



EXHIBIT "B"

SURVEY PLAT OF 0.216 ACRES (9,390 SQUARE FEET) OF LAND IN THE MARQUITA CASTRO SURVEY NUMBER 50 ABSTRACT NUMBER 160, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED TRACT I: 364.305 ACRES DESCRIBED TO RH PIONEER NORTH, LLC, IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2017178604 OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.216 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH AND BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING a calculated point not set having grid coordinates of N(Y) 10115468.967, E(X) 3151610.624 United States state plane coordinate system, Texas Central Zone 4203, NAD m1983, for the north corner of the herein described 0.216 acres of land and the said 364.305 acres of land, same being the east corner of the remainder of that called 63.279 acres of land described to Art Collection, Inc., in that certain General Warranty Deed as recorded in Document Number 2003229900 Official Public Records Travis County, Texas, same being a point on the southwest right-of-way line of Howard Lane and from this point an iron pipe found for the north corner of the said 63.279 acres of land, same being a point said southwest right-of-way line of the said Howard Lane bears North 62°32'42" West, a distance of 353.09 feet, also from said point of beginning an aluminum capped iron rod found on the northeast right-of-way line of the said Howard Lane, same being the south corner of the remainder of a called 9.00 acres of land described to Jorge L. Gonzalez in that certain Special Warranty Deed as recorded in Document Number 2002004523, Official Public Records Travis County, Texas, bears South 85°03'37" East, and crossing over the said Howard Lane a distance of 285.90 feet;

THENCE coincident with the southwest right-of-way line of the said Howard Lane, same being the most northerly northeast line of the said 364.305 acres of land the following three (3) courses:

- 1) South 63°07'40" East, a distance of 399.55 feet to a calculated point not set for an interior angle corner in the southwest right-of-way line of the said Howard Lane, same being exterior angle corner in the northeast line of the herein described 0.216 acres of land;
- 2) South 63°01'05" East, a distance of 539.69 to a calculated point not set for the east corner of the herein described 0.216 acres of land, same being an interior angle corner in the southwest and northwest right-of-way line of the said Howard Lane, same being on an exterior angle corner in an upper southeast and northeast line of the said 364.305 acres of land and from this point a one-half inch iron rod found for the east corner of Lot A, Jack Martin Subdivision a subdivision in Travis County, Texas, according to the plat recorded Volume 56, Page 28, Plat Records Travis County, Texas, same being a point on an upper northwest line of the said 364.305 acres of land bears South 61°47'07" East, across the right-of-way line of the said Howard Lane a distance of 208.63 feet;
- 3) South 27°49'30" West, passing at a distance of 5.00 feet a point for the north corner of the said Lot A, Jack Martin Subdivision, same being an exterior angle corner in an upper northwest

and southwest right-of-way line of the said Howard Lane and continuing along the common dividing line of the said Lot A, and the said 364.305 acres of land an additional distance of 5.00 feet for a **Total Distance** of 10.00 feet to a calculated point not set for the south corner of the herein described 0.216 acres of land and a point on last said common dividing line and from this point a five-eighths inch iron pipe found for the west corner of the said Lot A, same being an interior angle corner of the said 364.305 acres of land bears South 27°49'30" West, a distance of 199.64 feet;

THENCE crossing over the said 364.305 acres of land the following two (2) courses:

- 1) North 63°01'05" West, a distance of 539.54 feet to a calculated point not set for an interior angle corner of the herein described 0.216 acres of land;
- 2) North 63°07'40" West, a distance of 399.48 feet to a calculated point not set for the west corner of the herein described 0.216 acres of land, same being a point on the common dividing line of the said 364.305 acres of land and the said 63.279 acres of land;

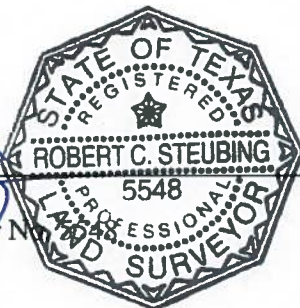
THENCE North 26°29'53" East, a distance of 10.01 feet along the common dividing line of the said 364.305 acres of land and the said 63.279 acres of land to the **POINT OF BEGINNING** and containing 0.216 acres of land or 9,390 square feet of land more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision in October 2018.

Prepared By: **AUSTIN ENERGY**

Robert C. Steubing
Robert C. Steubing
Registered Professional Land Surveyor No.



04/09/2019

Date

SKETCH TO ACCOMPANY FIELD NOTES

"A"

ZIMMERMAN ACRES
BK. 54, PG. 60
PRTCT

JORGE L. GONZALEZ
DDC NO.2002004523
OPRTCT
Vol. 12817 Pg. 1119 RPRCT
9.00 Acres of Land

CANTARRA SECTION ONE
DDC# 200800024 DPTCT

HOWARD SUBDIVISION
DOC# 201400065 OPRTCT

LOT 1

LOT 2

LOT 3

BLOCK A

N62°32'42"W

353.09'

HOWARD LANE Right Of Way Varies

Art Collection, Inc.,
General Warranty Deed
Doc# 2003229900 OPRTCT
Reminder of a called 63.279 Acres of Land

P.O.B.
N(Y) 10115468.967
E(X) 3151610.624
Grid Coordinates Tx.
Central Zone 4203
NAD83

0.216 Acres
9390 Sq. Ft.

Wastewater Manhole

Drive

Driveway

Match Line Sheet 2

LEGEND

⊙ Aluminum Capped Iron Rod Found

⊙ Iron Pipe Found

● One-Half Inch Iron Rod Found

— # — Fence

P.O.B. Point Of Beginning

DRTCTX Deed Records Travis County, Tx

RPRCTX Real Property Records Travis County, Tx

OPRTCTX Official Public Records Travis County, Tx

PRTCTX Plat Records Travis County, Tx

NOTES:

BEARING BASIS IS GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, DISTANCES HEREON ARE GRID.

MARQUITA CASTRO SURVEY

Abstract No. 160

RH PIONEER NORTH, LLC

Special Warranty Deed

Doc No. 2017178604 OPRTCT

CALLED: Tract 1: 364.305 Acres of Land

NUM	BEARING	DISTANCE
L1	S27°48'30"W	10.00'
L2	N26°28'53"E	10.00'

SCALE: 1" = 100'



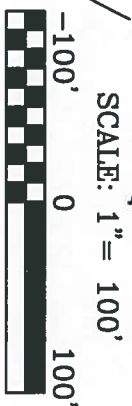
SKETCH TO ACCOMPANY FIELD NOTES

SELF DIRECTED IRA SERVICES, INC.
CUSTODIAN FBO MICHAEL RAY JETER
DOCUMENT NUMBER 2014069362 OPRTCT
CALLED 2.386 ACRES OF LAND

MARQUITA CASTRO SURVEY

Abstract No. 160

Elder Homocare, Inc., a Texas Corporation
Warranty Deed With Vendor's Lien
2015106934 OPRTCTX
Remainder of 5.027 Acres of land



Match Line Sheet 1

CANTARRA DRIVE



HOWARD LANE Right of Way Varies
0.216 Acres
9390 Sq. Ft.
S63°01'05"E
N63°01'05"W
S63°01'05"E
S39.69'
S39.54'
10' Proposed 1/2" Dec.

RH PIONEER NORTH, LLC
Special Warranty Deed
Doc No. 2017178604 OPRTCT
CALLED: Tract 1: 364.305 Acres of Land

Anthony Mullens
General Warranty Deed With Vendor's Lien
Doc# 2017063833 OPRTCT
LOT A
JACK MARTIN SUBDIVISION
VOL 56 PG 28 PRCT

S61°47'07"E
199.64'
208.63'

S27°49'30"W
5/8"

RH PIONEER NORTH, LLC
Tract 1: 364.305 Acres of Land

LEGEND

- Aluminum Capped Iron Rod Found
- Iron Pipe Found
- One-Half inch Iron Rod Found
- #— Fence
- P.O.B. Point Of Beginning
- DRTCTX Deed Records Travis County, Tx
- RPRTCTX Real Property Records Travis County, Tx
- OPRTCTX Official Public Records Travis County, Tx
- PRCTX Plat Records Travis County, Tx

NOTES:

BEARING BASIS IS GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, DISTANCES HEREON ARE GRID.

EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS PER G# 1721726-KFO

- g. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 623, Page 601, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- h. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 629, Page 125, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- i. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 630, Page 47, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- j. Easement granted to the Lower Colorado River Authority by instrument recorded in Volume 668, Page 328, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- k. Easement granted to the City of Austin by instrument recorded in Volume 10788, Page 553, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- l. Easement granted to the City of Austin by instrument recorded in Volume 11307, Page 95, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- m. Easement granted to the City of Austin by instrument recorded in Volume 11604, Page 551 Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- n. Easement granted to the City of Austin by instrument recorded in Volume 11604, Page 557, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- o. Easement granted to Travis County by instrument recorded in Volume 12635, Page 22 Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- p. Easement granted to Ensearch Corporation by instrument recorded in Volume 12902, Page 2192, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- q. Easement granted to Ensearch Corporation by instrument recorded in Volume 12926, Page 564, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- r. Easement granted to the State of Texas by instrument recorded in Document No. 2000141413, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- s. Easement granted to the City of Austin by instrument recorded in Document No. 2008082161, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- t. Easement granted to the City of Austin by instrument recorded in Document No. 2008082162, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- u. Easement granted to the City of Austin by instrument recorded in Document No. 2008195139, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- v. Easement granted to the Southwestern Bell Telephone, d/b/a AT&T Texas by instrument recorded in Document No. 2009061391, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- w. Terms, conditions and stipulations of that certain Access Easement Agreement recorded in Volume 12666, Page 965, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- x. Terms, conditions and stipulations of that certain Temporary Access Easement Agreement recorded in Volume 12783, Page 841, Real Property Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- y. Terms, conditions and stipulations of that certain Farm Pond Agreement recorded in Volume 1535, Page 137, Deed Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT
- z. Terms, conditions and stipulations of that certain Licence Agreement recorded in Document No. 2007034523, Official Public Records, Travis County, Texas. DOES NOT AFFECT THIS TRACT

SURVEYORS CERTIFICATION

TO THE OWNER AND/OR LEHOLDER, THE UNDERSIGNED
HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE
GROUND OF THE PROPERTY SHOWN HEREON AND TO THE
BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY
HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

Robert C. Steubing
ROBERT C. STEUBING (642-505-7146) DATE *08/19/2019*
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS
AS PER TITLE COMMENT NUMBER 1721726-KFO AS PROVIDED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

SHEET 5 of 5

