

## EXHIBIT B

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

Parcel 5302.002 TCE  
0.0047 Acres, 206 Sq. Ft.  
Page 1 of 5  
May 18, 2021

### DESCRIPTION OF PARCEL 5302.002 TCE

DESCRIPTION OF A 0.0047 OF ONE ACRE (206 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 0.0047 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a punch hole in concrete found at the northeast corner of said "Proposed Commercial Property" tract, being the intersection of the existing south right-of-way line of Romeria Drive (60 foot width right-of-way) and the existing west right-of-way line of a 15 foot wide alley recorded in said Book 5, Page 39;

THENCE, along the east line of said "Proposed Commercial Property" tract and the said existing west right-of-way line of said 15 foot wide alley, the following three (3) courses:

South 06°49'26" West 479.09 feet to a calculated point;

South 16°42'15" West 161.49 feet to a calculated point; and

## EXHIBIT B

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

Parcel 5302.002 TCE  
0.0047 Acres, 206 Sq. Ft.  
Page 2 of 5  
May 18, 2021

### DESCRIPTION OF PARCEL 5302.002 TCE

South 27°39'46" West 114.84 feet to a mag nail with "MCGRAY & MCGRAY" washer set at the most eastern corner of this parcel for the POINT OF BEGINNING, being 163.40 feet right of Engineer's Baseline Station 100+05.32, and having Surface Coordinates of N=10,096,138.72 E=3,115,192.86;

THENCE, along the south line of this parcel, being the proposed north right-of-way line of Koenig Lane (RM-2222, varying width right-of-way), crossing said "Proposed Commercial Property" tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 70°36'12" West 23.97 feet** to a mag nail with "MCGRAY & MCGRAY" washer set at the most southerly corner of this parcel, being 141.83 feet right of Engineer's Baseline Station 99+94.87; and
- 2) **North 62°29'07" West 3.67 feet** to a calculated point at the southwest corner of this parcel, being 138.41 feet right of Engineer's Baseline Station 99+96.12;
- 3) THENCE, along the proposed northwest line of this parcel, crossing said "Proposed Commercial Property" tract, **North 27°39'46" East 17.40 feet** to a calculated point at the most northerly corner of this parcel, being 144.71 feet right of Engineer's Baseline Station 100+12.41;
- 4) THENCE, along the proposed northeast line of this parcel, crossing said "Proposed Commercial Property" tract, **South 62°46'29" East 20.00 feet** to the POINT OF BEGINNING and containing 0.0047 of one acre (206 square feet) of land within these metes and bounds.

## EXHIBIT B

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

Parcel 5302.002 TCE  
0.0047 Acres, 206 Sq. Ft.  
Page 3 of 5  
May 18, 2021

### DESCRIPTION OF PARCEL 5302.002 TCE

#### 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.

#### 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

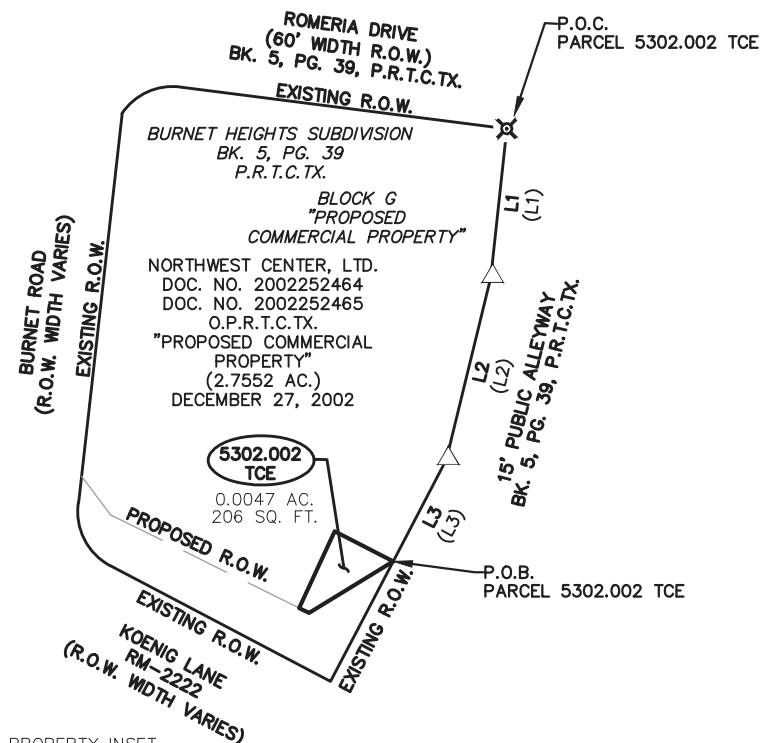
Date

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

AUSTIN GRID J-28  
PARCEL ID: 231082

# EXHIBIT B

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



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.



05/18/2021


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.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S06°49'26"W	479.09'
(L1)	(N09°17'E)	(478.94')
L2	S16°42'15"W	161.49'
(L2)	(N19°07'E)	(161.48')
L3	S27°39'46"W	114.84'
(L3)	(N30°03'E)	(143.39')

REVISIONS	
-	-
-	-
 <b>McGRAY &amp; McGRAY LAND SURVEYORS, INC.</b> 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 TCE	
0.0047 ACRES, (206 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: 4 OF 5

# EXHIBIT B

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

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

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

"PROPOSED COMMERCIAL  
PROPERTY"  
BLOCK G

ONE STORY BRICK  
COMMERCIAL  
BUILDING

SOUTHEAST CORNER OF BUILDING  
CROSSES 0.3' INTO ALLEY

LOT 1  
BLOCK G

P.O.B.  
PARCEL 5302.002 TCE  
N=10,096,138.72  
E=3,115,192.86  
STA. 100+05.32  
163.40' RT

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

KOENIG LANE  
RM-2222  
(R.O.W. WIDTH VARIES)  
NO RECORD  
INFORMATION FOUND

ENGINEER'S BASELINE N 6° 26' 26" E 1,516.75'  
100+00  
BURNET ROAD  
(R.O.W. WIDTH VARIES)  
NO RECORD  
INFORMATION FOUND  
CURB  
SIGN  
ASPHALT  
W

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S70°36'12"W	23.97'
L2	N62°29'07"W	3.67'
L3	N27°39'46"E	17.40'
L4	S62°46'29"E	20.00'

### LEGEND

- MAG NAIL WITH "MCGRAY & MCGRAY" WASHER SET
- FOUND IRON ROD (3/8" UNLESS NOTED)
- CALCULATED POINT, NOT SET
- PUNCH HOLE IN CONCRETE FOUND
- PROPERTY LINE (OWNERSHIP DIVISION)
- DISTANCE NOT TO SCALE
- DEED LINE (OWNERSHIP IN COMMON)
- PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- UNKNOWN MANHOLE
- COMMUNICATION MANHOLE
- GAS VALVE

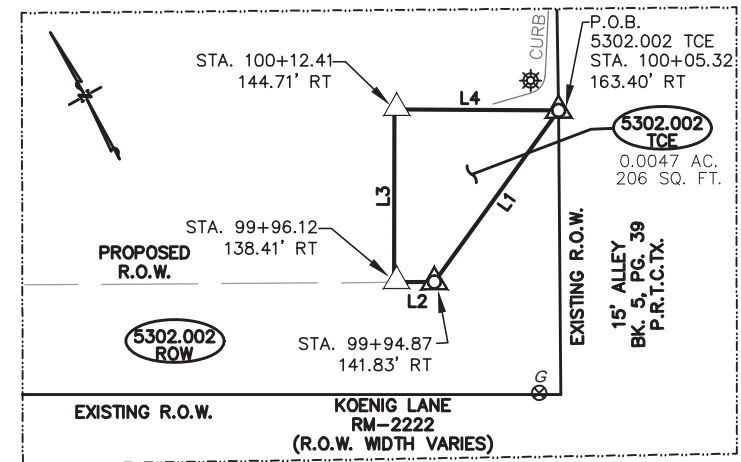
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- GARBAGE RECEPTACLE
- WATER METER
- WATER VALVE
- UNKNOWN VAULT
- POWER POLE
- SIGN
- TRAFFIC CONTROL BOX

LIGHT POLE



GRAPHIC SCALE

DETAIL "A"  
NOT TO SCALE



**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 TCE

0.0047 ACRES, (206 SQ. FT.)

CSJ: 1111-19-011 AUSTIN GRID# J-28

SURVEY DATE: 05/18/2021 PROJECT: 18-046

REVISION DATE: PROPERTY ID: 231082

SCALE: 1" = 50' PAGE: 5 OF 5