

EXHIBIT "A"

City of Austin: Corridor Program
Corridor: William Cannon Drive
Segment: WCDR-C2
Segment From: U.S. Highway 290
Limits To: East of Brodie Lane

Parcel 5309.008 STARE
0.0204 Acre, 887 Sq. Ft.
Page 1 of 5
March 10, 2021

PROPERTY DESCRIPTION – PARCEL 5309.008 STARE

DESCRIPTION OF A 0.0204 ACRE (887 SQUARE FOOT) PARCEL OF LAND, OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, CANNON OAKS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 87 PAGES 32A - 32B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING CONVEYED TO CANNON OAKS LLC BY SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 12, 2016 AND RECORDED IN DOCUMENT NUMBER 2016151593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0204 ACRE PARCEL AS SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY CP&Y, INC. IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING a 1/2-inch iron rod with plastic yellow cap stamped "Terra Firma" found on the existing southeast right-of-way line of Brodie Lane (right-of-way width varies), for the common west corner of said Lot 2 and the north corner of Lot 4, of said Cannon Oaks Subdivision;

THENCE with the existing southeast right-of-way line of said Brodie Lane and the northwest line of said Lot 2, North 27° 27' 41" East, a distance of 256.38 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,051,150.15 feet and East = 3,087,339.90 feet, being 360.12 feet right of Engineer's Baseline Station 334+89.35;

- 1) **THENCE**, continuing with the common line of the existing southeast right-of-way line of said Brodie Lane and the northwest line of said Lot 2, **North 27° 27' 41" East**, a distance of **118.29 feet** to a 1/2-inch iron rod with yellow plastic cap stamped "CP&Y" set for the north corner hereof, being 241.88 feet right of Engineer's Baseline Station 334+93.27, for the most westerly northwest corner of said Lot 2 and the west corner of Lot 1, of said Cannon Oaks Subdivision, from which a 1/2-inch iron rod found for a point of curvature on the northeast line of said Lot 1 and on the existing southeast right-of-way line of said Brodie Lane, bears North 27° 27' 41" East, a distance of 168.08 feet;
- 2) **THENCE**, with the common north line of said Lot 2 and the south line of said Lot 1, **South 61° 50' 01" East**, a distance of **7.50 feet** to a calculated point, being 242.21 feet right of Engineer's Baseline Station 335+01.00, for the northeast corner hereof;

THENCE, through the interior of said Lot 2, with the proposed line of the herein described parcel, the following two (2) courses and distances:

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Page 2 of 5
March 10, 2021

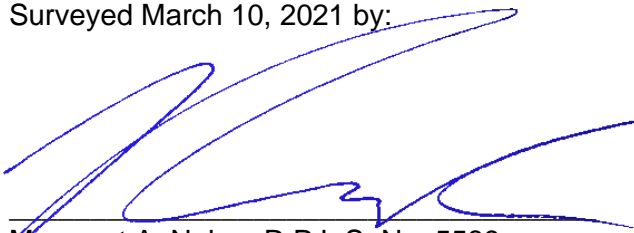
PROPERTY DESCRIPTION – PARCEL 5309.008 STARE

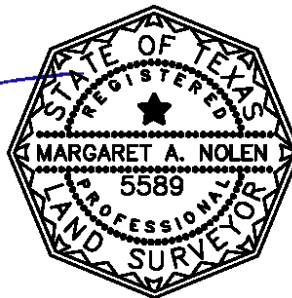
- 3) **South 27° 27' 41" West**, a distance of **118.20 feet** to a calculated point, being 360.36 feet right of Engineer's Baseline Station 334+97.20, for the southeast corner hereof;
- 4) **North 62° 32' 19" West**, a distance of **7.50 feet** to the **POINT OF BEGINNING** hereof and containing 0.0204 acre (887 sq. ft.) of land.

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/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 08/28/2020.

Surveyed March 10, 2021 by:

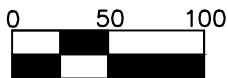

Margaret A. Nolen, R.P.L.S. No. 5589
CP&Y, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPELS Firm No. 10194125
Project No. 1800252



AUSTIN GRID E-17
PROPERTY ID: 512066

EXHIBIT "A"

PARENT TRACT INSET



THOMAS ANDERSON
SURVEY NO. 17
ABSTRACT NO. 2
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

BRODIE LANE
(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

N 27°27'41" E 374.67'
(N 29°29'42" E 374.50')
N 27°27'41" E 256.38'

SURVEY LINE
(APPROXIMATE)

N27°27'41"E 168.08'
(N29°29'42"E 168.00')

5309.008
STARE
0.0204 AC.
(887 SF.)

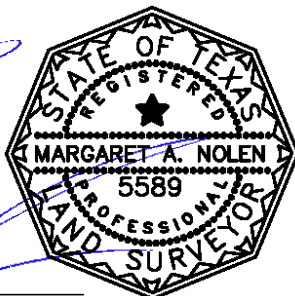
P.O.B.
5309.008 STARE

P.O.C.
5309.008 STARE

W/YELLOW
PLASTIC CAP
STAMPED
"TERRA FIRMA"

THEODORE BISSELL LEAGUE
SURVEY NO. 18
ABSTRACT NO. 3
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

LOT 4



MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589

DATE: MARCH 10, 2021

CANNON OAKS LLC
EXECUTED 09/12/2016
DOC. NO. 2016151593
O.P.R.T.C.T.

LOT 2
(CALLED 4.095 ACRES)
CANNON OAKS
RECORDED 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

LOT 3

ENGINEER'S BASELINE
WILLIAM CANNON DR
CURVE DATA:
PI NORTHING: 10,051,504.54'
PI EASTING: 3,087,434.14'
PI STATION: 334+21.10
RADIUS: 8000.00'
DELTA: 001°13'47" RIGHT
ARC LENGTH: 171.70'
TANGENT LENGTH: 85.85'
CHORD BEARING: S64° 52' 10"E
CHORD DISTANCE: 171.69'
PC STATION: 333+35.25
PT STATION: 335+06.95

WILLIAM CANNON DRIVE
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE
338+00 339+00

EXISTING R.O.W.

REVISIONS



1 Chisholm Trail, Suite 130
Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPELS 10194125

CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

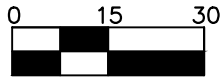
PARCEL PLAT - 5309.008 STARE

0.0204 ACRE (887 SQ. FT.)

PROPERTY ID: 512066	AUSTIN GRID NO. E-17
SURVEY DATE: 03/10/21	WORK ORDER: 1800252R
REVISD DATE:	SCALE: 1" = 100'
	PAGE 3 OF 5

EXHIBIT "A"

ENGINEER'S BASELINE
WILLIAM CANNON DR
CURVE DATA:
PI NORTHING: 10,051,504.54'
PI EASTING: 3,087,434.14'
PI STATION: 334+21.10
RADIUS: 8000.00'
DELTA: 001°13'47" RIGHT
ARC LENGTH: 171.70'
TANGENT LENGTH: 85.85'
CHORD BEARING: S64° 52' 10"E
CHORD DISTANCE: 171.69'
PC STATION: 333+35.25
PT STATION: 335+06.95



WILLIAM CANNON DRIVE
(R.O.W. WIDTH VARIES)
VOL. 4298, PG. 664, TRACT 8, D.R.T.C.T.
AND VOL. 6, PG. 73, P.R.T.C.T.
EXISTING R.O.W.

LOT 1
CANNON OAKS
RECORDED 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

CANNON OAKS LLC
EXECUTED 09/12/2016
DOC. NO. 2016151593
O.P.R.T.C.T.

LOT 2
(CALLED 4.095 ACRES)
CANNON OAKS
RECORDED 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

**THEODORE BISSELL
LEAGUE**
SURVEY NO. 18
ABSTRACT NO. 3
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



1 Chisholm Trail, Suite 130
Round Rock, Texas 78681 512.248.0065
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TBPELS 10194125

CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.008 STARE

0.0204 ACRE (887 SQ. FT.)

	AUSTIN GRID NO. E-17
PROPERTY ID: 512066	WORK ORDER: 1800252R
SURVEY DATE: 03/10/21	SCALE: 1" = 30'
REVISED DATE:	PAGE 4 OF 5

THOMAS ANDERSON
SURVEY NO. 17
ABSTRACT NO. 2
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

BRODIE LN.
(R.O.W. WIDTH VARIES)
NO RECORD INFORMATION
FOUND FOR R.O.W.

**P.O.B.
5309.008 STARE**

N: 10,051,150.15'
E: 3,087,339.90'
STA. 334+89.35
360.12' (RT.)

**P.O.C.
5309.008 STARE**

LOT 4
CANNON OAKS
RECORDED 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

5' ELECTRIC EASEMENT
CITY OF AUSTIN
CALCULATED 75 SQ. FT.
EXECUTED 02/18/1987
VOL. 10121, PG. 586
R.P.R.T.C.T.

W/YELLOW
PLASTIC CAP
STAMPED
"TERRA FIRMA"

EXHIBIT "A"

LEGEND

- = CALCULATED POINT
 = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CP&Y" SET
 = 1/2" IRON ROD FOUND
 = 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED (AS NOTED)
D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 = AREA, IN ACRES/SQ FT, OF EXISTING EASEMENT WITHIN PARCEL LIMITS (EQUALS PARCEL AREA IF NOT NOTED)
 = LUMINARE STANDARD
 = SIGN/MARKER
 = WATER METER
 = IRRIGATION CONTROL VALVE
 = POWER POLE
 = TRAFFIC SIGNAL POLE
 = ELECTRIC METER
 = ELECTRIC MANHOLE
FO
 = FIBER OPTICS CABLE MARKER
P.U.E. = PUBLIC UTILITY EASEMENT
 = PROPERTY/DEED LINE
(XX) = RECORD INFORMATION
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
 = TREE

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 27°27'41" E	118.29'
L-2	S 61°50'01" E	7.50'
L-3	S 27°27'41" W	118.20'
L-4	N 62°32'19" W	7.50'



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PARCEL PLAT - 5309.008 STARE

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AUSTIN GRID NO. E-17

PROPERTY ID: 512066

WORK ORDER: 1800252R

SURVEY DATE: 03/10/21

SCALE:

REVISED DATE:

PAGE 5 OF 5

GENERAL NOTES:

- 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 SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN US SURVEY FEET.
- STATIONS AND OFFSETS ARE RELATIVE TO THE CORRIDOR CENTERLINE PROVIDED BY ENGINEER 08/28/2020.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.