



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " B "

JESCO CONSTRUCTION COMPANY, INC
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE EASEMENT)

DESCRIPTION FOR PARCEL 4746.01TWSE

DESCRIPTION OF A 0.150-ACRE (6,555 SQUARE FEET) TRACT OF LAND IN THE THEODORE BISSELL SURVEY NO. 18, ABSTRACT NO. 3, TRAVIS COUNTY, TEXAS, OUT OF A CALLED 25.102 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1, HAVING BEEN CONVEYED TO JESCO CONSTRUCTION COMPANY, INC. BY WARRANTY DEED WITH VENDOR'S LIEN, DATED APRIL 24, 1996, RECORDED IN VOLUME 12679, PAGE 1099 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.150-ACRE TRACT BEING COMPRISED OF TWO (2) PARTS, PART 1 CONTAINING 0.120-ACRE (5,244 SQUARE FEET) OF LAND AND PART 2 CONTAINING 0.030-ACRE (1,311 SQUARE FEET) OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 (0.120-ACRE)

BEGINNING at a 60D nail set in the south line of said 25.102-acre Tract 1 and in the north line of Lot 1, Block A, Bauerle Ranch, a subdivision recorded in Document No. 200100379 of the Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet, Combined Scale Factor 0.999947) values of N=10,035,630.56, E=3,083,674.75 for the southwest corner and **POINT OF BEGINNING** of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1 bears S 87°02'27" W, for a distance of 31.94 feet;

THENCE, N 53°34'48" E, through the interior of said Tract 1, a distance of 120.49 feet to a 60D nail set in the north line of said Tract 1 and the south line of Lot 101, Block A, Tanglewood Forest, Section Four, Phase A, a subdivision recorded in Volume 83, Page 57B of the Plat Records of Travis County, Texas, for the northwest corner of this tract, from which a ½-inch pipe found in the north line of said Tract 1 at the south line of said Lot 101 bears N 85°22'14" W, for a distance of 27.59 feet;

THENCE, S 85°22'14" E, with the north line of said Tract 1 and the south line of said Lot 101, a distance of 29.90 feet to a ½-inch pipe found in the north line of said Tract 1 at the common south corner of said Lot 101 and Lot 107, of said Block A, Tanglewood Forest, Section 4, Phase A and the northwest corner of a 0.208-acre tract of land, described as Tract 2, conveyed to Jesco Construction Company, Inc., by said Warranty Deed with Vendor's Lien, Dated April 24, 1996,

recorded in Volume 12679, Page 1099 of the Real Property Records of Travis County, Texas, for the northeast corner of this tract;

THENCE, S 02°48'12" E, with the east line of said Tract 1 and the west line of said Tract 2, a distance of 62.49 feet to a calculated angle point, at the common south corner of said Tract 1 and said Tract 2, also being in the north line of said Lot 1, for the southeast corner of this tract, from which a ½-inch iron rod with plastic cap found in the west Right-of-Way line of Lindshire Lane (60-foot wide Right-of-Way), at the northeast corner of said Lot 1 and the southeast corner of said Tract 2, bears N 87°02'27" E, for a distance of 144.90 feet;

THENCE, S 87°02'27" W, with the south line of said Tract 1 and the north line of said Lot 1, a distance of 129.99 feet to the **POINT OF BEGINNING** and containing 0.120-acre (5,244 square feet) of land.

PART 2 (0.030-ACRE)

BEGINNING at a 60D nail set in the south line of said 25.102-acre Tract 1 and in the north line of Lot 1, Block A, Bauerle Ranch, a subdivision recorded in Document No. 200100379 of the Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet, Combined Scale Factor 0.999947) values of N=10,035,628.76, E=3,083,638.64 for the southeast corner and **POINT OF BEGINNING** of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1 bears N 88°01'58" E, for a distance of 4.23 feet;

THENCE, S 88°01'58" W, with the south line of said Tract 1 and the north line of said Lot 1, a distance of 17.68 feet to a calculated point for the southwest corner of this tract, from which a ½-inch pipe found in the south line of said Tract 1 and the north line of said Lot 1, bears S 88°01'58" W, for a distance of 18.88 feet;

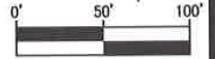
THENCE, N 53°34'48" E, through the interior of said Tract 1, a distance of 133.99 feet to a calculated point in the north line of said Tract 1 and the south line of Lot 101, Block A, Tanglewood Forest, Section Four, Phase A, a subdivision recorded in Volume 83, Page 57B of the Plat Records of Travis County, Texas, for the northwest corner of this tract;

THENCE, S 77°37'08" E, with the north line of said Tract 1 and the south line of said Lot 101, a distance of 13.29 feet to a 60D nail set in the north line of said Tract 1 and the south line of said Lot 101, for the northeast corner of this tract, from which a ½-inch pipe found in the north line of said Tract 1 and the south line of said Lot 101 bears S 77°37'08" E, for a distance of 2.50 feet;

THENCE, S 53°34'48" W, through the interior of said Tract 1, a distance of 128.16 feet to the **POINT OF BEGINNING** and containing 0.030-acre (1,311 square feet) of land.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE
1" = 100'



LINDSHIRE LANE
(60' R.O.W.)

0.208 ACRES, TRACT 2
BISSELL SURVEY NO. 18, ABS
NO. 3

JESCO CONSTRUCTION
COMPANY, INC.
VOL. 12679, PG. 1099,
R.P.R.T.C.Tx.
T.C.A.D. NO. 04-3137-04-04

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S87°02'27"W	31.94'
L2	N53°34'48"E	120.49'
L3	N85°22'14"W	27.59'
L4	S85°22'14"E	29.90'
L5	S02°48'12"E	62.49'
(L5)	N00°12'36"W	62.58'
L6	S87°02'27"W	129.99'
L7	N88°01'58"E	4.23'
L8	S88°01'58"W	17.68'
L9	S88°01'58"W	18.88'
L10	N53°34'48"E	133.99'
L11	S77°37'08"E	13.29'
L12	S77°37'08"E	2.50'
L13	S53°34'48"W	128.16'
(L14)	S82°46'38"E	57.59'
(L15)	N89°30'W	41.81'

LEGEND

	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED " "
	1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
	60D NAIL SET
	CALCULATED POINT
— PL —	PROPERTY LINE
BK., VOL., PG.	BOOK, VOLUME, PAGE
T.C.A.D.	TRAVIS COUNTY APPRAISAL
O.P.R.T.C.Tx.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.Tx.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.Tx.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

BLOCK A
TANGLEWOOD FOREST,
SECTION 4, PHASE C
VOL. 83, PG. 172D,
P.R.T.C.Tx.

**PART 2
PARCEL 4746.01
TEMPORARY
WORKING SPACE
EASEMENT
0.030 AC.
1,311 SQ. FT.**

25.102 ACRES, TRACT 1
BISSELL SURVEY NO. 18, ABS NO. 3

JESCO CONSTRUCTION COMPANY, INC.
VOL. 12679, PG. 1099, R.P.R.T.C.Tx.
T.C.A.D. NO. 04-3137-04-04

**PART 2
POINT OF BEGINNING
N=10,035,628.76
E=3,083,638.64
GRID**

**PART 1
POINT OF BEGINNING
N=10,035,630.56
E=3,083,674.75
GRID**

LOT 1, BLOCK A
BAUERLE RANCH
DOC. NO. 200100379, O.P.R.T.C.Tx.

CITY OF AUSTIN
DOC. NO. 2001220093
T.C.A.D. NO. 04-3025-04-24



The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Alliant National Title Insurance Company, Inc., GF No. 201200626, effective date: APRIL 9, 2013.

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 POINT "E-15-3001" HAVING COORDINATE VALUES OF N=10038967.54, E=3091011.59 COMBINED SCALE FACTOR = 0.999947. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

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.

TODD BLENDE N Date: 7/3/2013
Registered Professional Land Surveyor
No. 6186 - State of Texas

PAGE 4 OF 4
DATE: 5-22-13
DRAWN BY: T.BLENDE N
MAI JOB NO.: 362-10-12
REFERENCE:

J:\JOBS\WESTON\362-10-12 LANDSHIRE.DWG\4746.01TWSE.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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