



EXHIBIT "X" B

SURVEY OF A 0.706 ACRES OR 30,745 SQUARE FEET OF LAND, IN THE JOHN APPLGATE SURVEY NUMBER 58, AND BEING A PART OF LOT 2, NORTHWEND PHASE 'B', SECTION ONE-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 83 PAGE 115D, PLAT RECORDS, TRAVIS COUNTY, TEXAS, THE SAID LOT 2, BEING DESCRIBED TO CORSAIR LAMAR, LLC, IN THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2019202088 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.706 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an calculated point not set having grid coordinates of North (Y) 10106499.040, East (X) 3128472.612, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83, for the south corner of the herein described 0.706 acres of land, same being a point on the common dividing line of the said Lot 2 and Lot 4, Northwend Phase B, Section One-D, a subdivision in Travis County, Texas, according to the plat recorded in Volume 84, Page 97B, Plat Records Travis County, Texas, the said Lot 4, being described to Firebrand Properties, LP., in that certain Special Warranty Deed as recorded in Document Number 2015117831, Official Public Records Travis County, Texas, and from this point a magnail found for the east corner of the said Lot 4, same being an angle point of the southwest line of the said Lot 2, and the north corner of the said Lot 1, Northwend Phase, 'B' Section One-D bears South 65°13'47" East, a distance of 109.86 feet;

THENCE North 65°13'47" West, coincident with the common dividing line of the said Lot 2 and the said Lot 4, a distance of 44.00 feet to a calculated point not set for the west corner of the herein described 0.706 acres of land and from this point a one-half inch iron rod found for on the southeast right-of way line of North Lamar Boulevard (Right-of-Way varies) for the common west corner of the said Lot 2 and the said Lot 4 bears North 65°13'47" West, a distance of 15.00 feet;

THENCE North 24°46'12" East, departing the last said common dividing line and being fifteen feet from and parallel to the said southeast right-of-way of the said North Lamar Boulevard, and crossing over the said Lot 2, a distance of 698.11 feet to a calculated point not set for the north corner of the herein described 0.706 acres of land, same being a point on the curving south right-of-way line of West Longspur Boulevard (Right-of-Way varies), same being the northeast line of the said Lot 2, and from this point a square bolt found for the point of tangency of the said curve bears along said curve to the left, and being concave to the southeast having the following curve elements: a Delta Angle of 75°14'23", a Radius Length of 20.00 feet, a, Arc Length of 26.26 feet, the Chord of which bears South 62°40'23" West, a Chord Distance of 24.42 feet;

THENCE coincident with the curving right-of-way line of the said West Longspur Boulevard, along said curve being concave to the southwest having the following curve elements: a Delta Angle of 13°30'23", a Radius Length of 20.00 feet, an Arc Length of 4.71 feet and the Chord which bears South 72°57'07" East, a Chord Distance of 4.70 feet;

THENCE South 65°21'15" East, coincident with the southwest right-of-way line of the said West Longspur Boulevard, same being the northeast line of the said Lot 2, a distance of 39.34 feet to a calculated point not set for the east corner of the herein described 0.706 acres of land and from this point a one-half inch iron rod found for the common north corner of the said Lot 2 and the said Lot 3, bears the following three (3) courses coincident with the said south right-of-way:

1. South 65°21'15" East, a distance of 65.73 feet to a calculated point not set;

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2. South $73^{\circ}14'57''$ East, a distance of 72.85 feet to a calculated point not set for the point of tangency of a curve to the left, concave to the northwest;
3. With the said curve to the left, being concave to the northeast and having the following curve elements: a Radius Length of 684.32 feet, a Delta Angle of $03^{\circ}35'49''$, an Arc Length of 42.96 feet and the Chord which bears South $67^{\circ}09'05''$ East, a Chord Distance of 42.96 feet;

THENCE South $24^{\circ}46'12''$ West, departing the southwest right-of-way line of the said West Longspur Boulevard and crossing over the said Lot 2, a distance of 698.83 feet to the **Point Of Beginning** and containing 0.706 Acres or 30,745 square feet of land, more or less.

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

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



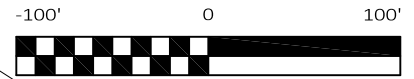
Robert C. Steubing

03/18/2022

Robert C. Steubing Registered Professional Land Surveyor No. 5548

Date

EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

See Detail 1

Curve 1

L4

L5

Curve 3

West Longspur
Boulevard
(R.O.W. Varies)

North Lamar Boulevard (TX-275 Loop Right of Way Varies)

Parcel 70 Temporary Construction Easement
0.706 Acres or 30,745 Sqft

S 24°46'12" W 698.83'
Coursair Lamar, LLC
Special Warranty Deed
Document No 2019202088 OPRCT
Lot 2, Northwend Phase "B"
Section One-A

Lot 2

Northwend Phase 'B',
Section One-A
Vol 83, Pg 115D PRTCT

John Applegait Survey
Abstract No. 58

Westdale Longspur Crossing TX, LP,
Special Warranty Deed
Document No 2007018384 OPRCT
Called Tract 1: Lot 3, Block A, Northwend, Phase B, Section One-A

N 65°13'47" W
15.00'

P.O.B.

S 65°13'47" E
109.86'

Firebrand Properties, LP
Special Warranty Deed
Document No 2015117831 OPRCT
Lot 4, Northwend Phase "B"
Section One-D

TCC Northwend, LLC
Special Warranty Deed With Vendor's Lien
Document No 2015140634 OPRCT
Lot 1, Northwend, Phase B,
Section One-D

Northwend Phase B,
Section One-D
Vol 84, Pg 97B PRTCT

Curve 1

Delta 75°14'23"
Arc 26.26'
Radius 20.00'
Bearing S62°40'23"W
Distance 24.42'

Curve 2

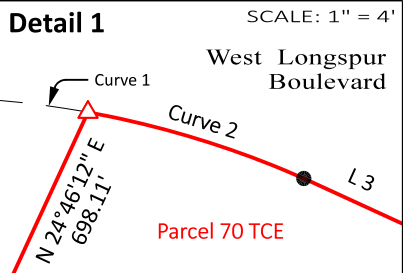
Delta 13°30'23"
Arc 4.71'
Radius 20.00'
Bearing S72°57'07"E
Distance 4.70'

Curve 3

Delta 03°35'49"
Arc 42.96'
Radius 684.32'
Bearing S67°09'05"E
Distance 42.96'

Line	Bearing	Distance
L 1	S65°17'14"E	70.95'
L 2	N65°13'47"W	44.00'
L 3	S65°21'15"E	39.34'
L 4	S65°21'15"E	65.73'
L 5	S73°14'57"E	72.85'

EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES



Legend

- ⊙ MAG Nail Found
- 1/2" Iron Rod Found
- ✕ X Scribed in Concrete Found
- △ Calculated Point Not Set
- Square Bolt Found

P.O.C. Point of Commencement

P.O.B. Point of Beginning

OPRTCT Official Public Records, Travis County, Texas

PRTCT Plat Records, Travis County, Texas

TITLE COMMITMENT PROVIDED BY: INDEPENDENCE TITLE COMPANY GF NO.: 1719128-KFO

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

1. The following restrictive covenants of record in Volume 83, Page 115D, Plat Records, Travis County, Texas, AFFECT THIS TRACT.

10.f. Easement: Recorded: Volume 8012, Page 119, Deed Records, Travis County, Texas, and as shown on the plat set out in Schedule A hereof: To: City of Austin Purpose: Electric and Telephone. AFFECTS TRACT.

10.g. Easement: Recorded: Volume 8690, Page 237, Real Property Records, Travis County, Texas. To: City of Austin Purpose: Electric and Telephone. AFFECTS TRACT.

10.h. Telephone Cable Easement 10 ft. in width awarded to Southwestern Bell Telephone Company by Judgment under Cause No. 311, County Court, Travis County, Texas, a certified copy of which is recorded in Volume 2695, Page 44, Deed Records, Travis County Texas. AFFECTS THIS TRACT.

10.i. Terms, Conditions, and Stipulations in the Agreement: Recorded: Volume 8087, Page 42, Deed Records, Travis County, Texas. Type: Declaration of Easement. AFFECTS TRACT.

10.j. Terms, Conditions, and Stipulations in Lease Agreement: Recorded: Volume 8897, Page 340, Real Property Records, Travis County, Texas. Lessor: Chris V. Cox Lessee: Walgreen Co. NOT A SURVEYING MATTER.

10.l. Terms, Conditions, and Stipulations in Short Form Lease Agreement: Recorded: Document No. 2004005881, Official Public Records, Travis County, Texas. Lessor: 2M and 3D, LTD. Lessee: Family Dollar Stores of Texas, L.P. NOT A SURVEYING MATTER.

NOTES:

1. P.O.B. COORDINATES = N 10106499.040 E 3128472.612 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83

2. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.

3. MAPSCO Panel No.: 526B Travis County Central Appraisal District ID No.: 249274

Robert C. Steubing 03/18/2022

ROBERT C. STEUBING (512-505-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

SHEET 4 OF 4 Rev: 03/18/2022

DRAWING: H:\Survey\Surveying\Transmission ckts\811\Surveying\Temporary Construction Easements\Parcel 70\DWG\Parcel 70 Temp Const Esmnt.dwg

