

**EXHIBIT B
FIELD NOTES
FOR A 0.0080 OF AN ACRE (349 SQUARE FEET)
A VARIABLE WIDTH WASTEWATER EASEMENT**

A **0.0080 of an acre** tract (349 square feet), being a variable width wastewater easement to be reserved, over and across the A.F. Bell Survey No. 75, Abstract No. 86, Travis County, Texas, over and across Sky Mountain Drive, a 50' right-of-way, as dedicated by the Mountain Shadows Subdivision, a plat of record in Volume 25 Page 2 of the Plat Records of Travis County, Texas (P.R.), over and across a 0.7732 of an acre tract of Sky Mountain Drive (to be vacated and being exhibit A of this document) and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northwest line of a 39.970 acre tract, called Tract 1, as conveyed to Bell Fund V Estancia, LLC of record in Document No. 202047768 of the Official Public Records of Travis County, Texas (O.P.R.), for the east corner of Block Q of the Mountain Shadows Subdivision, called Tract 1, as conveyed to LMC Sky Mountain Holdings, LLC of record in Document No. 2020209889 (O.P.R.), the southeast termination corner of Sky Mountain Drive and the southeast corner of the easement described herein, from which a found $\frac{1}{2}$ " iron rod bears, N 69°56'21"W, a distance of 0.42 feet, also from which a found iron pipe in the northeast line of the remaining portion of Lot 1 of Wesco Acres, a plat of record in Volume 81 Page 89 (P.R.), for the westerly corner of the 39.970 acre tract and the south corner of Block Q bears, S 28°09'34" W, a distance of 419.06 feet;

THENCE: N 69°56'21" W, along and with the common line of Block Q and Sky Mountain Drive, a distance of **20.20 feet**, to a point, for the southwest corner of the easement described herein, from which a found $\frac{1}{2}$ " iron rod for the common corner of Block Q and Sky Mountain Drive bears. N 69°56'21" W, a distance of 128.87 feet;

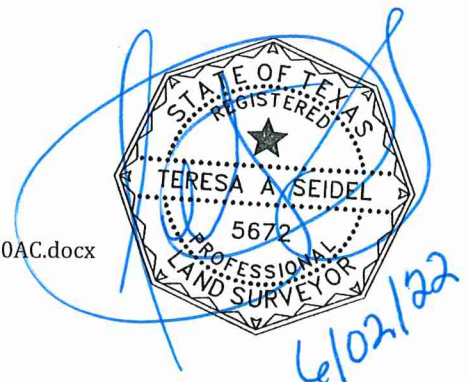
THENCE: departing the common line of Block Q and Sky Mountain Drive, over and across Sky Mountain Drive the following two (2) courses:

1. **N 28°09'34" E**, a distance of **17.39 feet** to a point, for the northwest corner of the easement described herein, and
2. **S 70°11'36" E**, a distance of **20.21 feet** to a point, for the n corner of the easement described herein, from which a found $\frac{1}{2}$ " iron rod, for the northeast termination corner of Sky Mountain Drive and the southeast corner of Block P of the Mountain Shadows Subdivision, called Tract 1, as conveyed to LMC Sky Mountain Shadows, LLC of record in Document No. 2020209889 (O.P.R.) bears, N 28°09'34" E, a distance of 32.56 feet;

THENCE: S 28°09'34" W, along and with the southeasterly termination line of Sky Mountain Drive and a northwest line of the 39.970 acre tract, a distance of **17.48 feet** to the **POINT OF BEGINNING** and containing **0.0080 of an acre**, or 349 square feet more or less, in the City of Austin, Travis County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone.

Job No.: 20-117
Prepared by: KFW Surveying
Date: January 24, 2022
Revised: February 07, 2022
Revised: June 02, 2022
File: S:\Draw 2020\20-117 Sky Mountain- ALTA\DOCS\FN 0.0080AC.docx

FIELD NOTES REVIEWED
BY: [Signature] DATE: 06/02/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



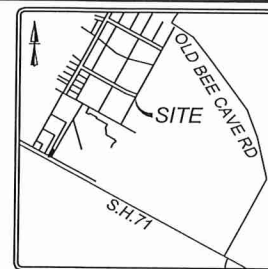
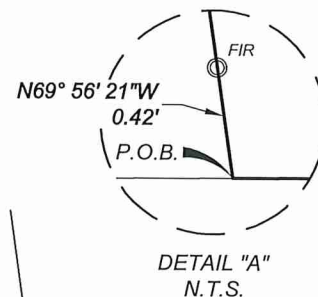
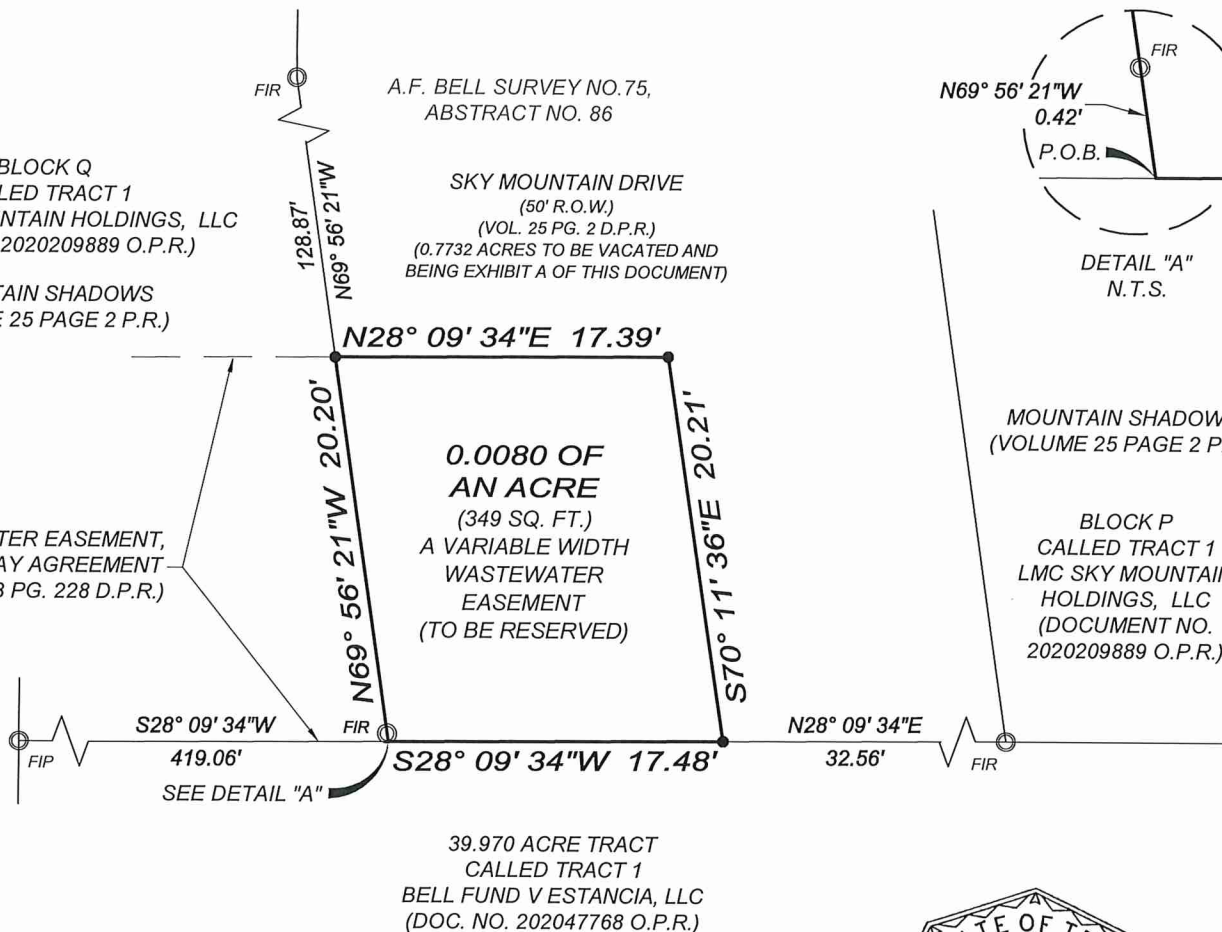
SHEET 1 OF 2

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF AUSTIN AND TRAVIS COUNTY ORDINANCES AND RESTRICTIONS.
3. A METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING" AND A YELLOW CAP STAMPED "KFW EASEMENT" AS NOTED.
5. ADJOINERS SHOWN HEREON ARE PER CURRENT TRAVIS COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



SCALE: 1"=10'

LOCATION MAP
NOT-TO-SCALEDETAIL "A"
N.T.S.MOUNTAIN SHADOWS
(VOLUME 25 PAGE 2 P.R.)BLOCK P
CALLED TRACT 1
LMC SKY MOUNTAIN
HOLDINGS, LLC
(DOCUMENT NO.
2020209889 O.P.R.)BLOCK Q
CALLED TRACT 1
LMC SKY MOUNTAIN HOLDINGS, LLC
(DOC. NO. 2020209889 O.P.R.)MOUNTAIN SHADOWS
(VOLUME 25 PAGE 2 P.R.)WASTEWATER EASEMENT,
RIGHT OF WAY AGREEMENT
(VOL. 13253 PG. 228 D.P.R.)REMAINING PORTION OF A LOT 1
WESCO ACRES
(VOLUME 81, PAGE 89 D.P.R.)39.970 ACRE TRACT
CALLED TRACT 1
BELL FUND V ESTANCIA, LLC
(DOC. NO. 202047768 O.P.R.)

SYMBOL LEGEND

⊙ FIR FOUND 1/2" IRON ROD OR AS NOTED

• POINT

⊙ FIP FOUND IRON PIPE

O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS

D.P.R. DEED AND PLAT RECORDS
OF TRAVIS COUNTY, TEXAS

P.O.B. POINT OF BEGINNING

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED
CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND
SURVEYORS (TBPELS)
1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741
PHONE: 512-440-7723; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV



has joined Colliers Engineering & Design
TBPE FIRM #9513 / TBPLS FIRM #101223-00

EXHIBIT B OF

A 0.0080 OF AN ACRE TRACT, BEING A VARIABLE WIDTH
WASTEWATER EASEMENT, SITUATED IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS

REVISIONS:
SHEET # AND EXHIBIT
PER CITY OF AUSTIN

ISSUE DATE:
02/07/2022
06/02/2022

JOB NO. 20-117
DATE: 01/24/2022
DRAWN: JSD

DESIGNER: TAS
CHECKED: TAS

SHEET: 2 OF 2



TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF SURVEY: 01/24/2022
REVISED: 02/07/2022
REVISED: 06/02/2022
PROJECT NO.: 20-117