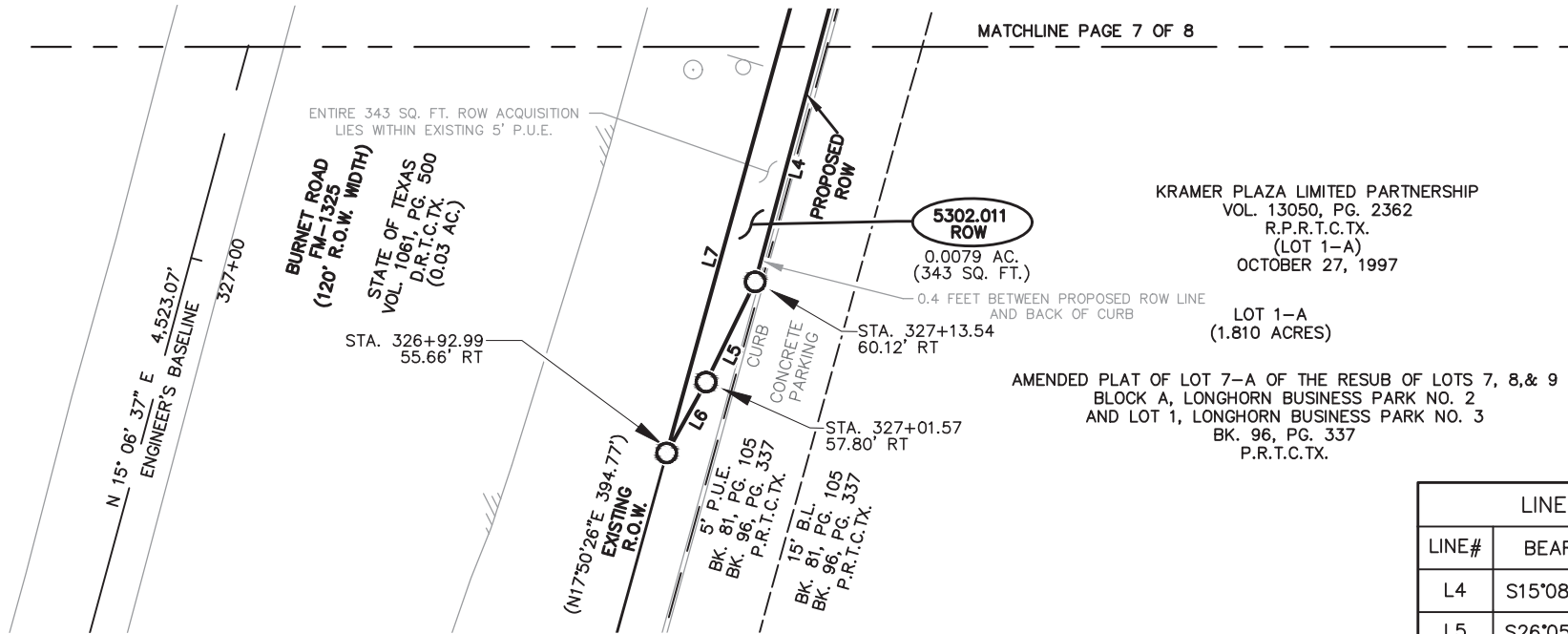
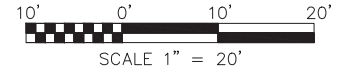
	1/2" IRON ROD WITH "MCGRAY MCGRAY" PLASTIC CAP SET		P.O.B. POINT OF BEGINNING
	CALCULATED POINT, NOT SET		P.O.C. POINT OF COMMENCING
	FOUND TXDOT TYPE II MONUMENT		N.T.S. NOT TO SCALE
	1/2" IRON ROD FOUND		D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
	PROPERTY LINE (OWNERSHIP DIVISION)		O.P.R.T.C.TX. 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)		R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
	PARCEL NUMBER		GAS PIPELINE MARKER
	P.U.E. PUBLIC UTILITY EASEMENT		WATER METER
	RECORD INFORMATION		WATER VALVE
	R.O.W. RIGHT-OF-WAY		UNKNOWN VAULT
	UNKNOWN MANHOLE		POWER POLE
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			TRAFFIC CONTROL BOX
			ELECTRIC JUNCTION BOX
			IRRIGATION CONTROL VALVE
			TREE

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<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>		
BURNET ROAD CORRIDOR, SEGMENT C3		
PARCEL PLAT - 5302.011 ROW		
0.0079 ACRES, (343 SQ. FT.)		
CSJ:	1376-02-042	AUSTIN GRID# K-33
SURVEY DATE:	06/15/2021	PROJECT: 18-046
REVISION DATE:		PROPERTY ID: 548004
SCALE:	1" = 20'	PAGE: 7 OF 8

EXHIBIT "A"

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SURVEY NO. 19  
ABSTRACT NO. 659



KRAMER PLAZA LIMITED PARTNERSHIP  
VOL. 13050, PG. 2362  
R.P.R.T.C.TX.  
(LOT 1-A)  
OCTOBER 27, 1997

LOT 1-A  
(1.810 ACRES)

AMENDED PLAT OF LOT 7-A OF THE RESUB OF LOTS 7, 8, & 9  
BLOCK A, LONGHORN BUSINESS PARK NO. 2  
AND LOT 1, LONGHORN BUSINESS PARK NO. 3  
BK. 96, PG. 337  
P.R.T.C.TX.

LINE TABLE

LINE#	BEARING	DISTANCE
L4	S15°08'53"W	68.30'
L5	S26°05'37"W	12.19'
L6	S29°06'22"W	8.85'
L7	N15°30'13"E	96.68'

LEGEND

	1/2" IRON ROD WITH "MCGRAY MCGRAY" PLASTIC CAP SET		P.O.B. POINT OF BEGINNING
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	DISTANCE NOT TO SCALE		P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
	DEED LINE (OWNERSHIP IN COMMON)		R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
	PARCEL NUMBER		G GAS PIPELINE MARKER
	P.U.E. PUBLIC UTILITY EASEMENT		W WATER METER
	RECORD INFORMATION		W WATER VALVE
	R.O.W. RIGHT-OF-WAY		U UNKNOWN VAULT
	UNKNOWN MANHOLE		POWER POLE
	COMMUNICATION MANHOLE		SIGN
			TC TRAFFIC CONTROL BOX
			IC IRRIGATION CONTROL VALVE
			TREE

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