

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5309.009 STARE
Corridor:	William Cannon Drive	0.0520 Acre, 2,267 Sq. Ft.
Segment:	WCDR-C2	Page 1 of 6
Segment From:	U.S. Highway 290	March 10, 2021
Limits To:	East of Brodie Lane	Revised August 30, 2021

PROPERTY DESCRIPTION – PARCEL 5309.009 STARE

DESCRIPTION OF A 0.0520 ACRE (2,267 SQUARE FOOT) PARCEL OF LAND OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, CANNON OAKS, A SUBDIVISION RECORDED IN VOLUME 87, PAGES 32A - 32B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING CONVEYED TO NATIONAL RETAIL PROPERTIES, LP BY SPECIAL WARRANTY DEED EXECUTED DECEMBER 12, 2011 AND RECORDED IN DOCUMENT NUMBER 2011181193 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0520 ACRE AS SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY CP&Y, INC. IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the existing southwest right-of-way line of William Cannon Drive (right-of-way width varies), for the common east corner of said Lot 1 and the north corner of Lot 2, of said Cannon Oaks Subdivision;

THENCE with the common existing southwest right-of-way line of said William Cannon Drive and the northeast line of said Lot 1, North 64° 17' 10" West, a distance of 100.82 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,051,384.86 feet and East = 3,087,545.37 feet, being 59.48 feet right of Engineer's Baseline Station 335+73.27;

THENCE, through the interior of said Lot 1, with the proposed line of the herein described parcel, the following eight (8) courses and distances:

- 1) **South 25° 42' 50" West**, a distance of **5.00 feet** to a calculated point, being 64.48 feet right of Engineer's Baseline Station 335+73.27, for an angle point hereof;
- 2) **North 64° 17' 10" West**, a distance of **57.57 feet** to a calculated point, being 64.52 feet right of Engineer's Baseline Station 335+15.70, for an angle point hereof;
- 3) **South 78° 00' 19" West**, a distance of **7.37 feet** to a calculated point, being 69.02 feet right of Engineer's Baseline Station 335+09.87, for an angle point hereof;
- 4) **South 27° 27' 41" West**, a distance of **70.22 feet** to a calculated point, being 139.21 feet right of Engineer's Baseline Station 335+07.77, for an angle point hereof;

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Segment From:	U.S. Highway 290	March 10, 2021
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- 5) **North 62° 32' 19" West**, a distance of **3.64 feet** to a calculated point, being 139.10 feet right of Engineer's Baseline Station 335+04.08, for an angle point hereof;
- 6) **South 27° 27' 41" West**, a distance of **7.24 feet** to a calculated point, being 146.34 feet right of Engineer's Baseline Station 335+03.86, for an angle point hereof;
- 7) **South 62° 32' 19" East**, a distance of **3.64 feet** to a calculated point, being 146.45 feet right of Engineer's Baseline Station 335+07.55, for an angle point hereof;
- 8) **South 27° 27' 41" West**, a distance of **95.95 feet** to a calculated point on the common southwest line of said Lot 1 and the north line of said Lot 2, for the most southerly corner hereof, being 242.36 feet right of Engineer's Baseline Station 335+04.61;
- 9) **THENCE, North 61° 50' 01" West**, with the said common southwest line of said Lot 1 and the north line of said Lot 2, a distance of **11.00 feet** to a 5/8-iron rod with yellow plastic cap stamped "CP&Y" set, being 241.88 feet right of Engineer's Baseline Station 334+93.27, for the west corner of said Lot 1 and the most westerly northwest corner of said Lot 2, being on the existing southeast right-of-way line of Brodie Lane (right-of-way width varies), for the west corner hereof, from which a 1/2-inch iron rod with yellow plastic cap stamped "Terra Firma" found on the existing southeast right-of-way line of said Brodie Lane, for the common west corner of said Lot 2 and the north corner of Lot 4 of said Cannon Oaks Subdivision bears, South 27° 27' 41" West, a distance of 374.68 feet;

THENCE, with the common northwest line of said Lot 1 and the existing southeast right-of-way line of said Brodie Lane, the following two (2) courses and distances:

- 10) **North 27° 27' 41" East**, a distance of **168.08 feet** to a 1/2-inch iron rod found, for a point of curvature hereof;
- 11) with the arc of a curve to the **right**, having a radius of **15.00 feet**, an arc length of **23.11 feet**, a central angle of **088° 16' 23"**, and a chord which bears, **North 72° 16' 08" East**, a distance of **20.89 feet** to a 1/2-inch iron rod found on the existing southwest right-of-way line of said William Cannon Drive, for a point of tangency hereof;

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City of Austin: Corridor Program
Corridor: William Cannon Drive
Segment: WCDR-C2
Segment From: U.S. Highway 290
Limits To: East of Brodie Lane

Parcel 5309.009 STARE
0.0520 Acre, 2,267 Sq. Ft.
Page 3 of 6
March 10, 2021
Revised August 30, 2021

PROPERTY DESCRIPTION – PARCEL 5309.009 STARE

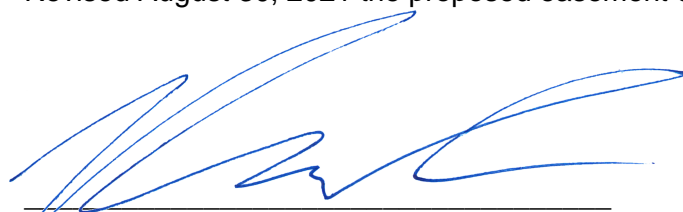
- 12) **THENCE**, with the common existing southwest right-of-way line of said William Cannon Drive and the northeast line of said Lot 1, **South 64° 17' 10" East**, a distance of **59.39 feet** the **POINT OF BEGINNING** hereof and containing 0.0520 acre (2,267 sq. ft.) of land.

Notes:

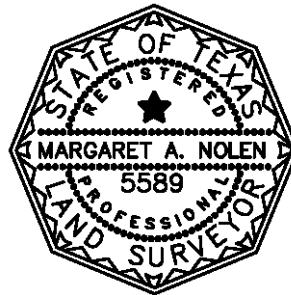
1. All bearings and coordinates described herein are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum of 1983 (NAD 83) 2001 Adjustment, Epoch 2010.00. All distances and coordinates described herein are Surface and may be converted to Grid by dividing the combined 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 08/28/2020.

Surveyed March 10, 2021 by:

Revised August 30, 2021 the proposed easement configuration.



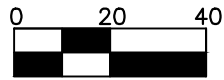
Margaret A. Nolen, R.P.L.S. No. 5589
CP&Y, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPELS Firm No. 10194125
Project No. 1800252



AUSTIN GRID E-17
PROPERTY ID: 512067

EXHIBIT "A"

PARENT TRACT INSET



THOMAS ANDERSON
SURVEY NO. 17
ABSTRACT NO. 2
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

ENGINEER'S BASELINE
336+00
S 64°15'16" E 717.57'
336+50
WILLIAM CANNON DRIVE
(R.O.W. WIDTH VARIES)

P.O.B.
5309.009 STARE

N 64°17'10" W 160.21'
(N 62°18'00" W 160.05')

LOT 1
(CALLED 0.653 ACRE)
CANNON OAKS
RECORDED: 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

P.O.C.
5309.009 STARE

NATIONAL RETAIL PROPERTIES, LP
EXECUTED: 12/12/2011
DOC. NO. 2011181193
O.P.R.T.C.T.

5309.009
STARE
0.0520 AC.
(2,267 SF.)

THEODORE BISSELL LEAGUE
SURVEY NO. 18
ABSTRACT NO. 3
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

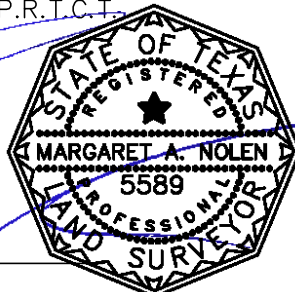
LOT 2
CANNON OAKS
RECORDED: 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

LOT 2

W/YELLOW PLASTIC
CAP STAMPED
"TERRA FIRMA"

LOT 4

CANNON OAKS
RECORDED: 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.



MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589

DATE: MARCH 10, 2021

REVISIONS

08/30/2021

REVISED THE PROPOSED EASEMENT
CONFIGURATION



1 Chisholm Trail, Suite 130
Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPELS 10194125

CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.009 STARE

0.0520 ACRE (2,267 SQ. FT.)

AUSTIN GRID NO. E-17

PROPERTY ID: 512067

WORK ORDER: 1800252R

SURVEY DATE: 03/10/21

SCALE: 1" = 40'

REVISED DATE: 08/30/21

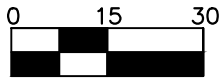
PAGE 4 OF 6

EXHIBIT "A"

ENGINEER'S BASELINE
WILLIAM CANNON DR
CURVE DATA:
PI NORTHING: 10,051,504.54'
PI EASTING: 3,087,434.14'
PI STATION: 334+21.10
RADIUS: 8000.00'
DELTA: 001°13'47" RIGHT
ARC LENGTH: 171.70'
TANGENT LENGTH: 85.85'
CHORD BEARING: S64° 52' 10"E
CHORD DISTANCE: 171.69'
PC STATION: 333+35.25
PT STATION: 335+06.95

THOMAS ANDERSON
SURVEY NO. 17
ABSTRACT NO. 2
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

ENGINEER'S BASELINE
335+50
S 64°15'16" E 717.57'
WILLIAM CANNON DRIVE
(R.O.W. WIDTH VARIES)
VOL. 4298, PG. 664,
TRACT 8, D.R.T.C.T.
AND VOL. 6, PG. 73
P.R.T.C.T.
P.O.B. 5309.009 STARE
N: 10,051,384.86'
E: 3,087,545.37'
STA. 335+73.27
59.48' (RT.)



BRODIE LN.
(R.O.W. WIDTH VARIES)
NO RECORD INFORMATION
FOUND FOR R.O.W.

STA. 334+93.27
241.88' (RT.)
SIGN BASE ONLY
CONCRETE SIDEWALK
CURB
W/YELLOW PLASTIC
CAP STAMPED
"TERRA FIRMA"

STA. 335+04.08
139.10' (RT.)

STA. 335+03.86
146.34' (RT.)

5309.009
STARE
0.0520 AC.
(2,267 SF.)

STA. 335+07.77
139.21' (RT.)

STA. 335+07.55
146.45' (RT.)

NATIONAL RETAIL PROPERTIES, LP
EXECUTED: 12/12/2011
DOC. NO. 2011181193
O.P.R.T.C.T.

LOT 1
(CALLED 0.653 ACRE)
CANNON OAKS
RECORDED: 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

THEODORE BISSELL
LEAGUE
SURVEY NO. 18
ABSTRACT NO. 3
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

25' BUILDING LINE
(DEDICATED BY PLAT)
11/19/1986
VOL. 87, PG. 32A-32B,
P.R.T.C.T.

LOT 2

CANNON OAKS
RECORDED: 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

LOT 4



1 Chisholm Trail, Suite 130
Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPELS 10194125

CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.009 STARE

0.0520 ACRE (2,267 SQ. FT.)

PROPERTY ID: 512067	AUSTIN GRID NO. E-17
SURVEY DATE: 03/10/21	WORK ORDER: 1800252R
REVISD DATE: 08/30/21	SCALE: 1" = 30'
	PAGE 5 OF 6

EXHIBIT "A"

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C-1	15.00'	23.11'	088°16'23"	N 72°16'08" E	20.89'
(C-1)	(15.00')	(23.10')	(88°13'33")	(N 73°35'51" E)	(20.88')

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 64°17'10" W	100.82'
L-2	S 25°42'50" W	5.00'
L-3	N 64°17'10" W	57.57'
L-4	S 78°00'19" W	7.37'
L-5	S 27°27'41" W	70.22'
L-6	N 62°32'19" W	3.64'
L-7	S 27°27'41" W	7.24'
L-8	S 62°32'19" E	3.64'
L-9	S 27°27'41" W	95.95'
L-10	N 61°50'01" W	11.00'
L-11	N 27°27'41" E	168.08'
L-12	S 64°17'10" E	59.39'
L-13	S 27°27'41" W	374.68'
(L-11)	(N 29°29'42" E)	(168.00')
(L-13)	(S 29°29'42" W)	(374.50')

LEGEND

- △ = CALCULATED POINT
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED (AS NOTED)
- = 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CP&Y"
- D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- ⊗ = AREA, IN ACRES/SQ FT, OF EXISTING EASEMENT WITHIN PARCEL LIMITS (EQUALS PARCEL AREA IF NOT NOTED)
- ☼ = LUMINARE STANDARD
- = SIGN/MARKER
- Ⓜ = WATER METER
- ⊗ = IRRIGATION CONTROL VALVE
- = POWER POLE
- Ⓚ = TRAFFIC SIGNAL POLE
- Ⓜ = ELECTRIC METER
- Ⓜ = ELECTRIC MANHOLE
- FO = FIBER OPTICS CABLE MARKER
- P.U.E. = PUBLIC UTILITY EASEMENT
- Ⓜ = PROPERTY/DEED LINE
- (xx) = RECORD INFORMATION
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ⊗ = TREE

GENERAL NOTES:

- 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 SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN US SURVEY FEET.
- STATIONS AND OFFSETS ARE RELATIVE TO THE CORRIDOR CENTERLINE PROVIDED BY ENGINEER 08/28/2020.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



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Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPELS 10194125

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WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.009 STARE

0.0520 ACRE (2,267 SQ. FT.)

	AUSTIN GRID NO. E-17
PROPERTY ID: 512067	WORK ORDER: 1800252R
SURVEY DATE: 03/10/21	SCALE:
REVISED DATE: 08/30/21	PAGE 6 OF 6