

Exhibit "B"

Grand Oaks Owners Association  
to  
The City of Austin  
(Temporary Work Space Easements)

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND CONTAINING 0.051 ACRE OF LAND (2,189 SQUARE FEET) SITUATED IN THE THEODORE BISSEL SURVEY NO. 18, ABSTRACT NO. 3 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 15, BLOCK "J", GRAND OAKS SUBDIVISION AMENDED PLAT, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300192 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 15, BLOCK "J" CONVEYED TO GRAND OAKS OWNERS ASSOCIATION BY SPECIAL WARRANTY DEED SEPTEMBER 22, 2005 AND RECORDED IN DOCUMENT NO. 2005177474 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TRACT ONE CONTAINING 0.027 ACRE OF LAND (1,163 SQUARE FEET) AND TRACT TWO CONTAINING 0.024 ACRE OF LAND (1,026 SQUARE FEET), SAID TWO TRACTS OF LAND CONTAINING 0.051 ACRE OF LAND (2,189 SQUARE FEET) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**TRACT ONE – 0.027 Acres (1,163 S.F.)**

**COMMENCING** at a ½" iron rod with a cap stamped "Landesign" found in the present northerly right-of-way line (r.o.w. varies) of Davis Lane, also being in the southerly line of said Lot 15;

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7179

THENCE, along the present northerly right-of-way line (r.o.w. varies) of Davis Lane and the southerly line of said Lot 15, N 61°18'23" W, a distance of 241.62 feet to a calculated point for the **POINT OF BEGINNING** and the southeast corner of the herein described tract, having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 0.999981359) coordinate values of: **N=10,041,093.58, E=3,090,442.18;**

THENCE, continuing along the present northerly right-of-way line of Davis Lane and the southerly line of said Lot 15, **N 61°18'23" W**, a distance of **10.05** feet to a calculated point for the southwest corner of the herein described tract, from which a ½" iron rod with a cap stamped "KC Eng." found at an angle point in the old northerly right-of-way line (r.o.w. varies) of Davis Lane, same being an angle point in the southerly line of that certain strip of land dedicated for right-of-way purposes by said Grand Oaks Subdivision Amended Plat bears N 61°18'23" W, a distance of 240.53 feet and S 27°15'51" W, a distance of 19.01 feet;

THENCE, departing the present northerly right-of-way line of Davis Lane and crossing said Lot 15 with the following two (2) courses:

- 1.) **N 34°37'40" E**, a distance of **64.58** feet to a calculated point for an angle point of the herein described tract;
- 2.) **N 07°13'27" E**, a distance of **49.81** feet to a calculated point in the northwesterly line of Lot 15, same being the southeasterly line of Lot 1, Block J of said Grand Oaks Subdivision Amended Plat for an angle point of the herein described tract, from which a ½" iron rod with cap stamped "KC Eng." Found at the most southerly corner of said Lot 1, same being an interior ell corner of said Lot 15 bears S 36°38'26" W, a distance of 81.76 feet;

THENCE, along the common dividing line of Lot 15 and Lot 1, **N 36°38'26" E**, a distance of **4.81** feet to a calculated point in the curving southerly right-of-way line (50' r.o.w.) of Brock Circle at the northerly corner of said Lot 15, same being the northeast corner of said Lot 1, for the most northerly corner of the herein described tract, from which a ½" iron rod found with a cap stamped "Landesign" found at the northeasterly common corner of said Lot 1 and Lot 2, Block "J" of said Grand Oaks Subdivision Amended Plat bears N 18°32'51" W, a chord distance of 44.91 feet;

THENCE, along the northerly line of said Lot 15 and the curving southerly right-of-way line (50' r.o.w.) of Brock Circle a distance of 12.16 feet along the arc of said curve to the left having a radius of 125.00 feet, a delta angle of 05°34'33" and a chord bearing **S 31°41'00" E**, a distance of **12.16** feet to a calculated point, for the northeast corner of the herein described tract, and from said calculated point a calculated point at the point of tangency of said curve bears S 52°54'07" E, a distance of 79.04 feet, and from the calculated point of tangency a disturbed ½" iron rod found bears N73°48'11"E, a distance of 0.57 feet;

THENCE, departing the present curving southerly right-of-way line of Brock Circle (50' r.o.w.) and crossing said Lot 15 with the following two (2) courses:

- 1.) **S 07°13'27" W**, a distance of **46.98** feet to a calculated point for an angle point of the herein described tract;
- 2.) **S 34°37'40" W**, a distance of **65.98** feet to the **POINT OF BEGINNING** and containing 0.027 acre (1,163 Square Feet) of land.

**TRACT TWO – 0.024 Acres (1,026 S.F.)**

**COMMENCING** at a ½" iron rod with a cap stamped "Landesign" found in the present northerly right-of-way line (r.o.w. varies) of Davis Lane, same being in the southerly line of said Lot 15;

THENCE, along the present northerly right-of-way line of Davis Lane and the southerly line of said Lot 15, N 61°18'23" W, a distance of 216.49 feet to a calculated point for the **POINT OF BEGINNING** and the southeast corner of the herein described tract, having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 0.999981359) coordinate values of: **N=10,041,081.51, E=3,090,464.23**;

THENCE, continuing along the present northerly right-of-way line of Davis Lane and the southerly line of said Lot 15, **N 61°18'23" W**, a distance of **10.05** feet to a calculated point for the southwest corner of the herein described tract, from which a ½" iron rod with a cap stamped "KC Eng." found at an angle point in the old northerly right-of-way line of Davis Lane, same being an angle point in the southerly line of that certain strip of land dedicated for right-of-way purposes by said Grand Oaks Subdivision Amended Plat bears N 61°18'23" W, a distance of 265.66 feet and S 27°15'51" W, a distance of 19.01 feet;

THENCE, departing the present northerly right-of-way line of Davis Lane and crossing said Lot 15 with the following two (2) courses:

- 1.) **N 34°37'40" E**, a distance of **68.08** feet to a calculated point for an angle point of the herein described tract;
- 2.) **N 07°13'27" E**, a distance of **36.37** feet to a calculated point in the curving northerly line of Lot 15, same being the southerly right-of-way line (50' r.o.w.) of Brock Circle, for the northwest corner of the herein described tract, from which a ½" iron rod with a cap stamped "Landesign" found at the most northerly common corner of said Lot 1 and Lot 2, Block "J" of said Grand Oaks Subdivision Amended Plat bears N 26°05'04" W, a distance of 76.78 feet;

THENCE, along the northerly line of said Lot 15 and the curving southerly right-of-way line (50' r.o.w.) of Brock Circle a distance of 12.36 feet along the arc of said curve to the left having a radius of 125.00 feet, a delta angle of 05°39'58" a bearing of **S 46°48'09" E**, a chord distance of **12.36** feet to a calculated point for the northeast corner of the herein described tract, from which a calculated point at the point of tangency of said curve bears S 60°29'06" E, a chord distance of 47.05 feet, and from said calculated point of tangency a disturbed ½" iron rod found bears N 73°48'11" E, a distance of 0.57 feet;

THENCE, departing the present curving southerly right-of-way line (50' r.o.w.) of Brock Circle and crossing said Lot 15 with the following two (2) courses:

- 1.) **S 07°13'27" W**, a distance of **31.55** feet to a calculated point for an angle point of the herein described tract;
- 2.) **S 34°37'40" W**, a distance of **69.48** feet to the **POINT OF BEGINNING** and containing 0.027 acre (1,163 Square Feet) of land.

"This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in October 2008." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83. The controlling monuments for this project are a 60D nail set in the centerline of a grass median approx. 100' south of the intersection of the centerline of Sweet Clover Drive and the centerline of Empress Boulevard, having grid coordinate values of N=10,041,636.35, E=3,091,248.47 and a mag nail with washer stamped "COA Public Works" set approx. 20' south of the intersection of the centerline of Davis Lane and the centerline of Empress Boulevard, having grid coordinate values of N=10,040,888.09, E=3,090,778.98. The distances shown are surface distances. The combined scale factor is 0.999981369.



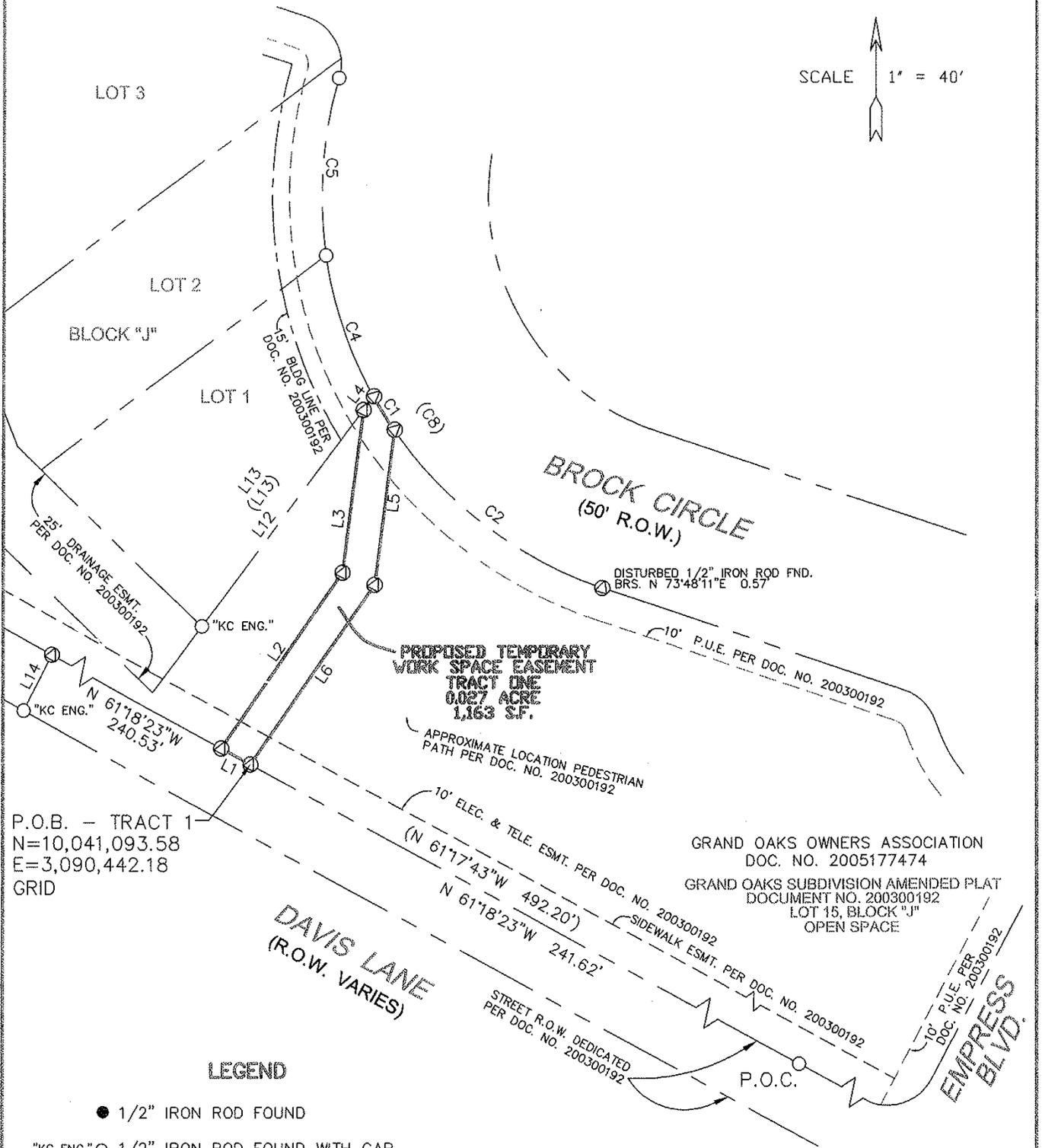
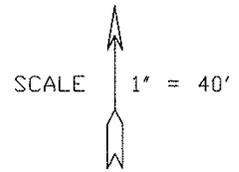
*Mary P. Hawkins 6/16/11*  
Mary P. Hawkins, R.P.L.S. No. 4433  
Engineering Services Division  
Department of Public Works  
City of Austin

REFERENCES

TCAD Parcel No. 04-2421-17-05  
Austin Grid E-15

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7179

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



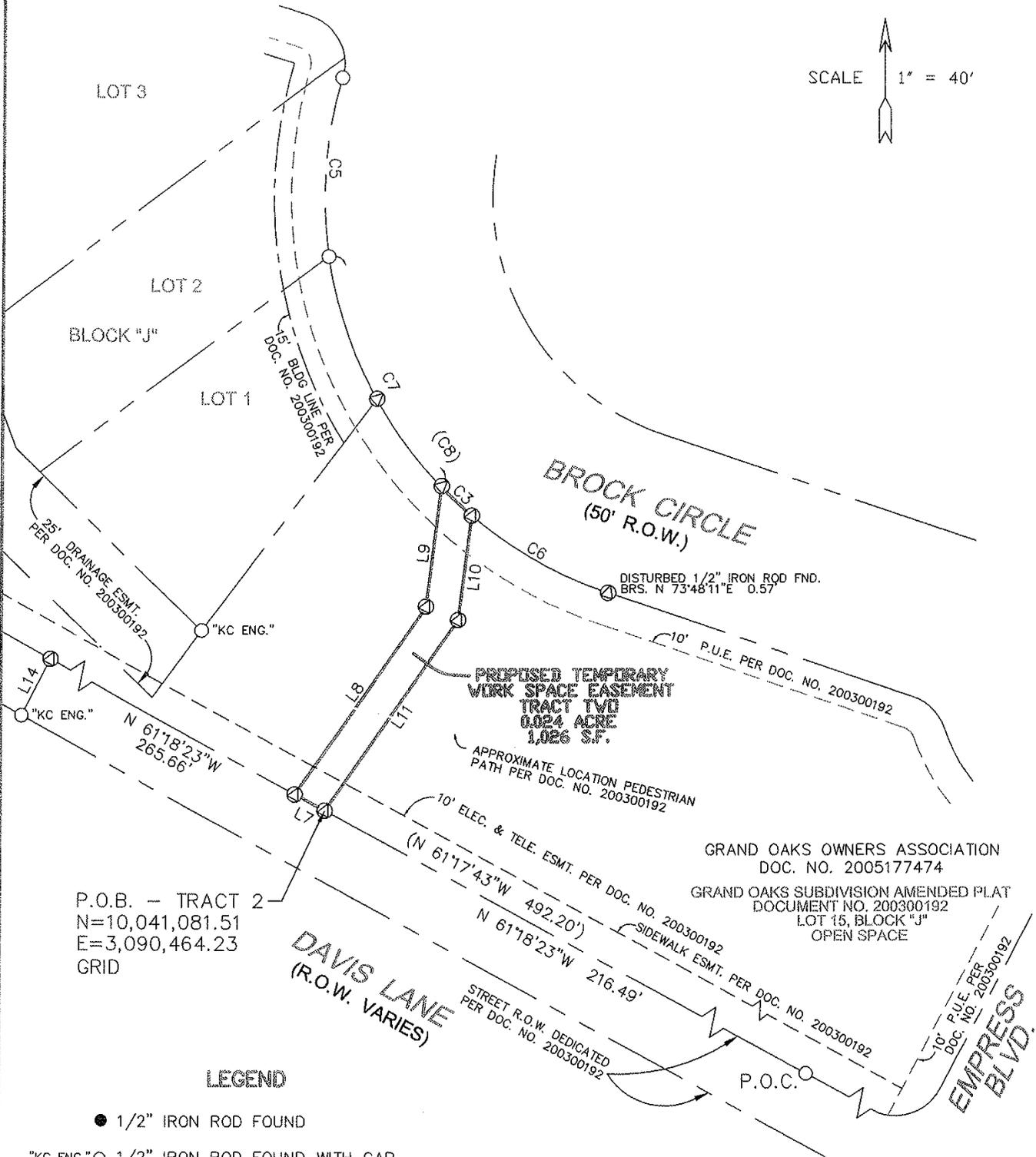
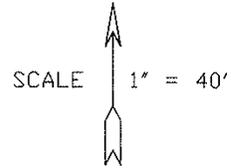
LEGEND

- 1/2" IRON ROD FOUND
- "KC ENG." ○ 1/2" IRON ROD FOUND WITH CAP STAMPED "KC ENG."
- 1/2" IRON ROD FOUND WITH CAP STAMPED "LANDESIGN"
- ⊙ CALCULATED POINT
- ( ) RECORD INFORMATION

PAGE 6 OF 8

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2661  
FAX (512) 974-7179

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

- 1/2" IRON ROD FOUND
- "KC ENG." ○ 1/2" IRON ROD FOUND WITH CAP STAMPED "KC ENG."
- 1/2" IRON ROD FOUND WITH CAP STAMPED "LANDESIGN"
- ⊙ CALCULATED POINT
- ( ) RECORD INFORMATION

PAGE 7 OF 8

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-2661  
FAX (512) 974-7179

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NO.	RADIUS	ARC	DELTA	BEARING	CHORD
C1	125.00'	12.16'	05°34'33"	S 31°41'00"E	12.16'
C2	125.00'	80.42'	36°51'41"	S 52°54'07"E	79.04'
C3	125.00'	12.36'	05°39'58"	S 46°48'09"E	12.36'
C4	125.00'	45.15'	20°41'47"	N 18°32'51"W	44.91'
C5	125.00'	54.10'	24°47'57"	N 04°10'14"E	53.68'
C6	125.00'	47.33'	21°41'47"	S 60°29'06"E	47.05'
C7	125.00'	78.04'	35°46'22"	N 26°05'04"W	76.78'
(C8)	(125.00')	(191.88')	(87°57'12")	(S 27°26'43"E)	(173.59')

NO.	BEARING	DISTANCE
L1	N 61°18'23"W	10.05'
L2	N 34°37'40"E	64.58'
L3	N 07°13'27"E	49.81'
L4	N 36°38'26"E	4.81'
L5	S 07°13'27"W	46.98'
L6	S 34°37'40"W	65.98'
L7	N 61°18'23"W	10.05'
L8	N 34°37'40"E	68.08'
L9	N 07°13'27"E	36.37'
L10	S 07°13'27"W	31.55'
L11	S 34°37'40"W	69.48'
L12	S 36°38'26"W	81.76'
L13	S 36°38'26"W	86.57'
(L13)	(S 36°36'17"W)	(86.33')
L14	S 27°15'51"W	19.01'

**BEARING BASIS NOTE:**

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. THE CONTROLLING MONUMENTS FOR THIS PROJECT ARE A 60D NAIL SET IN CENTERLINE OF A GRASS MEDIAN 100'+/- SOUTH OF THE INTERSECTION OF THE CENTERLINE OF SWEET CLOVER DRIVE AND THE CENTERLINE OF EMPRESS BOULEVARD HAVING GRID COORDINATE VALUES OF N=10,041,636.35, E=3,091,248.47 AND A MAG NAIL WITH WASHER STAMPED "COA PUBLIC WORKS" SET 20'+/- SOUTH OF THE INTERSECTION OF THE CENTERLINE OF DAVIS LANE AND THE CENTERLINE OF EMPRESS BOULEVARD HAVING GRID COORDINATE VALUES OF N=10,040,888.09, E=3,090,778.98. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 0.999981369.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN OCTOBER 2008 WITH THE BENEFIT OF A TITLE COMMITMENT, CHICAGO TITLE INSURANCE COMPANY, FILE NO. CTA-07-CTA11000799JP.



*Mary P. Hawkins 6/16/11*

MARY P. HAWKINS, R.P.L.S. NO. 4433      DATE  
 DRAWN BY: MARY P. HAWKINS  
 FILE: DAVIS LANE WASTEWATER ESMT.-TWSE. (2000).DWG  
 FB. 4007, PG. 37

PAGE 8 OF 8

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING SERVICES DIVISION  
 505 BARTON SPRINGS ROAD, SUITE 760  
 PHONE (512) 974-2661  
 FAX (512) 974-7179

