



EXHIBIT “ B ”

MUNDAY TRUST NUMBER ONE
TO
CITY OF AUSTIN
(LOWER WILLIAMSON CREEK
WASTEWATER INTERCEPTOR)

LEGAL DESCRIPTION OF PARCEL 5217.49 TWSE
TEMPORARY WORKING SPACE EASEMENT

DESCRIPTION OF A 0.022 ACRE (980 SQUARE FOOT) TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT BEING A PORTION OUT OF A CALLED 3.738 ACRE TRACT CONVEYED TO MUNDAY TRUST NUMBER ONE BY SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2001219638 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF LOT 1, BATTLE BEND CENTER SUBDIVISION, RECORDED IN VOLUME 87, PAGE 117C OF THE PLAT RECORDS OF TRAVIS COUNTY. SAID 0.022 ACRE (980 SQUARE FOOT) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN FOR REFERENCE on a 1/2" iron rod found on the westerly right-of-way line of Interstate Highway No. 35 being the southerly corner of the curve of transition from said westerly right-of-way line Interstate Highway No. 35 to the southerly right-of-way line of Battle Bend Boulevard (60 foot right-of-way) having a Texas Coordinate System of 1983 (Central Zone 4203, NAD83, U.S. Survey Feet, Grid) values of N=10,046,949.74 E=3,109,063.14; **THENCE S 33°54'03" W** a distance of 321.61 feet along the westerly right-of-way line of Interstate Highway No. 35 and the easterly line of said 3.738 acre tract to a calculated point. **THENCE, N 56°05'57" W** a distance of 25.00 feet through the interior of said 3.738 acre tract to a calculated angle point having a Texas Coordinate System of 1983 (Central Zone 4203, NAD83, U.S. Survey Feet, Grid) values of N=10,046,696.75 E=3,108,863.02 and being the **POINT OF BEGINNING** of the herein-described easement;

THENCE, through the interior of said 3.738 acre tract, the following (3) courses and distances:

- 1) **S 33°54'03" W** for a distance of **32.76 feet** to a calculated angle point of the herein described easement;
- 2) **N 56°05'57" W** for a distance of **5.00 feet** to a calculated angle point of the herein described easement;
- 3) **S 33°54'03" W** for a distance of **49.01 feet** to a calculated angle point of the herein described easement;

THENCE, N 56°05'57" W, 9.98 feet to a calculated angle point of the herein described easement. From which, a calculated point along the southerly property line of said 3.738 acre tract and the northerly property line of a 12.59 acre tract being conveyed to the City of Austin in Volume 5814, Page 1580 of the Deed Records of Travis County, Texas that bears S 33°54'03" W, a distance of 17.31 feet. From which, an iron rod found being the most westerly corner of a 0.757 acre tract conveyed to the City of Austin recorded in Volume 10749, Page 539 of the Real Property Records of Travis County, Texas, being on the northerly line of said 12.59 acre tract, and being the southeasterly corner of Lot 1 Block E of the Battle Bend Springs Subdivision Section 1-A in Volume 51, Page 17 of the Plat Records of Travis County, Texas being conveyed to the City of Austin in Volume 8585, Page 9 of the Deed Records of Travis County, Texas, that bears N 61°31'33" W a distance of 346.60 feet;

THENCE, N 33°54'03" E, 81.77 feet to a calculated angle point of the herein described easement;

THENCE, S 56°05'57" E, 14.98 feet to the **POINT OF BEGINNING** and containing 0.022 acres (980 square feet) of land.

BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983 (NAD83) GRID (CENTRAL ZONE 4203).

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 28th day of May, 2023.

REV. 1 6-27-23



Macias & Associates, L.P.
10017 Wild Dunes Drive
Austin, Texas 78745
512-695-6802

Carmelo L. Macias

Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES

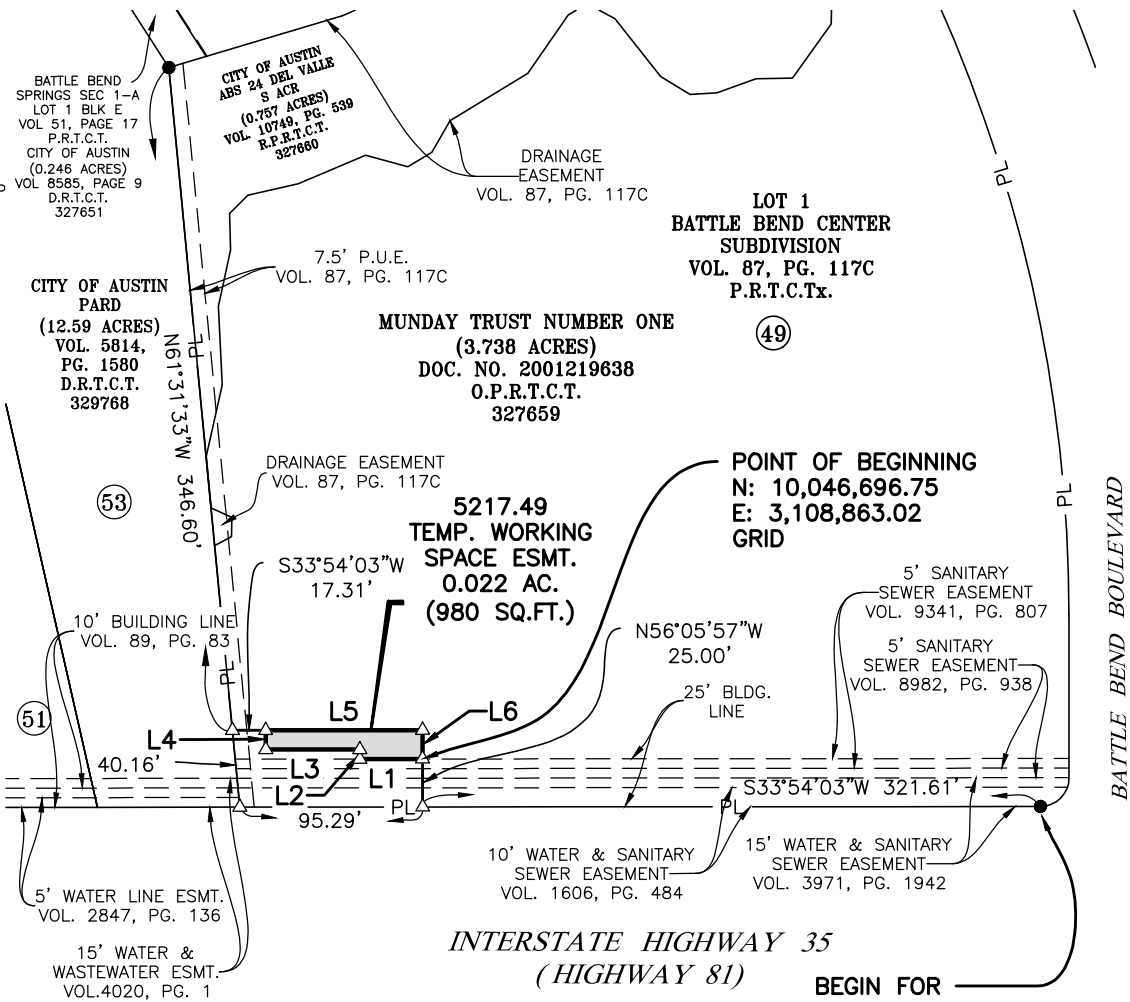
AUSTIN GRID NO. H-17
TCAD PARCEL ID NO. 327659
VESTING DEED: Document Number 2001219638

FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 07/25/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ▲ SET 60D NAIL
- ⊗ X FOUND IN CONCRETE
- ⊕ 80d NAIL FOUND
- ⊙ IRON ROD FOUND WITH CAP
- ⊙ IRON PIPE FOUND
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- DE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- EWLWFST EXCLUSIVE WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL
- TCE TEMPORARY CONSTRUCTION EASEMENT TWSE
- WWE PROPOSED WASTEWATER EASEMENT
- ACCESS ESMT. ACCESS EASEMENT
- DOC. NO. DOCUMENT NUMBER
- VOL. PG. VOLUME PAGE



TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN CHICAGO TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, TITLE COMMITMENT No. CTA1900754 EFFECTIVE DATE: JANUARY 23, 2022

BEARING BASIS:

ALL COORDINATES AND BEARINGS REFER TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, GRID, NORTH AMERICAN DATUM OF 1986 (NAD 83).

ELEVATION BASIS:

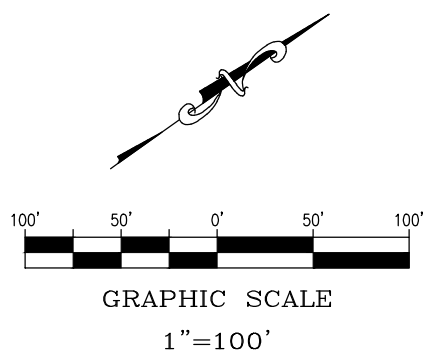
ALL ELEVATIONS ARE BASED ON THE NAVD 1988 DATUM.

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Carmelo L. Macias 5-27-23
CARMELO L. MACIAS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S33°54'03"W	32.76'
L2	N56°05'57"W	5.00'
L3	S33°54'03"W	49.01'
L4	N56°05'57"W	9.98'
L5	N33°54'03"E	81.77'
L6	S56°05'57"E	14.98'



REV. 1 6-27-23

DATE: 5-25-2023
DRAWN BY: JRB
MAI JOB NO.: 431-44-16

PAGE 3 OF 4

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS - FIRM NO. 101141-00

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