

EXHIBIT "B"

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 TCE
0.0402 Acres, 1,752 SQ. FT.
Page 1 of 6
May 19, 2022

DESCRIPTION OF PARCEL 5306.010 TCE

DESCRIPTION OF A 0.0402 ACRE (1,752 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 0.0402 ACRE (1,752 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 119.18 feet to a calculated point, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein being 141.30 feet left of Corridor Centerline Station (C.C.S.) 183+95.21, and having Surface Coordinates: N=10,107,400.84 E=3,128,448.67;

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 four (4) courses and distances numbered 1 through 4:

- 1) South 76°46'05" East, a distance of 77.60 feet to a calculated point being 65.26 feet left of C.C.S. 184+10.67,
- 2) North 24°46'03" East, a distance of 65.62 feet to a calculated point being 65.21 feet left of C.C.S. 184+76.28,
- 3) North 65°16'58" West, a distance of 9.80 feet to a calculated point being 75.01 feet left of C.C.S. 184+76.28, and
- 4) North 24°43'02" East, a distance of 67.11 feet to a calculated point being 75.01 feet left of C.C.S. 185+43.39 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 northwest 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 185.17 feet;

EXHIBIT "B"

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 TCE
0.0402 Acres, 1,752 SQ. FT.
Page 2 of 6
May 19, 2022

DESCRIPTION OF PARCEL 5306.010 TCE

5) **THENCE**, South 63°39'12" East, with the common line of said Lot A and said Lot 1, Rutland-Lemmon Ltd. Add., a distance of 15.40 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, for the northeast corner of the parcel described herein;

THENCE, with the proposed east line of this parcel, same being the proposed west right-of-way line of North Lamar Blvd., over and across said Lot 1, Rutland-Lemmon Ltd. Add., the following three (3) courses and distances numbered 6 through 8:

- 6) South 24°46'03" West, a distance of 137.65 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, for the most easterly southeast corner of the parcel described herein,
- 7) North 65°16'58" West, a distance of 6.79 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, and
- 8) North 76°46'05" West, a distance of 53.81 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 119.26 feet left of C.C.S. 183+94.59 on the existing north right-of-way line of said Rutland Drive, for the most southerly southeast corner of the parcel described herein;

9) **THENCE**, North 63°39'47" West, 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 22.05 feet to the **POINT OF BEGINNING**, and containing 0.0402 acres (1,752 sq. ft.) of land.

EXHIBIT B

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:
1. 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.
 2. 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.
 3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 4. **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.
 5. *AREA CALCULATED BY SAM, LLC.
 6. OVERHEAD UTILITIES LINES ARE NOT SHOWN HEREON.
 7. 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
EXISTING R.O.W.
S63°39'47"E
119.18'

P.O.C.

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 TCE
0.0402 AC.
(1,752 SQ. FT.)

PROPOSED R.O.W.

EXISTING R.O.W.

NORTH LAMAR BLVD.
LOOP 275



A

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.	
0.0052 ACRES (227 SQ. FT.)	
5' ELECTRIC ESMT. VOL. 5274, PG. 1832 D.R.T.C.TX.	
0.0025 ACRES (110 SQ. FT.)	
15' WASTEWATER AND WATER ESMT. VOL. 72, PG. 33 P.R.T.C.TX.	
0.0128 ACRES (556 SQ. FT.)	
REVISIONS	
-	-
-	-
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 TCE	
0.0402 ACRES (1,752 SQ. FT.)	
CSJ:	0015-11-067
SURVEY DATE:	5/19/2022
REVISION DATE:	N/A
SCALE:	1" = 30'
AUSTIN GRID #	L-30
PROJECT:	
PROPERTY ID:	249166
PAGE:	4 OF 6

EXHIBIT B

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S76° 46' 05" E	77.60'
L2	N65° 16' 58" W	9.80'
L3	S63° 39' 12" E	15.40'
L4	N65° 16' 58" W	6.79'
L5	N76° 46' 05" W	53.81'
L6	N63° 39' 47" W	22.05'

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 APPELGAT
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 TCE
0.0402 AC.
(1,752 SQ. FT.)

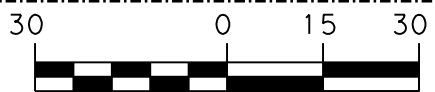
RUTLAND DRIVE
(72' WIDE RIGHT-OF-WAY)
PER ADDITIONAL ROW TAKING
ACCORDING TO
VOL. 11822, PG. 1260
R. P. R. T. C. TX.

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 184+00 N24° 43' 02" E 4,853.41' 185+00



GRAPHIC SCALE
SCALE: 1" = 30'

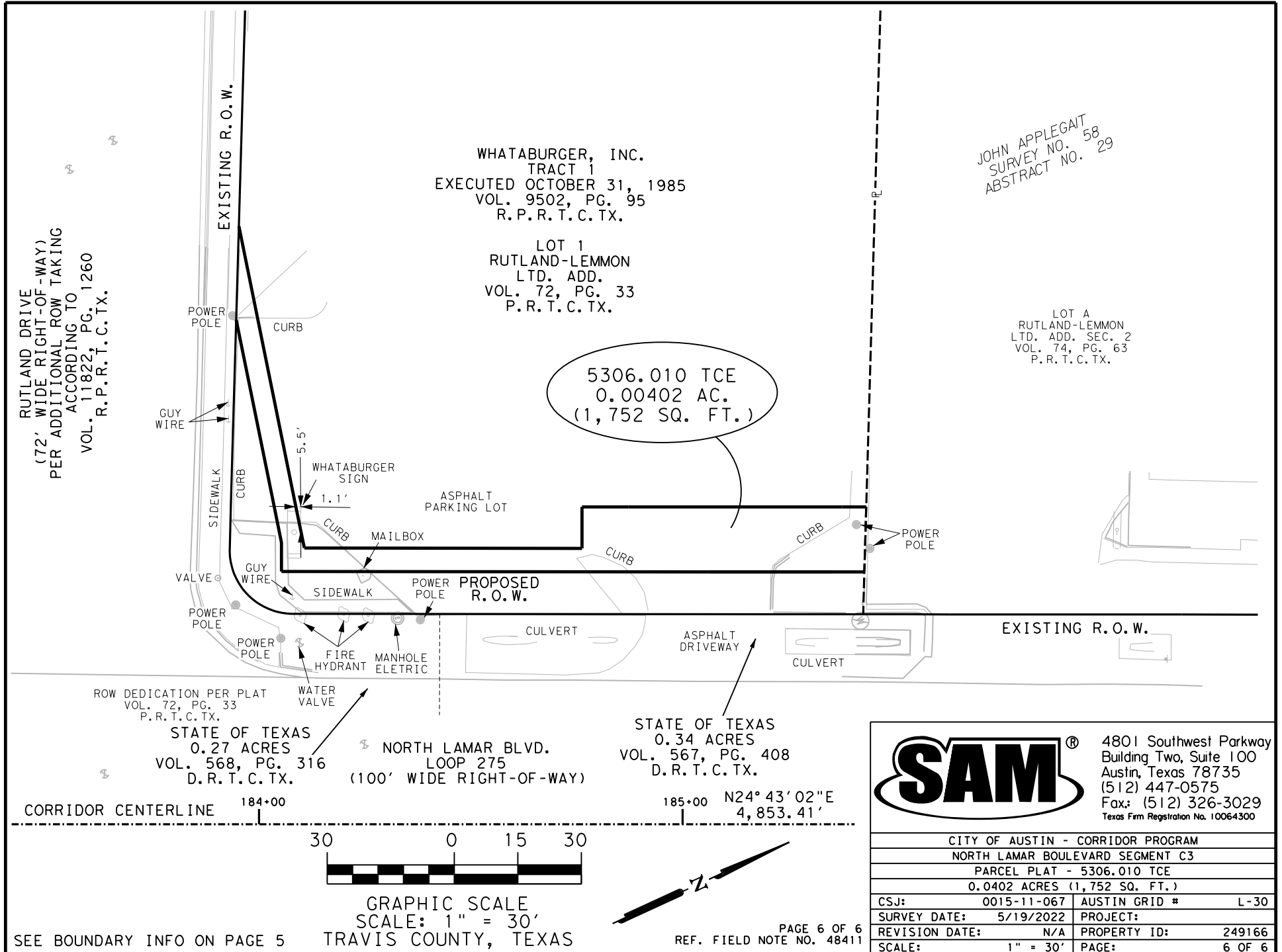
SEE PLANIMETRICS ON PAGE 6 TRAVIS COUNTY, TEXAS

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 TCE		
0.0402 ACRES (1,752 SQ. FT.)		
CSJ:	0015-11-067	AUSTIN GRID # L-30
SURVEY DATE:	5/19/2022	PROJECT:
REVISION DATE:	N/A	PROPERTY ID:
SCALE:	1" = 30'	PAGE:
		5 OF 6

EXHIBIT B



SAM ®		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 TCE		
0.0402 ACRES (1,752 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: 6 OF 6