

RESOLUTION NO. 20211202-054

WHEREAS, the City Council of the City of Austin has found that public necessity requires the City to acquire certain real property interests for public uses as set out below; and

WHEREAS, the City has attempted to purchase those needed real property interests, but has been unable to agree with the owner on the value of the property interest, or the damages, if any; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Attorney or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City against the owner now having, or who may acquire, an interest in the real property interests necessary to the City, described below, for the public uses set out below, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions;

BE IT FURTHER RESOLVED:

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owner: Kramer Plaza Limited Partnership, a Texas limited partnership

Project: CPO Corridor Project: Burnet

Public Use: The construction of a shared-use-path route and landscaping within the project area will address congestion and enhance safety for pedestrians and cyclists.

A Street Right of Way is needed to construct, operate and maintain the Facility in, upon and across, the tract of land with the right and privilege at any and all times to enter said premises, or any part

thereof, to construct, operate, and maintain the Street Right of Way as shown on Exhibit "A".

A Temporary Construction Easement in, along, upon, and across the land described in Exhibit "B," attached hereto and incorporated herein by reference, is needed for the public use of permitting the City of Austin, its agents, employees, and contractors to enter upon said real property in order to move thereon vehicles, tools, and equipment, and persons as the City may deem necessary and convenient to the exercise of its temporary easement rights, and do whatever is reasonably necessary to construct the Right of Way referred to herein.

Location: 11400 Burnet Road, Austin, TX 78759

The general route of the project is along Burnet Road between Koenig Lane and MoPac Expressway.

Property: Described in the attached and incorporated Exhibits "A" and "B".

ADOPTED: December 2, 2021

ATTEST:



Myrna Rios
Interim City Clerk

EXHIBIT "A"

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

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5302.011 ROW
Corridor:	Burnet Road	0.0079 Acres, 343 Sq. Ft.
Segment:	BURN-C3	Page 2 of 8
Segment From:	Bright Verde Way	June 15, 2021
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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

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5302.011 ROW
Corridor:	Burnet Road	0.0079 Acres, 343 Sq. Ft.
Segment:	BURN-C3	Page 3 of 8
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

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.

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 5302.011 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

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.

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

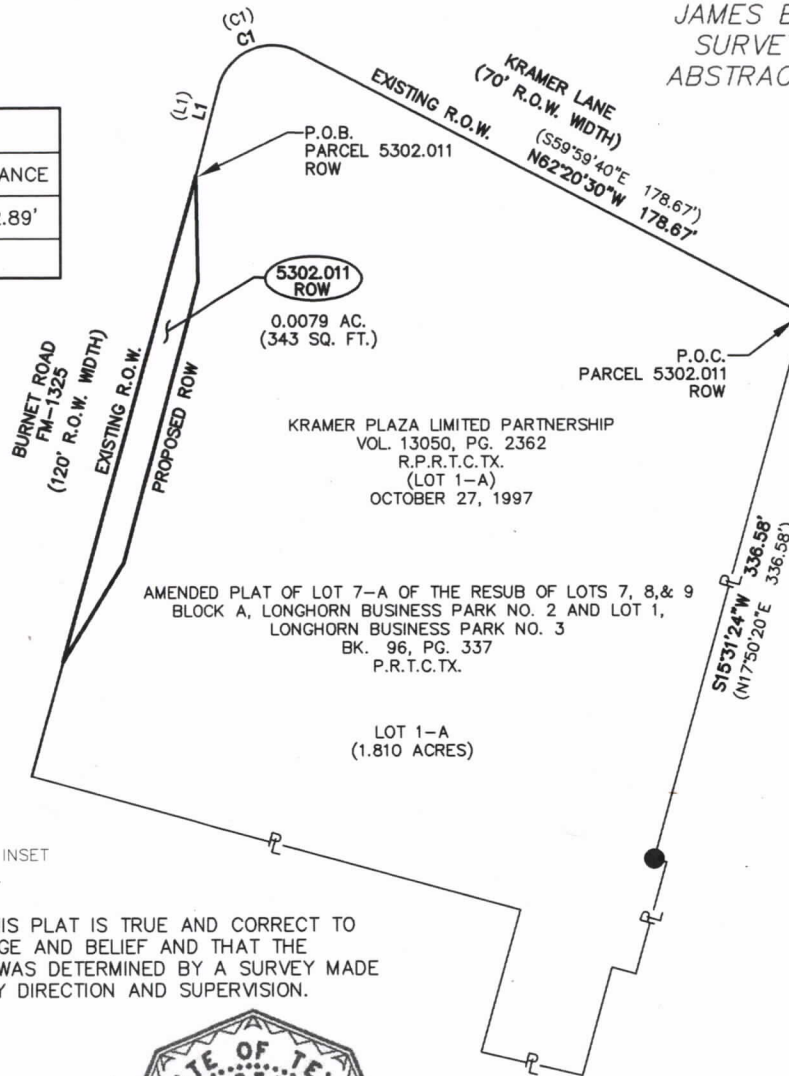
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	27.03'	15.00'	103°15'24"	S66°21'43"W	23.52'
(C1)	(27.04')	(15.00')	(103°16'39")	(N68°42'33"E)	(23.52')

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



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.



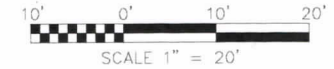
Chris Conrad

06/15/2021

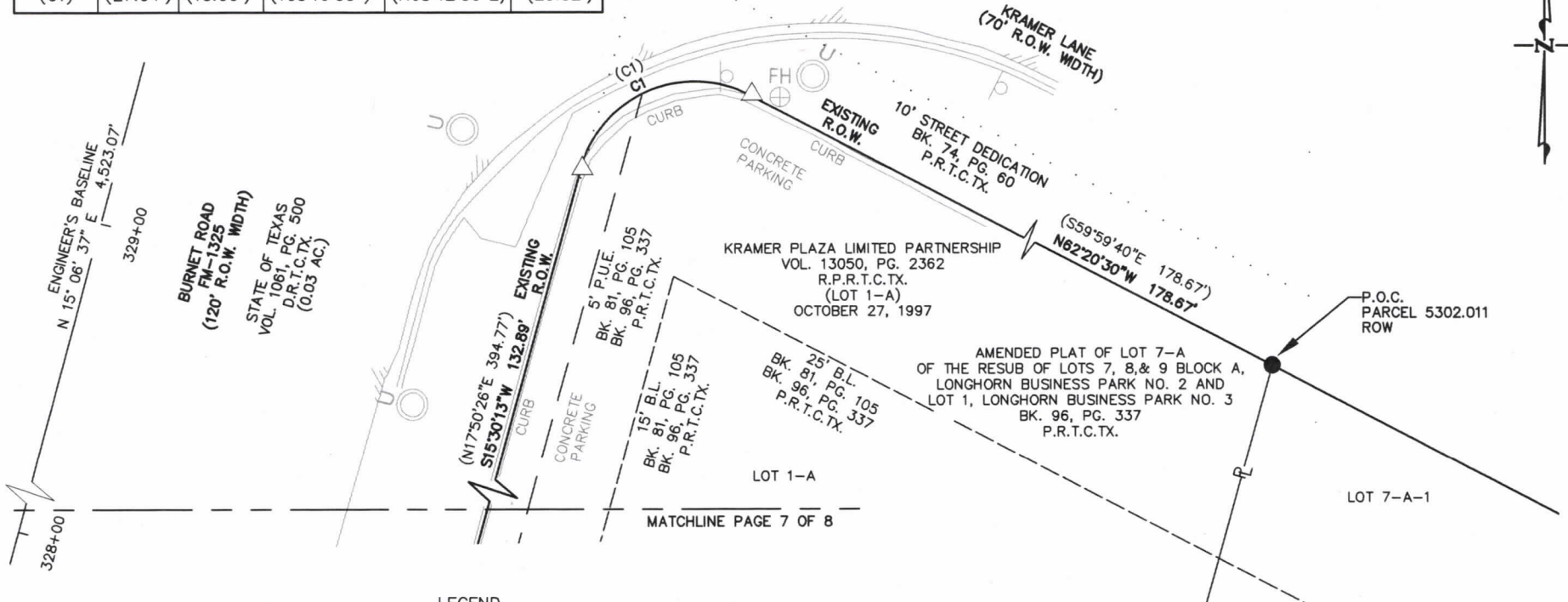
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

EXHIBIT "A"

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



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')



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

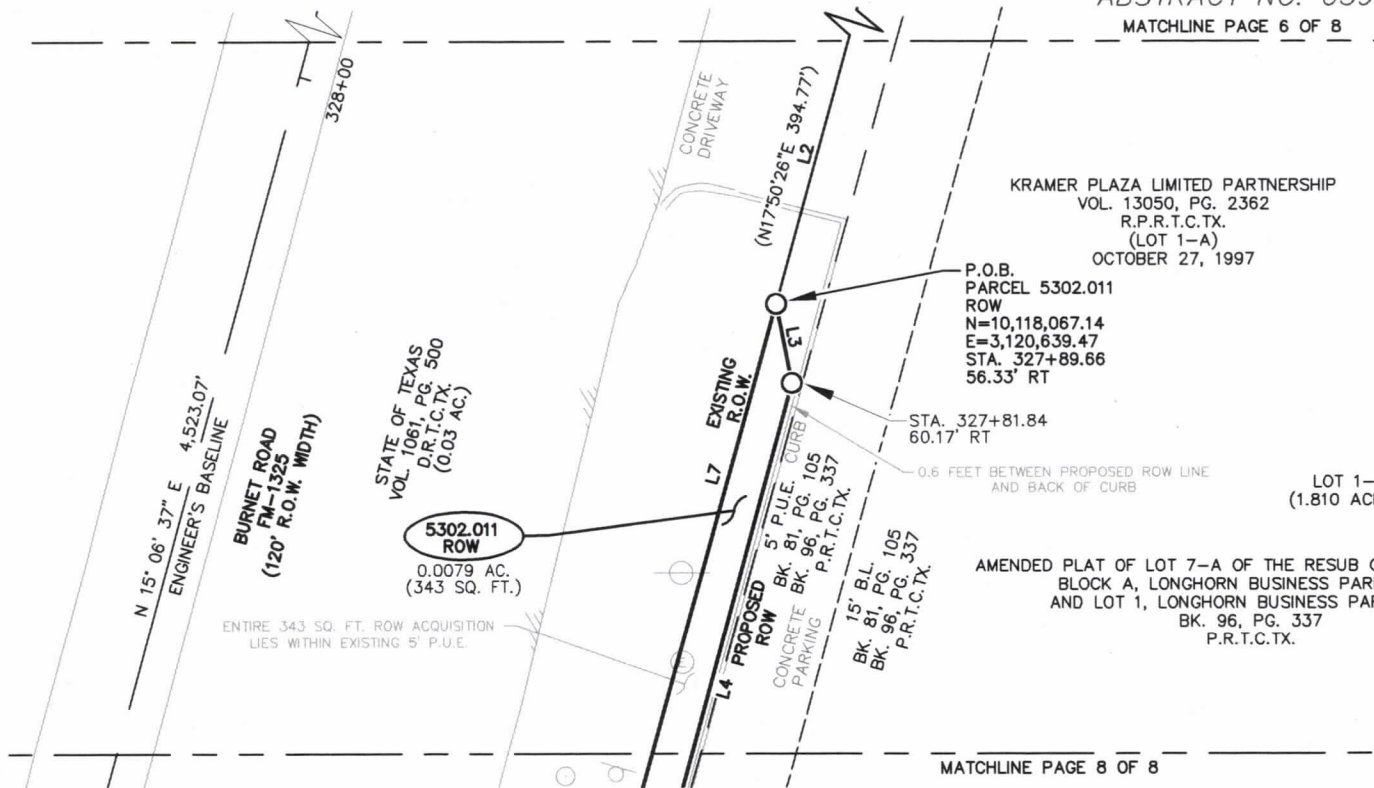
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TBPELS SURVEY FIRM #10095500

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:	1" = 20'	PAGE: 6 OF 8

EXHIBIT "A"

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

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



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'

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

P.O.B.
PARCEL 5302.011
ROW
N=10,118,067.14
E=3,120,639.47
STA. 327+89.66
56.33' RT

STA. 327+81.84
60.17' RT

0.6 FEET BETWEEN PROPOSED ROW LINE
AND BACK OF CURB

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.

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 |
| —P— 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 |
| ① PARCEL NUMBER | ◇ GAS PIPELINE MARKER |
| P.U.E. PUBLIC UTILITY EASEMENT | W WATER METER |
| (XXXX) RECORD INFORMATION | W WATER VALVE |
| R.O.W. RIGHT-OF-WAY | U UNKNOWN VAULT |
| U UNKNOWN MANHOLE | ⊗ POWER POLE |
| C COMMUNICATION MANHOLE | ⊗ SIGN |
| | ⊗ TC TRAFFIC CONTROL BOX |

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CITY OF AUSTIN - CORRIDOR PROGRAM

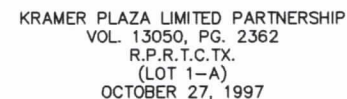
BURNET ROAD CORRIDOR, SEGMENT C3

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:	1" = 20'	PAGE:	7 OF 8

EXHIBIT "A"



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.I.C.T.X.

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'



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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
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SURVEY DATE: 06/15/2021	PROJECT: 18-046
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REVISION DATE:	PROPERTY ID: 548004
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SCALE:	1" = 20'	PAGE:	8 OF 8
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









- | | | | | |
|---|--|---|--|---|
|  | 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 |  I.C. IRRIGATION CONTROL VALVE |
|  | COMMUNICATION MANHOLE |  | SIGN | |
| | |  | TRAFFIC CONTROL BOX |  TREE |

EXHIBIT "A"

EXHIBIT 'B'

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 1 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

DESCRIPTION OF A 0.0444 OF ONE ACRE (1,933 SQUARE FOOT) PARCEL, CONSISTING OF THREE PARTS, 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 0.0444 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED IN THREE PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.0129 of one acre (562 square feet)

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;

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 2 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

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 75.93 feet to a calculated point at the northeast corner of this parcel for the POINT OF BEGINNING, being 175.86 feet right of Engineer's Baseline Station 329+14.95, and having Surface Coordinates of N=10,118,156.93 E=3,120,787.54;

- 1) THENCE, along the east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 23°47'45" West 18.70 feet** to a calculated point at the southeast corner of this parcel, being 173.04 feet right of Engineer's Baseline Station 328+96.46;
- 2) THENCE, along the south line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **North 62°14'03" West 28.75 feet** to a calculated point at the southwest corner of this parcel, being 144.98 feet right of Engineer's Baseline Station 329+02.76;
- 3) THENCE, along the west line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **North 15°06'37" East 19.06 feet** to a calculated point at the northwest corner of this parcel, being in 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, and being 144.98 feet right of Engineer's Baseline Station 329+21.82;
- 4) THENCE, along the north line of this parcel, being the said 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, **South 62°20'30" East 31.64 feet** to the POINT OF BEGINNING and containing 0.0129 of one acre (562 square feet) of land within these metes and bounds.

EXHIBIT "B"

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 TCE
0.0444 Acres, 1,933 Sq. Ft.
Page 3 of 12
June 15, 2021

DESCRIPTION OF PARCEL 5302.011 TCE

PART 2 0.0180 of one acre (783 square feet)

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;

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°15'24", radius is 15.00 feet, an arc distance of 27.03 feet, the chord of which bears South 66°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);

EXHIBIT "B"

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 TCE
0.0444 Acres, 1,933 Sq. Ft.
Page 4 of 12
June 15, 2021

DESCRIPTION OF PARCEL 5302.011 TCE

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°30'13" West 88.65 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 56.63 feet right of Engineer's Baseline Station 328+33.90, and having Surface Coordinates of N=10,118,109.77 E=3,120,651.30;

- 1) THENCE, along the north line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 74°53'23" East 23.18 feet** to a calculated point at the northeast corner of this parcel, being 79.81 feet right of Engineer's Baseline Station 328+33.90;
- 2) THENCE, along the east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 15°30'13" West 33.55 feet** to a calculated point at the southeast corner of this parcel, being 79.57 feet right of Engineer's Baseline Station 328+00.36;
- 3) THENCE, along the south line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **North 76°01'52" West 23.18 feet** to a calculated point at the southwest corner of this parcel, being in the west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, 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 56.40 feet right of Engineer's Baseline Station 327+99.90;
- 4) THENCE, along the west line of this parcel, being the said west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and 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, **North 15°30'13" East 34.01 feet** to the POINT OF BEGINNING and containing 0.0180 of one acre (783 square feet) of land within these metes and bounds.

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 5 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

PART 3 0.0135 of one acre (588 square feet)

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;

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°15'24", radius is 15.00 feet, an arc distance of 27.03 feet, the chord of which bears South 66°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);

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5302.011 TCE
Corridor:	Burnet Road	0.0444 Acres, 1,933 Sq. Ft.
Segment:	BURN-C3	Page 6 of 12
Segment From:	Bright Verde Way	June 15, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.011 TCE

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°30'13" West 370.37 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 54.69 feet right of Engineer's Baseline Station 325+52.18, and having Surface Coordinates of N=10,117,838.30 E=3,120,575.99;

- 1) THENCE, along the north line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 74°31'26" East 24.00 feet** to a calculated point at the northeast corner of this parcel, being 78.69 feet right of Engineer's Baseline Station 325+52.03;
- 2) THENCE, along the east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, **South 15°28'34" West 24.50 feet** to a calculated point at the southeast corner of this parcel, being in the south line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, and in the north line of Lot 1, Block A, Resubdivision of Lot 2, Longhorn Business Park No. 3 and Lots A and B, Block A, Resubdivision of Lots 1, 2 & 3, Block A, Longhorn Business Park No. 2, a subdivision of record in Document No. 201600165, Official Public Records, Travis County, Texas, and being 78.53 feet right of Engineer's Baseline Station 325+27.53;
- 3) THENCE, along the south line of this parcel being the said south line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, and the north line of said Lot 1, **North 74°35'32" West 24.01 feet** to a mag nail with "McGray McGray" metal washer set at the southwest corner of this parcel and said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of said Lot 1, and 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, being 54.53 feet right of Engineer's Baseline Station 325+27.65;

EXHIBIT 'B'

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 TCE
0.0444 Acres, 1,933 Sq. Ft.
Page 7 of 12
June 15, 2021

DESCRIPTION OF PARCEL 5302.011 TCE

- 4) THENCE, along the west line of this parcel, being the said 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, **North 15°30'13" East 24.53 feet** to the POINT OF BEGINNING and containing 0.0135 of one acre (588 square feet) of land within these metes and bounds.

Part 1	0.0129 Ac.	(562 Sq. Ft.)
Part 2	0.0180 Ac.	(783 Sq. Ft.)
Part 3	0.0135 Ac.	(588 Sq. Ft.)
Total	0.0444 Ac.	(1,933 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.

EXHIBIT "B"

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 TCE
0.0444 Acres, 1,933 Sq. Ft.
Page 8 of 12
June 15, 2021

DESCRIPTION OF PARCEL 5302.011 TCE

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

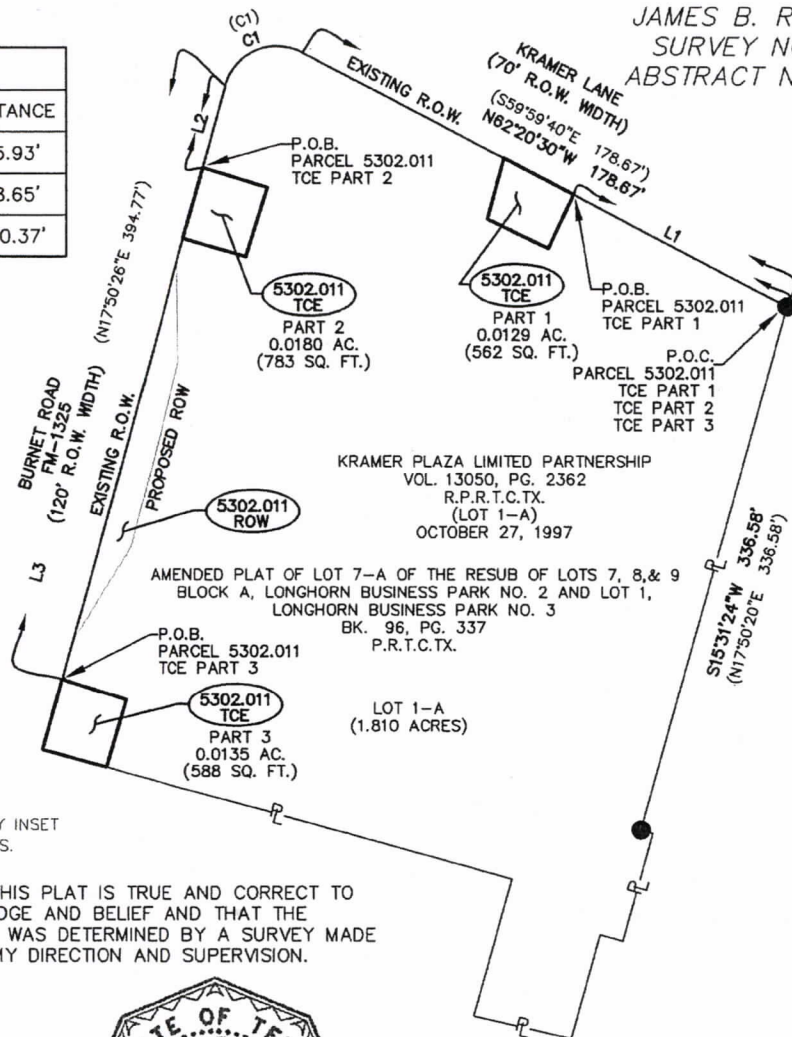
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

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

AUSTIN GRID K-33
PARCEL ID: 548004

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N62°20'30"W	75.93'
L2	S15°30'13"W	88.65'
L3	S15°30'13"W	370.37'



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.

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

-	-
-	-

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 TCE

PART 1 0.0129 ACRES, (562 SQ. FT.)
PART 2 0.0180 ACRES, (783 SQ. FT.)
PART 3 0.0135 ACRES, (588 SQ. FT.)
TOTAL 0.0444 ACRES, (1,933 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:	9 OF 12

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.

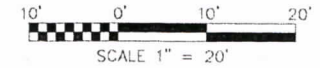


06/15/2021

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

EXHIBIT "B"

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



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S15°31'24"W	336.58'
L2	S23°47'45"W	18.70'
L3	N62°14'03"W	28.75'
L4	N15°06'37"E	19.06'
L5	S62°20'30"E	31.64'

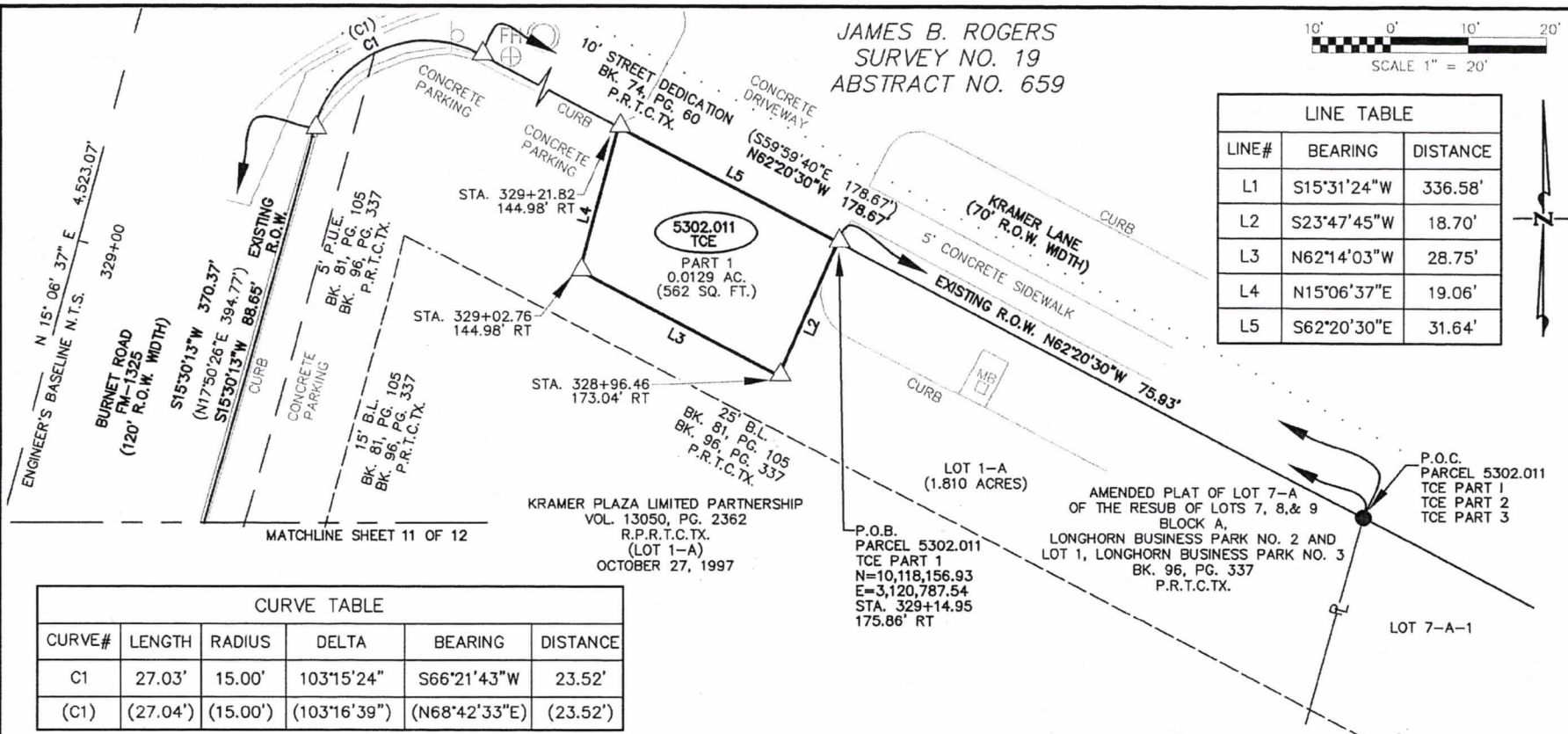


EXHIBIT 'B'

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')

LEGEND

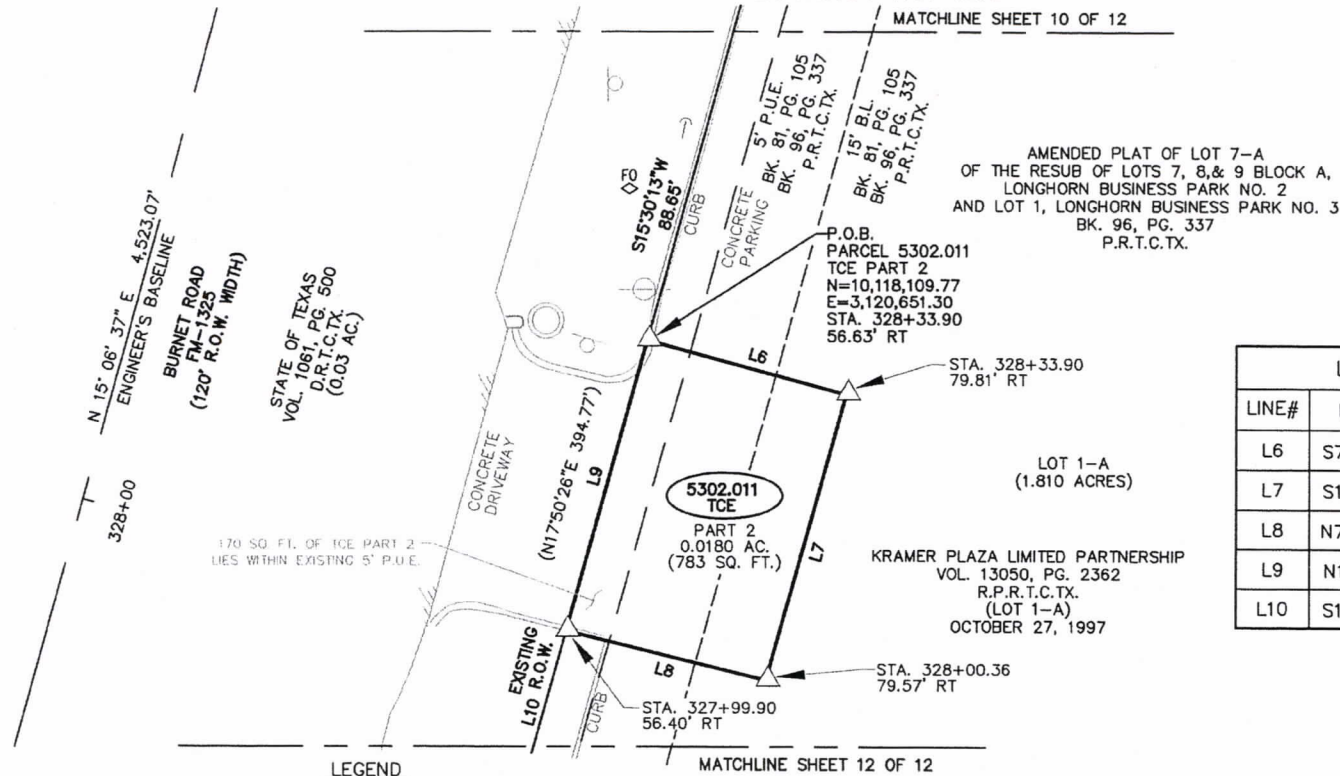
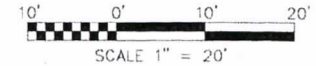
	FOUND COTTON SPINDLE	P.O.B.	POINT OF BEGINNING
	FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)	P.O.C.	POINT OF COMMENCING
	CALCULATED POINT, NOT SET	N.T.S.	NOT TO SCALE
	FOUND TXDOT TYPE II MONUMENT	D.R.T.C.TX.	DEED RECORDS TRAVIS COUNTY, TEXAS
	1/2" IRON ROD FOUND	O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS 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
	UNKNOWN MANHOLE		SIGN
	COMMUNICATION MANHOLE		TRAFFIC CONTROL BOX
			MAIL BOX ON CONCRETE PAD
			IRRIGATION CONTROL VALVE

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 TCE	
0.0444 ACRES, (1,933 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: 10 OF 12

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



LINE TABLE		
LINE#	BEARING	DISTANCE
L6	S74°53'23"E	23.18'
L7	S15°30'13"W	33.55'
L8	N76°01'52"W	23.18'
L9	N15°30'13"E	34.01'
L10	S15°30'13"W	247.72'

LEGEND

✱	FOUND COTTON SPINDLE	P.O.B.	POINT OF BEGINNING	←	DOWN GUY
⊙	FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)	P.O.C.	POINT OF COMMENCING	FO	FIBER OPTIC MARKER
△	CALCULATED POINT, NOT SET	N.T.S.	NOT TO SCALE	IC	IRRIGATION CONTROL VALVE
■	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)	G	GAS PIPELINE MARKER		
①	PARCEL NUMBER	W	WATER METER		
P.U.E.	PUBLIC UTILITY EASEMENT	W	WATER VALVE		
(XXXX)	RECORD INFORMATION	U	UNKNOWN VAULT		
R.O.W.	RIGHT-OF-WAY	⊗	POWER POLE		
⊙	UNKNOWN MANHOLE	⊗	SIGN		
⊙	COMMUNICATION MANHOLE	⊗	TRAFFIC CONTROL BOX		

McGRAY & McGRAY
LAND SURVEYORS, INC.

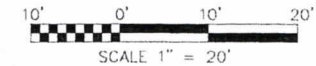
3301 HANCOCK DRIVE #6
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MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM	
BURNET ROAD CORRIDOR, SEGMENT C3	
PARCEL PLAT - 5302.011 TCE	
0.0444 ACRES, (1,933 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: 11 OF 12

EXHIBIT "B"

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

MATCHLINE SHEET 11 OF 12



LINE TABLE		
LINE#	BEARING	DISTANCE
L10	S15°30'13"W	247.72'
L11	S74°31'26"E	24.00'
L12	S15°28'34"W	24.50'
L13	N74°35'32"W	24.01'
L14	N15°30'13"E	24.53'



N 15° 06' 37" E 4,523.07'
ENGINEER'S BASELINE
BURNET ROAD
FM-1325
(120' R.O.W. WIDTH)

STATE OF TEXAS
VOL. 1061, PG. 500
D.R.T.C.TX.
(0.03 AC.)

265 SQ. FT. OF TCE PART 3
LIES WITHIN EXISTING
5' AND 7.5' P.U.E.

CONCRETE
DRIVEWAY

STA. 325+27.65
54.53' RT

480 SQ. FT. OF TCE PART 3
LIES WITHIN EXISTING 20' AND 25'
INGRESS AND EGRESS EASEMENTS

EXISTING
R.O.W.

(N17°50'26"E 394.77')
S15°30'13"W
370.37'
EXISTING
R.O.W.
CONCRETE
PARKING
CURB

5' P.U.E.
BK. 81, PG. 105
BK. 96, PG. 337
P.R.T.C.TX.

P.O.B.
PARCEL 5302.011
TCE PART 3
N=10,117,838.30
E=3,120,575.99
STA. 325+52.18
54.69' RT

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)

STA. 325+52.03
78.69' RT

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.

25' INGRESS & EGRESS EASEMENT
VOL. 7520, PG. 24
D.R.T.C.TX.
BK. 81, PG. 105
P.R.T.C.TX.

LOT 1, BLOCK A

RESUBDIVISION OF LOT 2, LONGHORN BUSINESS PARK NO. 3
AND LOTS A AND B, BLOCK A, RESUBDIVISION OF LOTS
1, 2 & 3, BLOCK A, LONGHORN BUSINESS PARK NO. 2
DOC. NO. 201600165
O.P.R.T.C.TX.

LEGEND

- | | | | |
|--------|--|---------------|---|
| △ | MAG NAIL WITH "MCGRAY MCGRAY" METAL WASHER SET | P.O.B. | POINT OF BEGINNING |
| ● | FOUND IRON ROD 5/8" 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 |
| —P— | PROPERTY LINE (OWNERSHIP DIVISION) | P.R.T.C.TX. | PLAT RECORDS TRAVIS COUNTY, TEXAS |
| —V— | DISTANCE NOT TO SCALE | R.P.R.T.C.TX. | REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS |
| —+— | DEED LINE (OWNERSHIP IN COMMON) | G | GAS PIPELINE MARKER |
| ① | PARCEL NUMBER | W | WATER METER |
| P.U.E. | PUBLIC UTILITY EASEMENT | W | WATER VALVE |
| (XXXX) | RECORD INFORMATION | U | UNKNOWN VAULT |
| R.O.W. | RIGHT-OF-WAY | ⊗ | POWER POLE |
| ⊗ | UNKNOWN MANHOLE | ⊗ | SIGN |
| ⊗ | COMMUNICATION MANHOLE | ⊗ | TRAFFIC CONTROL BOX |

IC
IRRIGATION
CONTROL
VALVE

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 TCE	
0.0444 ACRES, (1,933 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: 12 OF 12

EXHIBIT "B"