

EXHIBIT "B"

HIDDEN CREEK OWNER, LP  
TO  
CITY OF AUSTIN  
(SIDEWALK, TRAIL, AND  
RECREATIONAL EASEMENT)  
CIP# 5392.02

**FIELD NOTES FOR PARCEL 5392.02 STARE**

**BEING 0.1406 ACRES (APPROXIMATELY 6,126 SQUARE FEET), MORE OR LESS, OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 24.07 ACRE TRACT DESCRIBED IN A DEED TO HIDDEN CREEK OWNER, LP RECORDED IN DOCUMENT NO. 2020253226, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.1406 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron rod with a cap stamped "RPLS 4337" found for a northern corner of said 24.07 acre tract, being a southern corner of a called 2.160 acre tract described in a deed to the State of Texas, recorded in Document No. 2011148427, O.P.R.T.C.T.;

**THENCE**, North 78°56'23" West with the north line of said 24.07 acre tract and the south line of said 2.160 acre tract, a distance of 11.78 feet to the **POINT OF BEGINNING**;

THENCE, over and across said 24.07 acre tract, the following nine (9) courses:

1. **South 68°56'08" West**, a distance of **40.08 feet** to calculated point;
2. **North 79°33'56" West**, a distance of **97.82 feet** to calculated point;
3. **South 83°39'14" West**, a distance of **47.95 feet** to calculated point;
4. **North 88°44'43" West**, a distance of **48.05 feet** to calculated point;
5. **South 84°41'22" West**, a distance of **243.87 feet** to calculated point;
6. **South 73°15'09" West**, a distance of **24.69 feet** to calculated point;
7. **South 26°38'09" West**, a distance of **12.00 feet** to calculated point;
8. **South 70°02'49" West**, a distance of **41.52 feet** to calculated point;
9. **South 80°53'12" West**, a distance of **89.76 feet** to calculated point on the east line of a called 85.439 acre tract described in a deed as Parcel No. 2, Part, 2, to the State of Texas, recorded in Vol. 11339, Pg. 2016, of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.);

**THENCE**, with the east line of said 85.439 acre tract and the west line of said 24.07 acre tract, along a curve to the left with a radius of **3,200 feet**, an arc length of **15.38 feet**, a delta angle of **00°16'32"**, a chord bearing of **North 02°50'57" West**, and a chord distance of **15.38 feet**, to a found 1/2-inch iron rod with a cap stamped "RPLS 4337" (damaged) for the northwest corner of said 24.07 acre tract, also being the southwest corner of said 2.160 acre tract;

**THENCE**, North 75°57'37" East with the north line of said 24.07 acre tract and the south line of said 2.160 acre tract, a distance of **105.05 feet** to a found 1/2-inch iron rod with cap stamped "RPLS 4337" (damaged);

**THENCE**, North 83°59'21" East with the north line of said 24.07 acre tract and the south line of said 2.160 acre tract, a distance of **441.39 feet** to a calculated point, from which a found 1/2-inch iron rod with cap stamped "RPLS 4337" (disturbed) bears North 10°40'51" West, a distance of 5.23 feet;

**THENCE**, South 78°56'23" East with the north line of said 24.07 acre tract and the south line of said 2.160 acre tract, a distance of **90.38 feet** to the **POINT OF BEGINNING** containing 0.1406 acre (approx. 6,126 sq. ft.) more or less.

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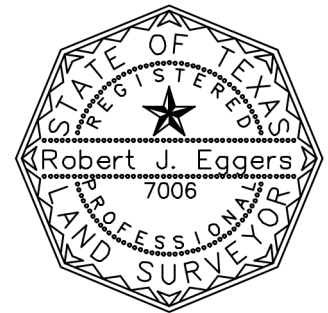
The basis of bearings and the surface coordinates shown hereon are the Texas State Plane Coordinate System Central Zone (4203), NAD 83 (2011), (Epoch: 2010.0000), U.S. Survey Feet. All distances shown hereon are surface distances. For grid coordinates and grid distances, divide by 1.00008.

This metes and bounds description is accompanied by an easement exhibit of even date.

*Robert J. Eggers*

08/21/2024  
Date

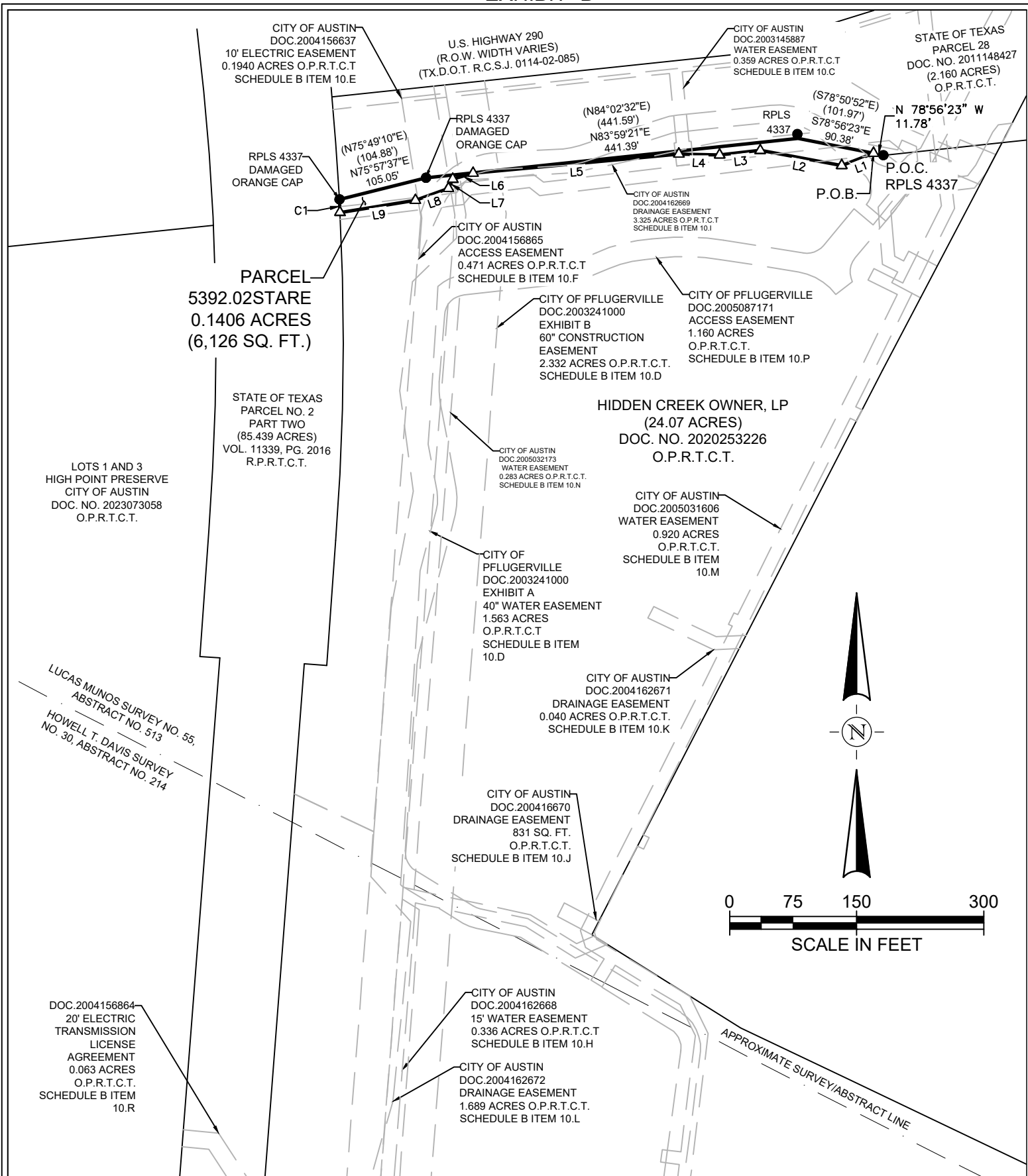
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13620 Briarwick Dr., Suite 100  
Austin, Texas 78729  
Tel (512)777-4600  
Fax (512) 252-8141  
TBPELS Firm No. 10029607



TCAD PROPERTY ID:  
227099

FIELD NOTES REVIEWED  
BY *[Signature]* DATE: 08/27/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

# EXHIBIT "B"



13620 BRIARWICK DRV.,  
BLDG. C, SUITE 100  
AUSTIN, TEXAS 78729  
TEL. (512) 777-4600

| Revision |      |             |
|----------|------|-------------|
| No.      | Date | Description |
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**FIELD NOTES FOR PARCEL**  
**5392.02 STARE**  
**0.1406 ACRE**  
**EASEMENT EXHIBIT**

|               |            |
|---------------|------------|
| Date:         | 08/21/2024 |
| Scale:        | 1" = 150'  |
| Drawn By:     | RE         |
| AVO:          | 43519.001  |
| HALFF Office: | AUS N      |
| SHEET 3 OF 6  |            |