

EXHIBIT B

San Clemente at Davenport-North, Ltd.
To
The City of Austin
(For Temporary Ingress and Egress Easement)

Field Notes for Parcel 5239.01 Temporary Ingress and Egress Easement

BEING 0.164 OF ONE ACRE (7,164 S.F.) OF LAND, OUT OF AND A PART OF THE BURKE TRAMMEL SURVEY NO. 3, ABSTRACT NO. 768 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3-A, BLOCK A, AMENDED PLAT OF LOTS 2-A, 3-A AND 4-A, BLOCK A OF THE AMENDED PLAT OF LOTS 37-43, BLOCK A, DAVENPORT WEST P.U.D. SECTION 5, PHASE 6, RECORDED IN DOCUMENT 200900133 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO SAN CLEMENTE AT DAVENPORT-NORTH, LTD. BY SPECIAL WARRANTY DEED EXECUTED APRIL 2, 2008, FILED FOR RECORD ON APRIL 9, 2008 AND RECORDED IN DOCUMENT 2008057475 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.164 OF ONE ACRE (7,164 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360 (300' R.O.W.), same being the most easterly southeast corner of Lot 1-A, Block A, Amended Plat of Lots 37-43, Block A, Davenport West, P.U.D. Section 5, Phase 6 recorded in Document 200700198 of the Official Public Records of Travis County, Texas, thence as follows:

North 27°38'02" East, a distance of 733.86 feet, to an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360, same being a southeasterly corner of Lot 3-A, Block A, Amended Plat of Lots 2-A, 3-A, and 4-A, Block A of the Amended Plat of Lots 37-43, Block A Davenport West P.U.D. Section 5, Phase 6 and the most easterly corner of Lot 2-A, Block A of said Amended Plat of Lots 2-A, 3-A, and 4-A, Block A of the Amended Plat of Lots 37-43, Block A Davenport West P.U.D. Section 5, Phase 6,;


North 62°22'40" West, a distance of 25.00 feet, to a calculated point in a southwesterly line of said 3-A and in a northeasterly line of said Lot 2-A, from which to an iron rod with cap marked Chaparral found at an interior corner of said Lot 3-A and a northerly corner of said Lot 2-A, bears North 62°22'40" West, a distance of 0.11 feet;

North 27°38'02" East, a distance of 12.22 feet, to a calculated point in the interior of said Lot 3-A, for the Point of Beginning and an easterly corner of the herein described tract of land, having Grid coordinate (Texas State Plane, Central Zone, NAD 83, (CORS 2011), U. S. Feet, Surface Adjustment Factor of 1.00008) values of N=10095499.27, E=3093970.55;

1. THENCE, North 62°21'58" West, a distance of 23.91 feet, to a calculated point for the point of curvature of a circular curve to the left;
2. THENCE, along said curve to the left of 25.00 feet radius, an arc length of 39.14 feet, having an angle of intersection of 89°42'00", (the long chord of said curve bears South 72°47'02" West, a distance of 35.26 feet), to a calculated point for the point of tangency;
3. THENCE, South 27°56'03" West, a distance of 13.00 feet, to a calculated point for an interior corner;

4. THENCE, South 62°03'57" East, a distance of 19.00 feet, to a calculated point for a corner;
5. THENCE, South 27°56'03" West, a distance of 65.50 feet, to a calculated point for the most southerly corner of the herein described tract of land;
6. THENCE, North 62°03'57" West, a distance of 44.00 feet, to a calculated point for the most westerly corner of the herein described tract of land;
7. THENCE, North 27°56'03" East, a distance of 146.74 feet, to a calculated point for the most northerly corner of the herein described tract of land;
8. THENCE, South 62°21'58" East, a distance of 73.55 feet, to a calculated point for the most easterly corner of the herein described tract of land, from which a TxDOT Type I Monument monument found in the northwest right-of-way line of Loop 360 and in a southeasterly line of Lot 1, Block A, Nalle Woods Subdivision recorded in Document 200300029 of the Official Public Records of Travis County, Texas bears South 62°21'58" West, a distance of 25.00 feet to a calculated point in the northwesterly right-of-way line of Loop 360, same being in a southeasterly line of said Lot 3-A, and North 27°38'02" East, at a distance of 104.18 feet passing a calculated point in the northwest right-of-way line of Loop 360, at the most easterly corner of said Lot 3-A and an easterly corner of Lot 4-A, Block A of said Amended Plat of Lots 2-A, 3-A, and 4-A, Block A of the Amended Plat of Lots 37-43, Block A Davenport West P.U.D. Section 5, Phase 6, from said calculated point an iron rod with cap marked Chapparal found bears North 13°37'04" West, a distance of 0.08 feet, in all a distance of 2,495.73 feet;
9. THENCE, South 27°38'02" West, a distance of 43.50 feet, to the Point of Beginning and containing an area of 0.164 of one acre (7,164 s.f.) of land.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


David Edward Martinez
Registered Professional Land Surveyor 5434


01/26/21
Date



MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767
TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings shown hereon are based on Texas State Plane, Central Zone, NAD 83. All distances shown hereon are surface distances measured in U.S. feet.

TCAD: 0131150112
Austin Grid: F28

FIELD NOTES REVIEWED
BY  DATE: 04/14/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

0 50 100

HORIZONTAL SCALE IN FEET

WASTEWATER LINE EASEMENT
DOC. 2002099002 OPRCT

AMENDED PLAT OF LOTS 2-A,
3-A, AND 4-A, BLOCK A OF
THE AMENDED PLAT OF LOTS
37-43, BLOCK A DAVENPORT
WEST P.U.D. SECTION 5,
PHASE 6
DOC. 200900133 OPRCT

SAN CLEMENTE AT
DAVENPORT-NORTH, LTD.
DOC. 2008057475
OPRTCT

LOT 3-A BLOCK A

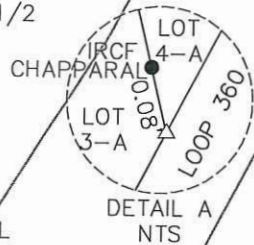
5239.01
TEMPORARY INGRESS
AND EGRESS EASEMENT
0.164 AC (7,164 S.F.)

TxDOT TYP I MONUMENT FOUND
IN A SOUTHEASTERLY LINE OF LOT 1,
BLOCK A, NALLE WOODS SUBDIVISION
RECORDED IN DOC. 200300029 OPRCT

IRCF
CHAPARRAL

SAN CLEMENTE OFFICE
PARTNERS LLC
DOC. 2017098839
OPRTCT

LOT 4-A



BURKE TRAMMELL
SURVEY No. 3
ABSTRACT No. 768

DECLARATION OF ACCESS, UTILITIES,
LANDSCAPING AND LIGHTING
EASEMENT
DOC. 2006218386 OPRCT

WASTEWATER LINE
EASEMENT
DOC. 2002099003
OPRTCT



AREA OF
EASEMENT
OVERLAP
3,435 S.F.

WATER EASEMENT
DOC. 2012092939
OPRTCT

CORRECTION
WASTEWATER
LINE EASEMENT
DOC. 2002002552
OPRTCT

10' AERIAL ELECTRIC AND
TELECOMMUNICATIONS EASEMENT
DOC. 200900133 OPRCT

IRCF
CHAPARRAL

IRCF
CHAPARRAL

POINT OF COMMENCEMENT
MOST EASTERLY SOUTHEAST
CORNER OF LOT 1-A, BLOCK A
AMENDED PLAT OF LOTS 37-43,
BLOCK A, DAVENPORT WEST P.U.D.
SECTION 5, PHASE 6 RECORDED IN
DOC. 200700198 OPRCT

POINT OF BEGINNING
N=10095499.27
E=3093970.55
(GRID COORDINATES)

THIS SKETCH IS ACCOMPANIED BY A METES
AND BOUNDS DESCRIPTION OF EQUAL DATE:
THE GRID COORDINATES SHOWN HEREON ARE
BASED ON TEXAS STATE PLANE, CENTRAL ZONE,
NAD 83 (CORS 2011). FOR SURFACE
COORDINATES MULTIPLY THE GRID COORDINATES
BY THE SURFACE ADJUSTMENT FACTOR 1.00008.
ALL DISTANCES SHOWN ARE SURFACE
DISTANCES MEASURED IN U. S. FEET.



mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

TBAE 1452
TBPE F-1416
TBPLS 10065600

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 26-JAN-21
JOB NO: 53708B
FILE: 5239.01_TIAE

3
3 of 4

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	89°42'00"	39.14'	S72°47'02"W	35.26'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N27° 38' 02"E	12.22'
L2	N62° 21' 58"W	23.91'
L3	S27° 56' 03"W	13.00'
L4	S62° 03' 57"E	19.00'
L5	S27° 56' 03"W	65.50'
L6	N62° 03' 57"W	44.00'
L7	S62° 21' 58"E	25.00'
L8	S27° 38' 02"W	43.50'

TITLE REPORT REFERENCE:
 STEWART TITLE COMPANY OF AUSTIN, LLC
 901 SOUTH MOPAC, BUILDING III, SUITE 100
 AUSTIN TEXAS, 78746
 FILE No.: 549547
 EFFECTIVE DATE: OCTOBER 4, 2019

THIS SKETCH IS ACOMPANIED BY A METES
 AND BOUNDS DESCRIPTION OF EQUAL DATE:
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 NAD 83 (CORS 2011). FOR SURFACE
 COORDINATES MULTIPLY THE GRID COORDINATES
 BY THE SURFACE ADJUSTMENT FACTOR 1.00008.
 ALL DISTANCES SHOWN ARE SURFACE
 DISTANCES MEASURED IN U. S. FEET.



David E. Martinez 01/26/21

 	305 East Huntland Drive Suite 200 Austin, Texas 78752 p: 512.453.0767 f: 512.453.1734 TBAE 1452 TBPE F-1416 TBPLS 10065600	SKETCH TO ACCOMPANY FIELD NOTES		DATE: 26-JAN-21 JOB NO: 53708B FILE: 5239.01_TIAE
		TRAVIS COUNTY, TEXAS	4 4 of 4	