

Exhibit "B"

Parcel 5412.07 TIAEE
0.0383 Acre Temporary Ingress and Egress Easement
William Cannon Survey, Abstract No. 6
Travis County, Texas

DESCRIPTION FOR PARCEL 5412.07 TIAEE

DESCRIPTION OF A 0.0383 OF ONE ACRE (1,668 SQUARE FOOT) EASEMENT, OUT OF THE WILLIAM CANNON SURVEY, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 2, WESLEYAN CHURCH, A SUBDIVISION OF RECORD IN BOOK 59, PAGE 79, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 2 (TRACT 2) CONVEYED TO HOUSING AUTHORITY OF THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED DECEMBER 1, 2020, AS RECORDED IN DOCUMENT NO. 2020232074, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0383 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north line of the remainder of said Lot 2 and said Housing Authority of the City of Austin tract, being in the south line of 0.061 of one acre right-of-way dedication recorded in Document No. 2020213108, Official Public Records, Travis County, Texas, and in the existing south right-of-way line of Turtle Creek Boulevard (varying width right-of-way), being at the northeast corner of an existing 34 foot wide drainage easement recorded in said Book 59, Page 79, said POINT OF BEGINNING having Grid Coordinates of N=10,046,960.83, E=3,101,410.30, from which 1/2-inch iron rod with "Payne 6064" cap found at the northwest corner of the remainder of said Lot 2 and said Housing Authority of the City of Austin tract, and the southwest corner of said 0.061 of one acre right-of-way dedication, being in the east line of Lot 8B, Block A, Buckingham Meadows and Resub of Lot 8 Block A Turtle Creek Estates Sec. 1, a subdivision of record in Book 54, Page 51, Plat Records, Travis County, Texas, and in the existing south right-of-way line of Turtle Creek Boulevard, bears South 78°06'54" West 49.33 feet, and from which a 1-inch iron pipe found at the northeast corner of said Lot 8B, and the northwest corner of said 0.061 of one acre right-of-way dedication, being in the existing south right-of-way line of Turtle Creek Boulevard, bears North 34°28'29" East 7.25 feet;

- 1) THENCE, along the north line of this easement, the remainder of said Lot 2 and said Housing Authority of the City of Austin tract, the south line of said 0.061 of one acre right-of-way dedication, and the existing south right-of-way line of Turtle Creek Boulevard, **North 78°06'54" East 23.99 feet** to a calculated point;

THENCE, along the east line of this easement, crossing the remainder of said Lot 2 and said Housing Authority of the City of Austin tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 34°26'18" West 125.58 feet** to a calculated point, and
- 8
3) **South 22°49'22" West 11.75 feet** to a calculated point in the north line of an existing 0.221 of one acre drainage easement recorded in Document No. 2020231325, Official Public Records, Travis County, Texas;
- 4) THENCE, along the south line of this easement, and the north line of said existing 0.221 of one acre drainage easement, crossing the remainder of said Lot 2 and said Housing Authority of the City of Austin tract, **North 35°40'07" West 15.23 feet** to a calculated point in the east line of a proposed temporary work space easement;

THENCE, along the west line of this easement, and the east line of said proposed temporary work space easement, crossing the remainder of said Lot 2 and said Housing Authority of the City of Austin tract, the following three (3) courses, numbered 5 through 7:

- 5) **North 24°27'30" East 5.30 feet** to calculated point,
- 6) **North 34°26'00" East 105.61 feet** to calculated point, and
- 7) **North 47°51'15" West 3.72 feet** to calculated point in the east line of said existing 34 foot wide drainage easement;

8) THENCE, continuing along the west line of this easement, and the east line of said existing 34 foot wide drainage easement, crossing the remainder of said Lot 2 and said Housing Authority of the City of Austin tract, **North 34°33'43" East 3.23 feet** to the POINT OF BEGINNING and containing 0.0383 of one acre (1,668 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.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



07/24/2025


Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

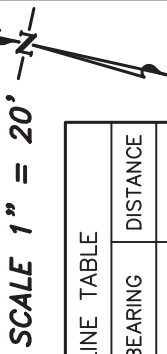
Note: There is a plat to accompany this description.

M:\Freese and Nichols~20-012~Williamson & Turtle Creek\Description\5412.07 TIAEE_R2
Issued 07/18/2025; Revised 07/22/2025; 07/24/2025

AUSTIN GRID G-17 & G-16
TCAD ID 325542

FIELD NOTES REVIEWED
BY:  DATE: 07/28/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

**SURVEY TO ACCOMPANY DESCRIPTION
OF 0.0383 AC. OR 1,668 SQ. FT. OF LAND
OUT OF WILLIAM CANNON SURVEY, ABSTRACT NO. 6
TRAVIS COUNTY, TEXAS**



SCALE 1" = 20'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S22°49'22"W	11.75'
L2	N35°40'07"W	15.23'
L3	N24°27'30"E	5.30'
L4	N47°51'15"W	3.72'
L5	N34°33'43"E	3.23'
L6	N34°28'29"E	7.25'

LEGEND

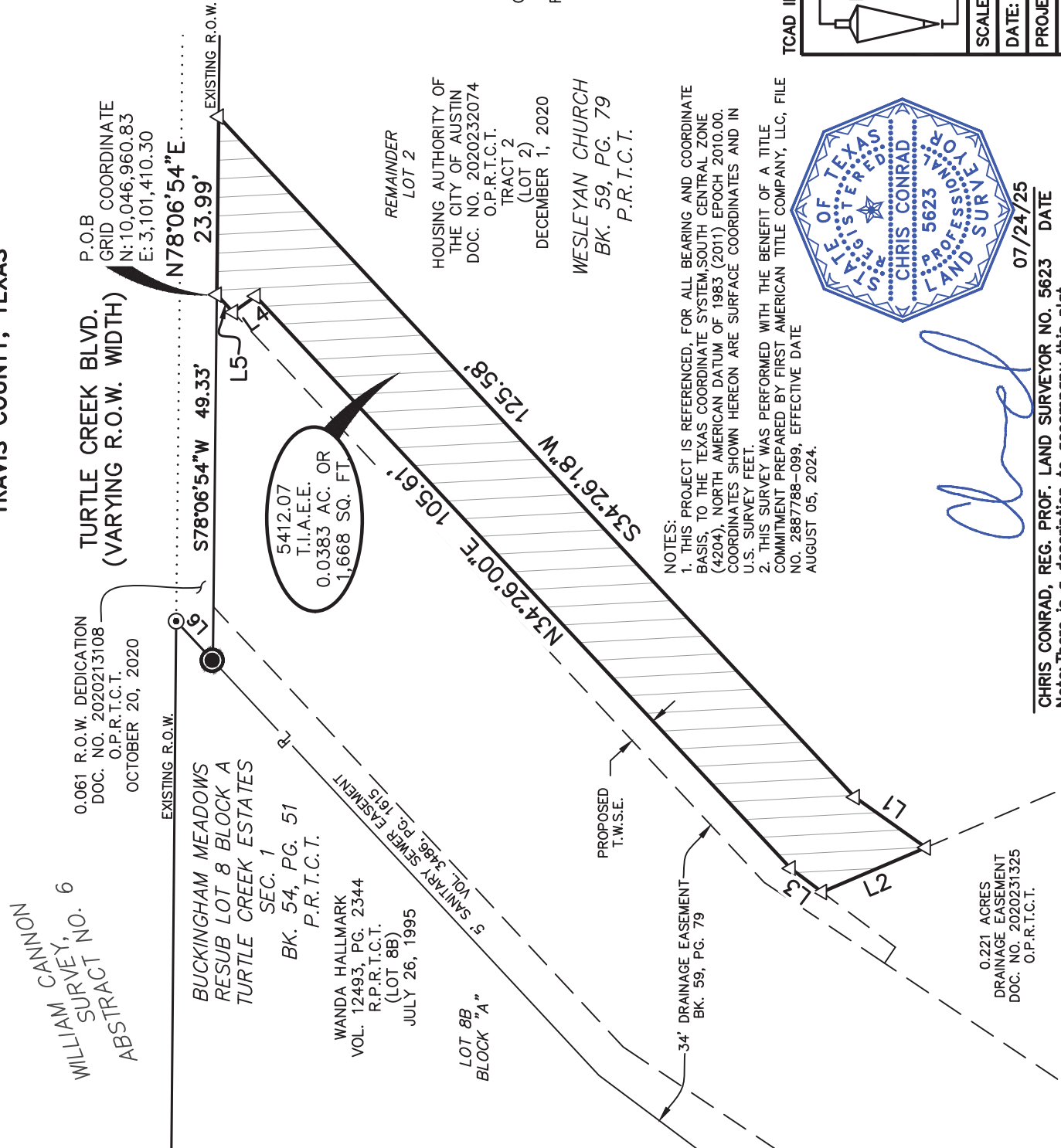
- 1/2" IRON ROD CAP STAMPED
- "PAYNE 6064" FOUND
- 1" IRON PIPE FOUND
- △ CALCULATED POINT
- PLAT RECORDS
- TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS
- TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS
- TRAVIS COUNTY, TEXAS
- POINT OF BEGINNING
- PROPERTY LINE
- RIGHT OF WAY
- TEMPORARY WORK SPACE
- EASEMENT
- TEMPORARY INGRESS AND
- EGRESS EASEMENT

REVISED: 07/24/25
REVISED: 07/22/25
ISSUED: 07/18/25

TCAD ID 325542

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 20'	GRID:	G16 & G17
DATE:	07/24/25	TECH:	EAN
PROJECT:	20-012	FIELD:	-
FIELD BOOK:	-	SHEET:	4 OF 4



REMAINDER
LOT 2
HOUSING AUTHORITY OF
THE CITY OF AUSTIN
DOC. NO. 2020232074
O.P.R.T.C.T.
TRACT 2
(LOT 2)
DECEMBER 1, 2020
WESLEYAN CHURCH
BK. 59, PG. 79
P.R.T.C.T.

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND IN U.S. SURVEY FEET.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE COMPANY, LLC, FILE NO. 2887788-099, EFFECTIVE DATE AUGUST 05, 2024.



07/24/25

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.