

EXHIBIT B

AG San Clemente 3700 LLC
To
The City of Austin
(For Water Line Easement)

Field Notes Parcel 5239.02 Water Line Easement

BEING 0.263 OF ONE ACRE 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 2-A, BLOCK A, AMENDED PLAT OF LOTS 2-A, 3-A AND 5-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 AG SAN CLEMENTE 3700 LLC BY SPECIAL WARRANTY DEED EXECUTED JULY 12, 2018, FILED FOR RECORD ON JULY 12, 2018 AND RECORDED IN DOCUMENT 2018109567 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.263 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360 (300' right-of-way) at the most easterly corner of said Lot 2-A, same being a southeasterly corner of Lot 3-A, Block A of said Amended Plat of Lots 2-A, 3-A, and 5-A, Block A of the Amended Plat of Lots 37-43, Block A Davenport West P.U.D. Section 5, Phase 6, for the Point of Beginning and the most easterly corner of the herein described tract of land, having Grid coordinate values, (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, from which a TxDOT Type I 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 North 27°38'02" East, a distance of 2,551.44 feet;

1. THENCE, South 27°38'02" West, a distance of 458.23 feet, with the northwest right-of way line of Loop 360 and the southeasterly line of said Lot 2-A, to a calculated point at the most southerly corner of said Lot 2-A and the most easterly 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, for the most southerly corner of the herein described tract of land, from which an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360 at the most easterly southeast corner of said Lot 1-A bears South 27°38'02" West, a distance of 275.63 feet;


2. THENCE, North 62°32'02" West, at a distance of 0.25 feet passing an iron rod with cap marked Chaparral found, in all a distance of 25.00 feet, leaving the northwest right-of-way line of Loop 360, with the southwesterly line of said Lot 2-A and the northeasterly line of said Lot 1-A, to a calculated point for the most westerly corner of the herein described tract of land, from which an iron rod with cap marked Chaparral found at the most northerly corner of said Lot 2-A and at an internal corner of said Lot 1-A bears North 62°32'02" West, a distance of 582.62 feet;

3. THENCE, North 27°38'02" East, a distance of 458.30 feet, leaving the southwesterly line of said Lot 2-A and the northeasterly line of said Lot 1-A and crossing said Lot 2-A, to a calculated point in a northeasterly line of said Lot 2-A and in a southwesterly line of said Lot 3-A, for the most northerly corner of the herein described tract of land, from which an iron rod with cap

marked Chaparral found at a northerly corner of said Lot 2-A and at an interior corner of said Lot 3-A bears North 62°22'40" West, a distance of 0.11 feet;

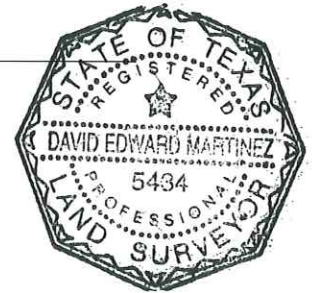
4. THENCE, South 62°22'40" East, a distance of 25.00 feet, with a northeasterly line of said Lot 2-A and a southwesterly line of said Lot 3-A, to the Point of Beginning and containing an area of 0.263 of one acre of land.

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

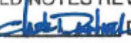
02/12/21
Date



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.

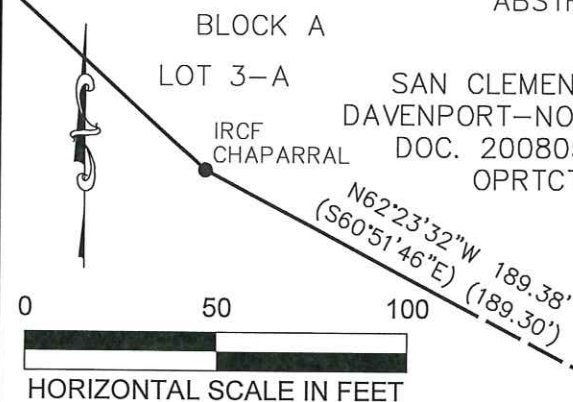
TCAD: 0131150114
Austin Grid: F28

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27° 38' 02"W	275.63'
L2	N27° 38' 02"E	2551.44'

TITLE REPORT REFERENCE:
 STEWART TITLE OF AUSTIN, LLC
 901 SOUTH MOPAC, BUILDING III, SUITE 100
 AUSTIN, TEXAS, 78746
 FILE No.: 549557
 EFFECTIVE DATE: OCTOBER 3, 2019

BURKE TRAMMELL
 SURVEY No. 3
 ABSTRACT No. 768

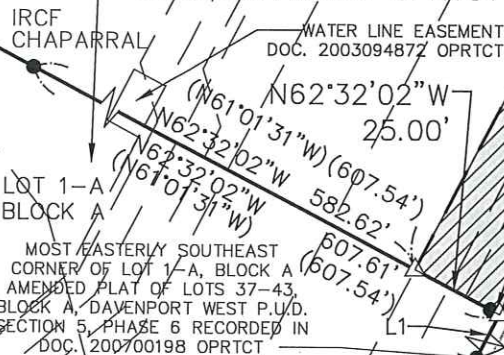


AG SAN CLEMENTE 3700 LLC
 DOC. 2018109567 OPRCT

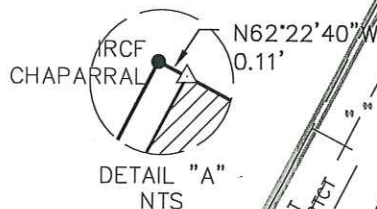
AMENDED PLAT OF LOTS
 2-A, 3-A, AND 5-A,
 BLOCK A OF THE AMENDED
 PLAT OF LOTS 37-43,
 BLOCK A DAVENPORT WEST
 P.U.D. SECTION 5, PHASE 6
 DOC. 200900133 OPRCT

WASTEWATER LINE EASEMENT
 DOC. 2002099003 OPRCT

AMENDED PLAT OF LOTS
 37-43, BLOCK A,
 DAVENPORT WEST P.U.D.
 SECTION 5, PHASE 6
 DOC. 200700198 OPRCT



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



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

WATER LINE EASEMENT
 DOC. 2012092539 OPRCT
 WASTEWATER LINE EASEMENT
 DOC. 2002099003 OPRCT
 CORRECTION WASTEWATER LINE EASEMENT
 DOC. 2002092532 OPRCT
 AREA OF EASEMENT
 OVERLAP
 0.263 AC
 LOT 2-A

5239.02
 WATER LINE
 EASEMENT
 0.263 AC
 50' HWY. VEG. BUFFER AND BL.
 DOC. 20000169 OPRCT
 15' PUBLIC UTILITY EASEMENT
 VOL. 12254 PG. 18 OPRCT
 10' AGRAL ELECTRIC AND TELECOMMUNICATIONS EASEMENT
 DOC. 20000169 OPRCT
 N27°38'02"E 458.30'
 N27°38'02"E 458.23'
 N27°38'02"E 3285.30'

LEGEND:
 ● IRCF IRON ROD FOUND WITH CAP
 △ CALCULATED POINT
 () INDICATES RECORD DATA
 OPRCT OFFICIAL PUBLIC RECORDS OF
 TRAVIS COUNTY, TEXAS
 POB POINT OF BEGINNING
 AREA OF EASEMENT OVERLAP
 AREA OF EASEMENT

THIS SKETCH IS ACOMPANIED 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

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 f: 512.453.1734

TBAE 1452
 TBPE F-1416
 TBPLS 10065600

SKETCH TO ACCOMPANY
 FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 12-FEB-21
 JOB NO: 53708B
 FILE: 5239.02WLE

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