

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 5309.004 TCE
0.0149 Acre, 648 Sq. Ft.
Page 1 of 5
September 1, 2020
Revised August 20, 2021

PROPERTY DESCRIPTION – PARCEL 5309.004 TCE

DESCRIPTION OF A 0.0149 ACRE (648 SQUARE FOOT) PARCEL OF LAND OUT OF THE THOMAS ANDERSON SURVEY, ABSTRACT NO. 2, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, HIGH MESA PLAZA, SECTION 1, A SUBDIVISION RECORDED IN VOLUME 92, PAGE 347 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING CONVEYED TO ATX OFFICE PROPERTIES, LLC BY DEED EXECUTED AUGUST 13, 2021 AND RECORDED IN DOCUMENT NO. 2021183139 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0149 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 southeast right-of-way line of Kenosha Pass (65 foot right-of-way width) for the west corner of said Lot 1, Block 1 and the north corner of Lot 1, Block D, Escarpment Subdivision, a subdivision recorded in Volume 91, Page 324, of the Plat Records of Travis County, Texas;

THENCE, with the common northwest line of said Lot 1, Block 1 and the existing southeast right-of-way line of said Kenosha Pass, North 27° 35' 26" East, a distance of 360.74 feet to a 1/2-inch iron rod found for the north corner of said Lot 1, Block 1 and the intersection of the existing southeast right-of-way line of said Kenosha Pass and the existing west right-of-way line of William Cannon Drive (right-of-way width varies);

THENCE, with the common east line of said Lot 1, Block 1 and the existing west right-of-way line of said William Cannon Drive, along the arc of a curve to the left, having a radius of 660.00 feet, an arc length of 82.81 feet, a central angle of 007° 11' 19", and chord which bears, South 00° 38' 53" East, a distance of 82.75 feet to a 5/8-inch iron rod found for a point of compound curvature;

THENCE, continuing with the said common east line of said Lot 1, Block 1 and the existing west right-of-way line of said William Cannon Drive, along the arc of a curve to the left, having a radius of 840.00 feet, an arc length of 20.96 feet, a central angle of 001° 25' 47", and chord which bears, South 04° 55' 04" East, a distance of 20.96 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,057,506.49 feet and East = 3,076,333.32 feet, being 59.85 feet right of Engineer's Baseline Station 199+06.08;

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- 1) **THENCE**, continuing with the said common east line of said Lot 1, Block 1 and the existing west right-of-way line of said William Cannon Drive, with the arc of a curve to the **left**, having a radius of **840.00 feet**, an arc length of **64.44 feet**, a central angle of **004° 23' 44"**, and a chord which bears, **South 07° 49' 50" East**, a distance of **64.43 feet** to a calculated point, being 59.96 feet right of Engineer's Baseline Station 199+65.92, for the southeast corner hereof;

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

- 2) **South 79° 58' 18" West**, a distance of **10.00 feet**, to a calculated point, being 69.96 feet right of Engineer's Baseline Station 199+65.91, for the southwest corner hereof;
- 3) with the arc of a curve to the **right**, having a radius of **850.00 feet**, an arc length of **65.21 feet**, a central angle of **004° 23' 44"**, and a chord which bears, **North 07° 49' 50" West**, a distance of **65.19 feet** to a calculated point, being 69.85 feet right of Engineer's Baseline Station 199+06.06, for the northwest corner hereof;
- 4) **North 84° 22' 02" East**, a distance of **10.00 feet** to the **POINT OF BEGINNING** hereof and containing 0.0149 acre (648 sq. ft.) of land.

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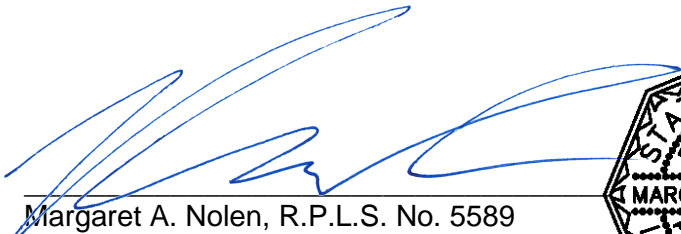
PROPERTY DESCRIPTION – PARCEL 5309.004 TCE

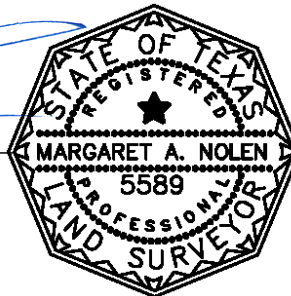
Notes:

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 September 1, 2020 by:

Revised August 20, 2021 to reflect new property owner and vesting deed.


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 C-19
PROPERTY ID: 372132

EXHIBIT "B"

PARENT TRACT INSET

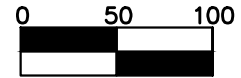
THOMAS ANDERSON SURVEY
ABSTRACT NO. 2
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

KENOSHA PASS
(65' R.O.W. WIDTH)
(FORMERLY KNOWN AS)
(CONVICT HILL ROAD)

1/2" IRF
N 27°35'26" E - 360.74'
(N 27°32'57" E - 360.82')
EXISTING R.O.W.

P.O.B.
5309.004 TCE

5309.004
TCE
0.0149 AC.
(648 SF.)



LOT 1, BLOCK 1
(CALLED 1.117 ACRES)
HIGH MESA PLAZA
SECTION I
RECORDED: 02/17/1994
VOL. 92, PG. 347-348
P.R.T.C.T.

ATX OFFICE PROPERTIES, LLC
EXECUTED: 08/13/2021
DOC. NO. 2021183139
O.P.R.T.C.T.

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

LOT 1, BLOCK D
ESCARPMENT SUBDIVISION
CALLED 1.7863 ACRES
RECORDED: 05/18/1993
VOL. 91, PG. 324-325
P.R.T.C.T.

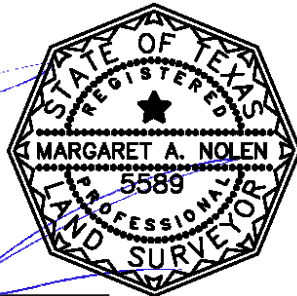
ESCARPMENT BOULEVARD
(120' WIDE R.O.W.)
CITY OF AUSTIN LICENSE AGREEMENT
13.51 AC.
EXECUTED: 11/06/1987
VOL. 10678 PG. 1, R.P.R.T.C.T.

CURVE TABLE

CURVE	RADIUS	ARC	CEN. ANG.	CH. BEARING	CHORD
C-1	660.00'	82.81'	007°11'19"	S 00°38'53" E	82.75'
(C-1)	(660.00')	(82.83')	(007°11'26")	(S 00°38'56" E)	(82.78')
C-2	840.00'	20.96'	001°25'47"	S 04°55'04" E	20.96'

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



MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589

DATE: SEPTEMBER 01, 2020

REVISIONS

08/20/2021

REVISED TO REFLECT NEW PROPERTY
OWNER AND VESTING DEED



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 - 5309.004 TCE

0.0149 ACRE (648 SQ. FT.)

PROPERTY ID: 372132	AUSTIN GRID NO. C-19
SURVEY DATE: 09/01/20	WORK ORDER: 1800252R
REVISD DATE: 08/20/21	SCALE: 1" = 100'
	PAGE 4 OF 5

EXHIBIT "B"

ENGINEER'S BASELINE
WILLIAM CANNON DR:

CURVE DATA:

PI NORTHING: 10,057,103.59'
PI EASTING: 3,076,422.62'
PI STATION: 203+16.03
RADIUS: 780.00'
DELTA: 057°48'55" LEFT
ARC LENGTH: 787.07'
TANGENT LENGTH: 430.72'
CHORD BEARING: S33° 06' 27"E
CHORD DISTANCE: 754.10'
PCC STATION: 198+85.31
PT STATION: 206+72.38

LOT 1, BLOCK 1
(CALLED 1.117 ACRES)
HIGH MESA PLAZA
SECTION I
RECORDED: 02/17/1994
VOL. 92, PG. 347-348
P.R.T.C.T.

ATX OFFICE PROPERTIES, LLC
EXECUTED: 08/13/2021
DOC. NO. 2021183139
O.P.R.T.C.T.

LINE TABLE

LINE	BEARING	LENGTH
L-1	S 79°58'18" W	10.00'
L-2	N 84°22'02" E	10.00'

CURVE TABLE

CURVE	RADIUS	ARC	CEN. ANG.	CH. BEARING	CHORD
C-2	840.00'	20.96'	001°25'47"	S 04°55'04" E	20.96'
C-3	840.00'	64.44'	004°23'44"	S 07°49'50" E	64.43'
C-4	850.00'	65.21'	004°23'44"	N 07°49'50" W	65.19'

LEGEND

- △ = CALCULATED POINT
- = 1/2" IRON ROD FOUND, UNLESS OTHERWISE NOTED
- P.R.T.C.T. = PLAT 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
- ⊙ = LIGHT STANDARD
- = SIGN/MARKER, AS NOTED
- ⊕ = ELECTRIC MANHOLE
- P.U.E. = PUBLIC UTILITY EASEMENT
- P = PROPERTY/DEED LINE
- (XX) = RECORD INFORMATION
- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING



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PARCEL PLAT - 5309.004 TCE

0.0149 ACRE (648 SQ. FT.)

AUSTIN GRID NO. C-19

PROPERTY ID: 372132 WORK ORDER: 1800252R

SURVEY DATE: 09/01/20 SCALE: 1" = 30'

REVISED DATE: 08/20/21 PAGE 5 OF 5