

EXHIBIT B

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 TCE
0.0138 Acre, 602 Sq. Ft.
Page 1 of 5
March 10, 2021

PROPERTY DESCRIPTION – PARCEL 5309.009 TCE

DESCRIPTION OF A 0.0138 ACRE (602 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 0.0138 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 15.92 feet to a calculated point for the northeast corner hereof and **POINT OF BEGINNING**, having a Surface Coordinate of: North = 10,051,348.02 feet and East = 3,087,621.86 feet, being 59.44 feet right of Engineer's Baseline Station 336+58.16;

THENCE, through the interior of said Lot 1, with the proposed line of the herein described parcel, the following three (3) courses and distances:

- 1) **South 25° 42' 50" West**, a distance of **12.00 feet** to a calculated point, being 71.44 feet right of Engineer's Baseline Station 336+58.17, for the southeast corner hereof;
- 2) **North 64° 17' 10" West**, a distance of **50.20 feet** to a calculated point, being 71.46 feet right of Engineer's Baseline Station 336+07.97, for the southwest corner hereof;
- 3) **North 25° 42' 50" East**, a distance of **12.00 feet** to a calculated point, being 59.46 feet right of Engineer's Baseline Station 336+07.96, on the common northeast line of said Lot 1 and the existing southwest right-of-way line of said William Cannon Drive, for the northwest corner hereof, from which a 1/2-inch iron rod found at the point of curvature on the common northeast line of said Lot 1 and the existing southwest right-of-way line of said William Cannon Drive bears, North 64° 17' 10" West, a distance of 94.08 feet;

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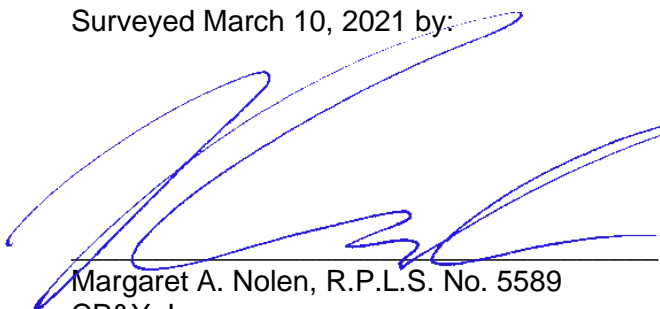
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- 4) **THENCE, South 64° 17' 10" East**, with the common northeast line of said Lot 1 and the existing southwest right-of-way line of said William Cannon Drive, a distance of **50.20 feet** to the **POINT OF BEGINNING** hereof and containing 0.0138 acre (602 sq. ft.) of land.

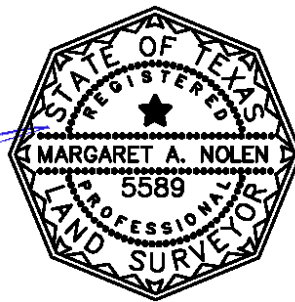
Notes:

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:



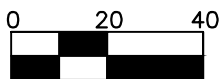
Margaret A. Nolen, R.P.L.S. No. 5589
CP&Y, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPELS Firm No. 10194125
Project No. 1800252



AUSTIN GRID E-17
PROPERTY ID: 512067

EXHIBIT B

PARENT TRACT INSET



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

BRODIE LANE
(R.O.W. WIDTH VARIES)

SURVEY LINE
(APPROXIMATE)

WILLIAM CANNON DRIVE
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE

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

P.O.B.
5309.009 TCE

5309.009
TCE
0.0138 AC.
(602 SF.)

P.O.C.
5309.009 TCE

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

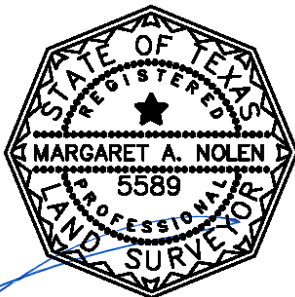
LOT 1
(CALLED 0.653 ACRE)
CANNON OAKS
RECORDED: 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

LOT 2

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

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

LOT 2



MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589

DATE: MARCH 10, 2021

REVISIONS



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 TCE

0.0138 ACRE (602 SQ. FT.)

PROPERTY ID: 512067	AUSTIN GRID NO. E-17
SURVEY DATE: 03/10/21	WORK ORDER: 1800252R
REvised DATE:	SCALE: 1" = 40'
	PAGE 3 OF 5
















G:\PROJECTS\1800252R - COA - William Cannon\PARCEL DESCRIPTIONS\WCDR-C2_5309.009-TCE Plat.dwg 6/18/2021 - 5:21pm



EXHIBIT B

C:\PROJECTS\1800252R - COA - William Cannon\PARCEL DESCRIPTIONS\WCDR-C2_5309.009-TCE\WCDR-C2_5309.009-TCE Plat.dwg 6/18/2021 - 5:21pm

LEGEND

-  = CALCULATED POINT
 = 1/2" IRON ROD FOUND
 = 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED (AS NOTED)
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

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 64°17'10" W	15.92'
L-2	S 25°42'50" W	12.00'
L-3	N 64°17'10" W	50.20'
L-4	N 25°42'50" E	12.00'
L-5	S 64°17'10" E	50.20'
L-6	N 64°17'10" W	94.08'



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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 WILLIAM CANNON 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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WILLIAM CANNON DRIVE, SEGMENT C2

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