

## EXHIBIT "A"

<b>City of Austin:</b>	Corridor Program	Parcel 5306.010 ROW
<b>Corridor:</b>	North Lamar Boulevard	0.0426 Acres, 1,854 SQ. FT.
<b>Segment:</b>	NOLA-C3	Page 1 of 6
<b>Segment From:</b>	South of Rundberg Lane	May 19, 2022
<b>Limits To:</b>	Parmer Lane	
<b>CSJ:</b>	0015-11-067	

### DESCRIPTION OF PARCEL 5306.010 ROW

DESCRIPTION OF A 0.0426 ACRE (1,854 SQUARE FEET) PARCEL OF LAND LOCATED IN THE JOHN APPLGAI SURVEY NO. 58, ABSTRACT NO. 29, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, RUTLAND-LEMMON LTD. ADD., A SUBDIVISION OF RECORD IN VOLUME 72, PAGE 33, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.) DESCRIBED IN WARRANTY DEED WITH LENDERS LIEN TO WHATABURGER, INC., EXECUTED OCTOBER 31, 1985, RECORDED IN VOLUME 9502, PAGE 95, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), SAID 0.0426 ACRE (1,854 SQ. FT.) PARCEL AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8-inch iron pipe found on the existing north right-of-way line of Rutland Drive (72 foot wide right-of-way), 12 foot wide additional right-of-way taking recorded in Volume 11822, Page 1260, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the most southerly southeast corner of Lot 1, Rutland Plaza, a subdivision of record in Volume 79, Page 101, P.R.T.C.TX., same being the southwest corner of said Lot 1, Rutland-Lemmon Ltd. Add.;

**THENCE**, South 63°39'47" East, with the existing north right-of-way line of said Rutland Drive and the south line of said Lot 1, Rutland-Lemmon Ltd. Add., a distance of 141.23 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein being 119.26 feet left of Corridor Centerline Station (C.C.S.) 183+94.59, and having Surface Coordinates: N=10,107,391.06 E=3,128,468.44;

**THENCE**, departing the existing north right-of-way line of said Rutland Drive and the south line of said Lot 1, Rutland-Lemmon Ltd. Add., with the proposed west line of this parcel, over and across said Lot 1, Rutland-Lemmon Ltd. Add., the following three (3) courses and distances numbered 1 through 3:

- 1) South 76°46'05" East, a distance of 53.81 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 66.53 feet left of C.C.S. 184+05.31,
- 2) South 65°16'58" East, a distance of 6.79 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 59.74 feet left of C.C.S. 184+05.31, and
- 3) North 24°46'03" East, a distance of 137.65 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 59.61 feet left of C.C.S. 185+42.96 on the common line of said Lot 1, Rutland-Lemmon, Ltd. Add. and of a Lot A, Rutland-Lemmon Ltd. Add., Section 2, recorded in Volume 74, Page 63, P.R.T.C.TX., for the northeast corner of the parcel described herein, from which a 5/8-inch iron rod with a plastic cap stamped "CARTER & BURGESS" found, for the northwest corner of said Lot 1, Rutland-Lemmon Ltd. Add., bears North 63°39'12" West, a distance of 200.56 feet;

## EXHIBIT "A"

**City of Austin:** Corridor Program  
**Corridor:** North Lamar Boulevard  
**Segment:** NOLA-C3  
**Segment From:** South of Rundberg Lane  
**Limits To:** Parmer Lane  
**CSJ:** 0015-11-067

Parcel 5306.010 ROW  
0.0426 Acres, 1,854 SQ. FT.  
Page 2 of 6  
May 19, 2022

### DESCRIPTION OF PARCEL 5306.010 ROW

4) **THENCE**, South 63°39'12" East, with the common line of said Lot A and said Lot 1, Rutland-Lemmon Ltd. Add., passing at a distance of 9.72 feet a 1/2-inch iron rod found and continuing for a total distance of 10.00 feet to a calculated point on the existing west right-of-way line of North Lamar Boulevard (Loop 275, 100 foot wide right-of-way), same being the west line of a 0.34 acre tract conveyed to the State of Texas by deed recorded in Volume 567, Page 408, D.R.T.C.TX. then the west line of and, for the southeast corner of said Lot A, Rutland-Lemmon Ltd. Add., same being the northeast corner of Lot 1, Rutland-Lemmon Ltd. Add., and the parcel described herein;

5) **THENCE**, South 24°46'03" West, with the existing west right-of-way line of said North Lamar Boulevard and the east line of said Lot 1, Rutland-Lemmon Ltd. Add., same being the west line of said State of Texas 0.34 acre tract and a 0.27 acre tract conveyed to the State of Texas by deed recorded in Volume 568, Page 316 D.R.T.C.TX a distance of 134.63 feet to a calculated point on the existing north right-of-way line of said Rutland Drive, for the most easterly southeast corner of said Lot 1, Rutland-Lemmon Ltd. Add. and the parcel described herein, said point being the beginning of a curve to the right;

**THENCE**, departing the existing west right-of-way line of said North Lamar Boulevard, same being the west line of the State of Texas 0.27 acre tract and 0.34 acre tract, with the existing north right-of-way line of said Rutland Drive and the south line of said Lot 1, Rutland-Lemmon Ltd. Add., the following two (2) courses and distances numbered 6 through 7:

- 6) With said curve to the right, having an arc distance of 23.97 feet, through a delta of 91°34'10", having a radius of 15.00 feet, and a chord that bears South 70°33'08" West, a distance of 21.50 feet to a 5/8-inch iron rod found on the existing north right-of-way line of said Rutland Drive for the south corner of said Lot 1, Rutland-Lemmon, Ltd. Addition, and
- 7) North 63°39'47" West, a distance of 54.12 feet to the **POINT OF BEGINNING**, and containing 0.0426 acres (1,854 sq. ft.) of land.



# LEGEND

- 5/8" IRON ROD W/SAM PLASTIC CAP SET UNLESS NOTED
  - TXDOT TYPE I CONCRETE MONUMENT FOUND
  - ▣ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
  - ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
  - 5/8" IRON ROD FOUND UNLESS NOTED
  - △ CALCULATED POINT
  - ▲ 60D NAIL FOUND
  - ⊕ MAGNAIL FOUND UNLESS NOTED
  - ⊗ MAGNAIL W/SAM WASHER SET
  - ⊙ COTTON SPINDLE FOUND
  - ⊙ TREE
  - ℙ PROPERTY LINE
  - ( ) RECORD INFORMATION
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - P.O.R. POINT OF REFERENCE
  - D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
  - R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
  - O.R.P.R.T.C.TX. OFFICIAL REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
  - P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
  - PR.R.T.C.TX. PROBATE RECORDS TRAVIS COUNTY, TEXAS
  - DISTANCE NOT TO SCALE
  - DEED LINE (COMMON OWNERSHIP)
  - R.O.W. RIGHT OF WAY
  - B.L. BUILDING LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - J.A.D. JOINT ACCESS EASEMENT
- NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00010. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- NORTH LAMAR CORRIDOR CENTERLINE ALIGNMENT DERIVED FROM FREESE & NICHOLS SCHEMATIC RECEIVED BY SAM, LLC. ON MAY 3, 2019. STATIONS AND OFFSETS ARE RELATIVE AND PERPENDICULAR TO CORRIDOR CENTERLINE.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- \*\*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 COA.
- \*AREA CALCULATED BY SAM, LLC.
- OVERHEAD UTILITIES LINES ARE NOT SHOWN HEREON.
- TREE INFO SHOWN HEREON WAS PROVIDED BY FREESE AND NICHOLS. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Neil Hines*

*5/19/2022*

NEIL HINES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5642, STATE OF TEXAS

DATE

PARENT TRACT  
NOT TO SCALE

RUTLAND DRIVE  
S63°39'47"E  
141.23'  
EXISTING R.O.W.

WHATABURGER, INC.  
TRACT 1  
EXECUTED OCTOBER 31, 1985  
VOL. 9502, PG. 95  
R.P.R.T.C.TX.

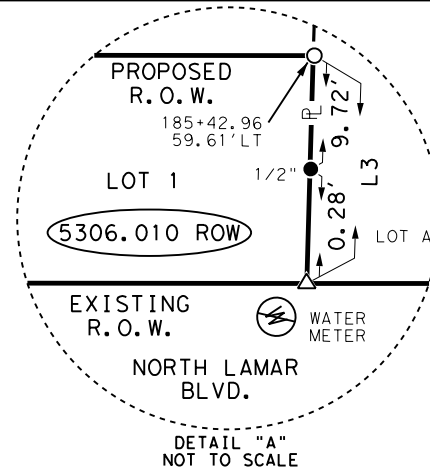
LOT 1  
RUTLAND-LEMMON  
LTD. ADD.  
VOL. 72, PG. 33  
P.R.T.C.TX.

5306.010 ROW  
0.0426 AC.  
(1,854 SQ. FT.)

PROPOSED R.O.W.

EXISTING R.O.W.  
NORTH LAMAR BLVD.  
LOOP 275

LOT 1  
RUTLAND PLAZA  
VOL. 79, PG. 101  
P.R.T.C.TX.



## EXISTING EASEMENT AREA WITHIN PARCEL LIMITS

10' DRAINAGE ESMT. VOL. 72, PG. 33 P.R.T.C.TX.		
0.0100 ACRES (437 SQ. FT.)		
5' ELECTRIC ESMT. VOL. 5274, PG. 1832 D.R.T.C.TX.		
0.0013 ACRES (58 SQ. FT.)		
15' WASTEWATER AND WATER ESMT. VOL. 72, PG. 33 P.R.T.C.TX.		
0.0344 ACRES (1,498 SQ. FT.)		
10' RESERVED FOR FUTURE R.O.W. VOL. 72, PG. 33 P.R.T.C.TX.		
0.0333 ACRES (1,451 SQ. FT.)		
REVISIONS		
-	-	-
-	-	-
AREA TABLE - ACRES (SQUARE FEET)		
WHOLE PROPERTY	ACQUISITION	REMAINDER
*0.7243 AC. (31,551 SQ. FT.)	0.0426 AC. (1,854 SQ. FT.)	0.6817 AC. (29,697 SQ. FT.)



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

CITY OF AUSTIN - CORRIDOR PROGRAM  
NORTH LAMAR BOULEVARD SEGMENT C3

PARCEL PLAT - 5306.010 ROW  
0.0426 ACRES (1,854 SQ. FT.)

CSJ:	0015-11-067	AUSTIN GRID #	L-30
SURVEY DATE:	5/19/2022	PROJECT:	
REVISION DATE:	N/A	PROPERTY ID:	249166
SCALE:	1" = 30'	PAGE:	4 OF 6

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	91° 34' 10" (RT)	15.00'	23.97'	21.50'	S70° 33' 08" W
(C1)	(91° 34')	(15.00')	(23.97')	(21.50')	(S72° 59' W)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S76° 46' 05" E	53.81'
L2	S65° 16' 58" E	6.79'
L3	S63° 39' 12" E	10.00'

WHATABURGER, INC.  
TRACT 1  
EXECUTED OCTOBER 31, 1985  
VOL. 9502, PG. 95  
R.P.R.T.C.TX.

LOT 1  
RUTLAND-LEMMON  
LTD. ADD.  
VOL. 72, PG. 33  
P.R.T.C.TX.

JOHN APPELGAIT  
SURVEY NO. 58  
ABSTRACT NO. 29

LOT A  
RUTLAND-LEMMON  
LTD. ADD. SEC. 2  
VOL. 74, PG. 63  
P.R.T.C.TX.

5306.010 ROW  
0.0426 AC.  
(1,854 SQ. FT.)

PROPOSED N24° 46' 03" E  
R.O.W. 137.65'

(S27° 12' W 134.58')

S24° 46' 03" W 134.63'

SEE  
DETAIL "A"

EXISTING R.O.W.

ROW DEDICATION PER PLAT  
VOL. 72, PG. 33  
P.R.T.C.TX.

STATE OF TEXAS  
0.27 ACRES  
VOL. 568, PG. 316  
D.R.T.C.TX

NORTH LAMAR BLVD.  
LOOP 275  
(100' WIDE RIGHT-OF-WAY)

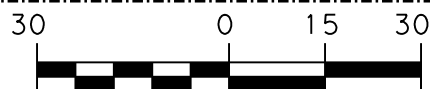
15' WASTEWATER AND  
WATER ESMT.  
VOL. 72, PG. 33  
P.R.T.C.TX.

STATE OF TEXAS  
0.34 ACRES  
VOL. 567, PG. 408  
D.R.T.C.TX.

10' RESERVED  
FOR FUTURE R.O.W.  
VOL. 72, PG. 33  
P.R.T.C.TX.

CORRIDOR CENTERLINE

N24° 43' 02" E 4,853.41'



GRAPHIC SCALE  
SCALE: 1" = 30'

SEE PLANIMETRICS ON PAGE 6

TRAVIS COUNTY, TEXAS

PAGE 5 OF 6  
REF. FIELD NOTE NO. 48411



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

CITY OF AUSTIN - CORRIDOR PROGRAM

NORTH LAMAR BOULEVARD SEGMENT C3

PARCEL PLAT - 5306.010 ROW

0.0426 ACRES (1,854 SQ. FT.)

CSJ:	0015-11-067	AUSTIN GRID #	L-30
SURVEY DATE:	5/19/2022	PROJECT:	
REVISION DATE:	N/A	PROPERTY ID:	249166
SCALE:	1" = 30'	PAGE:	5 OF 6

RUTLAND DRIVE  
(72' WIDE RIGHT-OF-WAY)  
PER ADDITIONAL ROW TAKING  
ACCORDING TO  
VOL. 11822, PG. 1260  
R.P.R.T.C.TX.

WHATABURGER, INC.  
TRACT 1  
EXECUTED OCTOBER 31, 1985  
VOL. 9502, PG. 95  
R.P.R.T.C.TX.

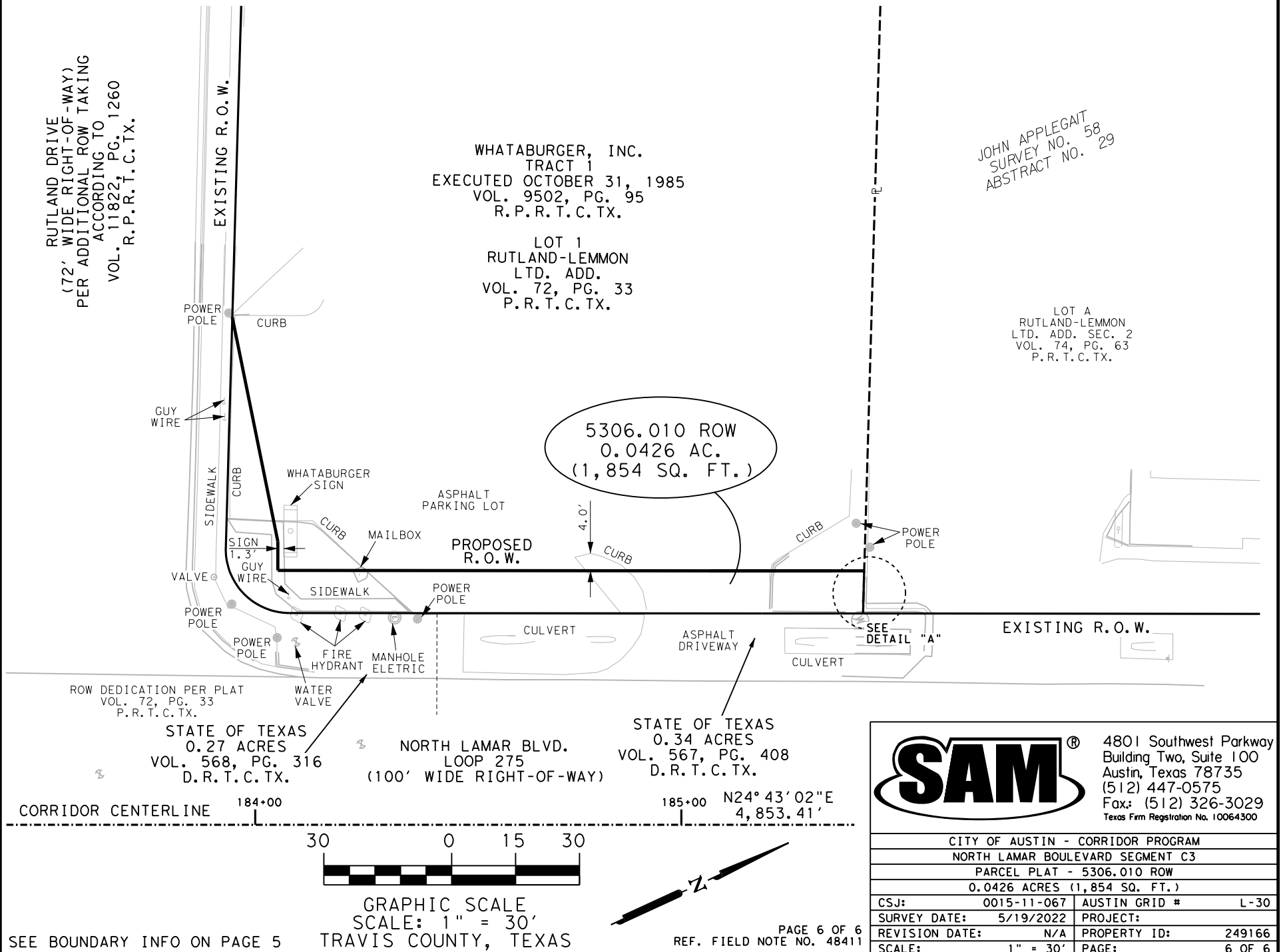
LOT 1  
RUTLAND-LEMMON  
LTD. ADD.  
VOL. 72, PG. 33  
P.R.T.C.TX.


JOHN APPELGAIT  
SURVEY NO. 58  
ABSTRACT NO. 29

LOT A  
RUTLAND-LEMMON  
LTD. ADD. SEC. 2  
VOL. 74, PG. 63  
P.R.T.C.TX.

5306.010 ROW  
0.0426 AC.  
(1,854 SQ. FT.)

EXHIBIT "A"



		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300	
CITY OF AUSTIN - CORRIDOR PROGRAM			
NORTH LAMAR BOULEVARD SEGMENT C3			
PARCEL PLAT - 5306.010 ROW			
0.0426 ACRES (1,854 SQ. FT.)			
CSJ:	0015-11-067	AUSTIN GRID #	L-30
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SCALE:	1" = 30'	PAGE:	6 OF 6