EXHIBIT B

City of Austin: Corridor Program
Corridor: Burnet Road
Segment: BURN-C2
Segment From: Koenig Lane
Limits To: US 183
CSJ: 1111-19-011

Parcel 5302.002 TCE
0.0047 Acres, 206 Sq. Ft.
May 18, 2021
Page 1 of 5

DESCRIPTION OF PARCEL 5302.002 TCE

DESCRIPTION OF A 0.0047 OF ONE ACRE (206 SQUARE FOOT) PARCEL, OUT OF THE GEORGE W. SPEAR LEAGUE, SURVEY NO. 7, ABSTRACT NO. 697, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT PORTION OF BLOCK G DESIGNATED AS “PROPOSED COMMERCIAL PROPERTY”, BURNET HEIGHTS SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 5, PAGE 39, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID “PROPOSED COMMERCIAL PROPERTY” OF BLOCK G, BEING DESCRIBED AS 2.7552 ACRES, CONVEYED TO NORTHWEST CENTER, LTD. BY DEEDS, EXECUTED DECEMBER 27, 2002, ASRecorded in Document No. 2002252464, CONVEYING AN UNDIVIDED 1/100 OF THE PROPERTY, AND IN DOCUMENT No. 2002252465, CONVEYING AN UNDIVIDED 99/100 OF THE PROPERTY, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0047 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a punch hole in concrete found at the northeast corner of said “Proposed Commercial Property” tract, being the intersection of the existing south right-of-way line of Romeria Drive (60 foot width right-of-way) and the existing west right-of-way line of a 15 foot wide alley recorded in said Book 5, Page 39;

THENENCE, along the east line of said “Proposed Commercial Property” tract and the said existing west right-of-way line of said 15 foot wide alley, the following three (3) courses:

South 06°49’26” West 479.09 feet to a calculated point;

South 16°42’15” West 161.49 feet to a calculated point; and
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DESCRIPTION OF PARCEL 5302.002 TCE

South 27°39'46" West 114.84 feet to a mag nail with “MCGRAY & MCGRAY” washer set at the most eastern corner of this parcel for the POINT OF BEGINNING, being 163.40 feet right of Engineer’s Baseline Station 100+05.32, and having Surface Coordinates of N=10,096,138.72 E=3,115,192.86;

THENCE, along the south line of this parcel, being the proposed north right-of-way line of Koenig Lane (RM-2222, varying width right-of-way), crossing said “Proposed Commercial Property” tract, the following two (2) courses, numbered 1 and 2:

1) South 70°36’12” West 23.97 feet to a mag nail with “MCGRAY & MCGRAY” washer set at the most southerly corner of this parcel, being 141.83 feet right of Engineer’s Baseline Station 99+94.87; and

2) North 62°29’07” West 3.67 feet to a calculated point at the southwest corner of this parcel, being 138.41 feet right of Engineer’s Baseline Station 99+96.12;

3) THENCE, along the proposed northwest line of this parcel, crossing said “Proposed Commercial Property” tract, North 27°39’46” East 17.40 feet to a calculated point at the most northerly corner of this parcel, being 144.71 feet right of Engineer’s Baseline Station 100+12.41;

4) THENCE, along the proposed northeast line of this parcel, crossing said “Proposed Commercial Property” tract, South 62°46’29” East 20.00 feet to the POINT OF BEGINNING and containing 0.0047 of one acre (206 square feet) of land within these metes and bounds.
## EXHIBIT B

<table>
<thead>
<tr>
<th>City of Austin:</th>
<th>Corridor Program</th>
<th>Parcel 5302.002 TCE</th>
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### DESCRIPTION OF PARCEL 5302.002 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 05/15/2020.

**SURVEYED BY:**

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

[Signature]

**Chris Conrad, Reg. Professional Land Surveyor No. 5623**

**M:/COA-CORRIDORS-2018/CDM Smith–18-046_Burnet Road/Descriptions/Parcel 5302.002 TCE**

**AUSTIN GRID J-28**
**PARCEL ID: 231082**
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREBIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CHRISS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

05/18/2021

Note: There is a description to accompany this plat.