

Exhibit_B_

Page I of 4
May 30, 2024

Paul Cameron, Trustee Of The Schuler Family Trust of 1998
To
The City of Austin
(Temporary Workspace Easement)

LEGAL DESCRIPTION FOR PARCEL 3111.920 TWSE

BEING 0.0263 (1,146 SQUARE FEET) OF ONE ACRE OF LAND, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, LELA PARKINSON SUBDIVISION OF RECORD IN VOLUME 17, PAGE 34, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), CONVEYED TO PAUL CAMERON, TRUSTEE OF THE SCHULER FAMILY TRUST OF 1998, BY DEED FILED FOR RECORD ON MARCH 21, 2002, RECORDED IN DOCUMENT NO. 2002055238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 0.0263 (1,146 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a Texas Department of Transportation (TXDOT) Type II concrete monument found on the existing east right-of-way line of Interstate Highway 35 (IH-35), a variable width right-of-way as depicted in Texas Department of Transportation (TXDOT) right-of-way strip map CSJ number 0015-13-000, Map 574, dated August 1954, being an angle point in the west line of said Lot 1, 162.55 feet left of Engineer's Centerline Station (E.C.S.) 3354+99.95;

THENCE, North 18° 21'30" East, along the existing east right-of-way line of said IH-35, being the west line of said Lot 1, a distance of **103.63 feet** to a calculated point (Surface Coordinates: ~~N~~ 10,064,187.22, E= 3,117,469.87), for the **POINT OF BEGINNING**, and an angle point in the west line of the tract described herein;

THENCE, North 18° 21'30" East, continuing with the existing east right-of-way line of said IH-35, being the west line of said Lot 1, a distance of **31.56 feet** to a calculated point for the north corner of the tract described herein, from which a TXDOT Type II concrete monument found at the intersection of said existing east right-of-way line with the existing south right-of-way line of East Riverside Drive, a variable width right-of-way, being the northwest corner of said Lot 1, bears North 18° 21'30" East, a distance of 112.70 feet;

THENCE, departing the existing east right-of-way line of said IH-35, over and across said Lot 1, the following three (3) courses and distances numbered 1-3;

- 1) **South 06° 28'46" East**, a distance of **105.93 feet** to a calculated point, for the southeast corner of the tract described herein,
- 2) **South 83° 31'14" West**, a distance of **11.85 feet** to a calculated point, for the southwest corner of the tract described herein, and point of curvature of a non-tangent curve to the left,

THIS SPACE INTENTIONALLY LEFT BLANK

Exhibit P>

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- 3) Along said curve to the left, through a central angle of **001°38'44"**, having a radius of **2,691.50 feet**, an arc length of **77.30 feet**, and a chord which bears **North 07°31'13" West**, a distance of **77.30 feet** to the **POINT OF BEGINNING**, and containing 0.0263 acres (1,146 sq. ft.) of land.

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.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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 May 30, 2024

Mark A. Mercado Date
Registered Professional Land Surveyor
No. 6350 - State of Texas

FIFLOTTES REVIEWED

06/06/24

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



EXHIBIT " "

EAST RIVERSIDE DRIVE
CROW VARIES>

SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24

IH-35 CROW VARIESJ
CSJtt 0015-13-000
MAP 575, JULY 1955

P.O. R / i
TXDOT TYPE II MONUMENT
IN CONCRETE
3352.96.21
275.96' LT

N 8° 21' 30" E --- i
112. 70'

EXISTING
ROW

P.O. B
N= .0, 064, 187. 22
E-3, 117, 469.87

PARCEL 3111.920 TWSE
(0.0263 ACRES>

EXISTING
ROW

N 18° 21' 30" E --- i
103. 63'

P.O. C) fe!
TXDOT TYPE II MONUMENT
IN CONCRETE
3354.99.95
162.55' LT

EXISTING
ROW

10' ELECTRIC
UT III TY EASEMENT
VOL. 13097, PG. 266
O. P.R. T. C. TX.

5' UTILITY EASEMENT
VOL. 17, PG. 34
P.R. T. C. TX.

50 0 25 50

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

PAUL CAMERON, TRUSTEE OF THE
SCHULER FAMILY TRUST OF 1998
DOCUMENT NO. 2002055238
RECORDED MARCH 21, 2002
O.P.R. T.C. TX.
LOT 1
THE SCHULER SUBDJVIS[ON
DOCUMENT NO. 200300013
P.R. T. C. TX.
TCAD 572637

PAUL CAMERON, TRUSTEE OF THE
SCHULER FAMILY TRUST OF 1998
DOCUMENT NO. 2002055238
RECORDED MARCH 21, 2002
O. P.R. T. C. TX.
LOT 1
LELA PARKINSON SUBDIVISION
VOL. 17, PG. 34
P.R. T. C. TX.
TCAD 283719

FILE: \sominc\AUS\PROJECTS\1022073469d\Survey*[X]hibits

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FILE it3111.920
REF. FIELD NOTE NO. 50994

SA \, i / i ltf 0y
Austin, Texas 78735
(512) 447-0575
Fax (512) 326-3029
Texas Firm Registration No. 10064300

TEMPORARY WORKSPACE EASEMENT
CITY OF AUSTIN
0.0263 AC. (1,146 SQ. FT.)

EXHIBIT " "

LEGEND

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NA083/2011 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. CS20240024E, EFFECTIVE DATE: FEBRUARY 27, 2024, ISSUED: MARCH 8, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

LOT 1, LELA PARKINSON SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGE(S) 34 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS:

UTILITY EASEMENT 5 FEET IN WIDTH ALONG THE EAST PROPERTY LINE, AS SHOWN BY THE PLAT RECORDED IN VOLUME 17, PAGE 34, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.

SEWER EASEMENT EXECUTED BY LELA PARKINSON AND GEO A. PARKINSON TO THE CITY OF AUSTIN, RECORDED IN VOLUME 536, PAGE 85, DEED RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT, MAY AFFECT TRACT.

SANITARY SEWER EASEMENT EXECUTED BY TOM H. DAVIS, JACK C. EISENBERG AND W. RALPH CANADA, JR. TO THE CITY OF AUSTIN, RECORDED IN VOLUME 13097, PAGE 266, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT AS SHOWN.


3. THIS PLAT IS ACCOMPANIED BY AN EASEMENT DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

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.



FILE: \sominc\AUS\PROJECTS\1022073469d\Survey*Exhibits


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

May 30, 2024
DATE



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

TEMPORARY WORKSPACE EASEMENT
CITY OF AUSTIN
0.0263 AC. <1, 146 SQ. FT. I

Exhibit B