

Exhibit B

Legal Description of Area to be Vacated to the State of Texas, Acting by and Through the Texas
Transportation Commission

0.062 ACRE
LEIF JOHNSON FORD, INC.
MIDDLE FISKVILLE ROAD
RIGHT-OF-WAY VACATION

FN. NO. 24-009(ABB)
JANUARY 31, 2024
JOB NO. 222012043

DESCRIPTION

A 0.062 ACRE TRACT OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE MIDDLE FISKVILLE ROAD RIGHT-OF-WAY (R.O.W. VARIES) ADJACENT TO THAT CERTAIN 3,493 SQUARE FOOT TRACT CONVEYED TO JOHNSON SPECIAL LAND, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2004070228 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.062 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a TXDOT Type II monument found in the southerly right-of-way line of East Koenig Lane (R.O.W. varies) being the northeasterly corner of Lot 2, The 501, a subdivision of record in Document No. 202300190 of said Official Public Records;

THENCE, S15°49'17"E, along the southerly line of East Koenig Lane, being the easterly line of said Lot 2, a distance of 453.08 feet to an "X" cut in concrete found being an easterly corner of said Lot 2;

THENCE, leaving the easterly corner of said Lot 2, along the northerly terminus of the Middle Fiskville Road right-of-way, being the limits of the TxDOT ROW dedication for East Koenig Lane, the following two (2) courses and distances:

- 1) S15°49'17"E, a distance of 17.68 feet to a 1/2-inch iron rod with "STANTEC" cap set;
- 2) S62°36'13"E, a distance of 31.09 feet to a 1/2-inch iron rod with "STANTEC" cap set in the centerline of the Middle Fiskville right-of-way, for the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, S62°36'13"E, continuing along the northerly terminus of the Middle Fiskville Road right-of-way, being the limits of the TxDOT ROW dedication for East Koenig Lane, for the northerly line hereof, a distance of 16.72 feet to a 1/2-inch iron rod with "STANTEC" cap set, at the intersection of the westerly line of Airport Boulevard (120' R.O.W.) for the northeasterly corner hereof;

THENCE, S21°36'16"W, along the westerly line of Airport Boulevard, for the easterly line hereof, a distance of 118.09 feet to a 1/2-inch iron rod with "STANTEC" cap set at the intersection of the easterly line of Middle Fiskville Road, being the northerly corner of said certain 3,493 Square Foot tract, from which the intersection of the easterly line of Middle Fiskville Road and the northerly right-of-way line of East 55th Street (60' R.O.W.), being the southwesterly corner of that certain tract of land conveyed to Butler 501 Austin, LLC by deed of record in Document No. 2023117664 of said Official Public Records bears S27°23'46"W, a distance of 650.99 feet;

THENCE, leaving the westerly line of Airport Boulevard, over and across said Middle Fiskville Road right-of-way, in part along the centerline of said Middle Fiskville Road right-of-way, for the southerly and westerly lines hereof, the following two (2) courses and distances:

- 1) N61°56'51"W, a distance of 29.98 feet to a 1/2-inch iron rod with "STANTEC" cap set in the centerline of said Middle Fiskville Road right-of-way, for the southwesterly corner hereof;
- 2) N28°03'09"E, a distance of 117.15 feet to the **POINT OF BEGINNING**, containing an area of 0.062 acre (2,738 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

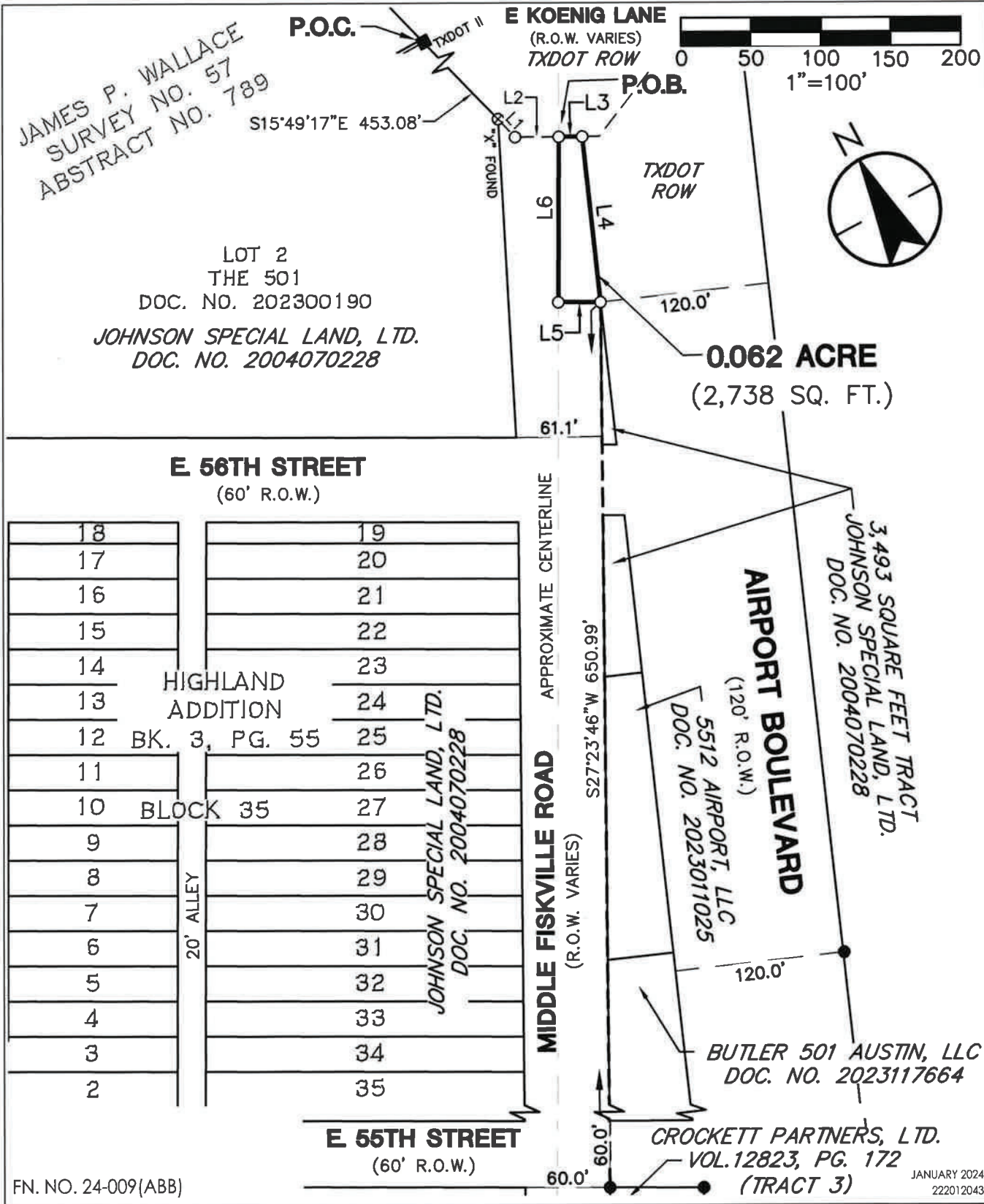
I, AUSTIN B. BURKLUND, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

Aust. B. Burklund 01/31/24
AUSTIN B. BURKLUND Date
R.P.L.S. NO. 6879
STATE OF TEXAS
TBPLS # 10194230
austin.burklund@stantec.com



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JANUARY 2024
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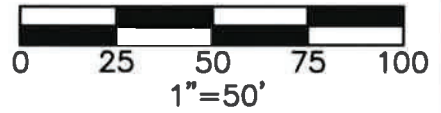
1905 Aldrich Street, Suite 300
 Austin, TX 78723
 TBPOLS # F-6324 & # 10194230
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Client/Project
LEIF JOHNSON, INC
MIDDLE FISKVILLE ROAD

Figure No.
SHEET 1 OF 3

Title
**MIDDLE FISKVILLE ROAD
 RIGHT-OF-WAY VACATION**



S15°49'17"E 453.08'

BILLBOARD

LOT 2
THE 501
DOC. NO. 202300190

JOHNSON SPECIAL LAND, LTD.
DOC. NO. 2004070228

E 56TH STREET

(60' R.O.W.)
ASPHALT PAVEMENT
CONCRETE CURB & GUTTER

19
20
21

MIDDLE FISKVILLE ROAD
(R.O.W. VARIES)

0.062 ACRE
(2,738 SQ. FT.)

AIRPORT BOULEVARD
(120' R.O.W.)

3,493 SQUARE FEET TRACT
JOHNSON SPECIAL LAND, LTD.
DOC. NO. 2004070228

FN. NO. 24-009(ABB)

JANUARY 2024
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Client/Project
LEIF JOHNSON, INC
MIDDLE FISKVILLE ROAD

Figure No.
SHEET 2 OF 3

Title
**MIDDLE FISKVILLE ROAD
RIGHT-OF-WAY VACATION**

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.



VICINITY MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH STANTEC CAP SET
- TXDOT II TXDOT TYPE II MONUMENT FOUND
- ⊗ "X" FOUND "X" CUT IN CONCRETE FOUND
- PHOLE FOUND PUNCH HOLE IN CONCRETE FOUND
- SPINDLE COTTON SPINDLE SET
- ☼ LIGHT POLE
- ⊕ UTILITY POLE
- ↖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊠ WATER METER
- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC METER
- ⊠ GAS METER
- POST AND RAIL IRON FENCE
- ⊕— OVERHEAD ELECTRIC LINE
- EMHO ELECTRIC MANHOLE
- WWMHO WASTEWATER MANHOLE
- SSMHO STORM SEWER MANHOLE
- CO° CLEANOUT
- P— SIGN
- ≡ DRAINAGE INLET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S15°49'17"E	17.68'
L2	S62°36'14"E	31.09'
L3	S62°36'13"E	16.72'
L4	S21°36'16"W	118.09'
L5	N61°56'51"W	29.98'
L6	N28°03'09"E	117.15'

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MIDDLE FISKVILLE
ROAD

Figure No.
SHEET 3 OF 3

Title
MIDDLE FISKVILLE ROAD
RIGHT-OF-WAY VACATION