

EXHIBIT "B"

City of Austin: Corridor Program
Corridor: Burnet Road
Segment: BURN-C3
Segment From: Bright Verde Way
Limits To: Loop 1
CSJ: 1376-02-042

Parcel 5302.006 TCE
0.0045 Acres, 194 Sq. Ft.
Page 1 of 6
May 19, 2021

DESCRIPTION OF PARCEL 5302.006 TCE

DESCRIPTION OF A 0.0045 OF ONE ACRE (194 SQUARE FOOT) PARCEL, OUT OF THE JAMES B. ROGERS SURVEY NO. 19, ABSTRACT NO. 659, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1-A, RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600294, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1-A CONVEYED TO INTERNATIONAL BANK OF COMMERCE, LAREDO, TEXAS BY DEED, EXECUTED FEBRUARY 15, 2007, AS RECORDED IN DOCUMENT NO. 2007028746, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0045 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail found at the northwest corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southwest corner of Lot 1-B, in said Resubdivision of Lot 1, Block "A" Domain Section 2 Subdivision, said Lot 1-B conveyed to Randolph-Brooks Federal Credit Union by deed, as recorded in Document No. 2011009323, Official Public Records, Travis County, Texas;

THENCE, along the north line of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, South 72°19'46" East 273.43 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 95.13 feet left of Engineer's Baseline Station 317+21.61, and having Surface Coordinates of N=10,117,075.49 E=3,120,214.84;

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- 1) THENCE, along the proposed north line of this parcel, said Lot 1-A, and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, **South 72°19'46" East 16.04 feet** to a calculated point at the northeast corner of this parcel, being at the northwest corner of a proposed STARE parcel, and being 79.10 feet left of Engineer's Baseline Station 317+20.89, from which a mag nail found at the northeast corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas, being at the southeast corner of said Lot 1-B and said Randolph Brooks Federal Credit Union tract, and being in the existing west right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way) bears South 72°19'46" East 13.51 feet;
- 2) THENCE, along the proposed east line of this parcel and the proposed west line of said STARE parcel, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, **South 15°06'37" West 9.45 feet** to a calculated point at the southeast corner of this parcel, being 79.10 feet left of Engineer's Baseline Station 317+11.44;
- 3) THENCE, along the proposed south line of this parcel, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, with a curve to the left, whose delta angle is **44°37'09"**, radius is **23.14 feet**, an arc distance of **18.02 feet**, and the chord of which bears **South 80°53'11" West 17.57 feet** to a calculated point at the southwest corner of this parcel, being 95.13 feet left of Engineer's Baseline Station 317+04.23;
- 4) THENCE, along the proposed west line of this parcel, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, **North 15°06'37" East 17.38 feet** to the POINT OF BEGINNING and containing 0.0045 of one acre (194 square feet) of land within these metes and bounds.

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0.0045 Acres, 194 Sq. Ft.
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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



05/19/2021

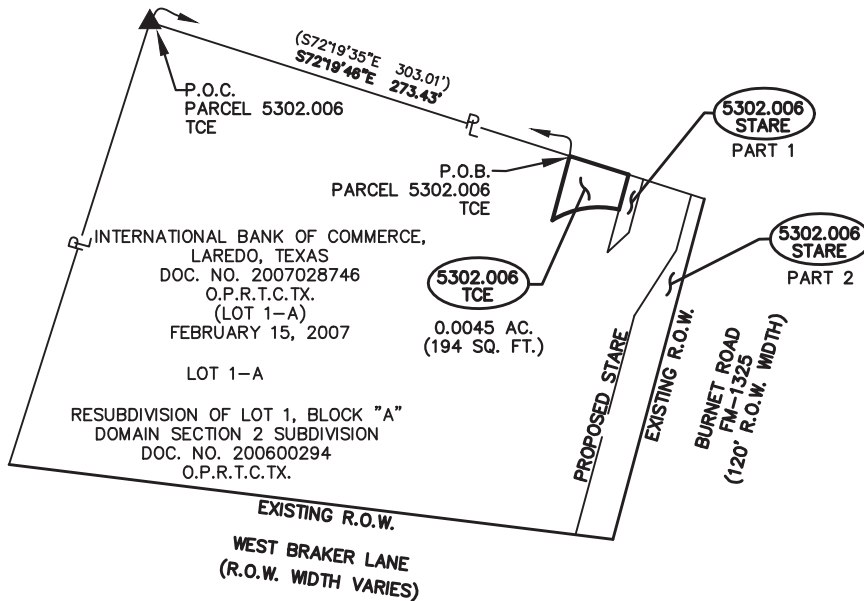
Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

M:/COA-CORRIDORS-2018/CDM Smith-18-046_Burnet Road/Descriptions/Parcel 5302.006 TCE

AUSTIN GRID K-33
PARCEL ID: 733126

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659



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.



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.



Chris Conrad

05/19/2021

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

EXHIBIT "A"

REVISIONS	
-	-
-	-

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

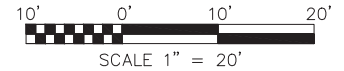
BURNET ROAD CORRIDOR, SEGMENT C3

PARCEL PLAT - 5302.006 TCE

0.0045 ACRES, (194 SQ. FT.)

CSJ:	1376-02-042	AUSTIN GRID#	K-33
SURVEY DATE:	05/19/2021	PROJECT:	18-046
REVISION DATE:		PROPERTY ID:	733126
SCALE:	N.T.S.	PAGE:	4 OF 6

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659



RESUBDIVISION OF LOT 1, BLOCK "A"
DOMAIN SECTION 2 SUBDIVISION
DOC. NO. 200600294
O.P.R.T.C.TX.

RANDOLPH-BROOKS FEDERAL CREDIT UNION
"EXHIBIT A"
DOC. NO. 2011009323
O.P.R.T.C.TX.
(LOT 1-B)
JANUARY 18, 2011

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	18.02'	23.14'	44°37'09"	S80°53'11"W	17.57'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S72°19'46"E	16.04'
L2	S72°19'46"E	13.51'
L3	S15°06'37"W	9.45'
L4	N15°06'37"E	17.38'

INTERNATIONAL BANK OF COMMERCE,
LAREDO, TEXAS
DOC. NO. 2007028746
O.P.R.T.C.TX.
(LOT 1-A)
FEBRUARY 15, 2007

RESUBDIVISION OF LOT 1, BLOCK "A"
DOMAIN SECTION 2 SUBDIVISION
DOC. NO. 200600294
O.P.R.T.C.TX.
LOT 1-A

(S72°19'35"E 303.01')
S72°19'46"E 273.43'

P.O.B.
PARCEL 5302.006
TCE
N=10,117,075.49
E=3,120,214.84
STA. 317+21.61
95.13' LT

0.0045 AC.
194 SQ. FT.
STA. 317+04.23
95.13' LT

STA. 317+20.89
79.10' LT

STA. 317+11.44
79.10' LT

MB
MAIL BOX
L.S.A.
LANDSCAPED AREA

MAIL BOX
LIGHT POLE
LANDSCAPED AREA

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
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 GAS PIPELINE MARKER
W WATER METER
W WATER VALVE
U UNKNOWN VAULT
P POWER POLE
S SIGN
TC TRAFFIC CONTROL BOX

FH FIRE HYDRANT
EMH ELECTRIC MANHOLE
IC IRRIGATION CONTROL VALVE
EASEMENT DEED REFERENCE (SEE PAGE 6)

▲ FOUND MAGNAIL
● FOUND IRON ROD 1/2" 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


LEGEND

**McGRAY & McGRAY
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BURNET ROAD CORRIDOR, SEGMENT C3			
PARCEL PLAT - 5302.006 TCE			
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CSJ:	1376-02-042	AUSTIN GRID#	K-33
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REVISION DATE:		PROPERTY ID:	733126
SCALE:	1" = 20'	PAGE:	5 OF 6

EXHIBIT "A"

EASEMENT OWNERSHIP TABLE					
PROPERTY ID	OWNER	FILE NUMBER	ACREAGE/EASEMENT TYPE	EXECUTED DATE	ACQUISITION WITHIN EXISTING EASEMENT
①	CITY OF AUSTIN	DOC. NO. 2006197942 O.P.R.T.C.TX.	0.338 AC. WATERLINE EASEMENT	MARCH 23, 2005	0 SQ. FT.
②	THE PUBLIC	DOC. NO. 200300333 O.P.R.T.C.TX.	15' WIDE ELECTRIC AND TELECOMMUNICATIONS EASEMENT	DECEMBER 18, 2003	14 SQ. FT.
⑥	CITY OF AUSTIN	DOC. NO. 2006197943 O.P.R.T.C.TX.	0.231 AC. WATER LINE EASEMENT	MARCH 23, 2005	108 SQ. FT.
⑦	CITY OF AUSTIN	DOC. NO. 2008017989 O.P.R.T.C.TX.	0.043 AC. SIDEWALK EASEMENT	JANUARY 30, 2008	0 SQ. FT.

 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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BURNET ROAD CORRIDOR, SEGMENT C3		
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SCALE:	N.T.S.	PAGE: 6 OF 6