

**RESOLUTION NO. 20210930-113**

**WHEREAS**, the City Council of the City of Austin has found that public necessity requires the City to acquire certain real property interests for the public uses as set out below; and

**WHEREAS**, the City has attempted to purchase those needed real property interests, but has been unable to agree with the owner on the value of the property interest, or the damages, if any; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City against the owner now having, or who may acquire, an interest in the real property interests necessary to the City, described below, for the public uses set out below, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions.

**BE IT FURTHER RESOLVED:**

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owners: SATGURU, L.L.C., a Texas limited liability company  
Project: Burnet Road Corridor Project  
Public Use: The construction of a shared-use-path route and landscaping within the project area that will address congestion and enhance safety for pedestrians and cyclists.

**Sidewalk, Trail and Recreational Easement:** 0.0255 of one acre (1,113 sq.ft.) parcel, out of the James P. Wallace survey no. 18, abstract no. 792 in

the City of Austin, Travis County, Texas, being out of a portion of Lot 2, Dayton-Carr Industrial Subdivision, a Subdivision of record in Book 83, Pages 149A-149B, Plat Records, Travis County, Texas, said portion of lot 2 being that tract described as 0.928 of one acre conveyed to Satguru L.L.C. by Deed, executed March 9, 2004, as recorded in Document No. 2004054015, Official Public Records, Travis County, Texas, as shown on the accompanying sketch, being more particularly described by metes and bounds as follows in "Exhibit A-1" attached, hereinafter referred to as the "Property" or "Easement."

**Drainage Easement:** 0.0029 of one acre (125 sq.ft.) parcel, out of the James P. Wallace survey no. 18, abstract no. 792 in the City of Austin, Travis County, Texas, being out of a portion of Lot 2, Dayton-Carr Industrial Subdivision, a Subdivision of Record in Book 83, Pages 149A-149B, Plat Records, Travis County, Texas, said portion of lot 2 being that tract described as 0.928 of one acre conveyed to Satguru L.L.C. by Deed, executed March 9, 2004, as recorded in Document No. 2004054015, Official Public Records, Travis County, Texas, as shown on the accompanying sketch, being more particularly described by metes and bounds as follows in "Exhibit A-2" attached, hereinafter referred to as the "Property" or "Easement."

**Temporary Construction Easement:** 0.0322 of one acre (1,403 sq.ft.) parcel, out of the James P. Wallace survey no. 18, abstract no. 792 in the City of Austin, Travis County, Texas, being out of a portion of Lot 2, Dayton-Carr Industrial Subdivision, a Subdivision of record in Book 83, Pages 149A-149B, Plat Records, Travis County, Texas, said portion of lot 2 being that tract described as 0.928 of one acre conveyed to Satguru L.L.C.

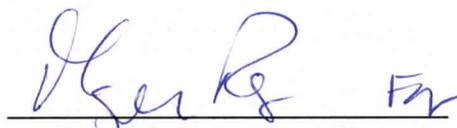
by Deed, executed March 9, 2004, as recorded in Document No. 2004054015, Official Public Records, Travis County, Texas, as shown on the accompanying sketch, being more particularly described by metes and bounds as follows in "Exhibit A-3" attached, hereinafter referred to as the "Property" or "Easement."

Location: 9100 Burnet Rd., Austin, TX 78758. The general route of the project is along Burnet Road between Koenig Lane to MoPac Expressway (District 7).

Property: Described in the attached and incorporated "Exhibits A-1, A-2, and A-3."

**ADOPTED:** September 30, 2021

**ATTEST:**



Jannette S. Goodall  
City Clerk

**EXHIBIT A-1**

<b>City of Austin:</b>	Corridor Program	Parcel 5302.009 STARE
<b>Corridor:</b>	Burnet Road	0.0255 Acres, 1,113 Sq. Ft.
<b>Segment:</b>	BURN-C4	Page 1 of 9
<b>Segment From:</b>	US 183	November 13, 2020
<b>Limits To:</b>	Bright Verde Way	Revised: February 02, 2021
<b>CSJ:</b>	1376-02-042	

DESCRIPTION OF PARCEL 5302.009 STARE

DESCRIPTION OF A 0.0255 OF ONE ACRE (1,113 SQUARE FOOT) PARCEL, OUT OF THE JAMES P. WALLACE SURVEY NO. 18, ABSTRACT NO. 792 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF A PORTION OF LOT 2, DAYTON-CARR INDUSTRIAL SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 83, PAGES 149A-149B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID PORTION OF LOT 2 BEING THAT TRACT DESCRIBED AS 0.928 OF ONE ACRE CONVEYED TO SATGURU, L.L.C. BY DEED, EXECUTED MARCH 9, 2004, AS RECORDED IN DOCUMENT NO. 2004054015, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0255 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with a “2257 NM RPLS” stamped plastic cap found at the southwest corner of Lot 6, Resubdivision of Blocks “A” and “B”, Waterford Centre, a subdivision of record in Book 95, Page 314, Plat Records, Travis County, Texas, said Lot 6 conveyed to Friendly Car Care, Inc. by deed, as recorded in Volume 13096, Page 1798, Real Property Records, Travis County, Texas;

THENCE, along the south line of said Lot 6 and said Friendly Car Care tract and the north line of said Lot 2 and said 0.928 of one acre SATGURU tract, South 62°12’46” East 265.31 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 65.57 feet left of Engineer’s Baseline Station 253+31.76, and having Surface Coordinates of N=10,110,804.83 E=3,118,974.74;

- 1) THENCE, along the north line of this parcel, said Lot 2, and said 0.928 of one acre SATGURU tract and the south line of said Lot 6 and said Friendly Car Care tract, **South 62°12’46” East 9.73 feet** to a 1/2 inch iron rod found at the northeast corner of this parcel, said Lot 2, and said 0.928 of one acre SATGURU tract, being at the southeast corner of said Lot 6 and said Friendly Car Care tract, and being in the west line of that tract described as 2.696 acres conveyed to the State of Texas by deed, as recorded in Volume 663, Page 60, Deed Records, Travis County, Texas, and in the existing west right-of-way line of Burnet Road (FM-1325, varying width right-of-way);

## EXHIBIT A-1

<b>City of Austin:</b>	Corridor Program	Parcel 5302.009 STARE
<b>Corridor:</b>	Burnet Road	0.0255 Acres, 1,113 Sq. Ft.
<b>Segment:</b>	BURN-C4	Page 2 of 9
<b>Segment From:</b>	US 183	November 13, 2020
<b>Limits To:</b>	Bright Verde Way	Revised: February 02, 2021
<b>CSJ:</b>	1376-02-042	

### DESCRIPTION OF PARCEL 5302.009 STARE

- 2) THENCE, along the east line of this parcel, said Lot 2, and said 0.928 of one acre SATGURU tract, the west line of said 2.696 acre State of Texas tract, and the existing west right-of-way line of Burnet Road, **South 09°31'53" West 65.65 feet** to a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II monument found at the north corner of that tract described as 0.020 of one acre conveyed to the State of Texas by deed, as recorded in Volume 10725, Page 1214, Real Property Records, Travis County, Texas;
- 3) THENCE, continuing along the east line of this parcel and said 0.928 of one acre SATGURU tract and along the west line of said 0.020 of one acre State of Texas tract and the existing west right-of-way line of Burnet Road, **South 22°41'09" West 82.71 feet** to a 1/2 inch iron rod with "MCGRAY MCGRAY" stamped plastic cap set at the south corner of this parcel, being in the south line of said Lot 2 and the north line of Lot A, Resubdivision of Tract 1, Lillian L. Roberts Commercial & Industrial Subdivision, a subdivision of record in Book 48, Page 89, Plat Records, Travis County, Texas, and being at the southeast corner of said 0.928 of one acre SATGURU tract, the southwest corner of said 0.020 of one acre State of Texas tract, the northwest corner of that tract described as 0.480 of one acre conveyed to the State of Texas by Judgment of Court in Absence of Objections, as recorded in Volume 10859, Page 295, Real Property Records, Travis County, Texas, and at the northeast corner of that tract described as said Lot A, Save and Except 0.480 of one acre, conveyed to CLIFTONLTHOMASJR, LLC by deed, as recorded in Document No. 2012220334, Official Public Records, Travis County, Texas, from which as TxDOT Type II monument found bears South 23°24'18" West 24.36 feet;
- 4) THENCE, along the south line of this parcel, said Lot 2, and said SATGURU tract and the north line of said Lot A and said CLIFTONLTHOMASJR tract, **North 62°47'56" West 0.89 feet** to a calculated point at the southwest corner of this parcel, being 75.24 feet left of Engineer's Baseline Station 251+82.73;

## EXHIBIT A-1

<b>City of Austin:</b>	Corridor Program	Parcel 5302.009 STARE
<b>Corridor:</b>	Burnet Road	0.0255 Acres, 1,113 Sq. Ft.
<b>Segment:</b>	BURN-C4	Page 3 of 9
<b>Segment From:</b>	US 183	November 13, 2020
<b>Limits To:</b>	Bright Verde Way	Revised: February 02, 2021
<b>CSJ:</b>	1376-02-042	

### DESCRIPTION OF PARCEL 5302.009 STARE

THENCE, along the proposed west line of this parcel, crossing said Lot 2 and said 0.928 of one acre SATGURU tract, the following seven (7) courses, numbered 5 through 11:

- 5) **North 16°22'28" East 6.97 feet** to a calculated point, being 74.45 feet left of Engineer's Baseline Station 251+89.66;
- 6) with a curve to the left, whose delta angle is **08°09'27"**, radius is **46.22 feet**, an arc distance of **6.58 feet**, and the chord of which bears **North 12°17'46" East 6.58 feet** to a calculated point, being 74.16 feet left of Engineer's Baseline Station 251+96.23;
- 7) with a curve to the right, whose delta angle is **13°49'59"**, radius is **65.48 feet**, an arc distance of **15.81 feet**, and the chord of which bears **North 15°08'02" East 15.77 feet** to a calculated point, being 72.70 feet left of Engineer's Baseline Station 252+11.94;
- 8) **North 22°41'19" East 27.99 feet** to a calculated point, being 66.47 feet left of Engineer's Baseline Station 252+39.22;
- 9) with a curve to the left, whose delta angle is **21°37'41"**, radius is **40.00 feet**, an arc distance of **15.10 feet**, and the chord of which bears **North 11°52'20" East 15.01 feet** to a calculated point, being 65.93 feet left of Engineer's Baseline Station 252+54.22;
- 10) with a curve to the right, whose delta angle is **10°44'44"**, radius is **132.36 feet**, an arc distance of **24.82 feet**, and the chord of which bears **North 06°25'51" East 24.79 feet** to a calculated point, being 67.40 feet left of Engineer's Baseline Station 252+78.97; and
- 11) **North 11°48'13" East 52.82 feet** to the POINT OF BEGINNING and containing 0.0255 of one acre (1,113 square feet) of land within these metes and bounds.

**EXHIBIT A-1**

**City of Austin:** Corridor Program  
**Corridor:** Burnet Road  
**Segment:** BURN-C4  
**Segment From:** US 183  
**Limits To:** Bright Verde Way  
**CSJ:** 1376-02-042

Parcel 5302.009 STARE  
0.0255 Acres, 1,113 Sq. Ft.  
Page 4 of 9  
November 13, 2020  
Revised: February 02, 2021

**DESCRIPTION OF PARCEL 5302.009 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) 2011 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 05/12/2020.
- REVISED 02/02/2021: Change Segment from BURN-C3 to BURN-C4; Add FM-1325 to Burnet Road references.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

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



02/02/2021

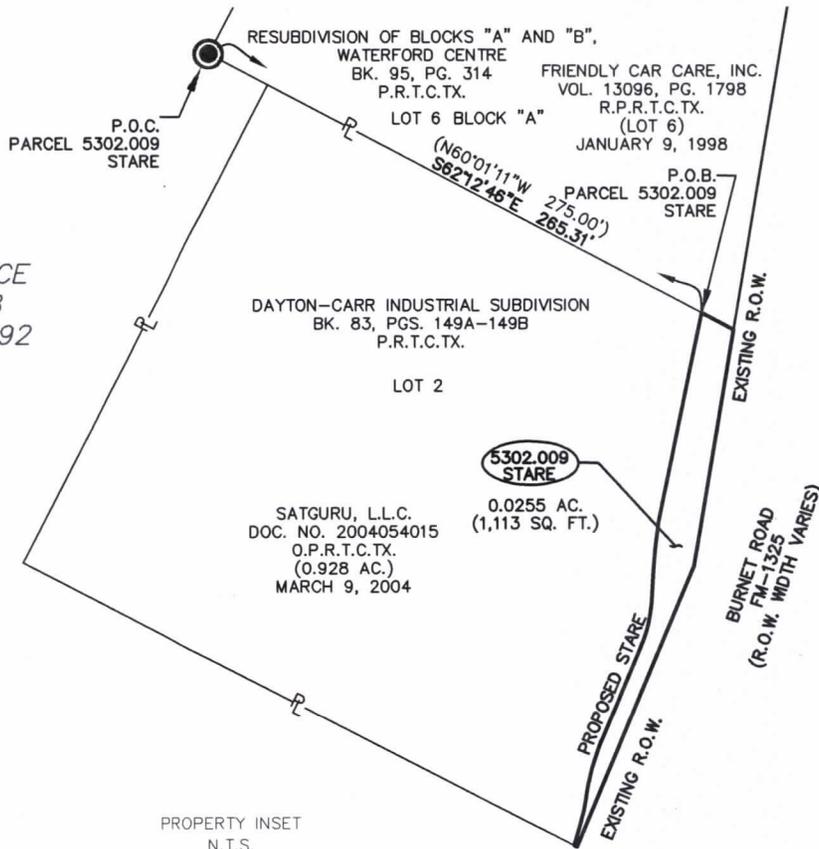
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/CDM Smith~18-046\_Burnet Road/Descriptions/Parcel 5302.009

AUSTIN GRID K-31  
PARCEL ID: 251489

JAMES P. WALLACE  
SURVEY NO. 18  
ABSTRACT NO. 792



**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 CORRIDOR CENTERLINE PROVIDED BY ENGINEER ON 5/12/2020.

REVISIONS	
02/02/2021	CHANGE SEGMENT FROM BURN-C3 TO BURN-C4; ADD FM-1325 TO BURNET ROAD REFERENCES.
-	-

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

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>			
BURNET ROAD CORRIDOR, SEGMENT C4			
PARCEL PLAT - 5302.009 STARE			
0.0255 ACRES, (1,113 SQ. FT.)			
CSJ:	1376-02-042	AUSTIN GRID#	K-31
SURVEY DATE:	11/13/2020	PROJECT:	18-046
REVISION DATE:	02/02/2021	PROPERTY ID:	251489
SCALE:	N.T.S.	PAGE:	5 OF 9

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.



02/02/2021

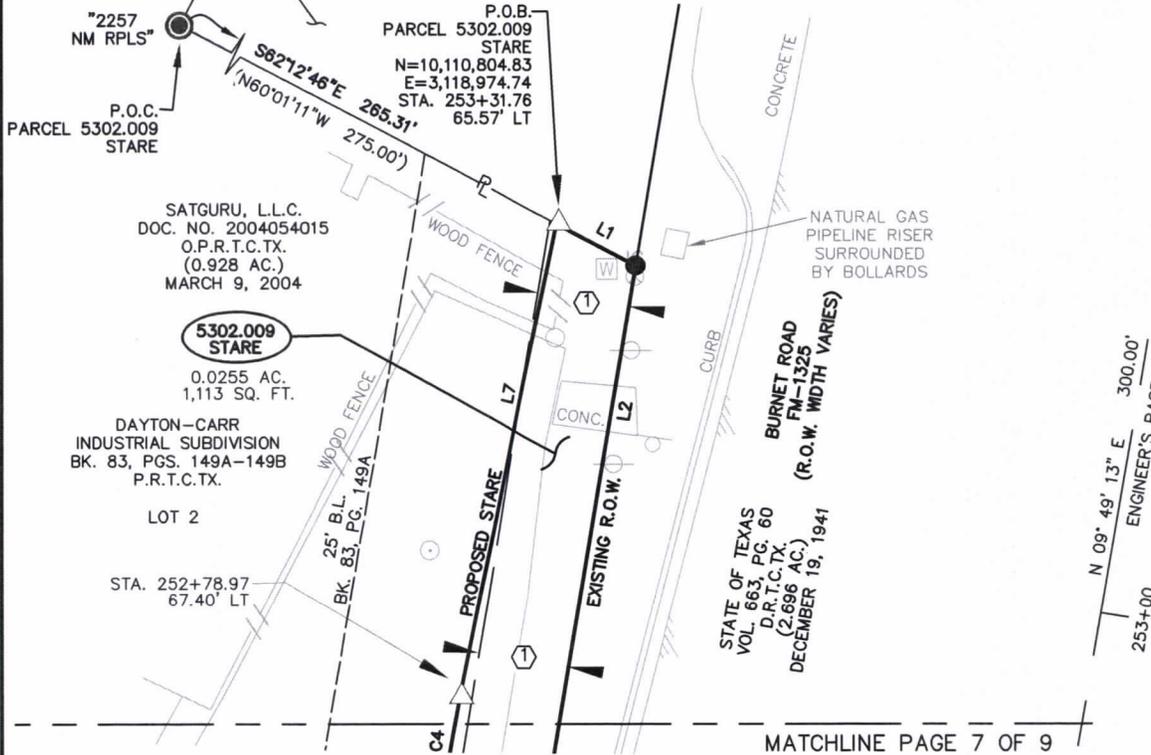
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: There is a description to accompany this plat.

EXHIBIT A-1

FRIENDLY CAR CARE, INC.  
VOL. 13096, PG. 1798  
R.P.R.T.C.TX.  
(LOT 6)  
JANUARY 9, 1998

RESUBDIVISION OF BLOCKS "A" AND "B",  
WATERFORD CENTRE  
BK. 95, PG. 314  
P.R.T.C.TX.  
LOT 6  
BLOCK "A"

JAMES P. WALLACE  
SURVEY NO. 18  
ABSTRACT NO. 792



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S62°12'46"E	9.73'
L2	S09°31'53"W	65.65'
L7	N11°48'13"E	52.82'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C4	24.82'	132.36'	10°44'44"	N06°25'51"E	24.79'

EXHIBIT A-1

MATCHLINE PAGE 7 OF 9

- LEGEND**
- 1/2" IRON ROD WITH "MCGRAY MCGRAY" PLASTIC CAP SET
  - FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)
  - △ CALCULATED POINT, NOT SET
  - FOUND TXDOT TYPE II MONUMENT
  - 1/2" IRON ROD FOUND
  - P— PROPERTY LINE (OWNERSHIP DIVISION)
  - N.T.S.— DISTANCE NOT TO SCALE
  - D— DEED LINE (OWNERSHIP IN COMMON)
  - ① PARCEL NUMBER
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (XXXX) RECORD INFORMATION
  - R.O.W. RIGHT-OF-WAY
  - UNKNOWN MANHOLE
  - COMMUNICATION MANHOLE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - N.T.S. NOT TO SCALE
  - D.R.T.C.TX. DEED 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
  - R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
  - G NATURAL GAS MARKER
  - W WATER METER
  - W WATER VALVE
  - U UNKNOWN VAULT
  - ⊗ POWER POLE
  - ⊖ SIGN
  - ⊗ TRAFFIC CONTROL BOX
  - # DEED REFERENCE (SEE PAGE 9)
  - TREE
  - ⊗ IRRIGATION CONTROL VALVE

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

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MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>		
BURNET ROAD CORRIDOR, SEGMENT C4		
PARCEL PLAT - 5302.009 STARE		
0.0255 ACRES, (1,113 SQ. FT.)		
CSJ:	1376-02-042	AUSTIN GRID# K-31
SURVEY DATE:	11/13/2020	PROJECT: 18-046
REVISION DATE:	02/02/2021	PROPERTY ID: 251489
SCALE:	1" = 20'	PAGE: 6 OF 9

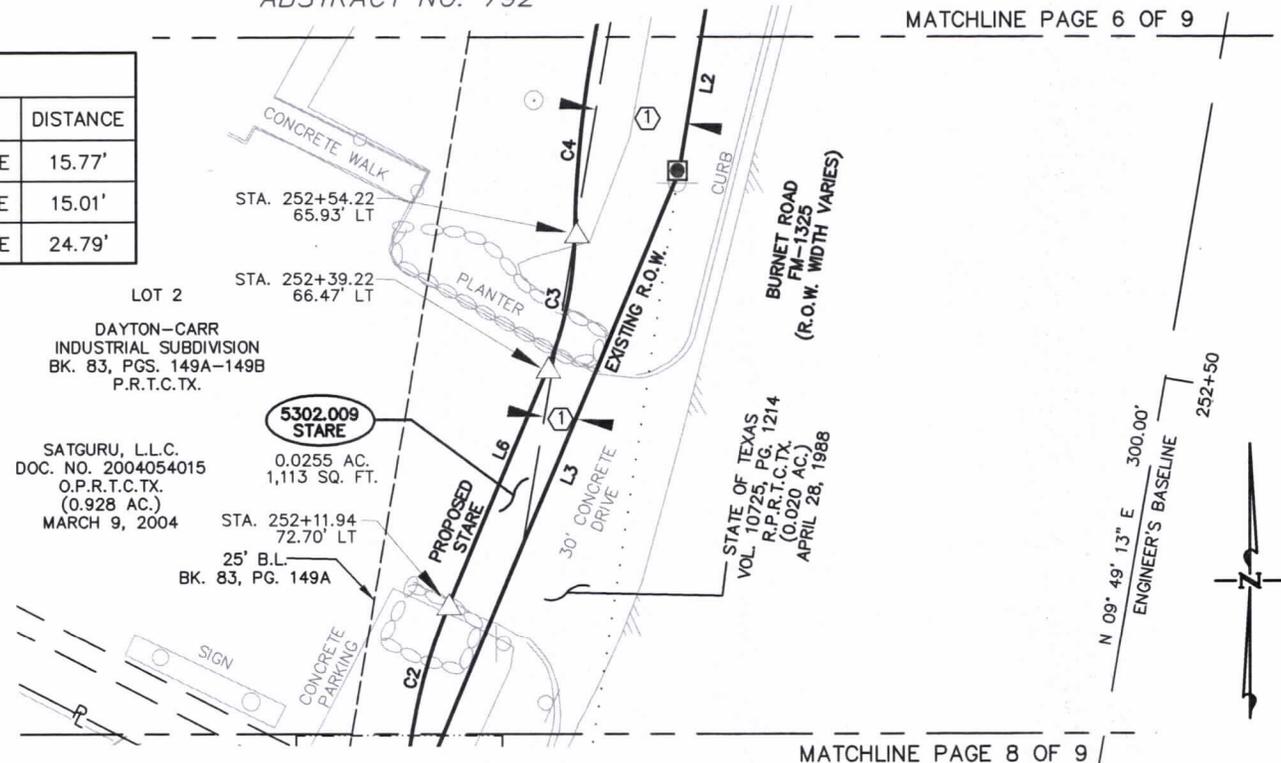
JAMES P. WALLACE  
SURVEY NO. 18  
ABSTRACT NO. 792



MATCHLINE PAGE 6 OF 9

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	15.81'	65.48'	13°49'59"	N15°08'02"E	15.77'
C3	15.10'	40.00'	21°37'41"	N11°52'20"E	15.01'
C4	24.82'	132.36'	10°44'44"	N06°25'51"E	24.79'

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S09°31'53"W	65.65'
L3	S22°41'09"W	82.71'
L6	N22°41'19"E	27.99'



MATCHLINE PAGE 8 OF 9

**LEGEND**

- |  |  |                               |
|--|--|-------------------------------|
| ○ 1/2" IRON ROD WITH "MCGRAY MCGRAY" PLASTIC CAP SET | P.O.B. POINT OF BEGINNING                                  | ○ TREE                        |
| ● FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)    | P.O.C. POINT OF COMMENCEMENT                               | ⊞ DEED REFERENCE (SEE PAGE 9) |
| △ CALCULATED POINT, NOT SET                          | N.T.S. NOT TO SCALE  |                               |
| ● FOUND TXDOT TYPE II MONUMENT                       | D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS              |                               |
| ● 1/2" IRON ROD FOUND                                | O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS |                               |
| —P— PROPERTY LINE (OWNERSHIP DIVISION)               | P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS              |                               |
| —V— DISTANCE NOT TO SCALE                            | R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS   |                               |
| —+— DEED LINE (OWNERSHIP IN COMMON)                  | FO FIBER OPTIC MARKER                                      |                               |
| ① PARCEL NUMBER                                      | W WATER METER  |                               |
| P.U.E. PUBLIC UTILITY EASEMENT                       | W WATER VALVE  |                               |
| (XXXX) RECORD INFORMATION                            | U UNKNOWN VAULT  |                               |
| R.O.W. RIGHT-OF-WAY                                  | ⊗ POWER POLE   |                               |
| ○ UNKNOWN MANHOLE                                    | ⊞ SIGN   |                               |
| ○ COMMUNICATION MANHOLE                              | ⊞ TRAFFIC CONTROL BOX                                      |                               |

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

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AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

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**CITY OF AUSTIN - CORRIDOR PROGRAM**

**BURNET ROAD CORRIDOR, SEGMENT C4**

**PARCEL PLAT - 5302.009 STARE**

**0.0255 ACRES, (1,113 SQ. FT.)**

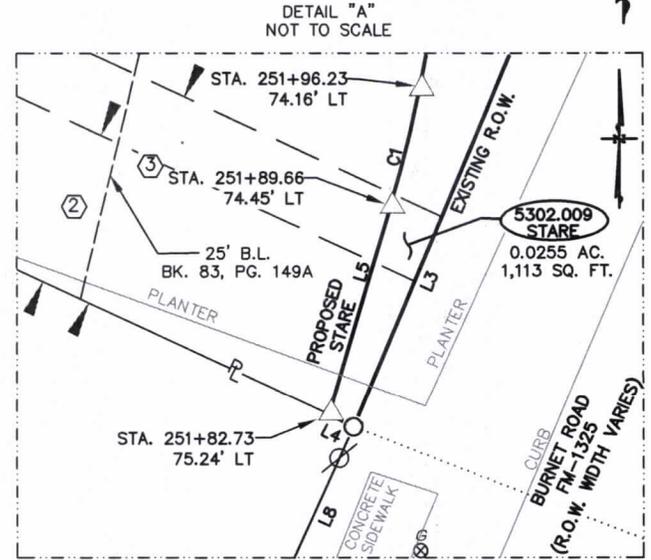
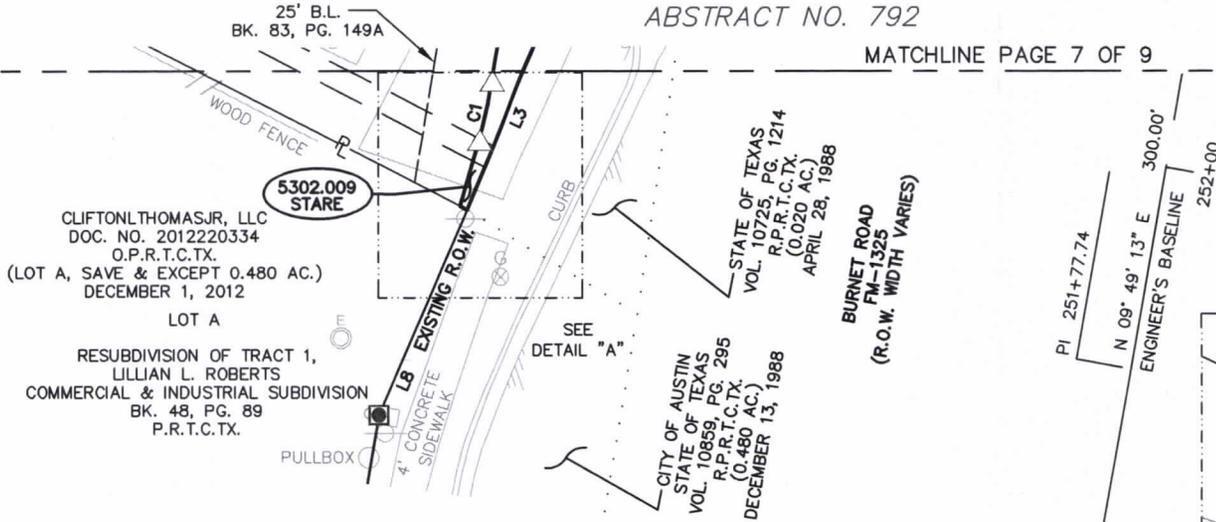
CSJ: 1376-02-042	AUSTIN GRID# K-31
SURVEY DATE: 11/13/2020	PROJECT: 18-046
REVISION DATE: 02/02/2021	PROPERTY ID: 251489
SCALE: 1" = 20'	PAGE: 7 OF 9

EXHIBIT A-1

JAMES P. WALLACE  
SURVEY NO. 18  
ABSTRACT NO. 792



MATCHLINE PAGE 7 OF 9



LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S22°41'09"W	82.71'
L4	N62°47'56"W	0.89'
L5	N16°22'28"E	6.97'
L8	S23°24'18"W	24.36'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	6.58'	46.22'	08°09'27"	N12°17'46"E	6.58'

LEGEND

- 1/2" IRON ROD WITH "MCGRAY MCGRAY" PLASTIC CAP SET
- FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)
- △ CALCULATED POINT, NOT SET
- FOUND TXDOT TYPE II MONUMENT
- 1/2" IRON ROD FOUND
- P— PROPERTY LINE (OWNERSHIP DIVISION)
- N— DISTANCE NOT TO SCALE
- +— DEED LINE (OWNERSHIP IN COMMON)
- ① PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- UNKNOWN MANHOLE
- COMMUNICATION MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- D.R.T.C.TX. DEED 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
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- ◇ FO FIBER OPTIC MARKER
- W WATER METER
- ⊗ WATER VALVE
- U UNKNOWN VAULT
- ⊗ POWER POLE
- ⊗ SIGN
- ⊗ TRAFFIC CONTROL BOX
- ⊗ NATURAL GAS VALVE
- # DEED REFERENCE (SEE PAGE 9)
- ⊗ ELECTRIC MANHOLE

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

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>		
BURNET ROAD CORRIDOR, SEGMENT C4		
PARCEL PLAT - 5302.009 STARE		
0.0255 ACRES, (1,113 SQ. FT.)		
CSJ:	1376-02-042	AUSTIN GRID# K-31
SURVEY DATE:	11/13/2020	PROJECT: 18-046
REVISION DATE:	02/02/2021	PROPERTY ID: 251489
SCALE:	1" = 20'	PAGE: 8 OF 9

EXHIBIT A-1

OWNERSHIP TABLE					
PROPERTY ID	OWNER	FILE NUMBER	ACREAGE/EASEMENT TYPE	EXECUTED DATE	ACQUISITION ACREAGE WITHIN EASEMENT
①	CITY OF AUSTIN	VOL. 3968, PG. 377 D.R.T.C.TX.	10' WIDE WATERLINE EASEMENT	DECEMBER 1, 1970	880 SQ. FT.
②	CITY OF AUSTIN	VOL. 3953, PG. 717 D.R.T.C.TX.	5' WIDE SANITARY SEWER EASEMENT	NOVEMBER 18, 1970	6 SQ. FT.
③	THE PUBLIC	BK. 83, PG. 149A P.R.T.C.TX.	7.5' WIDE PUBLIC UTILITY EASEMENT	JUNE 30, 1981	10 SQ. FT.



**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

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MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>		
BURNET ROAD CORRIDOR, SEGMENT C4		
PARCEL PLAT - 5302.009 STARE		
0.0255 ACRES, (1,113 SQ. FT.)		
CSJ:	1376-02-042	AUSTIN GRID# K-31
SURVEY DATE:	11/13/2020	PROJECT: 18-046
REVISION DATE:	02/02/2021	PROPERTY ID: 251489
SCALE:	N.T.S.	PAGE: 9 OF 9

**EXHIBIT A-2**

**City of Austin:** Corridor Program  
**Corridor:** Burnet Road  
**Segment:** BURN-C4  
**Segment From:** US 183  
**Limits To:** Bright Verde Way  
**CSJ:** 1376-02-042

Parcel 5302.009 DE  
0.0029 Acres, 125 Sq. Ft.  
Page 1 of 5  
February 02, 2021

DESCRIPTION OF PARCEL 5302.009 DE

DESCRIPTION OF A 0.0029 OF ONE ACRE (125 SQUARE FOOT) PARCEL, OUT OF THE JAMES P. WALLACE SURVEY NO. 18, ABSTRACT NO. 792 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF A PORTION OF LOT 2, DAYTON-CARR INDUSTRIAL SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 83, PAGES 149A-149B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID PORTION OF LOT 2 BEING THAT TRACT DESCRIBED AS 0.928 OF ONE ACRE CONVEYED TO SATGURU, L.L.C. BY DEED, EXECUTED MARCH 9, 2004, AS RECORDED IN DOCUMENT NO. 2004054015, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0029 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with a “2257 NM RPLS” stamped plastic cap found at the southwest corner of Lot 6, Resubdivision of Blocks “A” and “B”, Waterford Centre, a subdivision of record in Book 95, Page 314, Plat Records, Travis County, Texas, said Lot 6 conveyed to Friendly Car Care, Inc. by deed, as recorded in Volume 13096, Page 1798, Real Property Records, Travis County, Texas;

THENCE, along the south line of said Lot 6 and said Friendly Car Care tract and the north line of said Lot 2 and said 0.928 of one acre SATGURU tract, South 62°12’46” East 275.04 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 2 and said 0.928 of one acre SATGURU tract, being at the northeast corner of a proposed STARE parcel, being at the southeast corner of said Lot 6 and said Friendly Car Care tract, and being in the existing west right-of-way line of Burnet Road (FM-1325, varying width right-of-way);

THENCE, along the east line of said Lot 2, said 0.928 of one acre SATGURU tract and said proposed STARE parcel, and the existing west right-of-way line of Burnet Road, South 09°31’53” West 11.57 feet to a calculated point at the northeast corner of this parcel for the POINT OF BEGINNING, being 56.25 feet left of Engineer’s Baseline Station 253+17.18, and having Surface Coordinates of N=10,110,788.88 E=3,118,981.44;

## EXHIBIT A-2

<b>City of Austin:</b>	Corridor Program	Parcel 5302.009 DE
<b>Corridor:</b>	Burnet Road	0.0029 Acres, 125 Sq. Ft.
<b>Segment:</b>	BURN-C4	Page 2 of 5
<b>Segment From:</b>	US 183	February 02, 2021
<b>Limits To:</b>	Bright Verde Way	
<b>CSJ:</b>	1376-02-042	

### DESCRIPTION OF PARCEL 5302.009 DE

- 1) THENCE, along the east line of this parcel, said Lot 2, said 0.928 of one acre SATGURU tract and said proposed STARE parcel and the existing west right-of-way line of Burnet Road, **South 09°31'53" West 12.42 feet** to a calculated point at the southeast corner of this parcel, being 56.19 feet left of Engineer's Baseline Station 253+04.77;
- 2) THENCE, along the south line of this parcel, crossing said Lot 2, said 0.928 of one acre SATGURU tract and said proposed STARE parcel, **North 78°11'47" West 10.31 feet** to a calculated point at the southwest corner of this parcel, being in the proposed west line of said proposed STARE parcel, and being 66.49 feet left of Engineer's Baseline Station 253+05.12;
- 3) THENCE, along the west line of this parcel and said proposed STARE parcel, crossing said Lot 2 and said 0.928 of one acre SATGURU tract, **North 11°48'13" East 12.41 feet** to a calculated point at the northwest corner of this parcel, being 66.06 feet left of Engineer's Baseline Station 253+17.52;
- 4) THENCE, along the north line of this parcel, crossing said Lot 2, said 0.928 of one acre SATGURU tract and said proposed STARE parcel, **South 78°11'47" East 9.82 feet** to the POINT OF BEGINNING and containing 0.0029 of one acre (125 square feet) of land within these metes and bounds.

## EXHIBIT A-2

**City of Austin:** Corridor Program  
**Corridor:** Burnet Road  
**Segment:** BURN-C4  
**Segment From:** US 183  
**Limits To:** Bright Verde Way  
**CSJ:** 1376-02-042

Parcel 5302.009 DE  
0.0029 Acres, 125 Sq. Ft.  
Page 3 of 5  
February 02, 2021

### DESCRIPTION OF PARCEL 5302.009 DE

#### 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 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 05/12/2020.

#### SURVEYED BY:

#### **McGRAY & McGRAY LAND SURVEYORS, INC.**

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



02/02/2021

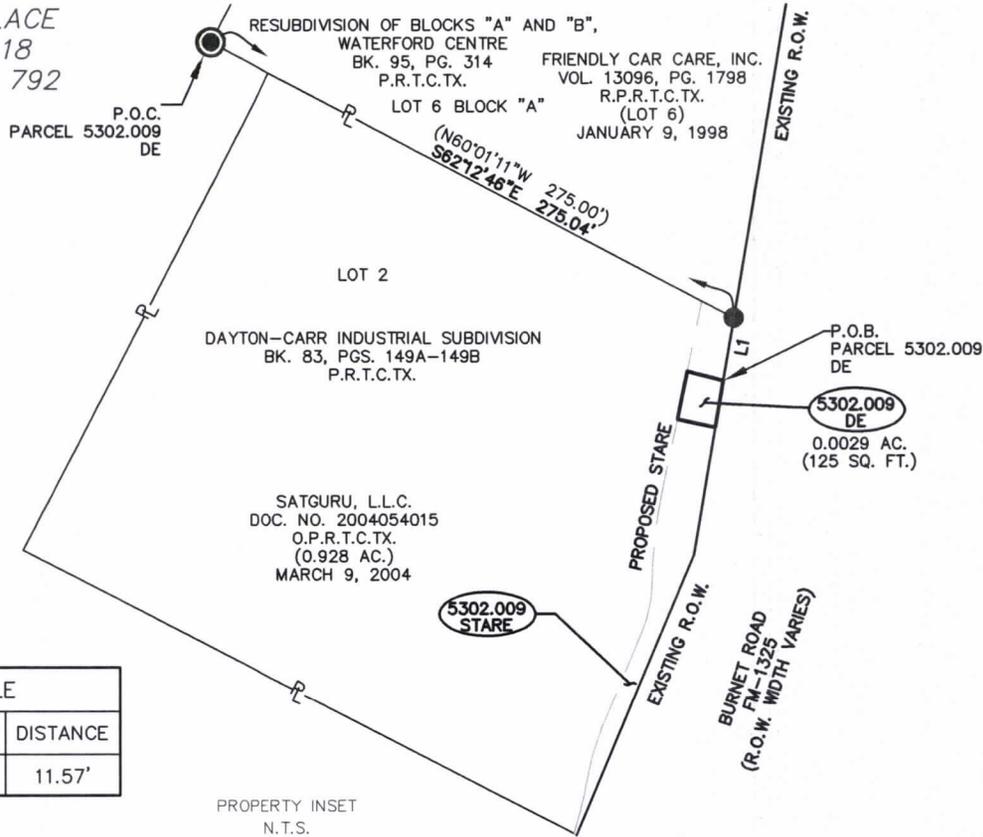
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/CDM Smith-18-046\_Burnet Road/Descriptions/Parcel 5302.009 DE

AUSTIN GRID K-31  
PARCEL ID: 251489

JAMES P. WALLACE  
SURVEY NO. 18  
ABSTRACT NO. 792



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S09°31'53"W	11.57'

PROPERTY INSET  
N.T.S.

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.



02/02/2021

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

**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 CORRIDOR CENTERLINE PROVIDED BY ENGINEER ON 5/12/2020.

REVISIONS	
-	-
-	-

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

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

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>			
BURNET ROAD CORRIDOR, SEGMENT C4			
PARCEL PLAT - 5302.009 DE			
0.0029 ACRES, (125 SQ. FT.)			
CSJ:	1376-02-042	AUSTIN GRID#	K-31
SURVEY DATE:	02/02/2021	PROJECT:	18-046
REVISION DATE:		PROPERTY ID:	251489
SCALE:	N.T.S.	PAGE:	4 OF 5

EXHIBIT A-2

FRIENDLY CAR CARE, INC.  
VOL. 13096, PG. 1798  
R.P.R.T.C.TX.  
(LOT 6)  
JANUARY 9, 1998

RESUBDIVISION OF BLOCKS "A" AND "B",  
WATERFORD CENTRE  
LOT 6  
BLOCK "A"  
BK. 95, PG. 314  
P.R.T.C.TX.

JAMES P. WALLACE  
SURVEY NO. 18  
ABSTRACT NO. 792



"2257  
NM RPLS"  
P.O.C.  
PARCEL 5302.009  
DE

STA. 253+17.52  
66.06' LT

SATGURU, L.L.C.  
DOC. NO. 2004054015  
O.P.R.T.C.TX.  
(0.928 AC.)  
MARCH 9, 2004

STA. 253+05.12  
66.49' LT

LOT 2  
DAYTON-CARR  
INDUSTRIAL SUBDIVISION  
BK. 83, PGS. 149A-149B  
P.R.T.C.TX.

5302.009  
DE  
0.0029 AC.  
125 SQ. FT.

P.O.B.  
PARCEL 5302.009  
DE  
N=10,110,788.88  
E=3,118,981.44  
STA. 253+17.18  
56.25' LT

STA. 253+04.77  
56.19' LT

5302.009  
STARE

STATE OF TEXAS  
VOL. 663, PG. 60  
D.R.T.C.TX.  
(2.696 AC.)  
DECEMBER 19, 1941

BURNET ROAD  
FM-1325  
(R.O.W. WIDTH VARIES)

N 09° 49' 13" E  
300.00'  
ENGINEER'S BASELINE  
253+00

OWNERSHIP TABLE					
PROPERTY ID	OWNER	FILE NUMBER	ACREAGE/EASEMENT TYPE	EXECUTED DATE	ACQUISITION ACREAGE WITHIN EASEMENT
①	CITY OF AUSTIN	VOL. 3968, PG. 377 D.R.T.C.TX.	10' WIDE WATERLINE EASEMENT	DECEMBER 1, 1970	124 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S09°31'53"W	11.57'
L2	S09°31'53"W	12.42'
L3	N78°11'47"W	10.31'
L4	N11°48'13"E	12.41'
L5	S78°11'47"E	9.82'

LEGEND

- 1/2" IRON ROD WITH "MCGRAY MCGRAY" PLASTIC CAP SET
- FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)
- △ CALCULATED POINT, NOT SET
- FOUND TXDOT TYPE II MONUMENT
- 1/2" IRON ROD FOUND
- P— PROPERTY LINE (OWNERSHIP DIVISION)
- V— DISTANCE NOT TO SCALE
- |— DEED LINE (OWNERSHIP IN COMMON)
- ① PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- UNKNOWN MANHOLE
- COMMUNICATION MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- D.R.T.C.TX. DEED 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
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- ◇ NATURAL GAS MARKER
- Ⓜ WATER METER
- Ⓦ WATER VALVE
- Ⓤ UNKNOWN VAULT
- Ⓢ POWER POLE
- Ⓣ SIGN
- ⓧ TRAFFIC CONTROL BOX
- Ⓝ DEED REFERENCE
- TREE
- Ⓜ IRRIGATION CONTROL VALVE

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

**CITY OF AUSTIN - CORRIDOR PROGRAM**

BURNET ROAD CORRIDOR, SEGMENT C4

PARCEL PLAT - 5302.009 DE

0.0029 ACRES, (125 SQ. FT.)

CSJ:	1376-02-042	AUSTIN GRID#	K-31
SURVEY DATE:	02/02/2021	PROJECT:	18-046
REVISION DATE:		PROPERTY ID:	251489
SCALE:	1" = 20'	PAGE:	5 OF 5

### EXHIBIT A-3

**City of Austin:** Corridor Program  
**Corridor:** Burnet Road  
**Segment:** BURN-C4  
**Segment From:** US 183  
**Limits To:** Bright Verde Way  
**CSJ:** 1376-02-042

Parcel 5302.009 TCE  
0.0322 Acres, 1,403 Sq. Ft.  
Page 1 of 7  
February 02, 2021

#### DESCRIPTION OF PARCEL 5302.009 TCE

DESCRIPTION OF A 0.0322 OF ONE ACRE (1,403 SQUARE FOOT) PARCEL, OUT OF THE JAMES P. WALLACE SURVEY NO. 18, ABSTRACT NO. 792 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF A PORTION OF LOT 2, DAYTON-CARR INDUSTRIAL SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 83, PAGES 149A-149B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID PORTION OF LOT 2 BEING THAT TRACT DESCRIBED AS 0.928 OF ONE ACRE CONVEYED TO SATGURU, L.L.C. BY DEED, EXECUTED MARCH 9, 2004, AS RECORDED IN DOCUMENT NO. 2004054015, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0322 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8 inch iron rod with a "2257 NM RPLS" stamped plastic cap found at the southwest corner of Lot 6, Resubdivision of Blocks "A" and "B", Waterford Centre, a subdivision of record in Book 95, Page 314, Plat Records, Travis County, Texas, said Lot 6 conveyed to Friendly Car Care, Inc. by deed, as recorded in Volume 13096, Page 1798, Real Property Records, Travis County, Texas;

THENCE, along the south line of said Lot 6 and said Friendly Car Care tract and the north line of said Lot 2 and said 0.928 of one acre SATGURU tract, South 62°12'46" East 265.31 feet to a calculated point at the northwest corner of a proposed STARE parcel, from which a 1/2 inch iron rod found at the northeast corner of said Lot 2 and said 0.928 of one acre SATGURU tract, being at the southeast corner of said Lot 6 and said Friendly Car Care tract, bears South 62°12'46" East 9.73 feet;

THENCE, along the west line of said proposed STARE parcel, crossing said Lot 2 and said 0.928 of one acre SATGURU tract, South 11°48'13" West 12.33 feet to a calculated point at the northeast corner of this parcel for the POINT OF BEGINNING, being 66.00 feet left of Engineer's Baseline Station 253+19.44, and having Surface Coordinates of N=10,110,792.76 E=3,118,972.22;

### EXHIBIT A-3

<b>City of Austin:</b>	Corridor Program	Parcel 5302.009 TCE
<b>Corridor:</b>	Burnet Road	0.0322 Acres, 1,403 Sq. Ft.
<b>Segment:</b>	BURN-C4	Page 2 of 7
<b>Segment From:</b>	US 183	February 02, 2021
<b>Limits To:</b>	Bright Verde Way	
<b>CSJ:</b>	1376-02-042	

#### DESCRIPTION OF PARCEL 5302.009 TCE

THENCE, along the east line of this parcel, the west line of said proposed STARE parcel, crossing said Lot 2 and said 0.928 of one acre SATGURU tract, the following three (3) courses, numbered 1 through 3:

- 1) **South 11°48'13" West 40.50 feet** to a calculated point, being 67.40 feet left of Engineer's Baseline Station 252+78.97;
- 2) with a curve to the left, whose delta angle is **10°44'44"**, radius is **132.36 feet**, an arc distance of **24.82 feet**, and the chord of which bears **South 06°25'51" West 24.79 feet** to a calculated point, being 65.93 feet left of Engineer's Baseline Station 252+54.22; and
- 3) with a curve to the right, whose delta angle is **08°03'12"**, radius is **40.00 feet**, an arc distance of **5.62 feet**, and the chord of which bears **South 05°05'04" West 5.62 feet** to a calculated point at the southeast corner of this parcel, being 65.47 feet left of Engineer's Baseline Station 252+48.62;

THENCE, along the south line of this parcel, crossing said Lot 2 and said 0.928 of one acre SATGURU tract, the following three (3) courses, numbered 4 through 6:

- 4) **North 61°23'09" West 19.43 feet** to a calculated point, being 83.87 feet left of Engineer's Baseline Station 252+54.89;
- 5) **North 28°36'51" East 3.99 feet** to a calculated point, being 82.58 feet left of Engineer's Baseline Station 252+58.66; and
- 6) **North 62°30'30" West 15.06 feet** to a calculated point at the southwest corner of this parcel, being 96.93 feet left of Engineer's Baseline Station 252+63.24;

### EXHIBIT A-3

<b>City of Austin:</b>	Corridor Program	Parcel 5302.009 TCE
<b>Corridor:</b>	Burnet Road	0.0322 Acres, 1,403 Sq. Ft.
<b>Segment:</b>	BURN-C4	Page 3 of 7
<b>Segment From:</b>	US 183	February 02, 2021
<b>Limits To:</b>	Bright Verde Way	
<b>CSJ:</b>	1376-02-042	

#### DESCRIPTION OF PARCEL 5302.009 TCE

THENCE, along the west line of this parcel, crossing said Lot 2 and said 0.928 of one acre SATGURU tract, the following three (3) courses, numbered 7 through 9:

- 7) **North 29°42'21" East 12.90 feet** to a calculated point, being 92.54 feet left of Engineer's Baseline Station 252+75.37;
  - 8) **North 27°28'27" East 38.59 feet** to a calculated point, being 80.84 feet left of Engineer's Baseline Station 253+12.14; and
  - 9) **North 27°18'40" East 10.63 feet** to a calculated point at the northwest corner of this parcel, being 77.65 feet left of Engineer's Baseline Station 253+22.28;
- 10) THENCE, along the north line of this parcel, crossing said Lot 2 and said 0.928 of one acre SATGURU tract, **South 66°28'41" East 11.99 feet** to the POINT OF BEGINNING and containing 0.0322 of one acre (1,403 square feet) of land within these metes and bounds.

**EXHIBIT A-3**

**City of Austin:** Corridor Program  
**Corridor:** Burnet Road  
**Segment:** BURN-C4  
**Segment From:** US 183  
**Limits To:** Bright Verde Way  
**CSJ:** 1376-02-042

Parcel 5302.009 TCE  
0.0322 Acres, 1,403 Sq. Ft.  
Page 4 of 7  
February 02, 2021

**DESCRIPTION OF PARCEL 5302.009 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) 2011 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 05/12/2020.

**SURVEYED BY:**

**McGRAY & McGRAY LAND SURVEYORS, INC.**

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



02/02/2021

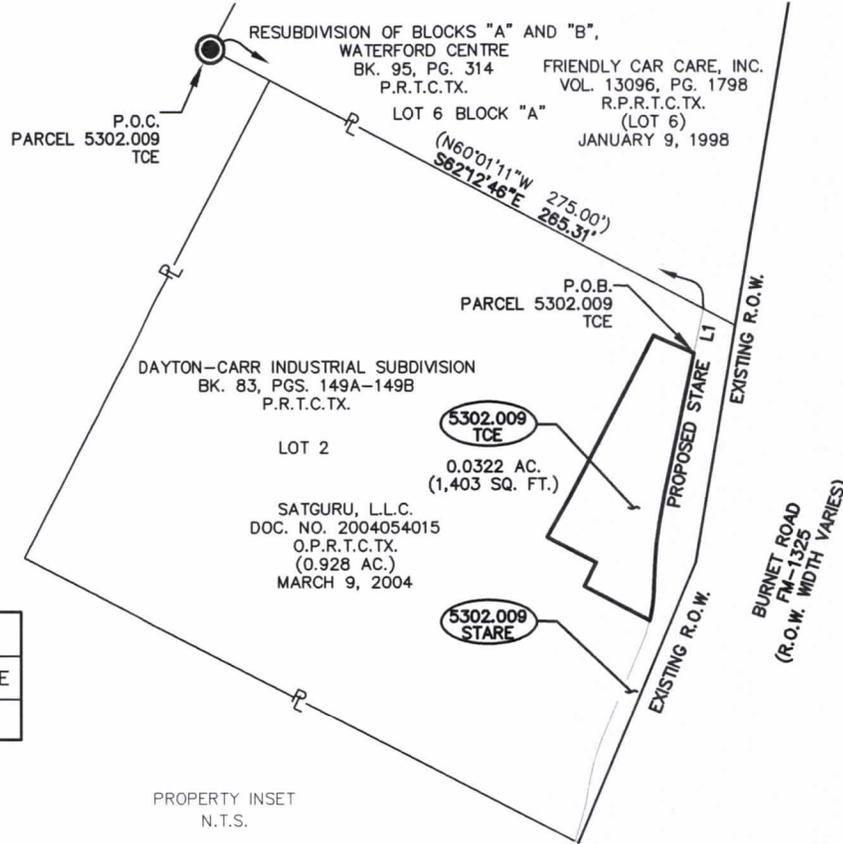
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/CDM Smith~18-046\_Burnet Road/Descriptions/Parcel 5302.009 TCE

AUSTIN GRID K-31  
PARCEL ID: 251489

JAMES P. WALLACE  
SURVEY NO. 18  
ABSTRACT NO. 792



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S11°48'13"W	12.33'

**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 CORRIDOR CENTERLINE PROVIDED BY ENGINEER ON 5/12/2020.

REVISIONS	
-	-
-	-

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

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

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>			
BURNET ROAD CORRIDOR, SEGMENT C4			
PARCEL PLAT - 5302.009 TCE			
0.0322 ACRES, (1,403 SQ. FT.)			
CSJ:	1376-02-042	AUSTIN GRID#	K-31
SURVEY DATE:	02/02/2021	PROJECT:	18-046
REVISION DATE:		PROPERTY ID:	251489
SCALE:	N.T.S.	PAGE:	5 OF 7

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.



02/02/2021

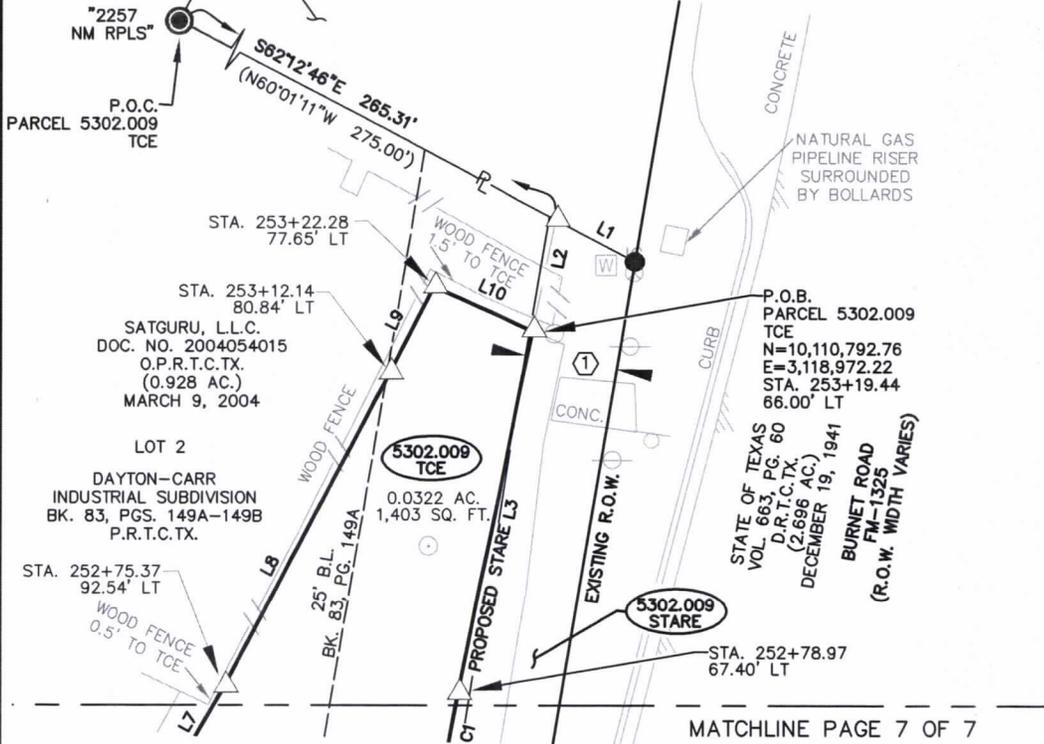
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: There is a description to accompany this plat.

EXHIBIT A-3

FRIENDLY CAR CARE, INC.  
VOL. 13096, PG. 1798  
R.P.R.T.C.TX.  
(LOT 6)  
JANUARY 9, 1998

RESUBDIVISION OF BLOCKS "A" AND "B",  
WATERFORD CENTRE  
BK. 95, PG. 314  
P.R.T.C.TX.

JAMES P. WALLACE  
SURVEY NO. 18  
ABSTRACT NO. 792



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S62°12'46"E	9.73'
L2	S11°48'13"W	12.33'
L3	S11°48'13"W	40.50'
L7	N29°42'21"E	12.90'
L8	N27°28'27"E	38.59'
L9	N27°18'40"E	10.63'
L10	S66°28'41"E	11.99'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	24.82'	132.36'	10°44'44"	S06°25'51"W	24.79'

LEGEND

- 1/2" IRON ROD WITH "MCGRAY MCGRAY" PLASTIC CAP SET
- FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)
- △ CALCULATED POINT, NOT SET
- FOUND TXDOT TYPE II MONUMENT
- 1/2" IRON ROD FOUND
- P— PROPERTY LINE (OWNERSHIP DIVISION)
- Distance NOT TO SCALE
- +— DEED LINE (OWNERSHIP IN COMMON)
- ① PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- UNKNOWN MANHOLE
- COMMUNICATION MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- D.R.T.C.TX. DEED 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
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- ◇ NATURAL GAS MARKER
- W WATER METER
- W VALVE WATER VALVE
- U UNKNOWN VAULT
- ⊗ POWER POLE
- ⊕ SIGN
- ⊠ TRAFFIC CONTROL BOX
- # DEED REFERENCE (SEE SHEET 7)
- TREE
- ⊗ IRRIGATION CONTROL VALVE

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

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>		
BURNET ROAD CORRIDOR, SEGMENT C4		
PARCEL PLAT - 5302.009 TCE		
0.0322 ACRES, (1,403 SQ. FT.)		
CSJ:	1376-02-042	AUSTIN GRID# K-31
SURVEY DATE:	02/02/2021	PROJECT: 18-046
REVISION DATE:		PROPERTY ID: 251489
SCALE:	1" = 20'	PAGE: 6 OF 7

EXHIBIT A-3



JAMES P. WALLACE  
 SURVEY NO. 18  
 ABSTRACT NO. 792

MATCHLINE PAGE 6 OF 7



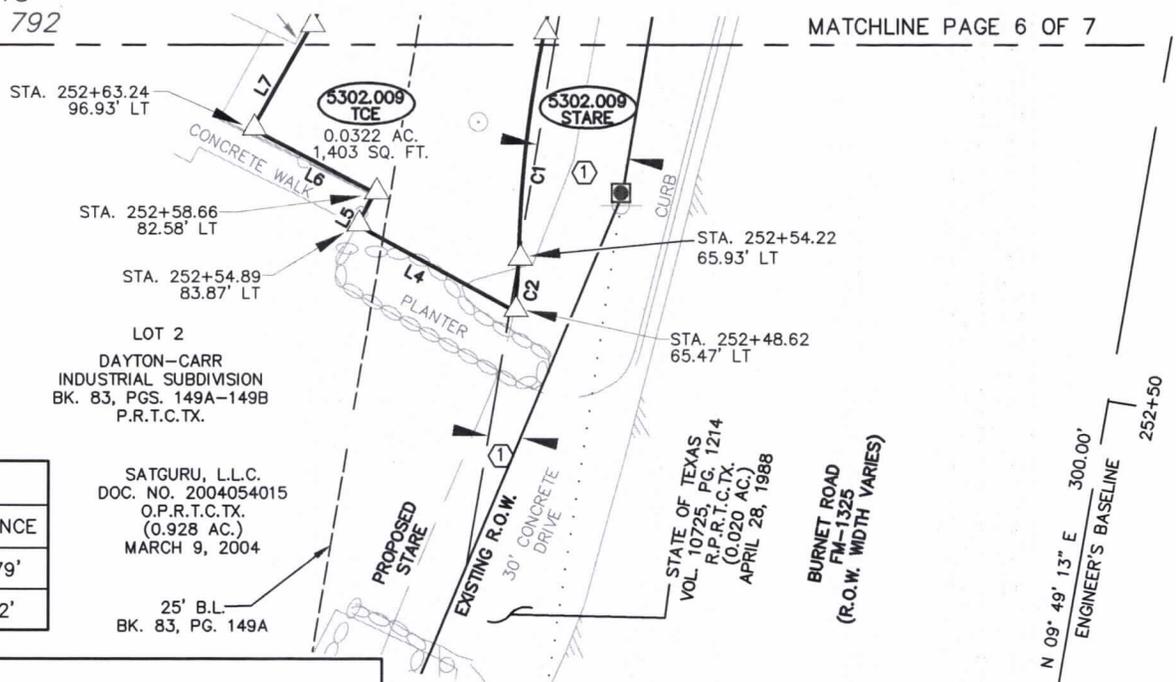
LINE TABLE		
LINE#	BEARING	DISTANCE
L4	N61°23'09"W	19.43'
L5	N28°36'51"E	3.99'
L6	N62°30'30"W	15.06'
L7	N29°42'21"E	12.90'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	24.82'	132.36'	10°44'44"	S06°25'51"W	24.79'
C2	5.62'	40.00'	08°03'12"	S05°05'04"W	5.62'

OWNERSHIP TABLE					
PROPERTY ID	OWNER	FILE NUMBER	ACREAGE/EASEMENT TYPE	EXECUTED DATE	ACQUISITION ACREAGE WITHIN EASEMENT
①	CITY OF AUSTIN	VOL. 3968, PG. 377 D.R.T.C.TX.	10' WIDE WATERLINE EASEMENT	DECEMBER 1, 1970	2 SQ. FT.

LEGEND

- 1/2" IRON ROD WITH "MCGRAY MCGRAY" PLASTIC CAP SET
- FOUND IRON ROD 5/8" WITH PLASTIC CAP (AS NOTED)
- △ CALCULATED POINT, NOT SET
- FOUND TXDOT TYPE II MONUMENT
- 1/2" IRON ROD FOUND
- P— PROPERTY LINE (OWNERSHIP DIVISION)
- v— DISTANCE NOT TO SCALE
- +— DEED LINE (OWNERSHIP IN COMMON)
- ① PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- U UNKNOWN MANHOLE
- C COMMUNICATION MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- D.R.T.C.TX. DEED 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
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- FO FIBER OPTIC MARKER
- W WATER METER
- W WATER VALVE
- U UNKNOWN VAULT
- ⊗ POWER POLE
- ⊕ SIGN
- TC TRAFFIC CONTROL BOX
- TREE
- # DEED REFERENCE



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

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