



STATE OF TEXAS
COUNTY OF TRAVIS

Parcel 5273.39 TWSE
Kunik QOZB, LLC
to
City of Austin
25' Wide and Variable width Temporary
Working Space Easement
Lot 1, Block E, Dessau Park II

EXHIBIT “ B ”

LEGAL DESCRIPTION FOR PARCEL 5273.39 TWSE

DESCRIPTION OF **0.217 (9,468 SQUARE FEET) OF ONE ACRE OF LAND**, COMPRISED OF TWO (2) PARTS; **PART 1** BEING A 0.179-ACRE OF LAND (7,801 SQUARE FEET) AND **PART 2** BEING 0.038-ACRE OF LAND (1,667 SQUARE FEET, BOTH PARTS 1 AND PART 2 OUT OF AND A PART OF LOT 1, BLOCK E, DESSAU PARK II, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 200100244, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT 164, SITUATED IN TRAVIS COUNTY, TEXAS; SAID LOT 1, BLOCK E, DESSAU PARK II HAVING BEEN CONVEYED TO KUNIK QOZB, LLC IN THAT CERTAIN SPECIAL WARRANTY DEED EXECUTED DECEMBER 9, 2021, FILED AND RECORDED IN DOCUMENT NUMBER 2021270556, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID **PART 1** AND **PART 2** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCHES:

PART 1 (0.179 ACRES)

COMMENCING FOR POINT OF REFERENCE at a 1/2-inch iron rod with no cap found on the southeast right of way line of Lazy Ridge Drive, whose right-of-way width varies, monumenting the point of tangency of a circular curve to the left, having a radius distance of 30.00 feet, also monumenting the north corner of that certain 0.102-acre parcel of land identified as Parcel 5-Part 1 conveyed to Travis County, Texas for Right-of-Way Acquisition in that certain General Warranty Deed executed December 31, 2007, filed and recorded in Document Number 2007232432, Official Public Records of Travis County, Texas; *thence*, North 27° 52' 40" East, along said southeasterly right-of-way line of Lazy Ridge Drive, with the



northwest boundary line of Kunik QOZB, LLC Lot 1, Block E, Dessau II, a distance of 19.26 feet to a 60d nail set having Texas Coordinate System of 1983 (Central Zone-4203), (CORS) U.S. Survey Feet) values of N=10,120,344.83, E=3,147,206.47 (Grid), for the north corner and **POINT OF BEGINNING** of this easement;

THENCE, North 27° 52' 40" East, along said southeast right-of-way line of Lazy Ridge Drive, with the northwest boundary line of Kunik QOZB, LLC Lot 1, Block E, Dessau Phase II, a distance of **25.00 feet** to a calculated point for the north corner of this easement;

THENCE, departing said southeast right-of-way line of Lazy Ridge Drive, through the interior of said Kunik QOZB, LLC Lot 1, Block E, Dessau Phase II, the following five (5) courses and distances:

1. **South 62° 59' 04" East**, a distance of **67.87 feet** to a calculated point for the point of curvature of a circular curve to the right;
2. Along said circular curve to the right, having a **central angle 15° 29' 24"**, a radius distance of 915.00 feet, a chord bearing South 55° 14' 22" East, a chord distance of 246.62 feet, **an arc distance of 247.37 feet** to a calculated point for the east corner of this easement;
3. **South 42° 30' 20" West**, a distance of **25.00 feet** to a calculated point for the south corner of this easement and the point of curvature of a circular curve to the left;
4. Along said circular curve to the left, having a central angle **15° 29' 24"**, radius distance of 890.00 feet, a chord bearing North 55° 14' 22" West, a chord distance of 239.88 feet, **an arc distance of 241.61 feet** to a 60d nail set for the point of tangency;
5. **North 62° 59' 04" West**, a distance of **68.25 feet** to the **POINT OF BEGINNING**, containing 0.179 of an acre of land equivalent to 7,801 square feet.

PART 2 (0.038 ACRES)

COMMENCING FOR POINT OF REFERENCE at a 1/2-inch iron rod with plastic cap stamped "Holt & Carson" found on the curving northeast right-of-way of East Howard Lane, having a right-of-way width that varies, being on the southeast boundary line of Lot 1, Block E, Dessau Park II, a subdivision in the City of Austin according to the map or plat thereof recorded in Document Number 200100244, Official Public Records of Travis County, Texas, said Lot 1, Block E, Dessau Park II conveyed to Kunik QOZB, LLC in that certain Special Warranty Deed



executed December 9, 2021, filed and recorded in Document Number 2021270556, Official Public Records of Travis County, Texas, also monumenting the west corner of Lot 2A, Resubdivision of Lot 2, Block E, Dessau Business Park, Section Two, a subdivision in the City of Austin according to the map or plat thereof recorded in Document Number 201800297, Official Public Records of Travis County, and being that same Lot 2A conveyed to FIFTY FIVE INVESTMENT, LLC in that certain Special Warranty Deed With Vendor's Lien dated November 30, 2018, filed and recorded in Document Number 2018185724, Official Public Records of Travis County, Texas, also monumenting the east corner of that certain 0.012-acre parcel of land identified as Parcel 5-Part 2 conveyed to Travis County, Texas for Right-of-Way Acquisition in that certain General Warranty Deed executed December 31, 2007, filed and recorded in Document Number 2007232432, Official Public Records of Travis County, Texas; *thence*, North 85° 51' 32" East, along the southeast boundary line of said Kunik QOZB, LLC Lot 1, Block E, Dessau Phase II, with the northwest boundary line of said FIFTY FIVE INVESTMENT, LLC Lot 2A, Resubdivision of Lot 2, Block E, Dessau Business Park, Section Two, distance of 50.62 feet to a 60d nail set having Texas Coordinate System of 1983 (Central Zone-4203), (CORS) U.S. Survey Feet) values of N=10,119,717.95, E=3,147,731.41 (Grid), monumenting the point of curvature of a circular curve to the left, for the south corner and **POINT OF BEGINNING** of this easement;

THENCE, departing said northwest boundary line of said FIFTY FIVE INVESTMENT, LLC Lot 2A, Resubdivision of Lot 2, Block E, Dessau Business Park, Section Two, through the interior of said Kunik QOZB, LLC Lot 1, Block E, Dessau Park II, the following five (5) courses and distances:

1. Along said circular curve to the left, having a **central angle 07° 44' 13"**, radius distance of 890.00 feet, a chord bearing North 16° 41' 55" West, a chord distance of 120.09 feet, **an arc distance of 120.18 feet** to a calculated point for the point of curvature of a non-tangent circular curve to the left for a corner of this easement;
2. Along said non-tangent circular curve to the left, having a central angle **10° 56' 20"**, radius distance of 675.76 feet, a chord bearing North 21° 37' 32" West, a chord distance of 128.82 feet, **an arc distance of 129.02 feet** to a calculated point for the west corner of this easement;
3. **North 62° 54' 26" East**, a distance of **10.00** to a calculated point for the north corner of this easement;
4. **South 21° 04' 53" East**, a distance of **170.49 feet** to a calculated point for an east corner easement;



5. **South 08° 19' 57" East**, a distance of **81.11 feet** to the **POINT OF BEGINNING**, containing 0.038 of an acre of land equivalent to 1,667 square feet.

BEARING BASIS NOTE

The bearings described hereon are based on the Texas Coordinate System of 1983 (Central Zone-4203), (CORS) U. S. Survey Feet, Geoid Model 12B. The distances mentioned in this description are based on surface distances.

CERTIFICATION

I do hereby state that this easement description is true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Landmark Surveying, LP
Texas Firm Registration No. 100727-00

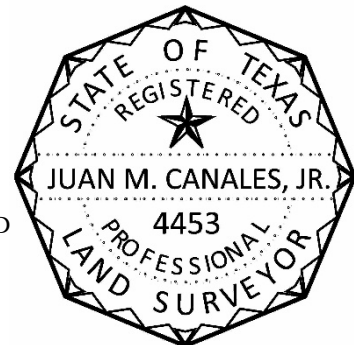
Juan M. Canales, Jr.

5/31/2022

Juan M. Canales, Jr.

Registered Professional Land Surveyor No. 4453 – State of Texas
Vice President of the General Partner
2205 East 5th Street, Austin, Texas 78702-4633
Phone: 512-328-7411 ext# 111, Fax: 512-328-7413

Date



REFERENCES

MAPSCO AUSTIN TEXAS 2009, Pages 467Z & 497D
CITY OF AUSTIN GRID MP-33 & MP-34
TRAVISCAD PROPERTY ID No. 526881
TRAVISCAD GEOGRAPHIC ID No. 0256360402
Vesting Deed Doc. No. 2021270556

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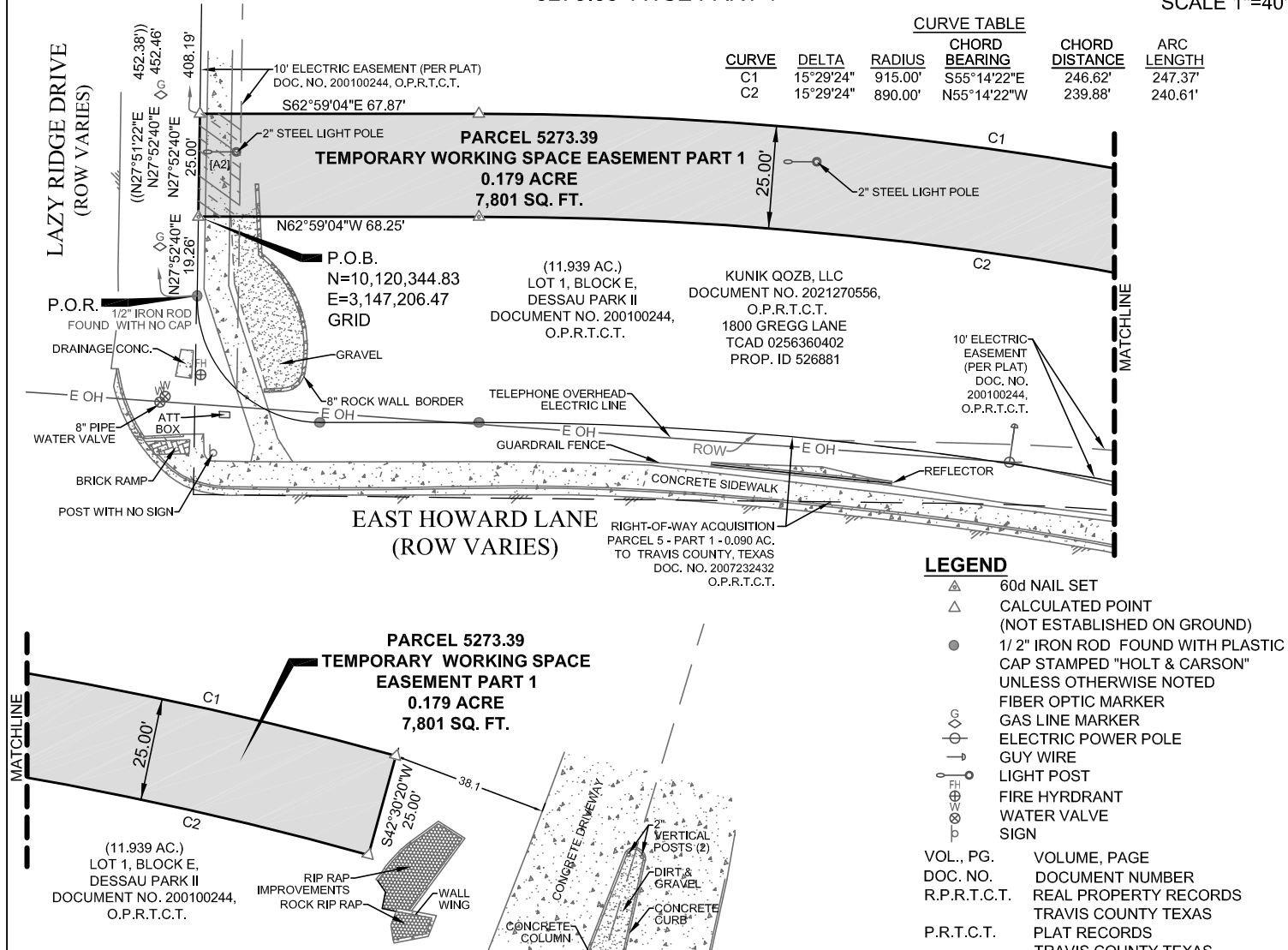
FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 06/02/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

0.179 OF AN ACRE OUT OF LOT 1, BLOCK E, DESSAU PARK II,
RECORDED IN DOC. NO. 200100244, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
5273.39 TWSE PART 1



SCALE 1"=40'

**EXISTING EASEMENT NOTE:**

[A2] 250 SQ. FT. OF A 10' ELECTRIC EASEMENT RECORDED IN DOC. NO. 200100244, O.P.R.T.C.T. LIES WITHIN THE 7,801 SQ. FT. OF THE TEMPORARY WORKING SPACE EASEMENT PART 1 SHOWN HEREON.

NOTES:

- 1) THIS DRAWING IS BASED ON MEASURED DISTANCES IN THE FIELD NOT ON GRID DISTANCES.
- 2) IMPROVEMENTS SHOWN ON THIS SURVEY SKETCH WERE OBTAINED FROM A TOPOGRAPHIC SURVEY DATED FEBRUARY 8, 2021, SURVEYED BY LANDMARK SURVEYING, LP.
- 3) THE BEARINGS DESCRIBED HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE-4203. U. S. SURVEY FEET, GEOD MODEL 12B. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES.

AS SURVEYED BY:
LANDMARK SURVEYING, LP
TEXAS FIRM REGISTRATION NO. 100727-00

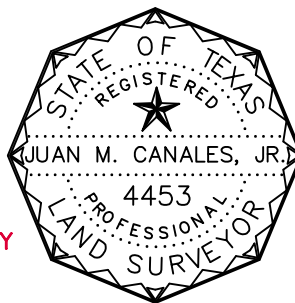
Juan M. Canales, Jr.

JUAN M. CANALES, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453
STATE OF TEXAS
SURVEYED: DECEMBER 21, 2021 & JANUARY 11, 2022

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.

REVIEWED BY

05-31-2022
Date



Client: DOUCET & CHAN
Date: MAY 31, 2022
Office: Eleuterio Leos
Crew: S. DUNN/K. PERKINS
F.B.: 1864/75
Path: T:\DOUCET+CHAN\UPPER HARRIS BRANCH\WW INTERCEPTOR\EASEMENTS\PARCELS\PARCEL 39\PARCEL 5273.39 TWSE PART 1 & 2 REV.05.31.2022.DWG
Job No.: 98-208-07-06

Landmark
SURVEYING, LP
2205 E. 5TH STREET
AUSTIN, TEXAS 78702
PH: (512)328-7411 FAX: (512)328-7413
TEXAS FIRM REGISTRATION NO. 100727-00

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

0.038 OF AN ACRE OUT OF LOT 1, BLOCK E, DESSAU PARK II,
RECORDED IN DOC. NO. 200100244, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
5273.39 TWSE PART 2



SCALE 1"=40'

