DESCRIPTION OF PARCEL 5302.011 TCE

DESCRIPTION OF A 0.0444 OF ONE ACRE (1,933 SQUARE FOOT) PARCEL, CONSISTING OF THREE PARTS, OUT OF THE JAMES B. ROGERS SURVEY NO. 19, ABSTRACT NO. 659 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, AMENDED PLAT OF LOT 7-A OF THE RESUB OF LOTS 7, 8, & 9, BLOCK A, LONGHORN BUSINESS PARK NO. 2 AND LOT 1, LONGHORN BUSINESS PARK NO. 3, A SUBDIVISION OF RECORD IN BOOK 96, PAGE 337, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1-A CONVEYED TO KRAMER PLAZA LIMITED PARTNERSHIP BY DEED, EXECUTED OCTOBER 27, 1997, AS RECORDED IN VOLUME 13050, PAGE 2362, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0444 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED IN THREE PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.0129 of one acre (562 square feet)

COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of Lot 7-A-1, in said Amended Plat of Lot 7-A of the Resub of Lots 7, 8, & 9, Block A Longhorn Business Park No. 2 and Lot 1, Longhorn Business Park No. 3 subdivision, being in the south line of a 10 foot wide street dedication of record in Book 74, Page 60, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Kramer Lane (70 foot width right-of-way), from which a 1/2-inch iron rod found in the east line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the west line of said Lot 7-A-1, bears South 15°31'24" West 336.58 feet;
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 5302.011 TCE
0.0444 Acres, 1,933 Sq. Ft.

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DESCRIPTION OF PARCEL 5302.011 TCE

THENCE, along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, North 62°20'30" West 75.93 feet to a calculated point at the northeast corner of this parcel for the POINT OF BEGINNING, being 175.86 feet right of Engineer’s Baseline Station 329+14.95, and having Surface Coordinates of N=10,118,156.93 E=3,120,787.54;

1) THENCE, along the east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, South 23°47'45" West 18.70 feet to a calculated point at the southeast corner of this parcel, being 173.04 feet right of Engineer’s Baseline Station 328+96.46;

2) THENCE, along the south line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, North 62°14'03" West 28.75 feet to a calculated point at the southwest corner of this parcel, being 144.98 feet right of Engineer’s Baseline Station 329+02.76;

3) THENCE, along the west line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, North 15°06'37" East 19.06 feet to a calculated point at the northwest corner of this parcel, being in the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, and being 144.98 feet right of Engineer’s Baseline Station 329+21.82;

4) THENCE, along the north line of this parcel, being the said north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, South 62°20'30" East 31.64 feet to the POINT OF BEGINNING and containing 0.0129 of one acre (562 square feet) of land within these metes and bounds.
EXHIBIT “B”

City of Austin: Corridor Program
Corridor: Burnet Road
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Parcel 5302.011 TCE
0.0444 Acres, 1,933 Sq. Ft.
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June 15, 2021

DESCRIPTION OF PARCEL 5302.011 TCE

PART 2 0.0180 of one acre (783 square feet)

COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of Lot 7-A-1, in said Amended Plat of Lot 7-A of the Resub of Lots 7, 8, & 9, Block A Longhorn Business Park No. 2 and Lot 1, Longhorn Business Park No. 3 subdivision, being in the south line of a 10 foot wide street dedication of record in Book 74, Page 60, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Kramer Lane (70 foot width right-of-way), from which a 1/2-inch iron rod found in the east line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the west line of said Lot 7-A-1, bears South 15°31’24” West 336.58 feet;

THENCE, along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, North 62°20’30” West 178.67 feet to a calculated point at the most easterly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract;

THENCE, continuing along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being the south line of said 10 foot wide right-of-way dedication and existing south right-of-way line of Kramer Lane, with a curve to the left, whose delta angle is 103°15’24”, radius is 15.00 feet, an arc distance of 27.03 feet, the chord of which bears South 66°21’43” West 23.52 feet to a calculated point at the most westerly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the southwest corner of said 10 foot wide street dedication, in the east line of that tract described as 0.03 of one acre conveyed to the State of Texas by deed, as recorded in Volume 1061, Page 500, Deed Records, Travis County, Texas, and in the existing east right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way);
DESCRIPTION OF PARCEL 5302.011 TCE

THENCE, along the west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, South 15°30'13” West 88.65 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 56.63 feet right of Engineer’s Baseline Station 328+33.90, and having Surface Coordinates of 

N=10,118,109.77 E=3,120,651.30;

1) THENCE, along the north line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, South 74°53'23” East 23.18 feet to a calculated point at the northeast corner of this parcel, being 79.81 feet right of Engineer’s Baseline Station 328+33.90;

2) THENCE, along the east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, South 15°30'13” West 33.55 feet to a calculated point at the southeast corner of this parcel, being 79.57 feet right of Engineer’s Baseline Station 328+00.36;

3) THENCE, along the south line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, North 76°01'52” West 23.18 feet to a calculated point at the southwest corner of this parcel, being in the west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being in the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, and being 56.40 feet right of Engineer’s Baseline Station 327+99.90;

4) THENCE, along the west line of this parcel, being the said west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, North 15°30'13” East 34.01 feet to the POINT OF BEGINNING and containing 0.0180 of one acre (783 square feet) of land within these metes and bounds.
DESCRIPTION OF PARCEL 5302.011 TCE

PART 3 0.0135 of one acre (588 square feet)

COMMENCING at a 1/2-inch iron rod found at the northeast corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of Lot 7-A-1, in said Amended Plat of Lot 7-A of the Resub of Lots 7, 8, & 9, Block A Longhorn Business Park No. 2 and Lot 1, Longhorn Business Park No. 3 subdivision, being in the south line of a 10 foot wide street dedication of record in Book 74, Page 60, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Kramer Lane (70 foot width right-of-way), from which a 1/2-inch iron rod found in the east line of said Lot 1-A and said Kramer Plaza Limited Partnership tract and the west line of said Lot 7-A-1, bears South 15°31'24" West 336.58 feet;

THENCE, along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the south line of said 10 foot wide street dedication and the existing south right-of-way line of Kramer Lane, North 62°20'30" West 178.67 feet to a calculated point at the most easterly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership tract;

THENCE, continuing along the north line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, being the south line of said 10 foot wide right-of-way dedication and existing south right-of-way line of Kramer Lane, with a curve to the left, whose delta angle is 103°15'24"; radius is 15.00 feet, an arc distance of 27.03 feet, the chord of which bears South 66°21'43" West 23.52 feet to a calculated point at the most westerly northwest corner of said Lot 1-A and said Kramer Plaza Limited Partnership, being at the southwest corner of said 10 foot wide street dedication, in the east line of that tract described as 0.03 of one acre conveyed to the State of Texas by deed, as recorded in Volume 1061, Page 500, Deed Records, Travis County, Texas, and in the existing east right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way);
DESCRIPTION OF PARCEL 5302.011 TCE

THENCE, along the west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, South 15°30'13” West 370.37 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 54.69 feet right of Engineer’s Baseline Station 325+52.18, and having Surface Coordinates of N=10,117,838.30 E=3,120,575.99;

1) THENCE, along the north line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, South 74°31'26” East 24.00 feet to a calculated point at the northeast corner of this parcel, being 78.69 feet right of Engineer’s Baseline Station 325+52.03;

2) THENCE, along the east line of this parcel, crossing said Lot 1-A and said Kramer Plaza Limited Partnership tract, South 15°28’34” West 24.50 feet to a calculated point at the southeast corner of this parcel, being in the south line of Lot 1, Block A, Resubdivision of Lot 2, Longhorn Business Park No. 3 and Lots A and B, Block A, Resubdivision of Lots 1, 2 & 3, Block A, Longhorn Business Park No. 2, a subdivision of record in Document No. 201600165, Official Public Records, Travis County, Texas, and being 78.53 feet right of Engineer’s Baseline Station 325+27.53;

3) THENCE, along the south line of this parcel being the said south line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, and the north line of said Lot 1, North 74°35’32” West 24.01 feet to a mag nail with “McGray McGray” metal washer set at the southwest corner of this parcel and said Lot 1-A and said Kramer Plaza Limited Partnership tract, being at the northwest corner of said Lot 1, and being in the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, being 54.53 feet right of Engineer’s Baseline Station 325+27.65;
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 5302.011 TCE
0.0444 Acres, 1,933 Sq. Ft.

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DESCRIPTION OF PARCEL 5302.011 TCE

4) THENCE, along the west line of this parcel, being the said west line of said Lot 1-A and said Kramer Plaza Limited Partnership tract, the east line of said 0.03 of one acre State of Texas tract and the existing east right-of-way line of Burnet Road, North 15°30'13" East 24.53 feet to the POINT OF BEGINNING and containing 0.0135 of one acre (588 square feet) of land within these metes and bounds.

Part 1 0.0129 Ac. (562 Sq. Ft.)
Part 2 0.0180 Ac. (783 Sq. Ft.)
Part 3 0.0135 Ac. (588 Sq. Ft.)
Total 0.0444 Ac. (1,933 Sq. Ft.)

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.
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 5302.011 TCE
0.0444 Acres, 1,933 Sq. Ft.

DESCRIPTION OF PARCEL 5302.011 TCE

SURVEYED BY:

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

Chris Conrad, Reg. Professional Land Surveyor No. 5623
06/15/2021

AUSTIN GRID K-33
PARCEL ID: 548004
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.

06/15/2021

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.