

## EXHIBIT "A"

<b>City of Austin:</b>	Corridor Program	Parcel 5309.004 STARE
<b>Corridor:</b>	William Cannon Drive	0.0335 Acre, 1,458 Sq. Ft.
<b>Segment:</b>	WCDR-C2	Page 1 of 7
<b>Segment From:</b>	U.S. Highway 290	September 1, 2020
<b>Limits To:</b>	East of Brodie Lane	Revised August 20, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.004 STARE

DESCRIPTION OF A 0.0335 ACRE (1,458 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 0.0335 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 – 0.0059 Ac., 257 Sq. Ft.:

**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 of record 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 326.85 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,057,580.09 feet and East = 3,076,314.89 feet, being 74.58 feet right of Engineer's Baseline Station 198+38.66;

- 1) **THENCE**, continuing with the said 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 E**, a distance of **33.88 feet** to a 1/2-inch iron rod found being 59.71 feet right of Engineer's Baseline Station 198+11.27, 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), for the north corner hereof;

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<b>Segment:</b>	WCDR-C2	Page 2 of 7
<b>Segment From:</b>	U.S. Highway 290	September 1, 2020
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### PROPERTY DESCRIPTION – PARCEL 5309.004 STARE

- 2) **THENCE**, 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 **660.00 feet**, an arc length of **35.16 feet**, a central angle of **003° 03' 07"**, and chord which bears, **South 01° 25' 13" West**, a distance of **35.15 feet** to a calculated point, being 59.75 feet right of Engineer's Baseline Station 198+43.25, for the southeast corner hereof, from which a 5/8-inch iron rod found for a point of compound curvature on the said common east line of said Lot 1, Block 1 and the existing west right-of-way line of said William Cannon Drive bears, along the arc of a curve to the left, having a radius of 660.00, an arc length of 47.65 feet, a central angle of 004° 08' 12", and a chord which bears, South 02° 10' 26" East, a distance of 47.64 feet;
- 3) **THENCE**, through the interior of said Lot 1, Block 1, with the proposed line of the herein described parcel, **North 70° 58' 31" West**, a distance of **15.68 feet** to the **POINT OF BEGINNING** hereof and containing 0.0059 acre (257 sq. ft.) of land.

#### Part 2 – 0.0276 Ac., 1,201 Sq. Ft.:

**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, with 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;

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**Corridor:** William Cannon Drive  
**Segment:** WCDR-C2  
**Segment From:** U.S. Highway 290  
**Limits To:** East of Brodie Lane

Parcel 5309.004 STARE  
0.0335 Acre, 1,458 Sq. Ft.  
Page 3 of 7  
September 1, 2020  
Revised August 20, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.004 STARE

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 182.45 feet, a central angle of  $012^{\circ} 26' 42''$ , and chord which bears, South  $10^{\circ} 25' 32''$  East, a distance of 182.09 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,057,348.29 feet and East = 3,076,364.47 feet, being 60.12 feet right of Engineer's Baseline Station 200+56.03;

- 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 **119.35 feet**, a central angle of  **$008^{\circ} 08' 27''$** , and a chord which bears, **South  $20^{\circ} 43' 06''$  East**, a distance of **119.25 feet** to a calculated point, being 60.31 feet right of Engineer's Baseline Station 201+66.83, 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  $65^{\circ} 12' 41''$  West**, a distance of **10.00 feet** to a calculated point, being 70.31 feet right of Engineer's Baseline Station 201+66.82, 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 **120.77 feet**, a central angle of  **$008^{\circ} 08' 27''$** , and a chord which bears, **North  $20^{\circ} 43' 06''$  West**, a distance of **120.67 feet** to a calculated point, being 70.12 feet right of Engineer's Baseline Station 200+56.02, for the northwest corner hereof;
- 4) **North  $73^{\circ} 21' 08''$  East**, a distance of **10.00 feet** to the **POINT OF BEGINNING** hereof and containing 0.0276 acre (1,201 sq. ft.) of land.

Part 1 – 0.0059 Ac., 257 Sq. Ft.

Part 2 – 0.0276 Ac., 1,201 Sq. Ft.

Total Area – 0.0335 Ac., 1,458 Sq. Ft.

## 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 5309.004 STARE  
0.0335 Acre, 1,458 Sq. Ft.  
Page 4 of 7  
September 1, 2020  
Revised August 20, 2021

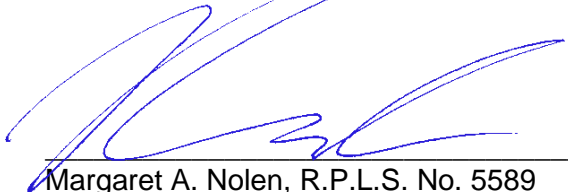
### PROPERTY DESCRIPTION – PARCEL 5309.004 STARE

#### Notes:

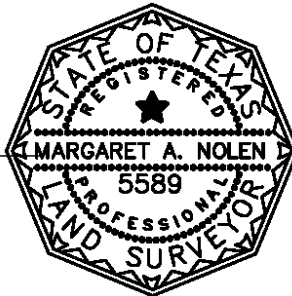
1. All bearings and coordinates described herein are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum of 1983 (NAD 83 2001 Adjustment, Epoch 2010.00. All distances and coordinates described herein are Surface and may be converted to Grid by dividing the combined Adjustment 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 September 1, 2020 by:

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



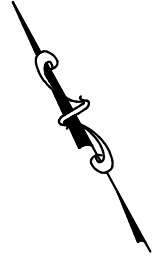
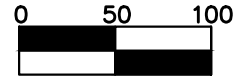
Margaret A. Nolen, R.P.L.S. No. 5589  
CP&Y, Inc.  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPELS Firm No. 10194125  
Project No. 1800252



AUSTIN GRID C-19  
PROPERTY ID: 372132

# EXHIBIT "A"

## PARENT TRACT INSET



P.O.B. PART 1  
5309.004 STARE

5309.004  
STARE  
PART 1  
0.0059 AC.  
(257 SQ. FT.)

THOMAS ANDERSON SURVEY  
ABSTRACT NO. 2  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS  
WILLIAM CANNON DRIVE  
(R.O.W. WIDTH VARIES)

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')  
N 27°35'26" E - 326.85'

5/8" IRF

EXISTING R.O.W.  
(C-2)

P.O.B. PART 2  
5309.004 STARE

5309.004  
STARE  
PART 2  
0.0276 AC.  
(1,201 SQ. FT.)

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.

P.O.C. PART 1 &  
PART 2  
5309.004 STARE

1/2" IRF

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

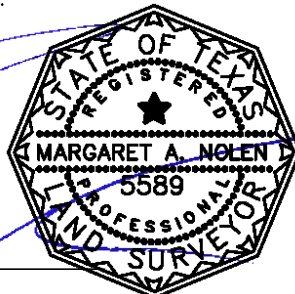
ESCARPMENT BOULEVARD  
(120' WIDE R.O.W.)  
CITY OF AUSTIN LICENSE AGREEMENT  
13.51 AC.  
EXECUTED: 11/06/1987  
VOL. 10678 PG. 1, R.P.R.T.C.T.

### CURVE TABLE

CURVE	RADIUS	ARC	DELTA	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'	182.45'	012°26'42"	S 10°25'32" E	182.09'
(C-2)	(840.00')	(368.92')	(025°09'50")	(S 16°49'34" E)	(365.96')

### 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 STARE

PART 1 - 0.0059 ACRE (257 SQ. FT.)

PART 2 - 0.0276 ACRE (1,201 SQ. FT.)

TOTAL - 0.0335 ACRE (1,458 SQ. FT.)

AUSTIN GRID NO. C-19

PROPERTY ID: 372132

WORK ORDER: 1800252R

SURVEY DATE: 09/01/20

SCALE: 1" = 100'

REVISED DATE: 08/20/21

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# EXHIBIT "A"

ENGINEER'S BASELINE  
WILLIAM CANNON DR:

## CURVE DATA:

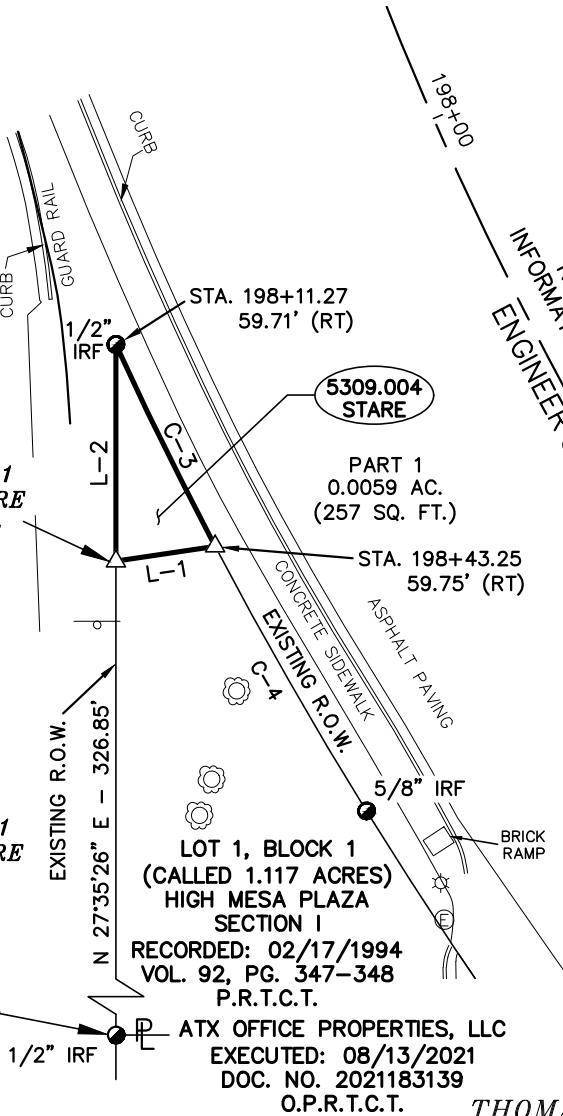
PI NORTHING: 10,057,743.07'  
PI EASTING: 3,076,375.66'  
PI STATION: 196+90.92  
RADIUS: 600.00'  
DELTA: 038°39'47" LEFT  
ARC LENGTH: 404.88'  
TANGENT LENGTH: 210.49'  
CHORD BEARING: S15° 07' 54"W  
CHORD DISTANCE: 397.24'  
PC STATION: 194+80.43  
PCC STATION: 198+85.31

**KENOSHA PASS**  
(65' R.O.W. WIDTH)  
(FORMERLY KNOWN AS)  
(CONVICT HILL ROAD)  
NO RECORD  
INFORMATION FOUND

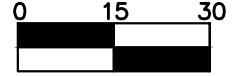
## P.O.B. PART 1 5309.004 STARE

N: 10,057,580.09'  
E: 3,076,314.89'  
STA 198+38.66  
74.58' (RT)

## P.O.C. PART 1 5309.004 STARE



WILLIAM CANNON DRIVE  
(R.O.W. WIDTH VARIES)  
NO RECORD  
INFORMATION FOUND  
ENGINEER'S BASELINE



## LINE TABLE

LINE	BEARING	LENGTH
L-1	N 70°58'31" W	15.68'
L-2	N 27°35'26" E	33.88'

## CURVE TABLE

CURVE	RADIUS	ARC	CEN. ANG.	CH. BEARING	CHORD
C-3	660.00'	35.16'	003°03'07"	S 01°25'13" W	35.15'
C-4	660.00'	47.65'	004°08'12"	S 02°10'26" E	47.64'

## 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
- ⌈ = 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
- ⊗ = TREE



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 STARE

PART 1 - 0.0059 ACRE (257 SQ. FT.)

PROPERTY ID: 372132	AUSTIN GRID NO. C-19
SURVEY DATE: 09/01/20	WORK ORDER: 1800252R
REVISED DATE: 08/20/21	SCALE: 1" = 30'
	PAGE 6 OF 7

# EXHIBIT "A"

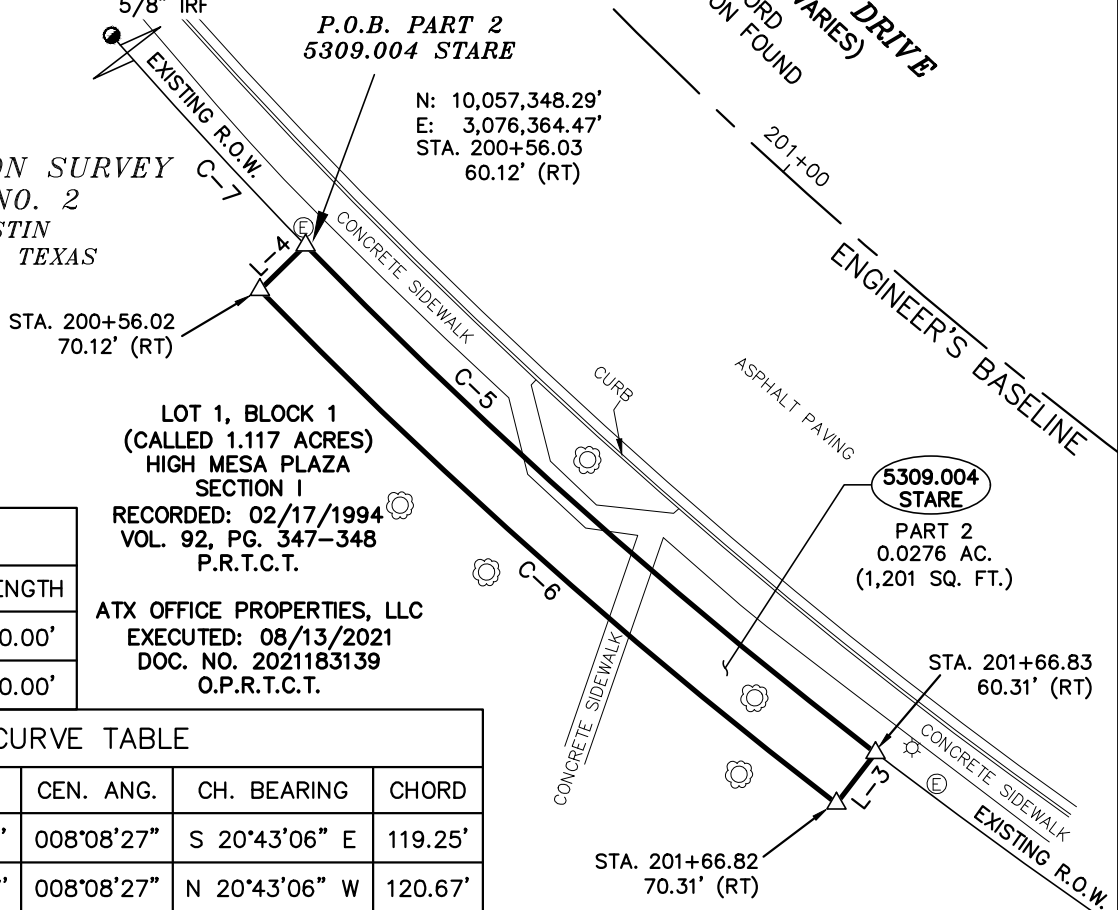
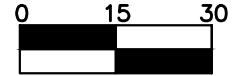
ENGINEER'S BASELINE  
WILLIAM CANNON DR:

## 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

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

WILLIAM CANNON DRIVE  
(R.O.W. WIDTH VARIES)  
NO RECORD FOUND  
INFORMATION FOUND



## LINE TABLE

LINE	BEARING	LENGTH
L-3	S 65°12'41" W	10.00'
L-4	N 73°21'08" E	10.00'

## CURVE TABLE

CURVE	RADIUS	ARC	CEN. ANG.	CH. BEARING	CHORD
C-5	840.00'	119.35'	008°08'27"	S 20°43'06" E	119.25'
C-6	850.00'	120.77'	008°08'27"	N 20°43'06" W	120.67'
C-7	840.00'	182.45'	012°26'42"	S 10°25'32" E	182.09'

## LEGEND

- △ = CALCULATED POINT
- = 1/2" IRON ROD FOUND, UNLESS OTHERWISE NOTED
- P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
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- ☆ = LIGHT STANDARD
- = SIGN/MARKER, AS NOTED
- ⓔ = ELECTRIC MANHOLE
- P.U.E. = PUBLIC UTILITY EASEMENT
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CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.004 STARE

PART 2 - 0.0276 ACRE (1,201 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 7 OF 7