

EXHIBIT "B"

PARCEL 3111.871
0.3648 Acre
Sidewalk, Trail, and Recreational Easement (STARE)
James Jett Survey No. 1, Abstract No. 437
Travis County, Texas

DESCRIPTION FOR A 0.3648 OF ONE ACRE STARE

DESCRIPTION OF A 0.3648 OF ONE ACRE (15,889 SQUARE FOOT) EASEMENT LOCATED IN THE JAMES JETT SURVEY NO. 1, ABSTRACT NO. 437, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, HIDDEN VALLEY PHASE "A", A SUBDIVISION OF RECORD IN BOOK 84, PAGES 117D-118A, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 3 (TRACT 2) CONVEYED TO 360 OVERLOOK LLC BY SPECIAL WARRANTY DEED DATED FEBRUARY 18, 2019, AS RECORDED IN DOCUMENT NO. 2019024121, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.3648 OF ONE ACRE (15,889 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the west line of said Lot 3 and said 360 Overlook tract, and in the east line of that tract described as 144.817 acres conveyed to Loop 360 Land, LP by Special Warranty Deed, as recorded in Document No. 2017038499, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,100,874.50, E=3,096,238.52 from which a 1/2-inch iron rod found at an angle point in the west line of said Lot 3 and said 360 Overlook tract, and in the east line of said 144.817 acre Loop 360 Land tract, bears North 16°38'13" West 64.46 feet;

THENCE, along the north line of this easement, crossing said Lot 3 and said 360 Overlook tract, the following eight (8) courses, numbered 1 through 8:

- 1) **South 75°55'45" East 8.45 feet** to a calculated point,
- 2) **South 57°10'26" East 55.83 feet** to a calculated point,
- 3) **South 67°09'20" East 55.69 feet** to a calculated point,
- 4) **South 59°37'06" East 58.99 feet** to a calculated point,
- 5) **South 43°22'34" East 52.56 feet** to a calculated point,
- 6) **South 53°22'42" East 49.27 feet** to a calculated point,
- 7) **South 48°31'34" East 44.98 feet** to a calculated point, and

EXHIBIT "B"

0.3648 Acre STARE
PARCEL 3111.871

- 8) **South 68°24'13" East 4.03 feet** to a calculated point in the east line said Lot 3 and said 360 Overlook tract, and the existing west right-of-way line of Capitol of Texas Highway North (Loop 360, varying width right-of-way), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found in the east line of said Lot 3 and said 360 Overlook, and the existing west right-of-way line of Capitol of Texas Highway North (Loop 360), bears North 31°16'49" East 341.85 feet;
- 9) THENCE, along the east line of this easement of said Lot 3 and said 360 Overlook tract and in the west right-of-way line of said Capitol of Texas Highway North (Loop 360), **South 31°16'49" West 50.72 feet** to a calculated point;

THENCE, along the south line of this easement, crossing said Lot 3 and said 360 Overlook tract, the following seven (7) courses, numbered 10 through 16:

- 10) **North 68°24'13" West 4.25 feet** to a calculated point,
- 11) **North 48°31'34" West 51.62 feet** to a calculated point,
- 12) **North 53°22'42" West 51.52 feet** to a calculated point,
- 13) **North 43°22'34" West 49.80 feet** to a calculated point,
- 14) **North 59°37'06" West 48.56 feet** to a calculated point,
- 15) **North 67°09'20" West 56.76 feet** to a calculated point, and
- 16) **North 57°10'26" West 52.00 feet** to a calculated point, in the west line of said Lot 3 and said 360 Overlook tract, and the east line of said 144.817 acre Loop 360 Land tract;

THENCE, along the west line of this easement, said Lot 3 and said 360 Overlook tract, and the east line of said 144.817 acre Loop 360 Land tract, the following two (2) courses, numbered 17 and 18:

- 17) **North 27°48'56" East 36.28 feet** to a 1/2-inch iron rod found, and

EXHIBIT "B"

0.3648 Acre STARE
PARCEL 3111.871

18) **North 16°38'13" West 17.14 feet** to the POINT OF BEGINNING and containing 0.3648 of one acre tract (15,889 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The bearings shown are surface bearings.

SURVEYED BY:

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



04/09/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623


Date

Note: There is a plat to accompany this description.

M:\AECOM~23-144~Overlook Parking\Description\0.3648 Ac Trail Esmt

Issued 03/07/2024; Revised 03/27/2024, 04/03/2024, 04/09/2024

AUSTIN GRID F-29 / TCAD ID 134343

FIELD NOTES REVIEWED
BY:  DATE: 04/09/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.3648 AC. OR 15,889 SQ. FT. OF LAND
OUT OF J. JETT SURVEY NO.1, ABSTRACT NO. 437
AUSTIN, TRAVIS COUNTY, TEXAS**

P.O.B.
GRID COORDINATES
N=10,100,874.50
E=3,096,238.52

360 OVERLOOK, LLC
DOC. NO. 2019024121
O.P.R.T.C.T.
TRACT 2
(LOT 3)
FEBRUARY 18, 2019

JAMES JETT SURVEY NO. 1
ABSTRACT NO. 437

SCALE 1" = 50'



LOOP 360 LAND, LP
DOC. NO. 2017038499
O.P.R.T.C.T.
(144.817)
MARCH 7, 2017

LOT 3
8.2663 ACRES

HIDDEN VALLEY
PHASE "A"
VOL. 84, PG. 117D-118A
P.R.T.C.T.

PARCEL
3111.871 STARE
0.3648 AC. OR
15,889 SQ. FT.

APPROXIMATE
SURVEY LINE
A-437

LEGEND

- 1/2" IRON ROD FOUND
- ▲ CALCULATED POINT
- TYPE I CONCRETE MARKER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- (.....) RECORD INFORMATION
- VOL./PG. VOLUME/PAGE
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT OF WAY

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S75°55'45"E	8.45'
L2	S48°31'34"E	44.98'
L3	S68°24'13"E	4.03'
L4	N68°24'13"W	4.25'
L5	N48°31'34"W	51.62'
L6	N53°22'42"W	51.52'
L7	N43°22'34"W	49.80'
L8	N59°37'06"W	48.56'
L9	N27°48'56"E	36.28'
L10	N16°38'13"W	17.14'
L11	N16°38'13"W	64.46'

NOTES:

- ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES AND IN U.S. SURVEY FEET.
- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY FILE NO. 2127636, EFFECTIVE DATE AUGUST 27, 2023.

REVISED: 04/09/2024
REVISED: 04/03/2024
REVISED: 03/27/2024
ISSUED: 03/08/2024

TCAD ID 134343



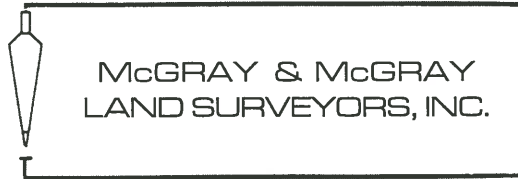
04/09/2024

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

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	AUSTIN GRID#	F-29
DATE:	04/09/2024	TECH:	BLM
PROJECT:	23-144	FIELD:	CR, FG
FIELD BOOK:	-	SHEET:	4 OF 4

April 9, 2024



Stewart Title Guaranty Company

RE: Title Commitment, File No: 2127636
For: **0.3648 Sidewalk, Trail, and Recreational Easement** out of 360 Overlook, LLC.,
Document Number 2019024121, Official Public Records, Travis County, Texas
Effective Date: August 27, 2023
Issued: September 8, 2023

I have reviewed the title commitment for the above referenced parcel and the results are as follow:

The following easement are **not shown** or noted on the sketch and **do not affect** the subject easement:

- Item 1 Restrictions
- Item 10.d (Landscape Easement, Volume 10134, Page 460 of the Official Public Records of Travis County)
- Item 10.b. (Public Utility Easement, Volume 99, Page 167 of the Plat Records of Travis County)
- Item 10.c. (Cross Easement, Volume 8893, Page 145 of the Official Public Records of Travis County)

Sincerely,



04/09/2024

Date