

EXHIBIT "B"

GAS LINE & WATER LINE EASEMENT
OUT OF LOT C, BARTON CREEK PLAZA
SUBDIVISION, TRAVIS COUNTY, TEXAS

GAS LINE & WATER LINE EASEMENT, PARCEL 5393.01

FIELD NOTES FOR A TRACT OF LAND CONTAINING 7656 SQUARE FEET OF LAND, OUT OF LOT C, BARTON CREEK PLAZA SUBDIVISION, RECORDED IN VOLUME 81, PAGE 369 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID LOT C, BARTON CREEK PLAZA SUBDIVISION CONVEYED TO L P BARTON CREEK LLC PER DOCUMENT NO. 2014092629, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND CONTAINING 7656 SQUARE FEET OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND AS SHOWN ON THE ATTACHED SKETCHES, SHEETS 1 THROUGH 3:

COMMENCING at a 1/2" iron rod found on the westerly right of way of S. Lamar Boulevard, for the northeast property corner of Lot C, Barton Creek Plaza Subdivision, recorded in Volume 81, Page 369 of the Plat Records of Travis County, Texas, having Texas State Plane Grid Coordinates (Texas Central Zone, NAD83(CORS), Combine Scale Factor 0.999970) N = 10059862.24 and E = 3099976.58, thence S 49°56'24" W, 227.08 feet, along the westerly right of way line of S. Lamar Blvd, same being the easterly property line of said Lot C to a calculated point, having coordinates N = 10059716.09, E = 3099802.78, for the POINT OF BEGINNING of the herein described tract of land;

1) S 49°56'24" W, 12.42 feet, along the westerly right of way line of S. Lamar Blvd, same being the easterly property line of said Lot C to calculated point;

THENCE traversing said Lot C, Barton Creek Plaza Subdivision, the following 22 courses:

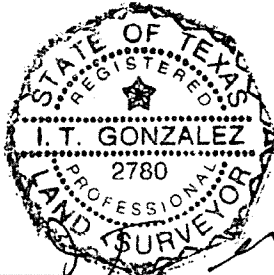
- 2) N 58°14'08" W, 80.70 feet, to a calculated point;
- 3) Along a curve to the left, having a radius of 293.60 feet, a long chord bearing N 61°55'04" W, 37.71 feet, for an arc distance of 37.74 feet, to a calculated point;
- 4) N 65°36'00" W, 48.21 feet to a calculated point;
- 5) Along a curve to the right, having a radius of 306.40 feet, a long chord bearing N 60°01'44" W, 59.49 feet, for an arc distance of 59.59 feet, to a calculated point;
- 6) N 54°27'28" W, 157.75 feet to calculated point;
- 7) Along a curve to the right, having a radius of 307.40 feet, a long chord bearing N 50°13'46" W, 45.33 feet, for an arc distance of 45.37 feet, to a calculated point;
- 8) N 46°00'03" W, 94.57 feet to a calculated point;
- 9) Along a curve to the left, having a radius of 295.60 feet, a long chord bearing N 48°17'16" W, 23.59 feet, for an arc distance of 23.60 feet, to a calculated point, having coordinates N = 10060020.06, E = 3099347.11;
- 10) N 39°45'53" E, 102.74 feet to calculated point, having coordinates N = 10060099.03, E = 3099412.83;
- 11) S 12°25'11" E, 1.41 feet to a calculated point;
- 12) S 56°28'52" E, 8.84 feet to a calculated point;
- 13) N 77°34'49" E, 2.63 feet to a calculated point;
- 14) S 06°35'43" W, 2.72 feet to calculated point;
- 15) S 39°45'53" W, 91.04 feet to calculated point;
- 16) Along a curve to the right, having a radius of 307.40 feet, a long chord bearing S 47°04'10" E, 11.47 feet, for an arc distance of 11.47 feet, to a calculated point;
- 17) S 46°00'03" E, 94.57 feet to a calculated point;
- 18) Along a curve to the left, having a radius of 295.60 feet, a long chord bearing S 50°14'36" E, 43.59 feet, for an arc distance of 43.63 feet, to a calculated point;
- 19) S 54°27'28" E, 157.75 feet to calculated point;
- 20) Along a curve to the left, having a radius of 294.60 feet, a long chord bearing S 60°01'44" E, 57.20 feet, for an arc distance of 57.29 feet, to a calculated point;
- 21) S 65°36'00" E, 48.21 feet to a calculated point;

REFERENCES

TCAD 0407180113, AUSTIN GRID: G20

- 22) Along a curve to the right, having a radius of 305.40 feet, a long chord bearing S 61°55'04" E, 39.23 feet, for an arc distance of 39.25 feet, to a calculated point;
- 23) S 58°14'08" E, 84.57 feet, to the POINT OF BEGINNING and CONTAINING 7656 square feet of land.

Date Prepared: July 31, 2024



07-31-2024

By: _____
I T Gonzalez, R.P.L.S. No. 2780
I T Gonzalez Engineers
3501 Manor Rd, Austin, Tx 78723
512-447-7400

FIELD NOTES REVIEWED
BY: [Signature] DATE: 08/01/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

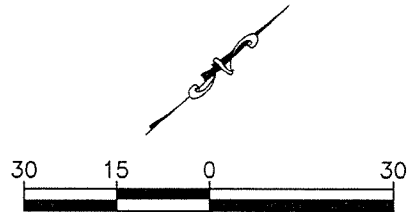
REFERENCES

TCAD 0407180113, AUSTIN GRID: G20

MATCH LINE EXHIBIT "B"

A --- SEE SHEET 2 --- A

- LEGEND
- BOUNDARY LINE
 - - - - PROPERTY LINE
 - - - - RIGHT-OF-WAY LINE
 - - - - EASEMENT
 - △ CALCULATED POINT
 - C & G CURB & GUTTER
 - (IRF) IRON ROD FOUND



SCALE: 1.0" = 30.0'

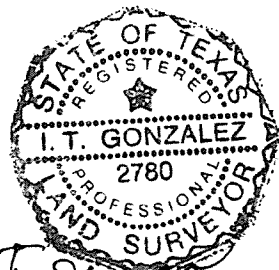
DATE: 07-31-2024

Project No. S23.04.28.03

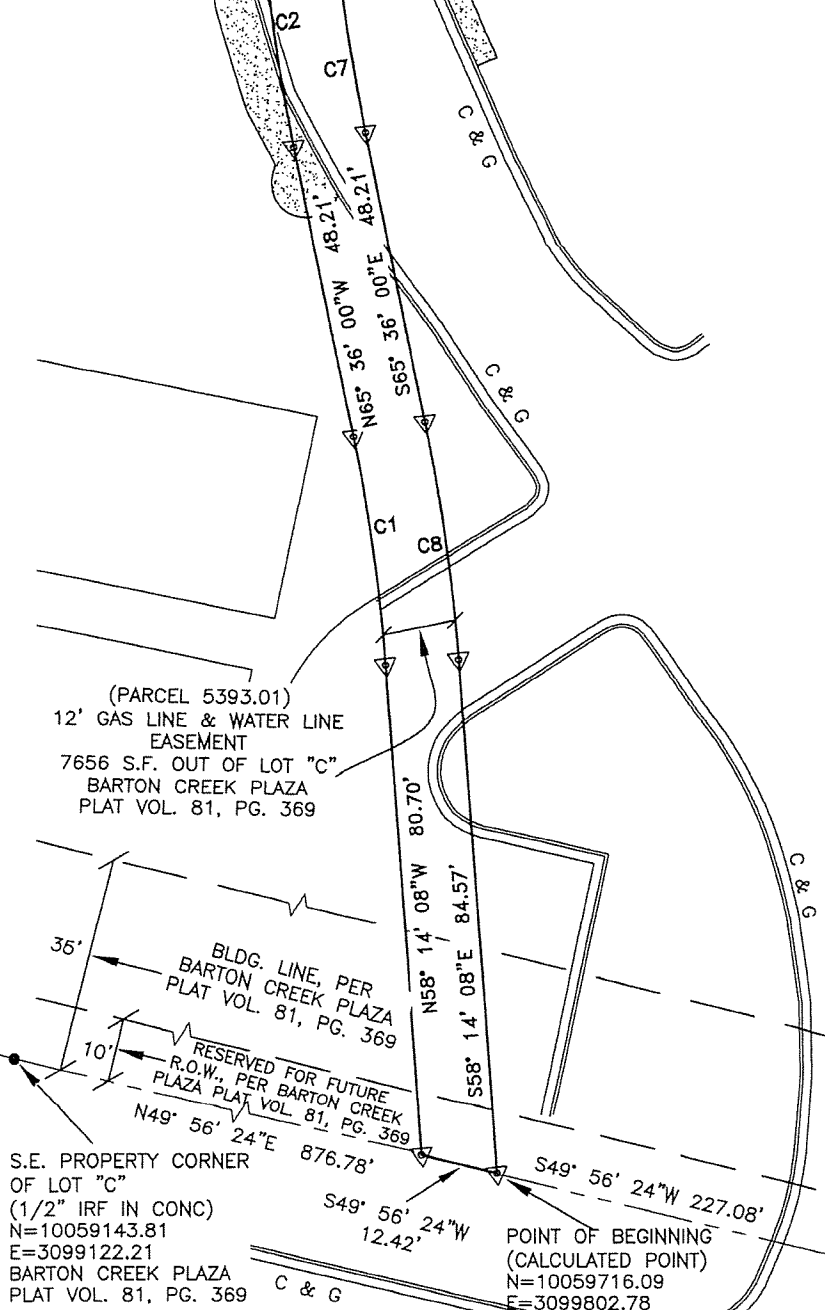
Bearing basis for this survey is Texas State Plane coordinates (NAD83), Central Texas Zone (4203). Combined Scale Factor = 0.999970.

SURVEYOR'S CERTIFICATION

The undersigned does hereby certify that this survey, was this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.



I.T. Gonzalez
07-31-2024
I.T. GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR
REG. NO. 2780



CURVE DATA			
#	LENGTH	CHORD	RADIUS
C1	37.74'	N61° 55' 04" W 37.71'	293.60'
C2	59.59	N60° 01' 44" W 59.49'	306.40
C7	57.29'	S60° 01' 44" E 57.20'	294.60'
C8	39.25'	S61° 55' 04" E 39.23'	305.40'

COMMENCING POINT
(1/2" IRF)
N=10059862.24
E=3099976.58
N.E. PROPERTY CORNER OF LOT "C"
BARTON CREEK PLAZA
PLAT 81/369

SHEET 1 OF 3

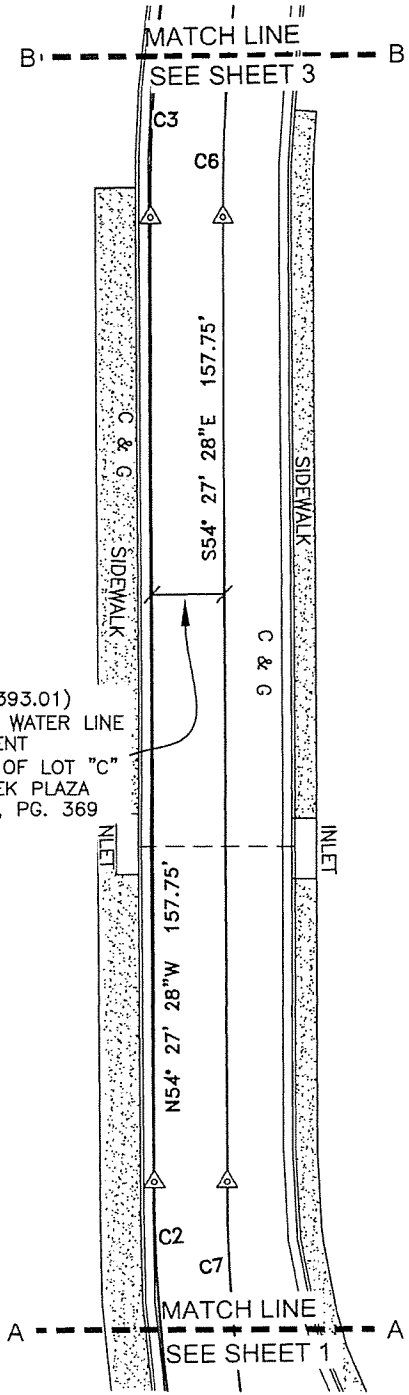
PARCEL 5393.01, GAS LINE & WATER LINE EASEMENT
7656 S.F. (0.176-ACRE) OUT OF LOT "C"
BARTON CREEK PLAZA, PLAT VOL. 81, PG. 369

BARTON CREEK PLAZA LIFT STATION CONTINUATION
AUSTIN, TEXAS



SURVEYING FIRM REGISTRATION No. 100573-0
3501 MANOR RD.
(512) 447-7400 AUSTIN, TEXAS 78723 FAX (512) 447-6389

EXHIBIT "B"



(PARCEL 5393.01)
 12' GAS LINE & WATER LINE
 EASEMENT
 7656 S.F. OUT OF LOT "C"
 BARTON CREEK PLAZA
 PLAT VOL. 81, PG. 369

- LEGEND
- BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT
 - △ CALCULATED POINT
 - C & G CURB & GUTTER
 - (IRF) IRON ROD FOUND

CURVE DATA			
#	LENGTH	CHORD	RADIUS
C2	59.69'	N60° 01' 44"W 59.49'	306.40
C3	45.37'	N50° 13' 46"W 45.33'	307.40
C6	43.63'	S50° 13' 46"E 43.59'	295.60'

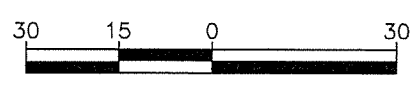
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 07-31-2024
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 REG. NO. 2780



SCALE: 1.0" = 30.0'
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SHEET 2 OF 3

PARCEL 5393.01, GAS LINE & WATER LINE EASEMENT
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 BARTON CREEK PLAZA LIFT STATION CONTINUATION
 AUSTIN, TEXAS

ITG IT Gonzalez
 Engineers

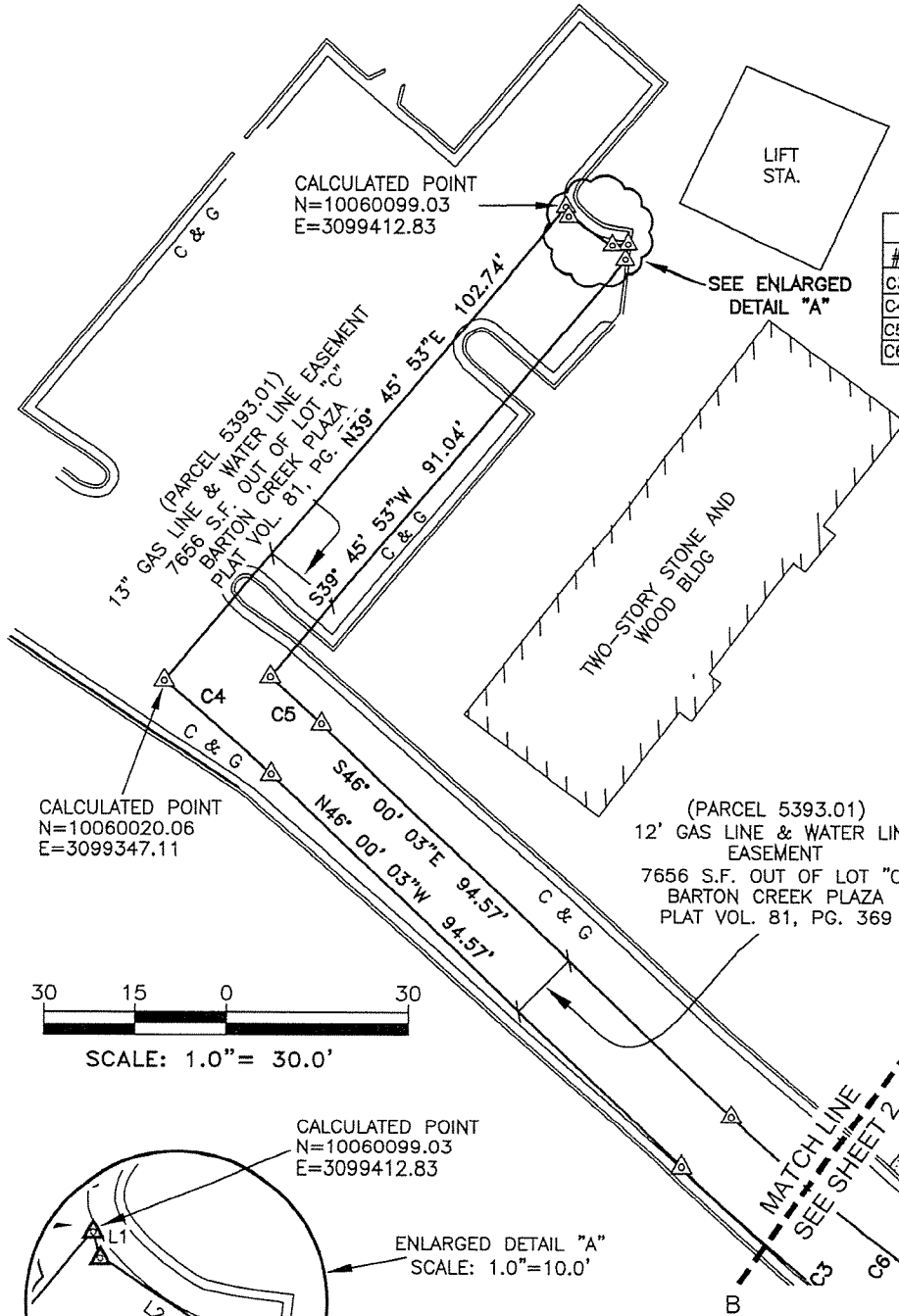
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EXHIBIT "B"

LEGEND

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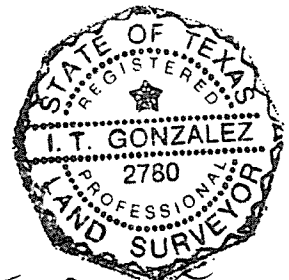
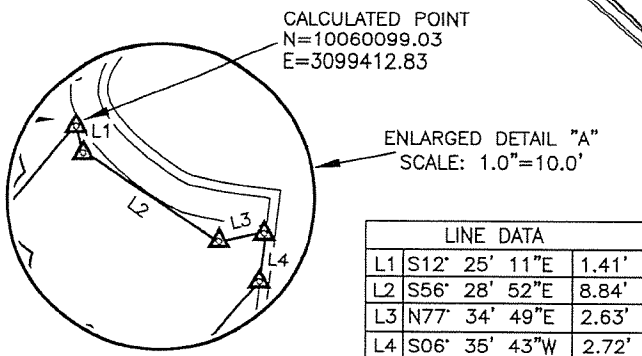
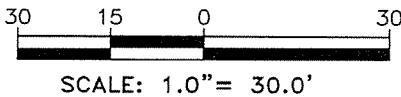
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SHEET 3 OF 3

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