

Exhibit B

Page 1 of 4
May 30, 2024

City of Austin Police Retirement System
To
The City of Austin
(Temporary Workspace Easement)

LEGAL DESCRIPTION FOR PARCEL 3111.912 TWSE

BEING 0.0027 (118 SQUARE FEET) OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT B, OLTORF VENTURE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 336 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), CONVEYED TO CITY OF AUSTIN POLICE RETIREMENT SYSTEM, BY DEED FILED FOR RECORD ON AUGUST 30, 1993, RECORDED IN VOLUME 12015, PAGE 1754 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.); SAID 0.0027 (118 SQUARE FEET) OF ONE ACRE OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING at a TXDOT Type II concrete monument found on the northeast line of said Lot B, being the southwest line of Lot A of said Oltorf Venture Addition, conveyed to 2512 Partners, LLC, by deed filed for record on April 19, 2016 and recorded in Document No. 2016059586 of the Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), 182.27 feet right of Engineer's Centerline Station (E.C.S.) 3416+49.45;

THENCE, South 25°55'45" West, departing the southwest line of said Lot A, over and across said Lot B, a distance of **129.15 feet**, to a calculated point (Surface Coordinates: N= 10,058,402.45, E= 3,114,777.74), for the **POINT OF BEGINNING**, and east corner of the tract described herein;

THENCE, continuing over and across said Lot B, the following four (4) courses and distances numbered 1-4;

- 1) **South 25°55'45" West**, a distance of **11.76 feet** to a calculated point for the south corner of tract described herein, from which a 5/8" iron rod with aluminum cap stamped "TXDOT PROPERTY CORNER" found on the southwest line of Lot C of said Oltorf Venture Addition, conveyed to Dakota 2550 Venture, LLC, by deed filed for record on July 6, 2015 and recorded in Document No. 2015106456, O.P.R.T.C.TX., being the northeast line of Lot 4C, Resubdivision of Lots A & B, Oltorf Village Sec. 2 and Lot 1 Oltorf Village Sec. 1, a subdivision of record in Volume 25, Page 20, P.R.T.C.TX., conveyed to Richard Berkowitz MD, PLLC, by deed filed for record on December 31, 2008 and recorded in Document No. 2009032898, O.P.R.T.C.TX., bears South 25°55'45" West, a distance of 199.48 feet,
- 2) **North 64°04'15" West**, a distance of **10.00 feet** to a calculated point for the west corner of the tract described herein,
- 3) **North 25°55'45" East**, a distance of **11.76 feet** to a calculated point, for the north corner of the tract described herein, and

THIS SPACE INTENTIONALLY LEFT BLANK

Exhibit B

Page 2 of 4
May 30, 2024

City of Austin Police Retirement System
To
The City of Austin
(Temporary Workspace Easement)

- 4) **South 64°04'15" East**, a distance of **10.00 feet** to the **POINT OF BEGINNING** and containing 0.0027 of one acre (118 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

FIELD NOTES REVIEWED
BY *[Signature]* DATE 06/06/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



2512 PARTNERS, LLC
DOC. NO. 2016059586
RECORDED APRIL 19, 2016
O.P.R.T.C.TX.
LOT A
OLTORF VENTURE ADDITION
VOL. 81, PG. 336
P.R.T.C.TX.
TCAD 287457

30' MUTUAL AND RECIPROCAL
DRIVEWAY EASEMENT
VOL. 8481, PG. 14
D.R.T.C.T.
(6,199 SQ. FT.)

25' BUILDING LINE
BK. 81, PG. 336
P.R.T.C.T.

CITY OF AUSTIN
10' ELECTRIC EASEMENT
VOL. 2602, PG. 564
D.R.T.C.T.

CITY OF AUSTIN POLICE
RETIREMENT SYSTEM
VOL. 12015, PG. 1754
RECORDED AUGUST 30, 1993
R.P.R.T.C.TX.
LOT B
OLTORF VENTURE ADDITION
VOL. 81, PG. 336
P.R.T.C.TX.
TCAD 287448

SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24

DAKOTA 2550 VENTURE, LLC
DOCUMENT NO. 2015106456
RECORDED JULY 6, 2015
O.P.R.T.C.TX.
LOT C
OLTORF VENTURE ADDITION
VOL. 81, PG. 336
P.R.T.C.TX.
TCAD 287456

P.O.R.
5/8" IRON ROD
W/ALUMINUM CAP
"TXDOT PROP. COR."
3419+89.79
182.25' RT

P.O.C.
TXDOT TYPE II
CONCRETE MONUMENT
3416+49.45
182.27' RT

EXISTING R.O.W.

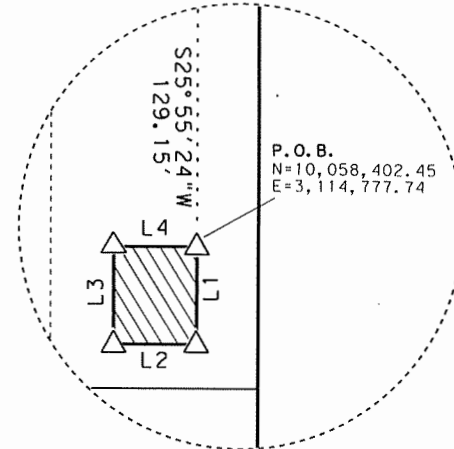
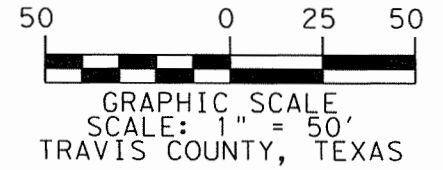
IH-35 (ROW VARIES)
CSJ# 0015-13-000
MAP 575, JULY 1955

P.O.B.
N=10,058,402.45
E=3,114,777.74

PARCEL TWSE 3111.912
(0.0027 ACRES)

RICHARD BERKOWITZ MD, PLLC
DOCUMENT NO. 2009032898
RECORDED DECEMBER 31, 2008
O.P.R.T.C.TX.
LOT 4C
RESUBDIVISION OF LOTS A & B,
OLTORF VILLAGE SEC. 2 AND LOT 1
OLTORF VILLAGE SEC. 1
VOL. 25, PG. 20
P.R.T.C.TX.
TCAD 287450

FILE:\saminc\AUS\PROJECTS\1022073469\Survey*Exhibits



DETAIL "A"
NOT TO SCALE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S25° 55' 45"W	11.76'
L2	N64° 04' 15"W	10.00'
L3	N25° 55' 45"E	11.76'
L4	S64° 04' 15"E	10.00'

PAGE 3 OF 4
FILE #3111.912
REF. FIELD NOTE NO. 50912






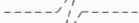


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

TEMPORARY WORKSPACE EASEMENT
CITY OF AUSTIN
0.0027 AC. (118 SQ. FT.)

Exhibit B

LEGEND

EXHIBIT " B "

-  TXDOT TYPE II CONCRETE MONUMENT FOUND (AS NOTED)
-  IRON ROD FOUND (AS NOTED)
-  CALCULATED POINT
- P. O. B. POINT OF BEGINNING
- P. O. C. POINT OF COMMENCING
- P. O. R. POINT OF REFERENCE
- N. T. S. NOT TO SCALE
- P. R. T. C. TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R. P. R. T. C. TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O. P. R. T. C. TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
-  DISTANCE NOT TO SCALE
-  PROPERTY LINE
-  EASEMENT LIMITS

EASEMENTS (CONTINUED):

25' BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET OUT IN VOLUME 81, PAGE 336, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

MUTUAL AND RECIPROCAL DRIVEWAY EASEMENT DATED FEBRUARY 27, 1984, EFFECTIVE FEBRUARY 29, 1984, RECORDED IN VOLUME 8481, PAGE 14, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY OLTORF VENTURE #1, LTD., AND OLTORF VENTURE #2, LTD. DOES NOT AFFECT.

OTHER EXCEPTIONS:

LEASE AGREEMENT AS SET OUT IN AGREEMENT OF SUBORDINATION, NON-DISTURBER AND ATTORNMENT DATED MAY 25, 1982, RECORDED IN VOLUME 7987, PAGE 334, DEED RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY AND BETWEEN ASPEN PROPERTIES, AS LESSOR AND WILLIAM D. GRIFFIN, AS TENANT.

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

* AREA CALCULATED BY SAM, LLC.

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. CS20240024M, EFFECTIVE DATE: MARCH 1, 2024, ISSUED: MARCH 12, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

LOT(S) B, OLTORF VENTURE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 81, PAGE(S) 336, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.


EASEMENTS:

OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT DATED MARCH 14, 1974, RECORDED IN VOLUME 4863, PAGE 2299, DEED RECORDS OF TRAVIS COUNTY, TEXAS, EXECUTED BY AMERICAN GUARANTY LIFE INSURANCE COMPANY TO THE CITY OF AUSTIN. 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.

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




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

May 30, 2024
DATE

SAM
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
0.0027 AC. (118 SQ. FT.)

Exhibit B