

EXHIBIT "B"

Parcel CPXS-18TCE 0.0164 Acre
William Cannon League Survey No. 19, Abstract No. 6
Travis County, Texas

DESCRIPTION FOR 0.0164 OF ONE ACRE

DESCRIPTION OF A 0.0164 OF ONE ACRE (715 SQUARE FOOT) EASEMENT, OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 2, "BLOCK A", OAKS AT SLAUGHTER, A SUBDIVISION RECORDED OCTOBER 10, 2019, IN DOCUMENT NO. 201900203, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE REMAINDER OF SAID LOT 2 BEING A PORTION OF THE REMAINDER OF THAT TRACT DESCRIBED AS 5.888 ACRES CONVEYED TO SOCO 35 RETAIL, LTD. BY SPECIAL WARRANTY DEED DATED AUGUST 15, 2016, AS RECORDED IN DOCUMENT NO. 2016133768, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0164 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, said POINT OF BEGINNING having Grid Coordinates of N=10,035,694.73, E=3,102,339.32, from which a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) Type II bronze disk in concrete found at the northeast corner of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, being at the intersection of the existing south right-of-way line of Ralph Ablanedo Drive, and the existing west right-of-way line of IH 35 (varying width), bears, North 29°11'20" East 125.48 feet, and, with a curve to the right, whose delta angle is 03°19'22", radius is 438.98 feet, an arc distance of 25.46 feet, and the chord of which bears South 64°11'00" East 25.45 feet;

- 1) THENCE, along the east line of this easement, and the west line of said proposed permanent easement, crossing the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **South 29°11'20" West 23.97 feet** to a calculated point at the southeast corner of this easement, being at an angle point in the west line of said proposed permanent easement;

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- 2) THENCE, along the south line of this easement, and the west line of said proposed permanent easement, crossing the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **North 67°49'59" West 29.32 feet** to a calculated point at the southwest corner of this easement, from which a 1/2-inch iron rod found at the northwest corner of the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO Retail tract, being at an angle point in the north line of Lot 3, in said Oaks at Slaughter subdivision, and in the existing south right-of-way line of Ralph Ablanedo Drive, bears North 67°49'59" West 270.61 feet, and North 07°30'38" West 21.94 feet;
- 3) THENCE, along the west line of this easement, crossing the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **North 25°45'06" East 23.87 feet** to a calculated point at the northwest corner of this easement;
- 4) THENCE, along the north line of this easement, crossing the remainder of said Lot 2 and a portion of the remainder of said 5.888 acre SOCO 35 Retail tract, **South 67°46'12" East 30.76 feet** to the POINT OF BEGINNING and containing 0.0164 of one acre (715 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



10/13/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

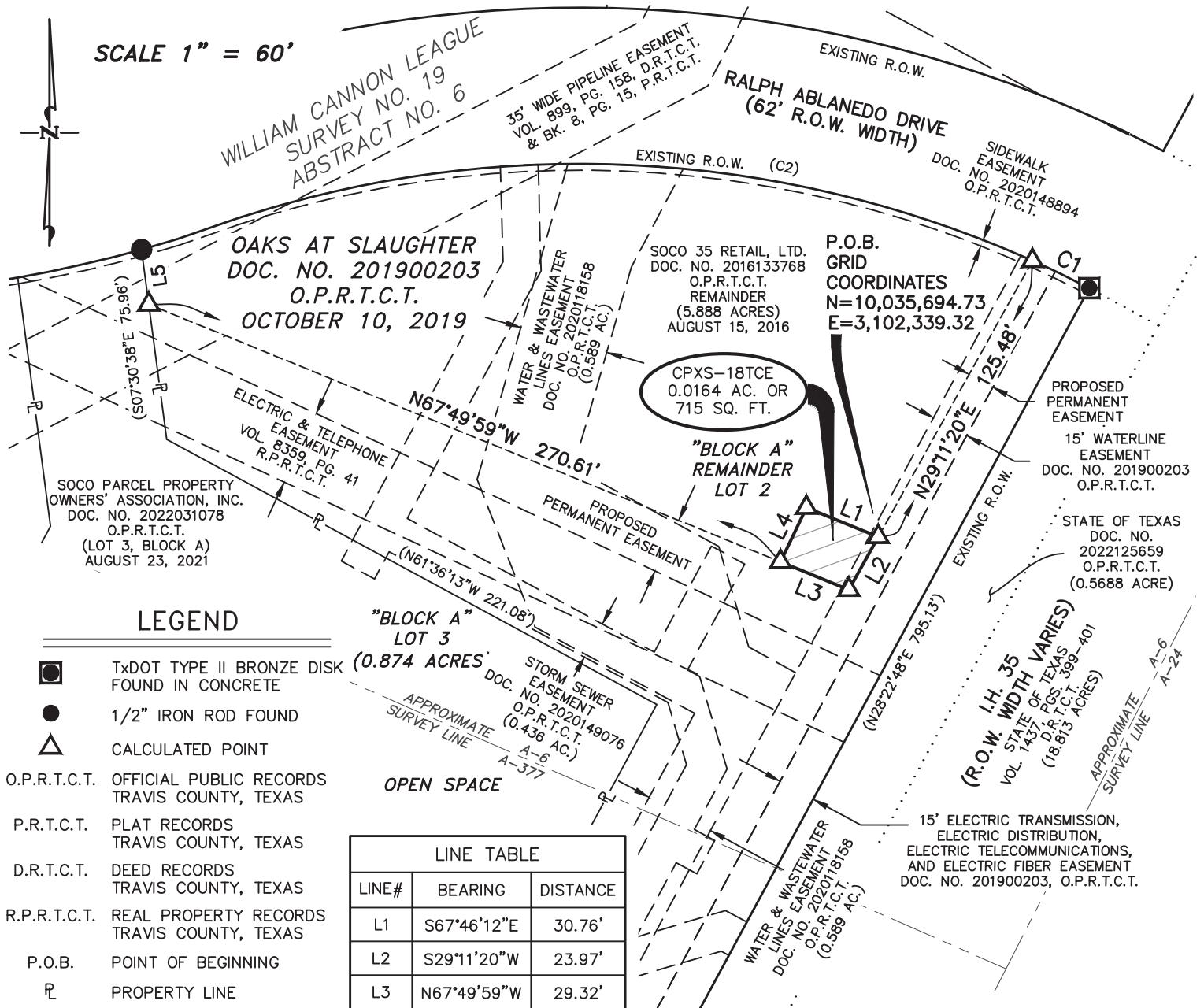
Note: There is a plat to accompany this description.

M:\HDR~22-006~AE S. Cap. Express\Description\GPXS-18 TCE

Issued 10/13/2023

AUSTIN GRID G-14 / TCAD ID 935265

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0164 AC. OR 715 SQ. FT. OF LAND OUT OF THE
WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6
AUSTIN, TRAVIS COUNTY, TEXAS**



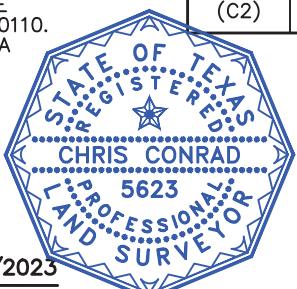
NOTES:

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. 202202743, EFFECTIVE DATE MARCH 17, 2023.

10/13/2023

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

M:\HDR~22-006~AE S. Cap. Express\Drawings\Parcels\CPXS-18_SOZO 35 Retail LTD TCE_R1.dwg



TCAD ID 935265

ISSUED: 10-13-2023

SURVEYED BY:

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**McGRAY & McGRAY
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TBPELS SURVEY FIRM #10095500

AUSTIN GRID G-14

JOB NO.: 22-006