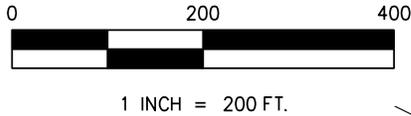


EXHIBIT B

GRAPHIC SCALE



OWNERSHIP SCHEDULE:
PER DEED TO MERITAGE HOMES OF TEXAS, LLC RECORDED IN DOCUMENT NUMBER 2020248886, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS IS THE OWNER OF LOTS 22-41 BLOCK C, LOTS 1-27, BLOCK D LOTS 1-33 BLOCK E, LOTS 103-184 BLOCK G, LOTS 1-36, BLOCK H, LOTS 1-24, BLOCK I, LOTS 1-22 BLOCK J, LOTS 9-15 BLOCK K AND LOTS 1-11 BLOCK Z OF LEXINGTON PARKE SECTION ONE, A SUBDIVISION OF RECORD IN 200400121, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS ARE INCLUSIVELY OWNED BY MERITAGE HOMES OF TEXAS, LLC

CALLED 43.909 ACRES
BARKLEY MEADOWS, LLC
DOC. NO. 2021274880
O.P.R.T.C.T.

SAINT THOMAS DRIVE

(50' R.O.W.)
DOC. NO. 200400121
O.P.R.W.C.T.

JOSE ANTONIO NAVARRO SURVEY
A-18

SAINT THOMAS DRIVE

(50' R.O.W.)
DOC. NO. 200400121
O.P.R.W.C.T.

SAINT THOMAS DRIVE

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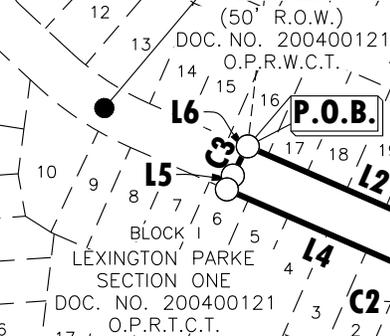
RIGHT-OF-WAY VACATION

**0.298 ACRES
12,994
SQUARE FEET**

REMAINDER OF A
CALLED 48.433 ACRES
TRACT 2
LICORICE PEAKS 2010, LTD
DOC. NO. 2010014703
O.P.R.T.C.T.

CALLLED 10.100 ACRES
HAYRICK INVESTMENT
PARTNERS, LLC
DOC. NO. 2017195266
O.P.R.T.C.T.

WILLOW BAY ROAD
(50' R.O.W.)
DOC. NO. 200400121
O.P.R.W.C.T.



LEXINGTON PARKE SECTION ONE
DOC. NO. 200400121
O.P.R.T.C.T.

MERITAGE HOMES OF TEXAS, LLC
DOC. NO. 2020248886
O.P.R.T.C.T.

WATERFOWL ROAD
(50' R.O.W.)
DOC. NO. 200400121
O.P.R.W.C.T.

LEXINGTON PARKE SECTION ONE
DOC. NO. 200400121
O.P.R.T.C.T.

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- EASEMENT LINE
- BOUNDARY LINE
- IRON ROD FOUND
- ▲ NAIL FOUND
- CAPPED IRON ROD STAMPED "LANDPOINT" SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

**RIGHT-OF-WAY VACATION
PART OF WILLOW BAY ROAD,
LEXINGTON PARKE, SECTION ONE
DOC. NO. 200400121, O.P.R.T.C.T.
JOSE ANTONIO NAVARRO SURVEY,
ABSTRACT NUMBER 18
TRAVIS COUNTY, TEXAS**



4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N06°26'27"E	470.01'
L2	S66°24'47"E	227.98'
L3	S23°35'13"W	100.00'
L4	N66°24'47"W	230.00'
L5	N23°35'13"E	15.78'
L6	N29°03'06"E	8.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N68°35'13"E	35.36'
C2	39.27'	25.00'	90°00'00"	N21°24'47"W	35.36'
C3	26.23'	275.00'	5°27'52"	N26°19'10"E	26.22'

RIGHT-OF-WAY VACATION
 PART OF WILLOW BAY ROAD
 LEXINGTON PARKE, SECTION ONE
 DOC. NO. 200400121, O.P.R.T.C.T.
 JOSE ANTONIO NAVARRO SURVEY,
 ABSTRACT NUMBER18
 TRAVIS COUNTY, TEXAS

	4100 INTERNATIONAL PLAZA STE. 240 FORT WORTH, TX 76109 (817)554-1805 www.landpoint.net TBPELS REG. NO. 10194220
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LEGAL DESCRIPTION

BEING a 0.298 acre tract of land situated in the Jose Antonio Navarro Survey, Abstract Number 18, Travis County Texas and being a portion of Willow Bay Road dedicated by the plat of Lexington Parke Section One recorded in Document Number 200400121, Official Public Records, Travis County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a a 5/8-inch capped iron rod stamped "LANDPOINT" set (hereinafter referred to as CIRS) in the South line of Lot 16, Block J of said Lexington Parke Section One, in the North right-of-way line of Willow Bay Drive (50' right-of-way), from which a capped iron rod stamped "DELTA SURVEYING" found at the Northwest corner of said Lot 144 and the East corner of Lot 1, Oak Ranch Section 2 recoded in Document Number 201800178, O.P.R.T.C.T. bears N 06°26'27" E, a distance of 470.01 feet;

THENCE with the North right-of-way line of Willow Bay Road the following courses and distances:

S 66°24'47" E, a distance of 227.98 feet to a CIRS;

With a curve to the left having an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of 90°00'00", and a chord bearing of N 68°35'13" E, with a chord length of 35.36 feet to a CIRS;

THENCE S 23°35'13" W, over and across Willow Bay Road, a distance of 100.00 feet to a CIRS in the South right-of-way line of Willow Bay Road;

THENCE with the South right-of-way line of Willow Bay Road the following courses and distances:

With a curve to the left having an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of 90°00'00", and a chord bearing of N 21°24'47" W, with a chord length of 35.36 feet to a CIRS;

N 66°24'47" W, a distance of 230.00 feet to a CIRS;

THENCE over and across Willow Bay Road the following courses and distances:

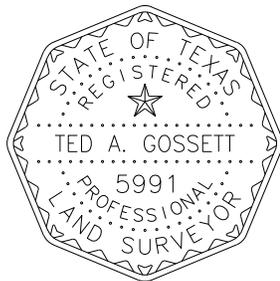
N 23°35'13" E, a distance of 15.78 feet to a CIRS;

With a curve to the right having an arc length of 26.23 feet, a radius of 275.00 feet, a delta angle of 05°27'52", and a chord bearing of N 26°19'10" E, with a chord length of 26.22 feet to a CIRS;

N 29°03'06" E, a distance of 8.07 feet to the POINT OF BEGINNING and containing 0.298 acres or 12,994 square feet of land, more or less.

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I, Ted G. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 24, 2024, that this plat correctly represents the facts found at the time of said survey.



2-11-2025

Ted A. Gossett

Ted A. Gossett
Texas R.P.L.S. No. 5991

FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 02/26/25

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

RIGHT-OF-WAY VACATION
PART OF WILLOW BAY ROAD
LEXINGTON PARKE, SECTION ONE
DOC. NO. 200400121, O.P.R.T.C.T.
JOSE ANTONIO NAVARRO SURVEY,
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