



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " B "

NORTHTECH NINE, LP
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE,
STAGING AREA, AND MATERIAL
STORAGE SITE EASEMENT)

DESCRIPTION FOR PARCEL 4657.03TWSSAAMSSE

DESCRIPTION OF A 0.092-ACRE (3,989 SQUARE FEET) TRACT OF LAND OUT OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, WELLS BRANCH TECHNOLOGY PARK, A SUBDIVISION RECORDED IN DOCUMENT NO. 200000062, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; HAVING BEEN CONVEYED TO NORTHTECH NINE LP, BY GENERAL WARRANTY DEED EXECUTED OCTOBER 26, 2007, RECORDED IN DOCUMENT NO. 2007202037, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.092-ACRE TRACT BEING COMPRISED OF THREE (3) PARTS: PART 1 CONTAINING 0.034-ACRE (1,460 SQUARE FEET) OF LAND, PART 2 CONTAINING 0.026-ACRE (1,136 SQUARE FEET) OF LAND, AND PART 3 CONTAINING 0.032-ACRE (1,393 SQUARE FEET) OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 (0.034-ACRE)

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet, Combined Scale Factor 0.999888327) values of N=10,135,914.89, E=3,122,944.80, on the northwest line of said Lot 1, and the southeast line of a 6.845-acre tract of land conveyed to Austin White Lime Company, Ltd., by Corrected Partition Deed executed September 3, 1991, recorded in Volume 11777, Page 168, Real Property Records of Travis County, Texas, for the north corner and **POINT OF BEGINNING** of this tract, from which a ½-inch iron rod with plastic cap stamped "LC ENG" found in the southeast line of said 6.845-acre tract, at the north corner of Lot 4 and at the west corner of Lot 3, of said Wells Branch Technology Park, bears N 27°47'34" E, for a distance of 1,135.80 feet;

THENCE, crossing through the interior of said Lot 1 of Wells Branch Technology Park the following three (3) courses:

- 1) S 62°17'40" E, a distance of 45.71 feet to an "X" chiseled in concrete on an angle point in the west line of a Water Easement granted to the City of Austin, recorded in Document No. 2000184972, Official Public Records of Travis County, Texas, for the northeast corner of this tract;

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • www.maciasworld.com

- 2) S 17°38'53" E, with the southwest line of said Water Easement, a distance of 35.58 feet to a calculated point for the south corner of this tract;
- 3) N 62°17'40" W, leaving the said southwest line of the Water Easement, a distance of 71.06 feet to a calculated point on the northwest line of said Lot 1, for the west corner of this tract, from which a ½-inch iron rod found at the west corner of said Lot 1, at the south corner of said 6.845-acre tract and on the northeast line of Lot 1, Kiddie Acres, a subdivision recorded in Book 87, Page 104B, Plat Records of Travis County, Texas, bears S 27°47'34" W, for a distance of 79.85 feet;

THENCE, N 27°47'34" E, with the northwest line of said Lot 1 of Wells Branch Technology Park and the southeast line of said 6.845-acre tract, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 0.034-acre (1,460 square feet) of land.

PART 2 (0.026-ACRE)

BEGINNING at a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet, Combined Scale Factor 0.999888327) values of N=10,135,937.00, E=3,122,956.46, on the northwest line of said Lot 1, and the southeast line of a 6.845-acre tract of land conveyed to Austin White Lime Company, Ltd., by Corrected Partition Deed executed September 3, 1991, recorded in Volume 11777, Page 168, Real Property Records of Travis County, Texas, for the west corner and **POINT OF BEGINNING** of this tract, from which a ½-inch iron rod found at the west corner of said Lot 1, at the south corner of said 6.845-acre tract and on the northeast line of Lot 1, Kiddie Acres, a subdivision recorded in Book 87, Page 104B, Plat Records of Travis County, Texas, bears S 27°47'34" W, for a distance of 129.85 feet;

THENCE, N 27°47'34" E, with the northwest line of said Lot 1 of Wells Branch Technology Park and the southeast line of said 6.845-acre tract, a distance of 25.00 feet to a calculated point, from which a ½-inch iron rod with plastic cap stamped "LC ENG" found in the southeast line of said 6.845-acre tract, at the north corner of Lot 4 and at the west corner of Lot 3, of said Wells Branch Technology Park, bears N 27°47'34" E, for a distance of 1,085.80 feet;

THENCE, crossing through the interior of said Lot 1 of Wells Branch Technology Park the following three (3) courses:

- 1) S 62°17'40" E, a distance of 45.33 feet to a calculated point on the northwest line of a Water Easement granted to the City of Austin, recorded in Document No. 2000184972, Official Public Records of Travis County, Texas, for the east corner of this tract;
- 2) S 27°21'07" W, with the northwest line of said Water Easement, a distance of 25.00 feet to an "X" chiseled in concrete, for the south corner of this tract;

THENCE, N 62°17'40" W, leaving the northwest line of said Water Easement, a distance of 45.52 feet to the **POINT OF BEGINNING** and containing 0.026-acre (1,136 square feet) of land.

PART 3 (0.032-ACRE)

BEGINNING at a calculated point having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet, Combined Scale Factor 0.999888327) values of N=10,135,931.07, E=3,123,021.53, on the southeast line of a Water Easement granted to the City of Austin, recorded in Document No. 2000184972, Official Public Records of Travis County, Texas, for the north corner and **POINT OF BEGINNING** of this tract, from which a ½-inch iron rod found at the west corner of said Lot 1, at the south corner of said 6.845-acre tract and on the northeast line of Lot 1, Kiddie Acres, a subdivision recorded in Book 87, Page 104B, Plat Records of Travis County, Texas, bears N 62°17'40" W, for a distance of 60.33 feet and S 27°47'34" W, for a distance of 154.85 feet, also from said Point of Beginning, a ½-inch iron rod with plastic cap stamped "LC ENG" found in the southeast line of said 6.845-acre tract, at the north corner of Lot 4 and at the west corner of Lot 3, of said Wells Branch Technology Park, bears N 62°17'40" W, for a distance of 60.33 feet and N 27°47'34" E, for a distance of 1,085.80 feet;

THENCE, S 62°17'40" E, a distance of 24.84 feet to a calculated point on the southeast line of a Work Assignment Supplement (Form of Easement) conveyed to Atmos Energy Corporation, recorded in Document No. 2008064013, Official Public Records of Travis County, Texas, for the east corner of this tract;

THENCE, S 27°19'17" W, with the southeast line of said Work Assignment Supplement , a distance of 68.42 feet to a calculated point on the northeast line of said Water Easement, for the south corner of this tract;

THENCE, with the easterly line of said Water Easement, the following two (2) courses:

- 1) N 17°38'53" W, a distance of 35.18 feet to a calculated point, for the west corner of this tract;
- 2) N 27°21'07" E, a distance of 43.70 feet to the **POINT OF BEGINNING** and containing 0.032-acre (1,393 square feet) of land.

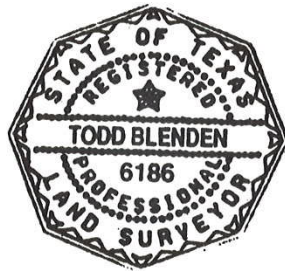
BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 Combined Scale Factor 0.999888327). Project control points were established from City of Austin reference monument "J-37-4001" having coordinate values of N=10,133,889.08, E=3,113,244.67. Distances shown herein are grid.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Todd Blenden., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 23rd day of August, 2011, A.D.



Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Todd Blenden
Registered Professional Land Surveyor
No. 6186 – State of Texas

REFERENCES

MAPSCO 2009 435V
Austin Grid No. K-37
TCAD PARCEL ID NO. 02-6711-09-06
MACIAS & ASSOCIATES, L.P., PROJECT NO. 327-12-10

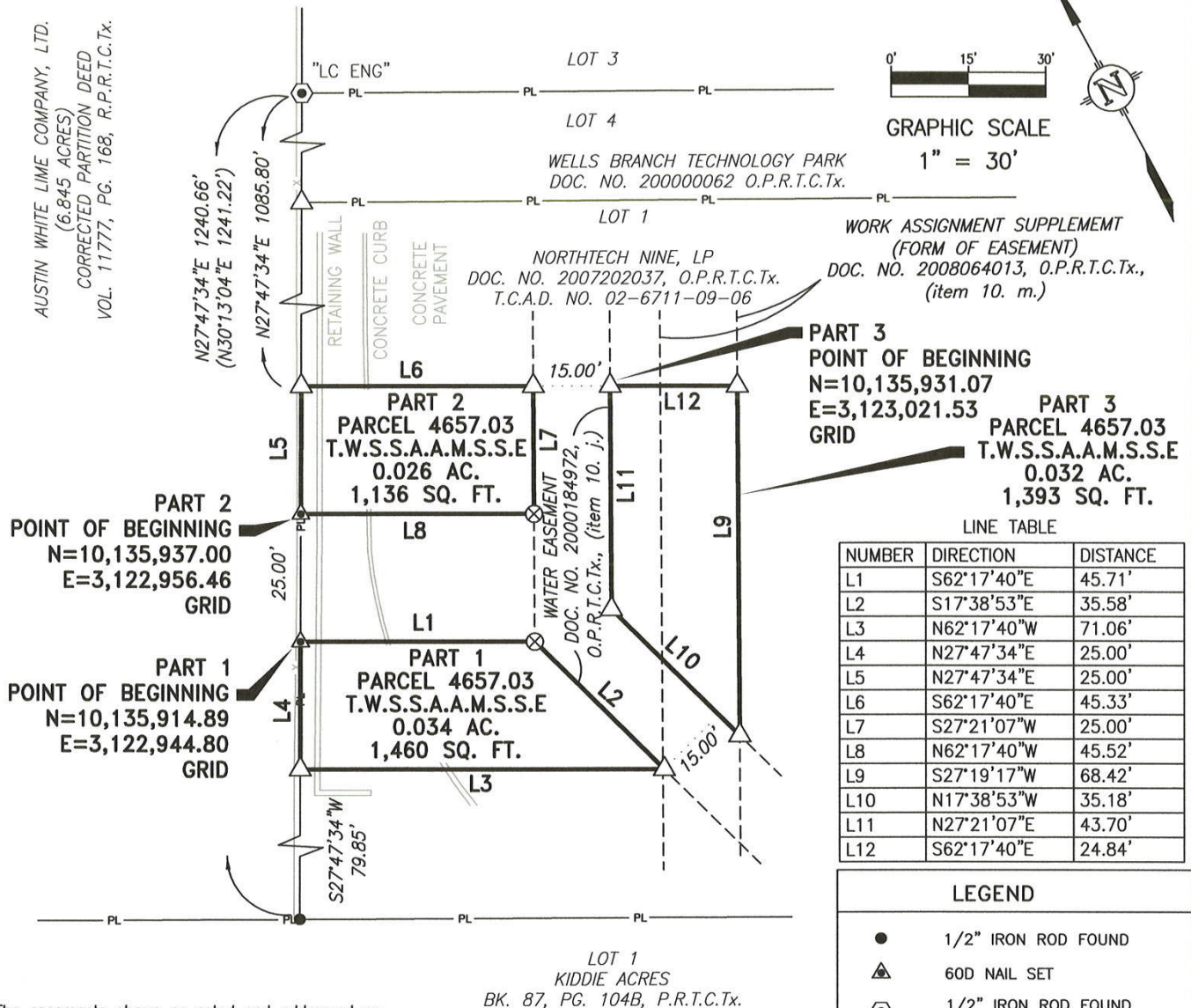
FIELD NOTES REVIEWED

By: Date 9/19/11

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

AUSTIN WHITE LIME COMPANY, LTD.
(6.845 ACRES)
CORRECTED PARTITION DEED
VOL. 11777, PG. 168, R.P.R.T.C.Tx.



The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Alamo Title Insurance, GF No. ATA-70-02-AT10001250CH, effective date: February 22, 2011.

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, 4203) NAD 1983/HARN. THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE MONUMENT "J-37-4001" HAVING COORDINATE VALUES OF N=10,133,889.08, E=3,113,244.67. COMBINED SCALE FACTOR 0.999888327. DISTANCES SHOWN HEREON ARE GRID.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.
Revised 8/23/2011



Todd Blenden 8/23/2011
TODD BLENDEN Date:
Registered Professional Land Surveyor
No. 6186 - State of Texas

PAGE 5 OF 5

DATE: 2-15-11
DRAWN BY: T.BLENDEN,
MAI JOB NO.: 327-12-10
REFERENCE: F.B. 563, PG. 24

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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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