

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 5309.006 TCE
0.0276 Acre, 1,202 Sq. Ft.
Page 1 of 8
March 23, 2021

PROPERTY DESCRIPTION – PARCEL 5309.006 TCE

DESCRIPTION OF A 0.0276 ACRE (1,202 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 OUT OF A PORTION OF LOT 1, BLOCK 1, COURTEPLACE, A SUBDIVISION RECORDED DECEMBER 11, 1987, IN VOLUME 87, PAGES 131C – 131D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION OF LOT 1, BEING DESCRIBED AS A 0.901 ACRE TRACT OUT OF SAID LOT 1, CONVEYED TO PANJWANI ENERGY PROPERTIES, LLC BY SPECIAL WARRANTY DEED EFFECTIVE NOVEMBER 11, 2013 AND RECORDED IN DOCUMENT NUMBER 2013204829 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0276 ACRE PARCEL AS SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY CP&Y, INC. IS MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

Part 1 – 0.0108 Acre, 469 Sq. Ft.:

COMMENCING at a 1/2-inch iron rod with orange plastic cap stamped “SINCLAIR” found on the existing southeast right-of-way line of Brodie Lane (right-of-way width varies), for the common north corner of said Lot 1, the north corner of said Panjwani Energy Properties 0.901 acre tract, and the west corner of Lot 4, Block 1, of said CourtePlace Subdivision;

THENCE with the common existing southeast right-of-way line of said Brodie Lane, the northwest line of said Lot 1, and the northwest line of said Panjwani Energy Properties 0.901 acre tract, South 27° 30' 37" West, a distance of 218.40 feet to a cotton spindle in rock set for a non-tangent point of curvature on the common existing northeast right-of-way line of William Cannon Drive (right-of-way width varies) and the southwest line of said Panjwani Energy Properties 0.901 acre tract;

THENCE with the common curving existing northwest right-of-way line of said William Cannon Drive and the southwest line of said Panjwani Energy Properties 0.901 acre tract, the following two (2) courses and distances:

with the arc of a curve to the left, having a radius of 37.00, an arc length of 47.15 feet, a central angle of 073° 00' 22", and having a chord which bears, South 27° 50' 43" East, a distance of 44.02 feet to a 1/2-inch iron rod with orange plastic cap stamped “McGRAY 2093” found for a point of tangency;

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Parcel 5309.006 TCE
0.0276 Acre, 1,202 Sq. Ft.
Page 2 of 8
March 23, 2021

PROPERTY DESCRIPTION – PARCEL 5309.006 TCE

South 64° 21' 35" East, a distance of 84.52 feet to a calculated point for the west corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,051,475.92 feet and East = 3,087,645.34 feet, being 65.96 feet left of Engineer's Baseline Station 336+23.76;

THENCE, through the interior of said Panjwani Energy Properties 0.901 acre tract and said Lot 1, with the proposed line of the herein described parcel, the following two (2) courses and distances:

- 1) **North 25° 38' 25" East**, a distance of **10.00 feet** to a calculated point, being 75.96 feet left of Engineer's Baseline Station 336+23.74, for the north corner hereof;
- 2) **South 64° 21' 35" East**, a distance of **46.92 feet** to a calculated point on the common southeast line of said Lot 1, the southeast line of said Panjwani Energy Properties 0.901 acre tract, and the northwest line of Lot 2, Block 1, of said CourtePlace Subdivision, being 76.05 feet left of Engineer's Baseline Station 336+70.66, for the east corner hereof;
- 3) **THENCE**, with the common southeast line of said Lot 1, the southeast line of said Panjwani Energy Properties 0.901 acre tract, and the northwest line of said Lot 2, **South 25° 39' 08" West**, a distance of **10.00 feet** to an "X" cut in concrete set on the existing northeast right-of-way line of said William Cannon Drive being the south corner of said Panjwani Energy Properties 0.901 acre tract and being the east corner of that 0.0278 acre tract conveyed by Street Deed to the City of Austin, recorded in Document Number 2002035342 of the Official Public Records of Travis County, Texas;
- 4) **THENCE**, through the interior of said Lot 1 with the common existing northeast right-of-way line of said William Cannon Drive and the southwest line of said Panjwani Energy Properties 0.901 acre tract and the northeast line of said City of Austin 0.0278 acre tract, **North 64° 21' 35" West**, a distance of **46.91 feet** to the **POINT OF BEGINNING** hereof and containing 0.0108 acre (469 sq. ft.) of land.

Part 2 – 0.0168 Acre, 733 Sq. Ft.:

COMMENCING at a 1/2-inch iron rod with orange plastic cap stamped "Sinclair" found on the existing southeast right-of-way line of Brodie Lane (right-of-way width varies), for the common north corner of said Panjwani Energy Properties 0.901 acre tract, the north corner of said Lot 1, and the west corner of Lot 4, Block 1, of said CourtePlace Subdivision;

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Page 3 of 8
March 23, 2021

PROPERTY DESCRIPTION – PARCEL 5309.006 TCE

THENCE with the common existing southeast right-of-way line of said Brodie Lane, the northwest line of said Panjwani Energy Properties 0.901 acre tract, and the northwest line of said Lot 1, South 27° 30' 37" West, a distance of 100.30 feet to a calculated point for the north corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,051,656.17 feet and East = 3,087,603.14 feet, being 209.99 feet left of Engineer's Baseline Station 335+07.45;

THENCE, through the interior of said Panjwani Energy Properties 0.901 acre tract and said Lot 1, with the proposed line of the herein described parcel, the following three (3) courses and distances:

- 1) **South 62° 29' 23" East**, a distance of **14.15 feet** to a calculated point, being 209.55 feet left of Engineer's Baseline Station 335+21.59, for the west corner hereof;
- 2) **South 27° 30' 37" West**, a distance of **51.81 feet** to a calculated point, being 157.77 feet left of Engineer's Baseline Station 335+20.00, for the south corner hereof;
- 3) **North 62° 29' 23" West**, a distance of **14.15 feet** to a calculated point on the common existing southeast right-of-way line of said Brodie Lane, the northwest line of said Panjwani Energy Properties 0.901 acre tract, and the northwest line of said Lot 1, being 158.20 feet left of Engineer's Baseline Station 335+05.88, for the west corner hereof, from which a cotton spindle in rock set for a non-tangent point of curvature on the common northeast line of William Cannon Drive (right-of-way width varies) and the southwest line of said Panjwani Energy Properties 0.901 acre tract bears, South 27° 30' 37" West, at a distance of 60.86 feet pass a 1/2-inch iron rod with orange plastic cap stamped "McGray 2093" found, in all a total distance of 66.30 feet;
- 4) **THENCE**, with the common southeast right-of-way line of said Brodie Lane, the northwest line of said Panjwani Energy Properties 0.901 acre tract, and the northwest line of said Lot 1, **North 27° 30' 37" East**, a distance of **51.81 feet** to the **POINT OF BEGINNING** hereof and containing 0.0168 acre (733 sq. ft.) of land.

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 5309.006 TCE
0.0276 Acre, 1,202 Sq. Ft.
Page 4 of 8
March 23, 2021

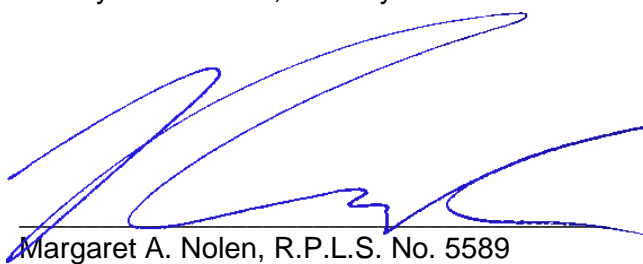
PROPERTY DESCRIPTION – PARCEL 5309.006 TCE

Part 1 – 0.0108 Acre, 469 Sq. Ft.
Part 2 – 0.0168 Acre, 733 Sq. Ft.
Total Area – 0.0276 Acre, 1,202 Sq. Ft.

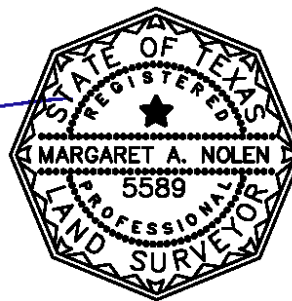
Notes:

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) 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 23, 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: 511566

EXHIBIT B

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

PARENT TRACT INSET

P.O.C.
5309.006 TCE
PART 1 & PART 2

P.O.B.
5309.006 TCE
PART 2

LOT 1, BLOCK 1,
COURTEPLACE
(CALLED 0.93 ACRE)
RECORDED: 12/11/1987
VOL. 87, PG. 131C-131D
P.R.T.C.T.

PANJWANI ENERGY PROPERTIES, LLC
(PORTION OF LOT 1)
(CALLED 0.901 ACRE)
EFFECTIVE: 11/11/2013
DOC. NO. 2013204829
O.P.R.T.C.T.

5309.006
TCE
PART 2
0.0168 AC.
(733 SQ. FT.)

P.O.B.
5309.006 TCE
PART 1

PART 1
0.0108 AC.
(469 SQ. FT.)
5309.006
TCE

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

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

COTTON
SPINDLE

W/ORANGE
PLASTIC CAP
STAMPED
"McGRAY 2093"

SURVEY LINE
(APPROXIMATE)

PT 335+06.95

335+50

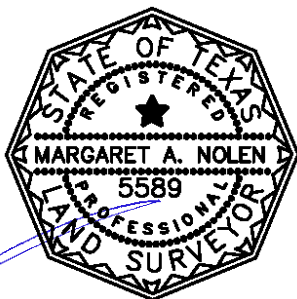
336+00

336+50

337+00

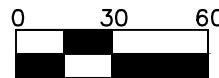
ENGINEER'S BASELINE
WILLIAM CANNON DRIVE
(R.O.W. WIDTH VARIES)

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



MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589

DATE: MARCH 23, 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 - 5309.006 TCE

PART 1 - 0.0108 ACRE (469 SQ. FT.)
PART 2 - 0.0168 ACRE (733 SQ. FT.)
0.0276 ACRE (1,202 SQ. FT.)

AUSTIN GRID NO. E-17

PROPERTY ID: 511566

WORK ORDER: 1800252R

SURVEY DATE: 03/23/21

SCALE: 1" = 60'

REVISED DATE:

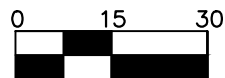
PAGE 5 OF 8

EXHIBIT B

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

LOT 1, BLOCK 1,
COURTEPLACE
(CALLED 0.93 ACRE)
RECORDED: 12/11/1987
VOL. 87, PG. 131C-131D
P.R.T.C.T.

PANJWANI ENERGY
PROPERTIES, LLC
(PORTION OF LOT 1)
(CALLED 0.901 ACRE)
EFFECTIVE: 11/11/2013
DOC. NO. 2013204829
O.P.R.T.C.T.



10' BUILDING LINE
EXECUTED: 06/03/1988
VOL. 10713, PG. 464,
R.P.R.T.C.T.

LOT 2
BLOCK 1
COURTEPLACE
RECORDED: 12/11/1987
VOL. 87, PG. 131C-131D
P.R.T.C.T.

25' BUILDING LINE
RECORDED: 12/11/1987
VOL. 87, PG. 131C-131D,
P.R.T.C.T.

CONCRETE
PAVEMENT

45' X 45'
ACCESS EASEMENT
(CALLED 2025 SQ. FT.)
EXECUTED: 08/24/1988
VOL. 10760, PG. 584,
P.R.T.C.T.

STA. 336+23.74
75.96' (LT.)

W/ORANGE
PLASTIC CAP
STAMPED
"McGRAY 2093"

S 64°21'35" E 84.52'
CURB
STONE RETAINING WALL
CONCRETE SIDEWALK

P.O.B.
5309.006 TCE
PART 1

N: 10,051,475.92'
E: 3,087,645.34'
STA. 336+23.76
65.96' (LT.)

5309.006
TCE
PART 1
0.0108 AC.
(469 SQ. FT.)

GRATE
INLET

CONCRETE
PAVEMENT

STA. 336+70.66
76.05' (LT.)

BUSINESS SIGN
"CULVERS"
CONCRETE
BASE

DRIVEWAY

STA. 336+70.68
66.05' (LT.)

EXISTING R.O.W.

STONE RETAINING WALL

WILLIAM CANNON DRIVE
(R.O.W. WIDTH VARIES)
DOC. NO. 2002035342, O.P.R.T.C.T.

336+00
ENGINEER'S BASELINE

336+50

S 64°15'16" E - 717.57'

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

LINE TABLE

LINE	BEARING	LENGTH
L-1	N 25°38'25" E	10.00'
L-2	S 64°21'35" E	46.92'
L-3	S 25°39'08" W	10.00'
L-4	N 64°21'35" W	46.91'



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 - 5309.006 TCE

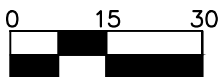
PART 1 - 0.0108 ACRE (469 SQ. FT.)

PROPERTY ID: 511566	AUSTIN GRID NO. E-17
SURVEY DATE: 03/23/21	WORK ORDER: 1800252R
REVISED DATE:	SCALE: 1" = 30'
	PAGE 6 OF 8

EXHIBIT B

C:\PROJECTS\1800252R - COA - William Cannon\PARCEL DESCRIPTIONS\WCDR-C2_5309.006-TCE\WCDR-C2_5309.006-TCE Plat.dwg 10/04/2021 - 8:33am

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



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

P.O.C.
5309.006 TCE
PART 1 & PART 2

P.O.B.
5309.006 TCE
PART 2

N: 10,051,656.17'
E: 3,087,603.14'
STA. 335+07.45
209.99' (LT.)

STA. 335+05.88
158.20' (LT.)

W/ORANGE
PLASTIC CAP
STAMPED
"McGRAY 2093"

N 27°30'37" E
5.44'
(5.43)

SURVEY LINE
(APPROXIMATE)
COTTON
SPINDLE

LINE TABLE		
LINE	BEARING	LENGTH
L-5	S 62°29'23" E	14.15'
L-6	S 27°30'37" W	51.81'
L-7	N 62°29'23" W	14.15'
L-8	N 27°30'37" E	51.81'

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

W/ORANGE
PLASTIC CAP
STAMPED
"SINCLAIR"

5' X 10' P.U.E.
RECORDED: 12/11/1987
VOL. 87, PG. 131C-131D,
P.R.T.C.T.

LOT 4, BLOCK 1
COURTEPLACE

RECORDED: 12/11/1987
VOL. 87, PG. 131C-131D
P.R.T.C.T.

10' BUILDING LINE
EXECUTED: 06/03/1988
VOL. 10713, PG. 464,
R.P.R.T.C.T.

ACCESS EASEMENT
(CALLED 500 SQ. FT.)
EXECUTED: 08/24/1988
VOL. 10760, PG. 587,
P.R.T.C.T.

10' SIDEWALK EASEMENT
RECORDED: 12/11/1987
VOL. 87, PG. 131C-131D,
P.R.T.C.T.

0.0119
518

LOT 1, BLOCK 1,
COURTEPLACE
(CALLED 0.93 ACRE)
RECORDED: 12/11/1987
VOL. 87, PG. 131C-131D
P.R.T.C.T.

PANJWANI ENERGY PROPERTIES, LLC
(PORTION OF LOT 1)
(CALLED 0.901 ACRE)
EFFECTIVE: 11/11/2013
DOC. NO. 2013204829
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TRAVIS COUNTY, TEXAS



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CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.006 TCE

PART 2 - 0.0168 ACRE (733 SQ. FT.)

PROPERTY ID: 511566	AUSTIN GRID NO. E-17
SURVEY DATE: 03/23/21	WORK ORDER: 1800252R
REVISED DATE:	SCALE: 1" = 30'
	PAGE 7 OF 8

EXHIBIT B

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C-1	37.00'	47.15'	073°00'22"	S 27°50'43" E	44.02'
(C-1)	(37.00')	(47.14')	(073°00'13")	(S 25°48'14" E)	(44.02')

LEGEND

	= CALCULATED POINT
	= 1/2" IRON ROD FOUND
	= 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED (AS NOTED)
	= "X" CUT IN CONCRETE SET
	= COTTON SPINDLE IN ROCK SET
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	
	= AREA, IN ACRES/SQ FT, OF EXISTING EASEMENT WITHIN PARCEL LIMITS (EQUALS PARCEL AREA IF NOT NOTED)
	= LUMINARE STANDARD
	= SIGN/MARKER
	= FLAGPOLE
	= BOLLARD
	= WATER METER
	= IRRIGATION CONTROL VALVE
	= FIRE HYDRANT
	= WATER VALVE
	= WATER MANHOLE
	= POWER POLE
	= TRAFFIC SIGNAL POLE
	= ELECTRIC METER
	= ELECTRIC MANHOLE
	= FIBER OPTICS CABLE MARKER
	= TREE
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

GENERAL 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 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.
- 2) STATIONS AND OFFSETS ARE RELATIVE TO THE CORRIDOR CENTERLINE PROVIDED BY ENGINEER 08/28/2020.
- 3) 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

CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.006 TCE

PART 1 - 0.0108 ACRE (469 SQ. FT.)

PART 2 - 0.0168 ACRE (733 SQ. FT.)

0.0276 ACRE (1,202 SQ. FT.)

AUSTIN GRID NO. E-17

PROPERTY ID: 511566

WORK ORDER: 1800252R

SURVEY DATE: 03/23/21

SCALE:

REVISED DATE:

PAGE 8 OF 8