EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5300.002 ROW
Corridor:	South Pleasant Valley Road	2.781 Acres, 121,156 Sq. Ft.
Segment:	SPVR-C1	Page 1 of 8
Segment Limits From:	Trailhead	October 2, 2023
To:	Burleson Road	

DESCRIPTION OF PARCEL 5300.002
DECLARATION OF USE FOR PUBLIC RIGHT-OF-WAY

DESCRIPTION OF A 2.781 ACRE (121,156 SQUARE FOOT) PARCEL, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 4.21 ACRES CONVEYED TO CITY OF AUSTIN BY WARRANTY DEED IN LIEU OF CONDEMNATION EXECUTED JULY 28, 1995, AS RECORDED IN VOLUME 12502, PAGE 1487, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.781 ACRE (121,156 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at an angle point in the west line of said 4.21 acre City of Austin tract, being at the northwest corner of that tract described as 1.232 acres conveyed to Brian Robertson and Alexia Bowers by General Warranty Deed with Third Party Vendor's Lien, as recorded in Document No. 2021168513, Official Public Records, Travis County, Texas, also being the northeast corner of Lot 2A, and the southeast corner of Lot 1A, Amended Plat of Lots 1 and 2 of the Amended Plat of Lots 3 and 4, Polvado Subdivision No. 2 and Lots 1 and 2, Polvado Subdivision No. 3, a subdivision recorded May 24, 2000 in Document No. 200000164, Official Public Records, Travis County, Texas;

THENCE, along a west line of said 4.21 acre City of Austin tract, and the north line of said 1.232 acre Robertson tract, South 28°39'20" East 285.23 feet to a 1/2-inch iron rod with "McGray McGray" plastic cap set at an angle point in the west line of this parcel, for the POINT OF BEGINNING, being 70.00 feet left of Engineer's Baseline Station 9+67.38, and having Surface Coordinates of N=10,054,718.51, E=3,118,192.43;

THENCE, along the proposed west line of this parcel, crossing said 4.21 acre City of Austin tract, the following three (3) courses, numbered 1 through 3:

1) **North 64°18'51" East 133.18 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set, being 68.26 feet left of Engineer's Baseline Station 11+06.13,

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City of Austin:	Corridor Program	Parcel 5300.002 ROW
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2) with a curve to the left, whose delta angle is **35°59'43"**, radius is **200.00 feet**, an arc distance of **125.65 feet**, and the chord of which bears **North 46°18'59" East 123.59 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set, being 82.63 feet left of Engineer's Baseline Station 12+46.88, and

3) **North 54°03'49" East 42.73 feet** to a 1/2-inch iron rod with a "McGray McGray" plastic cap set at the northwest corner of this parcel, being in the north line of said 4.21 acre City of Austin tract, being in the south line of Lot 17, Block "C", Pleasant Valley Villas, a subdivision recorded August 29, 2002 in Document No. 200200219, Official Public Records, Travis County, Texas, being 75.10 feet left of Engineer's Baseline Station 12+95.32;

4) THENCE, along the north line of this parcel and said 4.21 acre City of Austin tract, and the south line of said Lot 17, **South 64°33'59" East 29.58 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set at the southeast corner of said Lot 17, being in the existing west right-of-way line of the south terminus of Pleasant Valley Road (120 foot width), being the southwest corner of a 14.86 acre tract conveyed to the City of Austin by T. C. Steiner in a Deed recorded in Volume 2093, Page 280, Deed Records of Travis County, Texas, and being 46.63 feet left of Engineer's Baseline Station 13+04.25;

5) THENCE, continuing along the north line of this parcel and said 4.21 acre City of Austin tract, along the south terminus of Pleasant Valley Road and south line of said 14.86 acre City of Austin tract, **South 64°33'59" East 120.08 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set in the existing east right-of-way line of the south terminus of Pleasant Valley Road, being the southeast corner of said 14.86 acre City of Austin tract, and being at the southwest corner of Lot 1, Block "D", in said Pleasant Valley Villas subdivision, and being 69.94 feet right of Engineer's Baseline Station 13+32.68;

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5300.002 ROW
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6) THENCE, continuing along the north line of this parcel and said 4.21 acre City of Austin tract, along the south line of said Lot 1, **South 64°33'59" East 50.64 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set at the northeast corner of this parcel and said 4.21 acre City of Austin tract, being the northwest corner of that tract described as 19.798 acres (Tract 2) conveyed to the City of Austin by Special Warranty Deed, as recorded in Document No. 2015126386, Official Public Records, Travis County, Texas, and being 119.45 feet right or Engineer's Baseline Station 13+41.89;

7) THENCE, along the east line of this parcel and said 4.21 acre City of Austin tract, and the west line of said 19.798 acre City of Austin tract, **South 27°32'56" West 178.32 feet** to a 1/2-inch iron pipe found at southeast corner of this parcel and said 4.21 acre City of Austin tract, being the northeast corner of that tract described as 2.4893 acres conveyed to Abetre, LLC by Warranty Deed with Vendor's Lien, as recorded in Document No. 2021105782, Official Public Records, Travis County, Travis, and being 169.57 feet right of Engineer's Baseline Station 12+03.59;

THENCE, along the south line of this parcel and said 4.21 acre City of Austin tract, and the north line of said 2.4893 acre Abetre tract, the following two (2) courses, numbered 8 and 9:

8) **South 78°11'47" West 305.86 feet** to a 1/2-inch iron rod with "Precision Surveyors" plastic cap found, being 73.48 feet right of Engineer's Baseline Station 9+46.10, and

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5300.002 ROW
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DESCRIPTION OF PARCEL 5300.002
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9) **South 65°43'20" West 313.32 feet** to a 5/8-inch iron rod found at the southwest corner of this parcel and said 4.21 acre City of Austin tract, being the northwest corner of said 2.4893 acre Abetre tract, also being the southeast corner of that tract described as 701 square feet conveyed to the City of Austin by Street Deed, as recorded in Volume 5493, Page 1023, Deed Records, Travis County, Texas, and in the existing east right-of-way line of Burleson Road (65 foot width), and being 65.79 feet right of Engineer's Baseline Station 6+32.87;

10) THENCE, along a west line of this parcel and said 4.21 acre City of Austin tract, the east line of said 701 square foot City of Austin tract, and the existing east right-of-way line of Burleson Road, **North 24°56'36" West 161.74 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set at an angle point in the west line of this parcel and said 4.21 acre City of Austin tract, being at the southeast corner of said 1.232 acre Robertson tract, also being the northeast corner of said 701 square foot City of Austin tract, and being 95.94 feet left of Engineer's Baseline Station 6+34.97;

THENCE, along the west line of this parcel and said 4.21 acre City of Austin tract, and the east line of said 1.232 acre Robertson tract, the following four (4) courses, numbered 11 through 14:

11) **North 62°13'23" East 172.30 feet** to a 1/2-inch iron rod with "McGray McGray" plastic cap set, being 102.23 feet left of Engineer's Baseline Station 8+07.15;

12) **South 31°14'37" East 61.49 feet** to a 1/2-inch iron rod found, being 41.03 feet left of Engineer's Baseline Station 8+13.11,

13) **North 59°35'23" East 155.64 feet** to a 5/8-inch iron rod found, being 53.85 feet left of Engineer's Baseline Station 9+68.22, and

EXHIBIT "A"

City of Austin:	Corridor Program		Parcel 5300.002 ROW
Corridor:	South Pleasant Valley Road		2.781 Acres, 121,156 Sq. Ft.
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DESCRIPTION OF PARCEL 5300.002
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14) **North 28°39'20" West 16.17 feet** to the POINT OF BEGINNING and containing 2.781 acres (121,156 square feet) of land within these metes and bounds.

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/Parcel 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 Engineer's Baseline provided by Engineer on 12/12/2022.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

10/02/2023

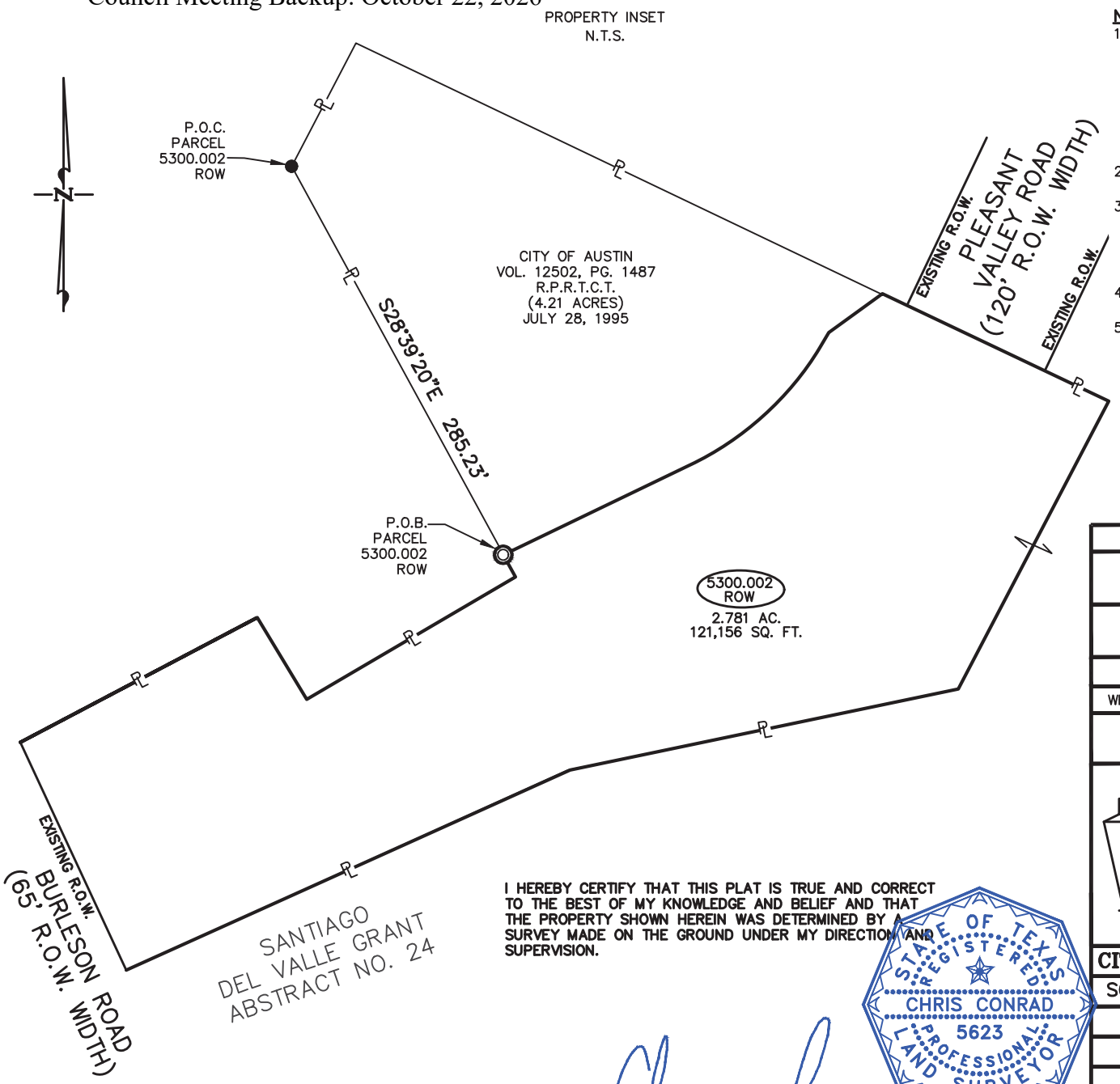
Chris Conrad, Reg. Professional Land Surveyor No. 5623 Date
M:/Kimley-Horn~21-095~SPV Extension/Description/Parcel 5300.002 ROW_R2

AUSTIN GRID J-18 / PROPERTY ID: 290155

SURVEY EXHIBIT REVIEWED
BY CITY OF AUSTIN
CORRIDOR PROGRAM OFFICE
ACCEPTED: 10/10/2023

EXHIBIT "A"

PROPERTY INSET
N.T.S.



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON 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 THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. **THE MONUMENT(S) DESCRIBED AS "CALCULATED" MAY BE SET WITH 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 ENGINEER'S BASELINE PROVIDED BY ENGINEER ON 12/12/2022.
5. NO RECORD EASEMENT INFORMATION FOUND FOR SOME UTILITIES SHOWN.

REVISIONS	
-	-
-	-

AREA TABLE – ACRES (SQUARE FEET)		
WHOLE PROPERTY	ACQUISITION	REMAINDER
4.21 AC. (183,247 SF.)	2.781 AC. (121,156 SF.)	1.43 AC. (62,091 SF.)

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STATE OF TEXAS
REGISTERED
CHRIS CONRAD
5623
PROFESSIONAL
LAND SURVEYOR

10/02/2023
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

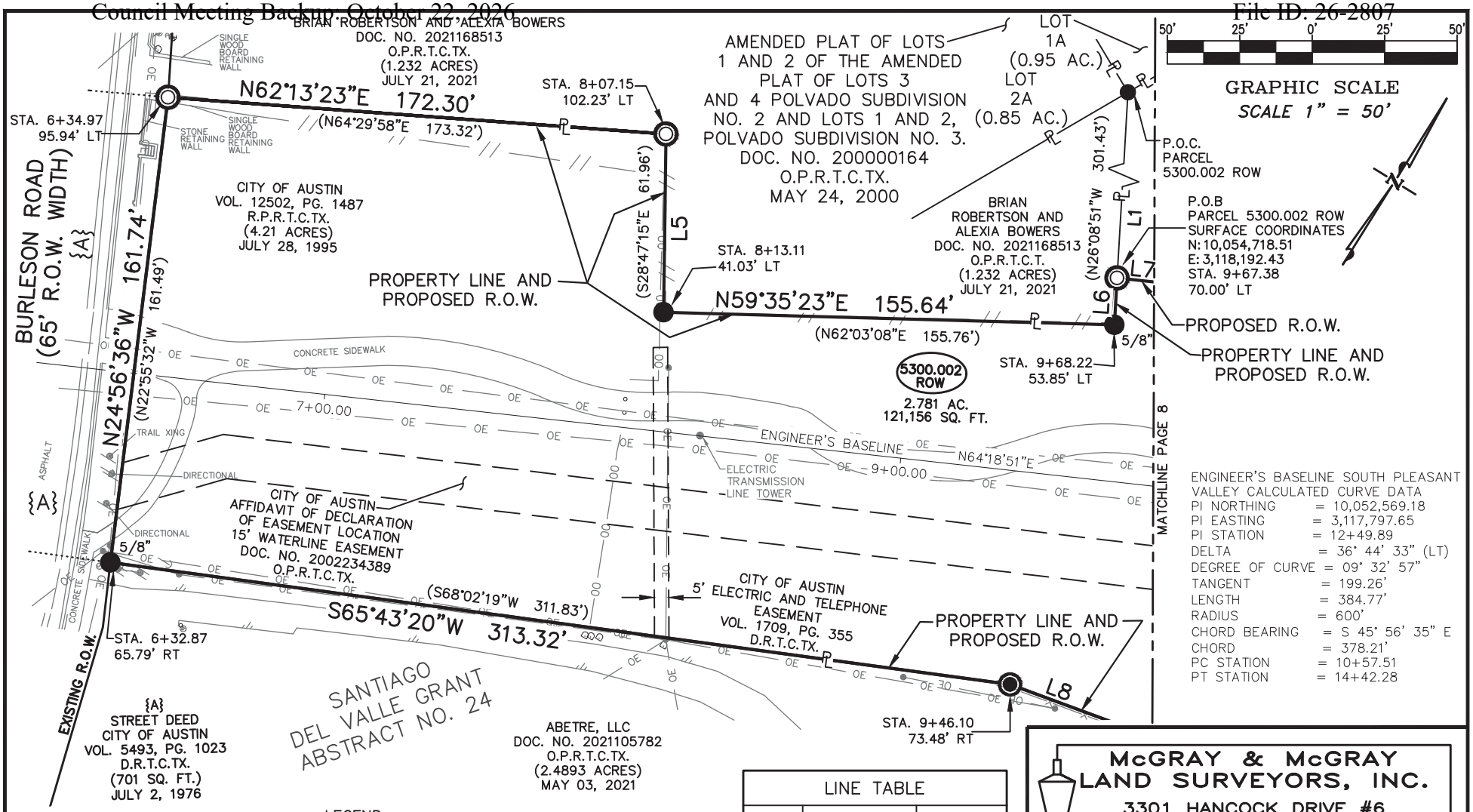
CITY OF AUSTIN – CORRIDOR PROGRAM

SOUTH PLEASANT VALLEY ROAD, SEGMENT C1

PARCEL PLAT – 5300.002 ROW

2.781 ACRES, (121,156 SQ. FT.)

	AUSTIN GRID# J-18
SURVEY DATE: 10/02/2023	PROJECT: 21-095
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SCALE: N.T.S.	PAGE: 6 OF 8



LEGEND

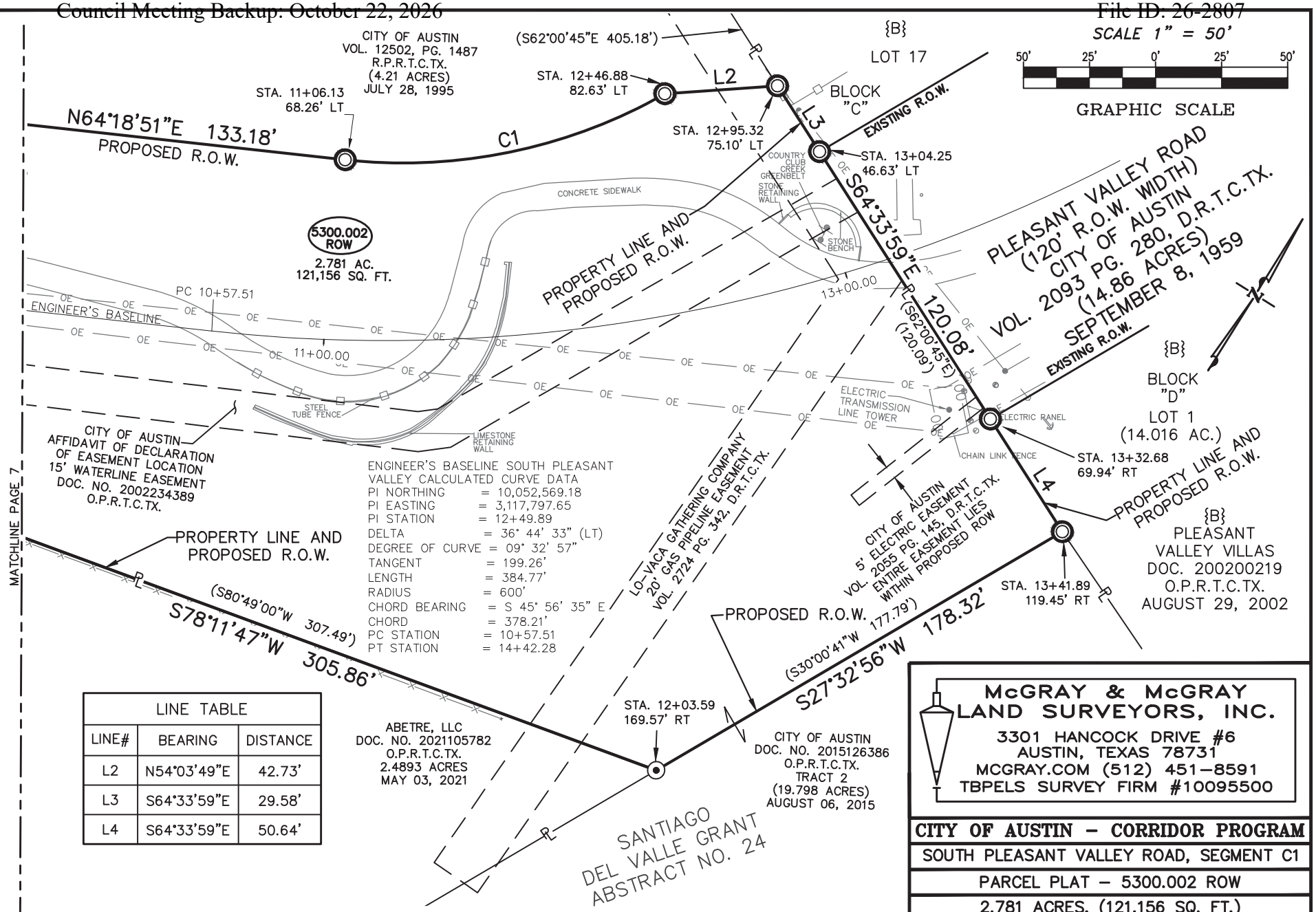
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MCGRAY & MCGRAY" SET
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- 1/2" IRON ROD PLASTIC CAP STAMPED "PRECISION SURVEYORS" FOUND
- 1/2" IRON PIPE FOUND
- (1) PARCEL NUMBER
- 00 CHAIN LINK FENCE
- OE OVERHEAD ELECTRIC
- // WOODEN FENCE
- STEEL TUBE FENCE
- PROPERTY LINE (OWNERSHIP IN COMMON)
- PL PROPERTY LINE (OWNERSHIP DIVISION)
- BK./PG. BOOK/PAGE
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (XXXX) RECORD INFORMATION

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S28°39'20"E	285.23'
L5	S31°14'37"E	61.49'
L6	N28°39'20"W	16.17'
L7	N64°18'51"E	133.18'
L8	S78°11'47"W	305.86'

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CITY OF AUSTIN – CORRIDOR PROGRAM	
SOUTH PLEASANT VALLEY ROAD, SEGMENT C1	
PARCEL PLAT – 5300.002 ROW	
2.781 ACRES, (121,156 SQ. FT.)	
	AUSTIN GRID# J–18
SURVEY DATE: 10/02/2023	PROJECT: 21–095
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EXHIBIT "A"



LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N54°03'49"E	42.73'
L3	S64°33'59"E	29.58'
L4	S64°33'59"E	50.64'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	125.65'	200.00'	35°59'43"	N46°18'59"E	123.59'

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CITY OF AUSTIN - CORRIDOR PROGRAM

SOUTH PLEASANT VALLEY ROAD, SEGMENT C1

PARCEL PLAT - 5300.002 ROW

2.781 ACRES, (121,156 SQ. FT.)

	AUSTIN GRID# J-18
SURVEY DATE: 10/02/2023	PROJECT: 21-095
REVISION DATE:	PROPERTY ID: 290155
SCALE: 1" = 50'	PAGE: 8 OF 8