

EXHIBIT "B"

Page 1 of 12  
June 11, 2025

Aberfeldy Properties, Inc.  
To  
The City of Austin  
(Temporary Workspace Easement/Temporary Access Easement)

**LEGAL DESCRIPTION FOR PARCEL 3111.936 TEMPORARY WORKSPACE EASEMENT (TWSE) AND TEMPORARY ACCESS EASEMENT (TAE)**

BEING 0.2719 OF ONE ACRE (11,842 SQUARE FEET) OF LAND, MORE OR LESS, COMPRISED OF 0.1517 OF ONE ACRE, BEING TEMPORARY WORKSPACE EASEMENTS (TWSE) DESCRIBED IN FOUR (4) PARTS, AND 0.1202 OF ONE ACRE, BEING A TEMPORARY ACCESS EASEMENT (TAE), OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE TRACT CONVEYED TO ABERFELDY PROPERTIES, INC., BY DEED FILED FOR RECORD ON JANUARY 16, 2015, RECORDED IN DOCUMENT NO. 2015007175 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); AND DESCRIBED AS TRACT A, TEAGUE BUDA SUBDIVISION NO. ONE, OF RECORD IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 0.2719 OF ONE ACRE (11,842 SQUARE FEET) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED, IN FIVE (5) PARTS, BY METES AND BOUNDS AS FOLLOWS;

**TWSE PART ONE - 0.0681 ACRES**

**COMMENCING** at a Texas Department of Transportation (TXDOT) Type II concrete monument found at an angle point on the proposed northwest right-of-way line of Interstate Highway 35 (IH-35), 170.66 feet right of Engineer's Centerline Station (E.C.S.) 3366+67.99, being within said Tract A;

**THENCE, North 64°17'48" West**, over and across said Tract A, along said proposed northwest right-of-way line of IH-35, passing at a distance of 72.53 feet, a Mag nail with washer stamped "MCGRAY & MCGRAY" found at an angle point on said proposed northwest right-of-way line, departing said proposed northwest right-of-way, and continuing for a total a distance of **99.08 feet** to a calculated point (Surface Coordinates: N= 10,063,027.20, E= 3,116,902.63), for the **POINT OF BEGINNING** and south corner of the tract described herein;

**THENCE**, continuing over and across said Tract A, the following five (5) courses and distances numbered 1-5:

- 1) **North 64°17'48" West**, a distance of **32.96 feet** to a calculated point, for the west corner of the tract described herein,
- 2) **North 28°46'51" East**, a distance of **101.69 feet** to a calculated point, for the north corner of the tract described herein,
- 3) **South 61°13'09" East**, a distance of **23.57 feet** to a calculated point, for the east corner of the tract described herein, from which a 5/8-inch iron rod with an aluminum cap stamped "TXDOT PROPERTY CORNER" found at an angle point on said proposed northwest right-of-way line of IH-35 bears North 59°39'26" East, a distance of 65.98 feet,
- 4) **South 15°42'56" West**, a distance of **16.79 feet** to a calculated point, for an angle point, and
- 5) **South 24°59'12" West**, a distance of **83.75 feet** to the **POINT OF BEGINNING** and containing 0.0681 acres (2,964 sq. ft.) of land.

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**TWSE PART TWO – 0.0612 ACRES**

**COMMENCING** at a TXDOT Type II concrete monument found at an angle point on said proposed northwest right-of-way line of IH-35, 170.66 feet right of Engineer's Centerline Station (E.C.S.) 3366+67.99, being within said Tract A;

**THENCE, North 82°39'46" West**, departing said proposed northwest right-of-way line of IH-35, over and across said Tract A, a distance of **103.97 feet** to a calculated point (Surface Coordinates: N= 10,062,997.50, E= 3,116,888.79), for the **POINT OF BEGINNING** and the east corner of the tract described herein;

**THENCE**, continuing over and across said Tract A, the following eight (8) courses and distances numbered 6-13:

- 6) **South 24°59'12" West**, a distance of **23.55 feet** to a calculated point, for an angle point,
- 7) **South 35°31'17" East**, a distance of **20.72 feet** to a calculated point, for an angle point,
- 8) **South 26°44'00" West**, a distance of **32.69 feet** to a calculated point, for the south corner of the tract described herein,
- 9) **North 64°05'50" West**, a distance of **40.50 feet** to a calculated point, for the west corner of the tract described herein,
- 10) **North 25°09'54" East**, a distance of **30.69 feet** to a calculated point, for an angle point
- 11) **North 65°11'24" West**, a distance of **14.13 feet** to a calculated point, for an angle point
- 12) **North 28°46'51" East**, a distance of **35.60 feet** to a calculated point, for the north corner of the tract described herein, from which a Mag nail with washer stamped "MCGRAY & MCGRAY" found at an angle point on said proposed northwest right-of-way line of IH-35 bears North 87°43'25" East, a distance of 69.92 feet, and
- 13) **South 64°22'04" East**, a distance of **35.13 feet** to a calculated point, to the **POINT OF BEGINNING** and containing 0.0612 acres (2,667 sq. ft.) of land.

**TWSE PART THREE – 0.0199 ACRES**

**COMMENCING** at a TXDOT Type II concrete monument found at an angle point on said proposed northwest right-of-way line of IH-35, 170.66 feet right of Engineer's Centerline Station (E.C.S.) 3366+67.99, being within said Tract A;

**THENCE, North 64°17'48" West**, over and across said Tract A, along said proposed northwest right-of-way line of IH-35, a distance of **72.53 feet** to a Mag nail with washer stamped "MCGRAY & MCGRAY" found at an angle point in said northwest right-of-way line (Surface Coordinates: N= 10,063,015.48, E= 3,116,926.98), for the **POINT OF BEGINNING** and the south corner of the tract described herein;

**THENCE**, continuing over and across said Tract A, the following four (4) courses and distances numbered 14-17:

- 14) **North 64°17'48" West**, a distance of **12.02 feet** to a calculated point, for the west corner of the tract described herein,

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- 15) **North 24°59'26" East**, a distance of **67.49 feet** to a calculated point, for the north corner of the tract described herein, from which a 5/8-inch iron rod with an aluminum cap stamped "TXDOT PROPERTY CORNER" found at an angle point on said proposed northwest right-of-way line of IH-35 bears North 37°46'40" East, a distance of 89.50 feet,
- 16) **South 22°40'48" East**, a distance of **22.04 feet** to a calculated point on said proposed northwest right-of-way line of IH 35, for the east corner of the tract described herein, and
- 17) **South 29°37'25" West**, along said proposed northwest right-of-way line of IH 35, a distance of **52.97 feet** to the **POINT OF BEGINNING** and containing 0.0199 acres (867 sq. ft.) of land.

**TWSE PART FOUR – 0.0025 ACRES**

**COMMENCING** at a TXDOT Type II concrete monument found at an angle point on said proposed northwest right-of-way line of IH-35, 170.66 feet right of Engineer's Centerline Station (E.C.S.) 3366+67.99, being within said Tract A;

**THENCE, North 88°48'06" West**, departing the proposed northwest right-of-way line of said IH-35, over and across said Tract A, a distance of **78.90 feet** to a calculated point (Surface Coordinates: N= 10,062,985.88, E= 3,116,913.03), for the **POINT OF BEGINNING** and the east corner of the tract described herein;

**THENCE**, over and across said Tract A, the following seven (7) courses and distances numbered 18-24:

- 18) **South 25°37'56" West**, a distance of **3.08 feet** to a calculated point, for an angle point,
- 19) **South 67°27'05" West**, a distance of **5.45 feet** to a calculated point, for an angle point,
- 20) **North 62°54'23" West**, a distance of **4.16 feet** to a calculated point, for an angle point,
- 21) **South 27°05'37" West**, a distance of **9.61 feet** to a calculated point, for the south corner of the tract described herein,
- 22) **North 35°32'22" West**, a distance of **4.19 feet** to a calculated point, for the west corner of the tract described herein,
- 23) **North 24°59'26" East**, a distance of **14.63 feet** to a calculated point, for the north corner of the tract described herein, from which a Mag nail with washer stamped "MCGRAY & MCGRAY" found at an angle point on said proposed northwest right-of-way line of IH-35 bears North 45°13'38" East, a distance of 34.74 feet, and
- 24) **South 64°22'04" East**, a distance of **11.87 feet** to the **POINT OF BEGINNING** and containing 0.0025 acres (110 sq. ft.) of land.

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**TAE PART FIVE – 0.1202 ACRES**

**BEGINNING** at a Mag nail with washer stamped "MCGRAY & MCGRAY" found at an angle point on said proposed northwest right-of-way line of IH-35 (Surface Coordinates: N=10,063,015.48, E=3,116,926.98), being on the northeast line of the tract described herein, same being within said Tract A;

**THENCE**, over and across said Tract A, the following eight (8) courses and distances numbered 25-32:

- 25) **South 64°17'48" East**, along said proposed northwest right-of-way line of IH 35, a distance of **72.53 feet** to a TXDOT Type II concrete monument found, for the east corner of the tract described herein, and point of curvature of a curve to the right,
- 26) Along said curve to the right, through a delta of **02°36'05"**, having a radius of **2,137.50 feet**, an arc length of **97.04 feet**, and a chord that bears **South 21°26'13" West**, a distance of **97.04 feet** to a calculated point, for the end of said curve and south corner of the tract described herein;
- 27) **North 36°14'26" West**, departing said northwest right-of-way line of IH 35, a distance of **26.49 feet** to a calculated point, for the southwest corner of the tract described here,
- 28) **North 43°03'12" East**, a distance of **43.19 feet** to a calculated point, for the point of beginning of a curve to the left,
- 29) Along said curve to the left, through a delta of **107°51'59"**, having a radius of **8.00 feet**, an arc length of **15.06 feet**, and a chord that bears **North 10°26'05" West**, a distance of **12.93 feet** to a calculated point, for the end of said curve,
- 30) **North 64°22'04" West**, a distance of **122.90 feet** to a calculated point, for the west corner of the tract described herein,

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31) North **28°46'51"** East, a distance of **32.85 feet** to a calculated point, for the north corner of the tract described herein, and

32) South **64°17'48"** East, a distance of **59.51 feet** to the **POINT OF BEGINNING** and containing 0.1202 acres (5,234 sq. ft.) of land, comprising a total of 0.2719 acres (11,842 sq. ft.) of land when combined with all parts of the tracts described herein.

### Bearing Basis:

All bearings shown are based on NAD83/2011 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00011. All coordinates shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

That I, Mark A. Mercado, a Registered Professional Land Surveyor, do hereby certify 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, on the date shown below.

SURVEYING AND MAPPING, LLC  
4801 Southwest Pkwy  
Building Two, Suite 100  
Austin, Texas 78735  
TX. Firm No. 10064300



Mark A. Mercado 6/11/2025  
Mark A. Mercado Date  
Registered Professional Land Surveyor  
No. 6350 – State of Texas

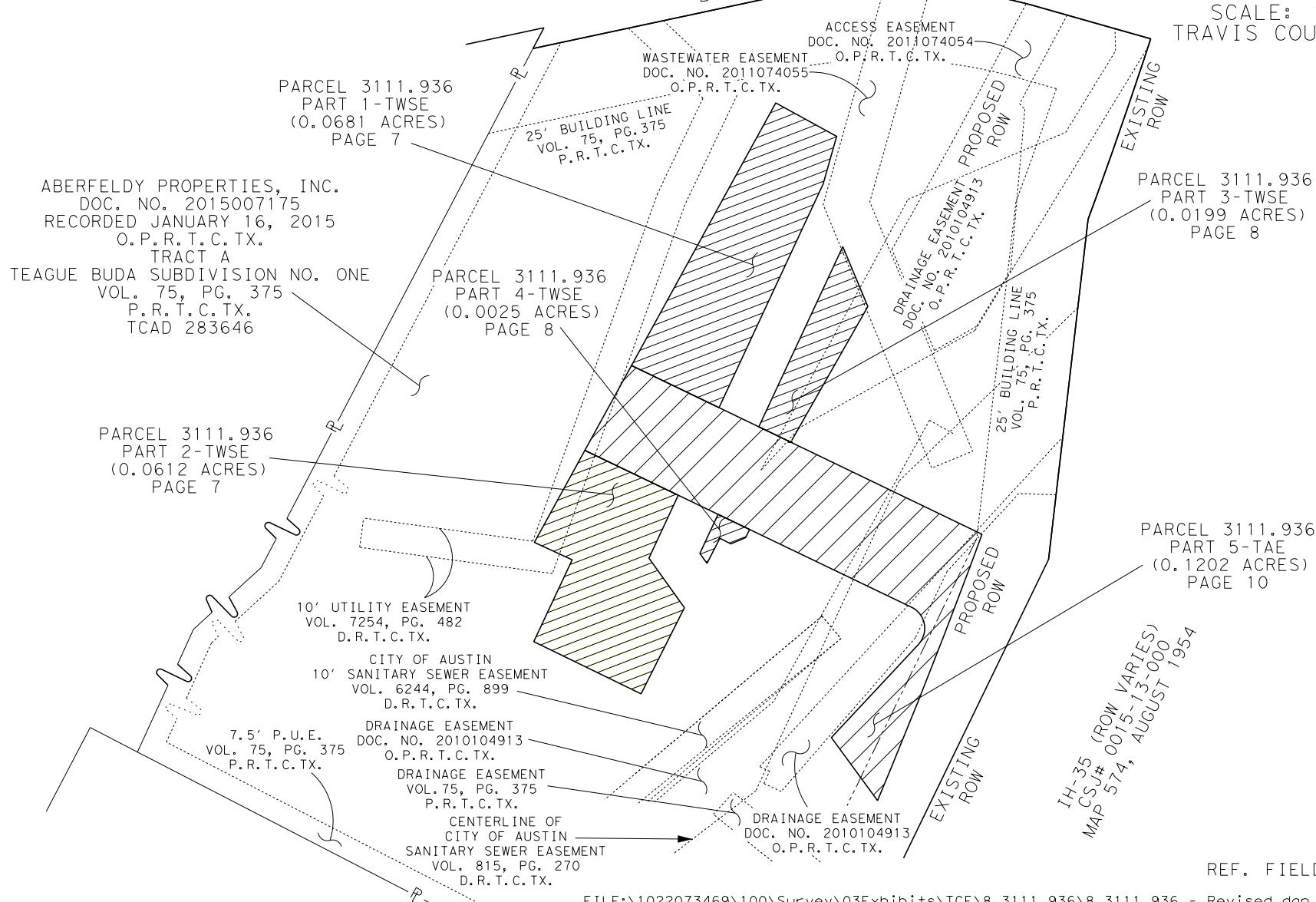
FIELD NOTES REVIEWED  
BY John D. Dickey DATE: 06/11/25  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

EXHIBIT "B"

SANTIAGO DEL VALLE SURVEY  
ABSTRACT NO. 24

EXHIBIT "

50 0 25 50  
GRAPHIC SCALE  
SCALE: 1" = 50'  
TRAVIS COUNTY, TEXAS



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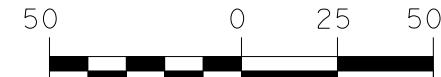


4801 Southwest Parkway  
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Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

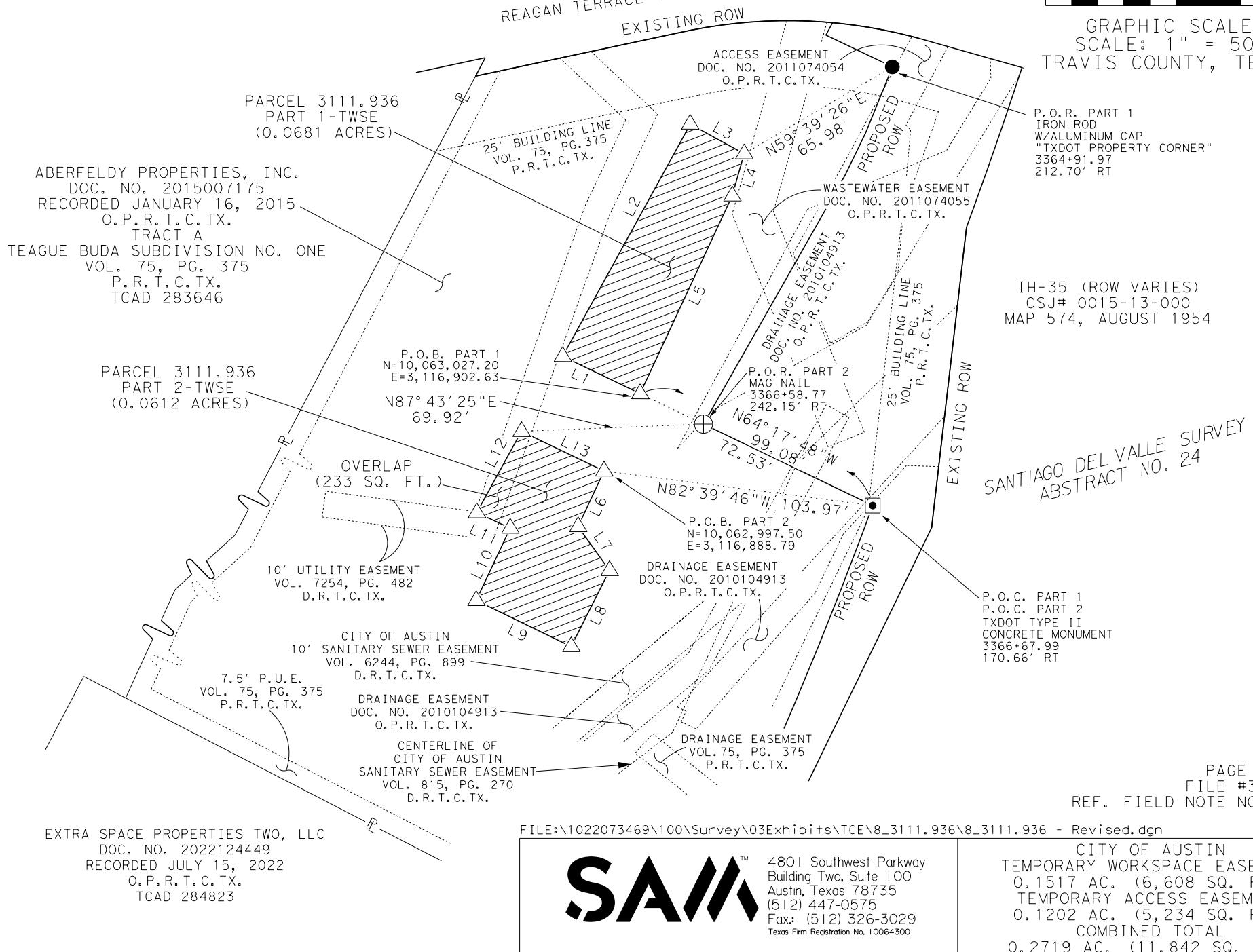
CITY OF AUSTIN  
TEMPORARY WORKSPACE EASEMENT  
0.1517 AC. (6,608 SQ. FT.)  
TEMPORARY ACCESS EASEMENT  
0.1202 AC. (5,234 SQ. FT.)  
COMBINED TOTAL  
0.2719 AC. (11,842 SQ. FT.)

EXHIBIT "B"

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GRAPHIC SCALE  
SCALE: 1" = 50'  
TRAVIS COUNTY, TEXAS

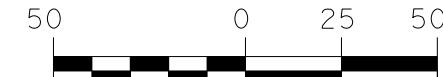
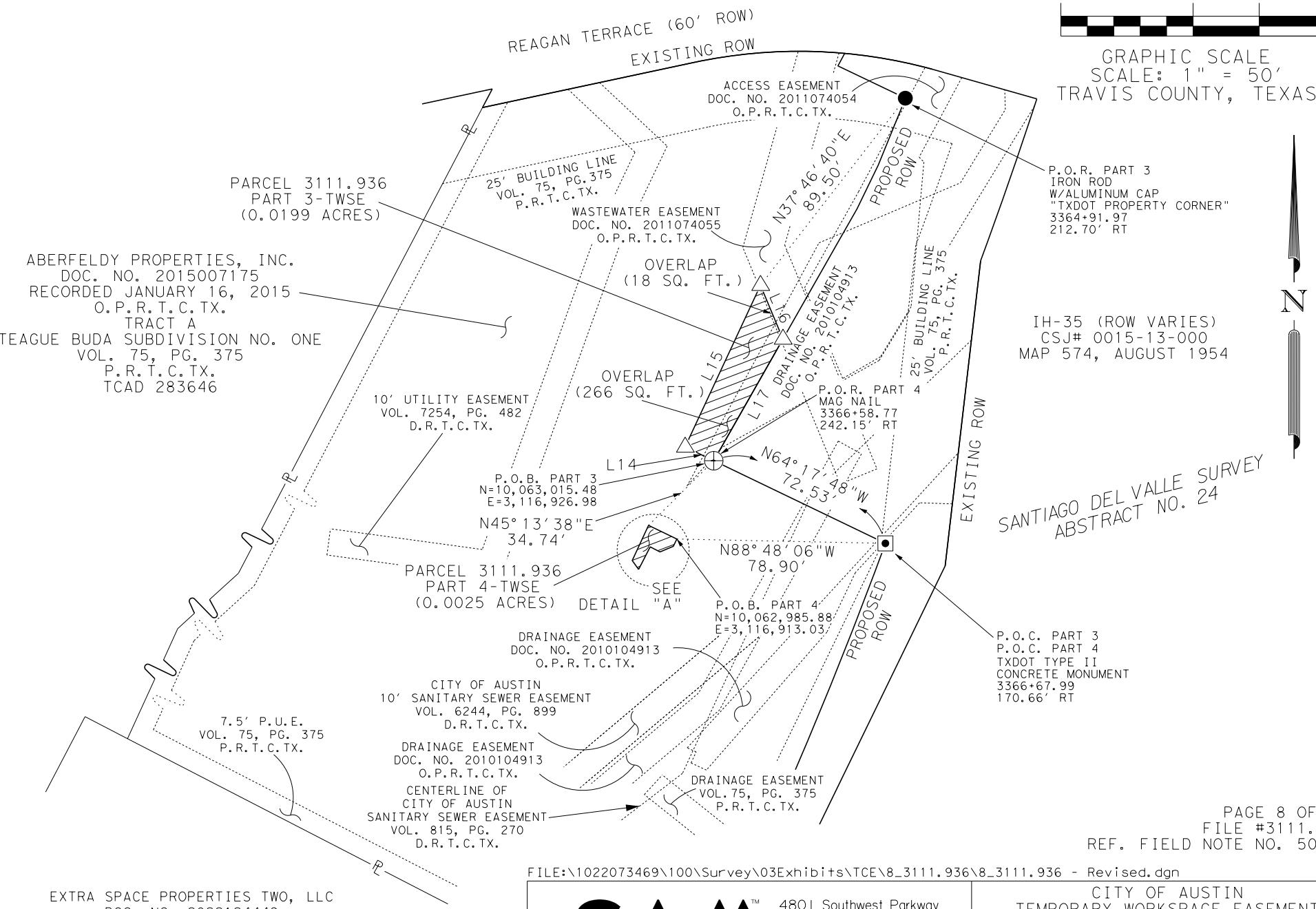


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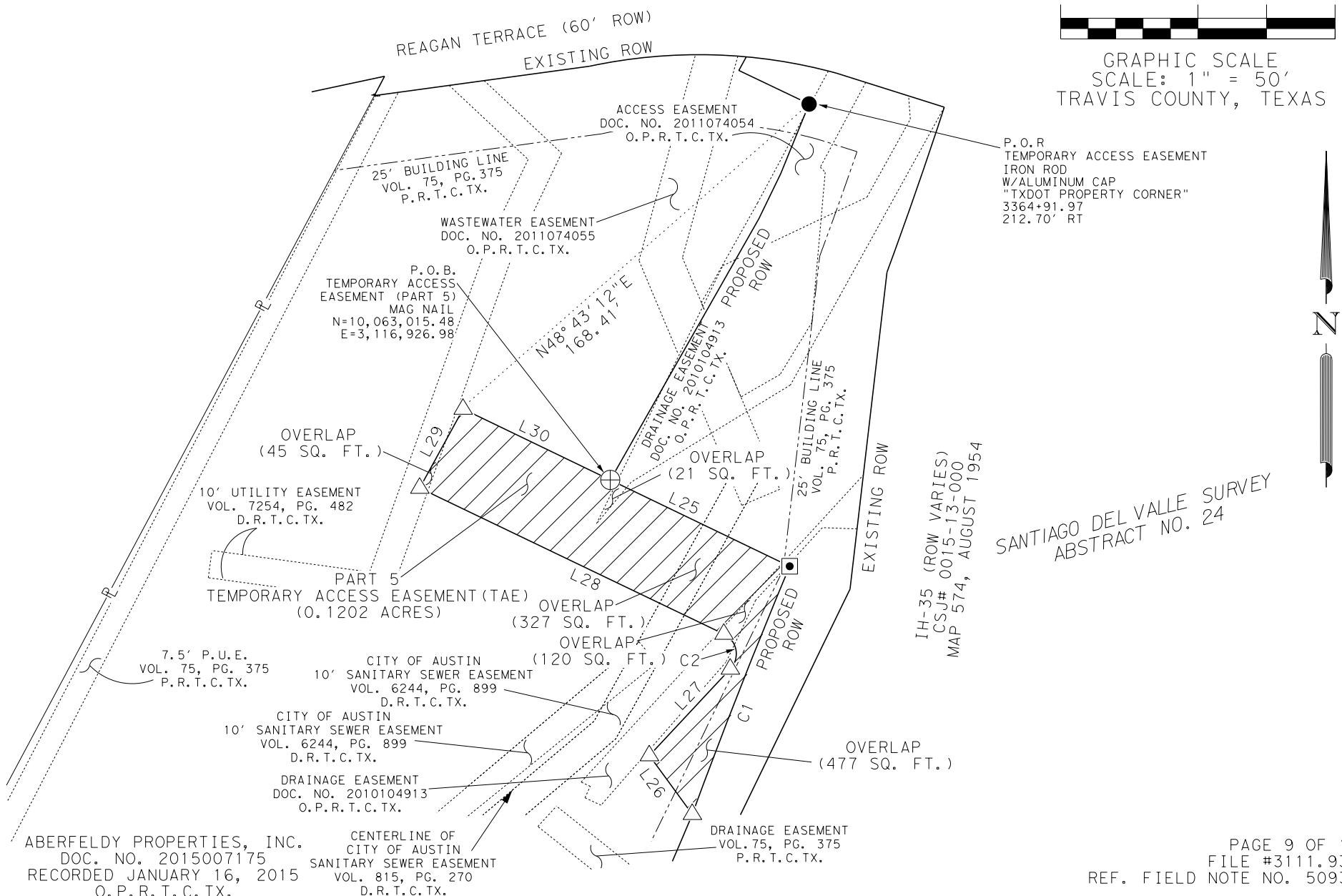
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	4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300	CITY OF AUSTIN TEMPORARY WORKSPACE EASEMENT 0.1517 AC. (6,608 SQ. FT.) TEMPORARY ACCESS EASEMENT 0.1202 AC. (5,234 SQ. FT.) COMBINED TOTAL 0.2719 AC. (11,842 SQ. FT.)
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**EXHIBIT "B"**

EXHIBIT " "



TRACT A  
TEAGUE BUDA SUBDIVISION NO. ONE  
VOL. 75, PG. 375  
P.R.T.C.TX.  
TCAD 283646

ABERFELDY PROPERTIES, INC.  
DOC. NO. 2015007175  
RECORDED JANUARY 16, 2015  
O. P. R. T. C. TX.

CENTERLINE OF  
CITY OF AUSTIN /  
SANITARY SEWER EASEMENT  
VOL. 815, PG. 270  
D. R. T. C. TX.

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**SAII**™  
4801 Southwest Parkway  
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Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

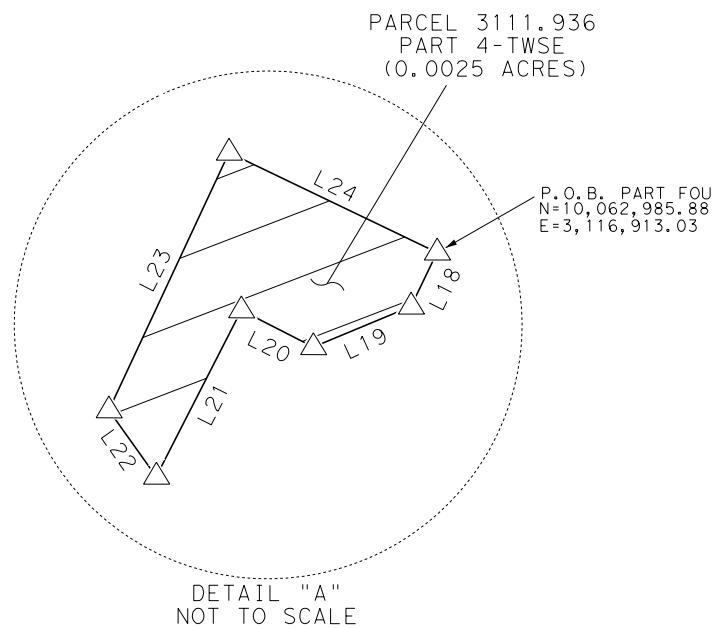
CITY OF AUSTIN  
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COMBINED TOTAL  
0.2719 AC. (11,842 SQ. FT.)

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CITY OF AUSTIN  
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0.1202 AC. (5,234 SQ. FT.)  
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CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02° 36' 05"	2,137.50'	97.05'	97.04'	S21° 26' 13"W
C2	107° 51' 59"	8.00'	15.06'	12.93'	N10° 26' 05"W

LINE TABLE (PART 1)

LINE NO.	BEARING	DISTANCE
L1	N64° 17' 48"W	32.96'
L2	N28° 46' 51"E	101.69'
L3	S61° 13' 09"E	23.57'
L4	S15° 42' 56"W	16.79'
L5	S24° 59' 12"W	83.75'

LINE TABLE (PART 2)

LINE NO.	BEARING	DISTANCE
L6	S24° 59' 12"W	23.55'
L7	S35° 31' 17"E	20.72'
L8	S26° 44' 00"W	32.69'
L9	N64° 05' 50"W	40.50'
L10	N25° 09' 54"E	30.69'
L11	N65° 11' 24"W	14.13'
L12	N28° 46' 51"E	35.60'
L13	S64° 22' 04"E	35.13'

LINE TABLE (PART 3)

LINE NO.	BEARING	DISTANCE
L14	N64° 17' 48"W	12.02'
L15	N24° 59' 26"E	67.49'
L16	S22° 40' 48"E	22.04'
L17	S29° 37' 25"W	52.97'

LINE TABLE (PART 4)

LINE NO.	BEARING	DISTANCE
L18	S25° 37' 56"W	3.08'
L19	S67° 27' 05"W	5.45'
L20	N62° 54' 23"W	4.16'
L21	S27° 05' 37"W	9.61'
L22	N35° 32' 22"W	4.19'
L23	N24° 59' 26"E	14.63'
L24	S64° 22' 04"E	11.87'

LINE TABLE (PART 5)

LINE NO.	BEARING	DISTANCE
L25	S64° 17' 48"E	72.53'
L26	N36° 14' 26"W	26.49'
L27	N43° 03' 12"E	43.19'
L28	N64° 22' 04"W	122.90'
L29	N28° 46' 51"E	32.85'
L30	S64° 17' 48"E	59.51'

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Texas Firm Registration No. 10064300

CITY OF AUSTIN  
TEMPORARY WORKSPACE EASEMENT  
0.1517 AC. (6,608 SQ. FT.)  
TEMPORARY ACCESS EASEMENT  
0.1202 AC. (5,234 SQ. FT.)  
COMBINED TOTAL  
0.2719 AC. (11,842 SQ. FT.)

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NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00011. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR.  
PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, FILE NO. CS20240024D, EFFECTIVE DATE: FEBRUARY 16, 2024, ISSUED: FEBRUARY 28, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

TRACT A, TEAGUE BUDA SUBDIVISION NO. ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 75, PAGE(S) 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS:

BUILDING SETBACK 25 FEET IN WIDTH ALONG THE NORTH AND EAST PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

PUBLIC UTILITY EASEMENT 7.5 FEET IN WIDTH ALONG THE EAST AND WEST PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

DRAINAGE EASEMENT 10 FEET IN WIDTH ALONG THE EAST PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

WASTEWATER EASEMENT 15 FEET IN WIDTH TRANSVERSING THE PROPERTY, AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN AS DESCRIBED AND LOCATED BY INSTRUMENT RECORDED IN VOLUME 536, PAGE 85 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN BY THE PLAT RECORDED IN VOLUME 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
MARK A. MERCADO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6350, STATE OF TEXAS

6/11/2025  
DATE

EXHIBIT " "

LEGEND

●	TXDOT TYPE II CONCRETE MONUMENT FOUND (AS NOTED)
●	IRON ROD OR PIPE FOUND (AS NOTED)
⊕	MAG NAIL FOUND (AS NOTED)
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
—P—	PROPERTY LINE
-----	EXISTING EASEMENT
—————	EASEMENT LIMITS



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FILE #3111.936  
REF. FIELD NOTE NO. 50933

	4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300	CITY OF AUSTIN TEMPORARY WORKSPACE EASEMENT 0.1517 AC. (6,608 SQ. FT.) TEMPORARY ACCESS EASEMENT 0.1202 AC. (5,234 SQ. FT.) COMBINED TOTAL 0.2719 AC. (11,842 SQ. FT.)
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