

## EXHIBIT "A"

**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 STARE  
0.0394 Acre, 1,718 Sq. Ft.  
Page 1 of 7  
March 23, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.006 STARE

DESCRIPTION OF A 0.0394 ACRE (1,718 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 0.0394 ACRE PARCEL 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 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 152.10 feet to a calculated point being the west corner of an existing 10-foot wide sidewalk easement dedicated by said CourtePlace Subdivision, for the northwest corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,051,610.22 feet and East = 3,087,579.21 feet, being 158.20 feet left of Engineer's Baseline Station 335+05.88;

- 1) **THENCE**, with the southwest line of said existing 10-foot wide sidewalk easement, through the interior of said Lot 1 and said Panjwani Energy Properties 0.901 acre tract, with the proposed line of the herein described parcel, **South 62° 29' 23" East**, at a distance of 10.00 feet passing the south corner of said existing 10-foot wide sidewalk easement, and continuing a total distance of **11.00 feet** to a calculated point, being 157.87 feet left of Engineer's Baseline Station 335+16.85, for the northeast corner hereof;

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0.0394 Acre, 1,718 Sq. Ft.  
Page 2 of 7  
March 23, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.006 STARE

**THENCE**, continuing through the interior of said Lot 1 and said Panjwani Energy Properties 0.901 acre tract, with the proposed line of the herein described parcel, the following six (6) courses and distances:

- 2) **South 27° 30' 37" West**, a distance of **67.75 feet** to a calculated point, being 90.15 feet left of Engineer's Baseline Station 335+14.76, for an angle point hereof;
- 3) **South 20° 52' 42" East**, a distance of **20.90 feet** to a calculated point, being 75.79 feet left of Engineer's Baseline Station 335+29.96, for an angle point hereof;
- 4) **South 64° 21' 35" East**, a distance of **36.61 feet** to a calculated point, being 75.86 feet left of Engineer's Baseline Station 335+66.57, for an angle point hereof;
- 5) **South 55° 07' 19" East**, a distance of **43.60 feet** to a calculated point, being 68.94 feet left of Engineer's Baseline Station 336+09.62, for an angle point hereof;
- 6) **South 64° 21' 35" East**, a distance of **14.13 feet** to a calculated point, being 68.96 feet left of Engineer's Baseline Station 336+23.76, for the most easterly corner hereof;
- 7) **South 25° 38' 25" West**, a distance of **3.00 feet** to a calculated point 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, being the northeast line 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, said calculated point being 65.96 feet left of Engineer's Baseline Station 336+23.76, for the southeast corner hereof, from which an "X" cut in concrete set on the common line of said Lot 1 and Lot 2, Block 1 of said CourtePlace Subdivision, being the south corner of said Panjwani Energy Properties 0.901 acre tract, and being the east corner of the said City of Austin 0.0278 acre tract, bears, S 64° 21' 35" E, a distance of 46.91 feet;

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Parcel 5309.006 STARE  
0.0394 Acre, 1,718 Sq. Ft.  
Page 3 of 7  
March 23, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.006 STARE

**THENCE**, continuing through the interior of said Lot 1, with the common existing northeast right-of-way line of said William Cannon Drive, 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, the following two (2) courses and distances:

- 8) **North 64° 21' 35" West**, a distance of **84.52 feet** to a 1/2-inch iron rod with orange plastic cap stamped "McGray 2093" found, for a point of curvature hereof;
- 9) with the arc of said curve to the **right**, having a radius of **37.00 feet**, an arc length of **47.15 feet**, a central angle of **073° 00' 22"**, and a chord which bears, **North 27° 50' 43" West**, a distance of **44.02 feet** to a cotton spindle in rock set on the common existing southeast right-of-way line of Brodie Lane (right-of-way width varies) and the northwest line of said Lot 1, for the southwest corner of said Panjwani Energy Properties 0.901 acre tract and the north corner of the said City of Austin 0.0278 acre tract, for a point of non-tangency hereof;
- 10) **THENCE, North 27° 30' 37" East**, 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, at a distance of 5.44 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** to the **POINT OF BEGINNING** hereof and containing 0.0394 acre (1,718 sq. ft.) of land;

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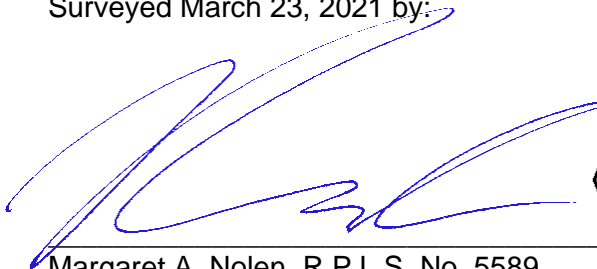
Parcel 5309.006 STARE  
0.0394 Acre, 1,718 Sq. Ft.  
Page 4 of 7  
March 23, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.006 STARE

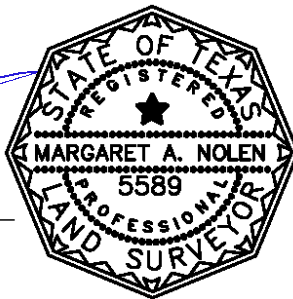
#### Notes:

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

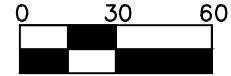


AUSTIN GRID E-17  
PROPERTY ID: 511566

# EXHIBIT "A"

## PARENT TRACT INSET

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



P.O.C.  
5309.006 STARE

W/ORANGE  
PLASTIC CAP  
STAMPED  
"SINCLAIR"

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

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

P.O.B.  
5309.006 STARE

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.

COTTON  
SPINDLE

5309.006  
STARE  
0.0394 AC.  
(1,718 SQ. FT.)

SURVEY LINE  
(APPROXIMATE)

W/ORANGE  
PLASTIC CAP  
STAMPED  
"McGRAY 2093"

EXISTING R.O.W.

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

335+00

PT  
335+06.95

335+50

336+00

336+50

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'

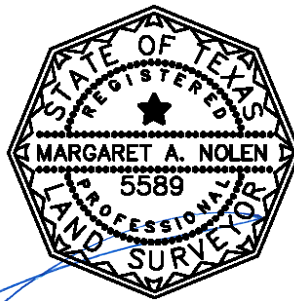
CHORD BEARING: S64° 52' 10"E

CHORD DISTANCE: 171.69'

PC STATION: 333+35.25

PT STATION: 335+06.95

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



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 STARE

0.0394 ACRE (1,718 SQ. FT.)

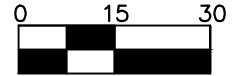
PROPERTY ID: 511566	AUSTIN GRID NO. E-17
SURVEY DATE: 03/23/21	WORK ORDER: 1800252R
REVISD DATE:	SCALE: 1" = 60'
	PAGE 5 OF 7

# EXHIBIT "A"

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

LOT 4  
BLOCK 1  
COURTEPLACE  
SUBDIVISION

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.

LOT 2  
BLOCK 1  
COURTEPLACE  
SUBDIVISION



1 Chisholm Trail, Suite 130  
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 - 5309.006 STARE

0.0394 ACRE (1,718 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 7

P.O.B.  
5309.006 STARE

N: 10,051,610.22'  
E: 3,087,579.21'  
STA. 335+05.88  
158.20' (LT.)

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

W/ORANGE  
PLASTIC CAP  
STAMPED  
"McGRAY 2093"

N 27°30'37" E  
5.44'  
(5.43)

5309.006  
STARE

0.0394 AC.  
(1,718 SQ. FT.)

SURVEY LINE  
(APPROXIMATE)

C-1  
(C-1)

W/ORANGE  
PLASTIC CAP  
STAMPED  
"McGRAY 2093"

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

335+00

ENGINEER'S BASELINE

335+50

336+00

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"

EXISTING R.O.W.  
DRIVEWAY

L-1

L-2

L-3

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# EXHIBIT "A"

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

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S 27°30'37" W	152.10'
L-2	S 62°29'23" E	11.00'
L-3	S 27°30'37" W	67.75'
L-4	S 20°52'42" E	20.90'
L-5	S 64°21'35" E	36.61'
L-6	S 55°07'19" E	43.60'
L-7	S 64°21'35" E	14.13'
L-8	S 25°38'25" W	3.00'
L-9	N 27°30'37" E	66.30'
L-10	S 64°21'35" E	46.91'
(L-1)	(S 29°32'35" W)	(152.33')

## 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
- WV = WATER VALVE
- ⊞ = WATER MANHOLE
- = POWER POLE
- |— = TRAFFIC SIGNAL POLE
- ⊞ = ELECTRIC METER
- ⊞ = ELECTRIC MANHOLE
- FO = 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

## EASEMENTS

- ① 10' SIDEWALK EASEMENT  
RECORDED: 12/11/1987  
VOL. 87 PG. 131C-131D, P.R.T.C.T.
- ② 25' BUILDING LINE  
RECORDED: 12/11/1987  
VOL. 87 PG. 131C-131D, P.R.T.C.T.
- ③ FOR USE AND BENEFIT OF ALL CURRENT AND SUBSEQUENT OWNERS OF LOTS 1 AND 2  
45' X 45' ACCESS EASEMENT  
(CALLED 2,025 SQ. FT.)  
RECORDED: 08/24/1988  
VOL. 10760 PG. 584, R.P.R.T.C.T.
- ④ 10' BUILDING LINE  
EXECUTED: 6/3/1988  
VOL. 10713 PG. 464, R.P.R.T.C.T.

## 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.



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 STARE

0.0394 ACRE (1,718 SQ. FT.)

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