

EXHIBIT "B"

Parcel CPXS-04TCE

0.0734 Acre TCE
Santiago Del Valle Survey, Abstract No. 24
Travis County, Texas

DESCRIPTION FOR 0.0734 OF ONE ACRE

DESCRIPTION OF A 0.0734 OF ONE ACRE (3,196 SQUARE FOOT) EASEMENT, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2A, FORREST C. WALKER SUBDIVISION, A SUBDIVISION RECORDED APRIL 13, 1977, IN BOOK 75, PAGE 219, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 2A (TRACT I) CONVEYED TO LONG REAL ESTATE HOLDINGS, LLC BY WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 7, 2012, AS RECORDED IN DOCUMENT NO. 2012020418, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0734 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this easement, being in the west line of a proposed permanent easement, and the south line of a 5 foot wide public utility easement along the north line of said Lot 2A recorded in said Book 75, Page 219, said POINT OF BEGINNING having Grid Coordinates of N=10,041,294.69, E=3,105,401.93, from which a Texas Department of Transportation (TxDOT) Type I monument found bears North 28°22'48" East 5.01 feet to a calculated point in the north line of said Lot 2A and said Long Real Estate Holdings tract, being in the south line of Lot 1A, Resubdivision of Lot 1 Block A Austin South Point Village, a subdivision record January 15, 2002, in Document No. 200200009, Official Public Records, Travis County, Texas, and South 64°38'04" East 25.03 feet to a calculated point at the northeast corner of said Lot 2A and said Long Real Estate Holdings tract, being the southeast corner of said Lot 1A, also being in the existing west right-of-way line of IH 35 (varying width), and South 62°35'29" East 1.21 feet, and from said calculated point at the northeast corner of said Lot 2 and said Long Real Estate Holdings tract, a 1/2-inch iron rod found at the most southerly southeast corner of Lot 1A, in said Forrest C. Walker Subdivision, said Lot 1A (Tract 1) conveyed to Long Real Estate Holdings, LLC by said Warranty Deed with Vendor's Lien, as recorded in said Document No. 2012020418, being in the existing north right-of-way line of Chaparral Road (50 foot width), bears South 28°22'48" West 388.08 feet, and with a curve to the right, whose delta angle is 84°34'08", radius is 15.00 feet, an arc distance of 22.14 feet, and the chord of which bears South 69°56'11" West 20.18 feet;

- 1) THENCE, along the east line of this easement, and the west line of said proposed permanent easement, crossing said Lot 2A and said Long Real Estate Holdings tract, **South 28°22'48" West 63.92 feet** to a calculated point at the southeast corner of this easement;
- 2) THENCE, along the south line of this easement, crossing said Lot 2A and said Long Real Estate Holdings tract, **North 64°38'04" West 50.07 feet** to a calculated point at the southwest corner of this easement;
- 3) THENCE, along the west line of this easement, crossing said Lot 2A and said Long Real Estate Holdings tract, **North 28°22'48" East 63.92 feet** to a calculated point at the northwest corner of this easement, being in the south line of said 5 foot wide public utility easement;
- 4) THENCE, along the north line of this easement, and the south line of said 5 foot wide public utility easement, crossing said Lot 2A and said Long Real Estate Holdings tract, **South 64°38'04" East 50.07 feet** to the POINT OF BEGINNING and containing 0.0734 of one acre (3,196 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are grid coordinates and can be converted to surface by multiplying by a combined scale factor of 1.000110.

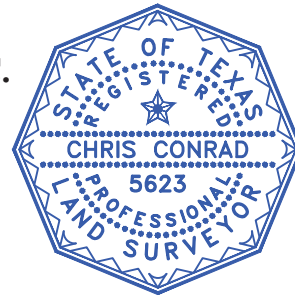
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad".

10/20/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\HDR~22-006~AE S. Cap. Express\Description\0.0734 Ac TWSE-R1

Issued 10/20/2023

AUSTIN GRID G-15 / TCAD ID 512614

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0734 AC. OR 3,196 SQ. FT. OF LAND OUT OF THE
SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 50'

WILLIAM CANNON LEAGUE
SURVEY NO. 19
ABSTRACT NO. 6

RESUBDIVISION OF
LOT 1 BLOCK A
AUSTIN SOUTH POINT VILLAGE
DOC. NO. 200200009
O.P.R.T.C.T.
JANUARY 15, 2002

LINE#	BEARING	DISTANCE
L1	S28°22'48"W	63.92'
L2	N64°38'04"W	50.07'
L3	N28°22'48"E	63.92'
L4	S64°38'04"E	50.07'
L5	N28°22'48"E	5.01'
L6	S64°38'04"E	25.03'

HOUSING AUTHORITY OF
THE CITY OF AUSTIN
DOC. NO. 2016075288
O.P.R.T.C.T.
(TRACT 1-LOT 1A)
MAY 12, 2016

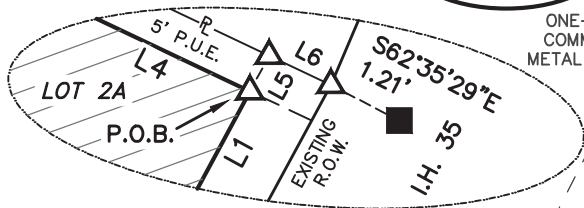
LOT 1A
(5.250 ACRES)

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	22.14'	15.00'	84°34'08"	S69°56'11"W	20.18'

LONG REAL ESTATE HOLDINGS, LLC
DOC. NO. 2012020418
O.P.R.T.C.T.
(TRACT 1-LOT 2A)
FEBRUARY 7, 2012

LOT 2A

CPXS-04TCE
0.0734 AC. OR
3,196 SQ. FT.



FORREST C. WALKER
SUBDIVISION
BK. 75, PG. 219
P.R.T.C.T.
APRIL 13, 1977

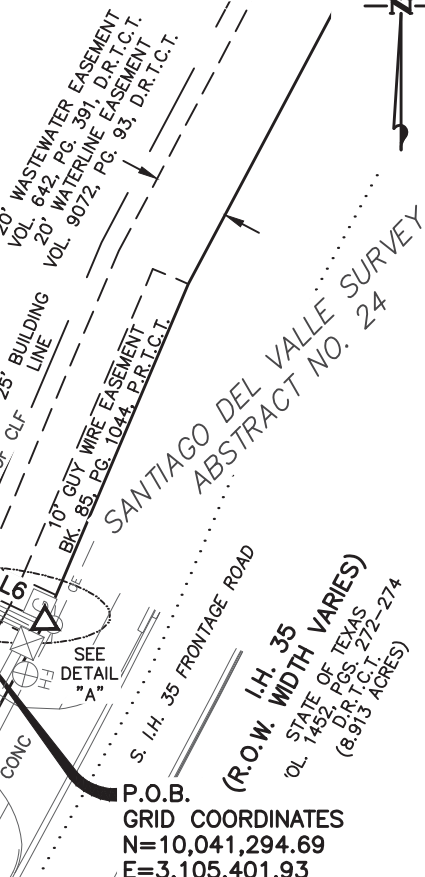
LONG REAL ESTATE HOLDINGS, LLC
DOC. NO. 2012020418
O.P.R.T.C.T.
(TRACT 1-LOT 1A)
FEBRUARY 7, 2012

CHAPARRAL ROAD
(50' R.O.W. WIDTH)

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND CAN BE CONVERTED TO SURFACE BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.000110.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY G.F. NO. 202202729, EFFECTIVE DATE MARCH 16, 2023.

10/20/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



- LEGEND**
- TxDOT TYPE I MONUMENT, CONCRETE POST FOUND
 - 1/2" IRON ROD FOUND
 - CALCULATED POINT
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - PROPERTY LINE
 - R.O.W. RIGHT OF WAY
 - DISTANCE NOT TO SCALE
 - RECORD INFORMATION
 - OWNERSHIP IN COMMON
 - CHAIN LINK FENCE

TCAD ID 512614 ISSUED: 10/20/2023
SURVEYED BY: PAGE 3 OF 3

McGRAY & McGRAY
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AUSTIN, TEXAS 78731
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TBPELS SURVEY FIRM #10095500