

## 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 5309.008 TCE  
0.0059 Acre, 255 Sq. Ft.  
Page 1 of 5  
March 10, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.008 TCE

DESCRIPTION OF A 0.0059 ACRE (255 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 2, CANNON OAKS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 87 PAGES 32A - 32B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING CONVEYED TO CANNON OAKS LLC BY SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 12, 2016 AND RECORDED IN DOCUMENT NUMBER 2016151593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0059 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 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 2 and the north corner of Lot 3, 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 2, North 64° 24' 18" West, a distance of 2.69 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,051,252.51 feet and East = 3,087,821.18 feet, being 58.89 feet right of Engineer's Baseline Station 338+79.19;

**THENCE**, through the interior of said Lot 2, with the proposed line of the herein described parcel, the following three (3) courses and distances:

- 1) **South 25° 35' 42" West**, a distance of **7.00 feet** to a calculated point, being 65.89 feet right of Engineer's Baseline Station 338+79.21, for the southeast corner hereof;
- 2) **North 64° 24' 18" West**, a distance of **36.40 feet** to a calculated point, being 65.99 feet right of Engineer's Baseline Station 338+42.81, for the southwest corner hereof;
- 3) **North 25° 35' 42" East**, a distance of **7.00 feet** to a calculated point, being 58.99 feet right of Engineer's Baseline Station 338+42.79, on the common existing southwest right-of-way line of said William Cannon Drive and the northeast line of said Lot 2, for the northwest corner hereof, from which a 1/2-inch iron rod found for the common most northerly northwest corner of said Lot 2 and the east corner of Lot 1, of said Cannon Oaks Subdivision bears, North 64° 24' 18" West, a distance of 168.71 feet;

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0.0059 Acre, 255 Sq. Ft.  
Page 2 of 5  
March 10, 2021

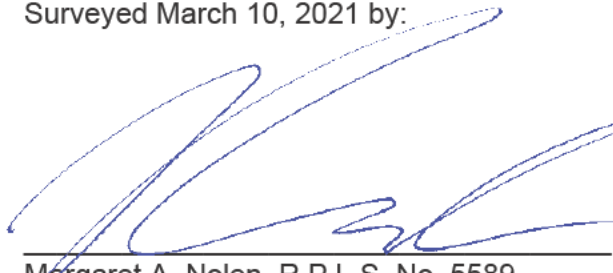
### PROPERTY DESCRIPTION – PARCEL 5309.008 TCE

- 4) **THENCE**, with the common existing southwest right-of-way line of said William Cannon Drive and the northeast line of said Lot 2, **South 64° 24' 18" East**, a distance of **36.40 feet** to the **POINT OF BEGINNING** hereof and containing 0.0059 acre (255 sq. ft.) of land.

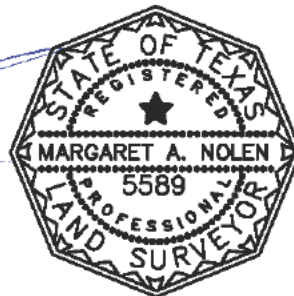
#### Notes:

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

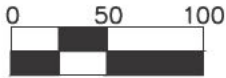


AUSTIN GRID E-17  
PROPERTY ID: 512066

# EXHIBIT "B"

G:\PROJECTS\1800252R - COA - William Cannon\PARCEL DESCRIPTIONS\WCDR-C2\_5309.008-TCE\WCDR-C2\_5309.008-TCE Plat.dwg 6/18/2021 4:42pm

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



## PARENT TRACT INSET

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

SURVEY LINE  
(APPROXIMATE)

LOT 1  
CANNON OAKS  
RECORDED 11/19/1986  
VOL. 87, PG. 32A-32B  
P.R.T.C.T.

CANNON OAKS LLC  
EXECUTED 09/12/2016  
DOC. NO. 2016151593  
O.P.R.T.C.T.

LOT 2  
(CALLED 4.095 ACRES)  
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

LOT 3  
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

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

EXISTING R.O.W.

5309.008  
TCE  
0.0059 AC.  
(255 SF.)

P.O.C.  
5309.008 TCE

SEE  
DETAIL

P.O.B.  
5309.008 TCE

DETAIL  
N.T.S.

P.O.C.  
5309.008 TCE



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 - 5309.008 TCE

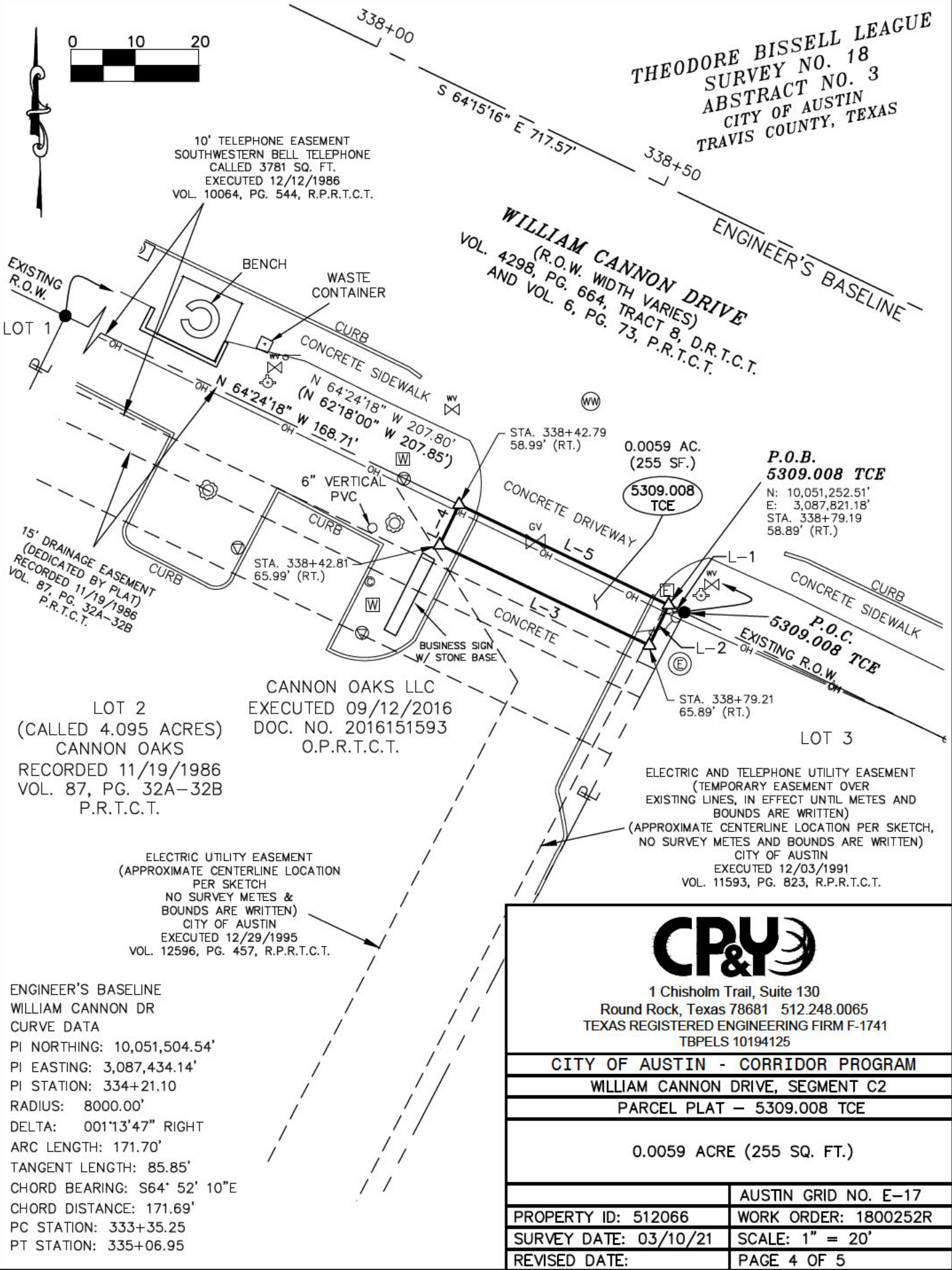
0.0059 ACRE (255 SQ. FT.)

|                       |                      |
|-----------------------|----------------------|
| PROPERTY ID: 512066   | AUSTIN GRID NO. E-17 |
| SURVEY DATE: 03/10/21 | WORK ORDER: 1800252R |
| REVISD DATE:          | SCALE: 1" = 100'     |
|                       | PAGE 3 OF 5          |



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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 - 5309.008 TCE**

**0.0059 ACRE (255 SQ. FT.)**

|                       |                      |
|-----------------------|----------------------|
| PROPERTY ID: 512066   | AUSTIN GRID NO. E-17 |
| SURVEY DATE: 03/10/21 | WORK ORDER: 1800252R |
| REVISED DATE:         | SCALE: 1" = 20'      |
|                       | PAGE 4 OF 5          |

**LEGEND**

- = CALCULATED POINT  
 = 1/2" IRON ROD FOUND  
 = 1/2" IRON ROD WITH PLASTIC CAP FOUND (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  
 = WASTEWATER CLEANOUT  
 = ELECTRIC METER  
 = ELECTRIC MANHOLE  
 = WASTEWATER MANHOLE  
 = GAS VALVE  
 = STORM DRAIN MANHOLE  
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°24'18" W | 2.69'  |
| L-2  | S 25°35'42" W | 7.00'  |
| L-3  | N 64°24'18" W | 36.40' |
| L-4  | N 25°35'42" E | 7.00'  |
| L-5  | S 64°24'18" E | 36.40' |



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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 CORRIDOR CENTERLINE PROVIDED BY ENGINEER 08/28/2020.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

**CITY OF AUSTIN - CORRIDOR PROGRAM****WILLIAM CANNON DRIVE, SEGMENT C2****PARCEL PLAT - 5309.008 TCE****0.0059 ACRE (255 SQ. FT.)****AUSTIN GRID NO. E-17****PROPERTY ID: 512066 WORK ORDER: 1800252R****SURVEY DATE: 03/10/21 SCALE:****REVISED DATE: PAGE 5 OF 5**