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**EXHIBIT “ B ”**

**CITY OF AUSTIN, TEXAS  
AS TO 0.095 ACRES OF LAND  
AND KUNIK QOZB, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY,  
AS TO THE REMAINDER  
OF THE PROPERTY  
To  
City of Austin  
(Temporary Workspace Easement) TWSE**

**LEGAL DESCRIPTION FOR PARCEL 5273.39 TWSE**

**BEING A 0.1090-ACRE EASEMENT COMPRISED OF TWO (2) PARTS: 0.0704-ACRE (PART 1), AND 0.0386-ACRE (PART 2), OUT OF THE SAMUEL CUSHING SURVEY, ABSTRACT NUMBER 164, SECTION 70, TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING PART OF LOT 1, BLOCK E, DESSAU PARK II SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 200100244 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], BEING THAT SAME TRACT CONVEYED TO KUNIK QOZB, LLC, IN THAT CERTAIN SPECIAL WARRANTY DEED WITNESSED DECEMBER 10, 2021, FILED AND RECORDED IN DOCUMENT NUMBER 2021270556 [O.P.R.T.C.T.], SAID 0.1090-ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**PART 1:**

**COMMENCING** at a 1/2-inch iron rod found in the existing southeast right-of-way line of Lazy Ridge Drive, a variable width right-of-way, no recording information found, same point being in the northwest line of said Lot 1, Block E;

**THENCE**, S66°12'56"E, over and across said Lot 1, Block E, for a distance of 191.38 feet to a calculated point, for the **POINT OF BEGINNING** of the easement described herein;

**THENCE**, continuing over and across said Lot 1, Block E, the following five (5) courses:

- 1) N20°09'45"E, for a distance of 25.83 feet to a calculated point, for the beginning of a curve to the right and for the northwest corner of the easement described herein,
- 2) With said curve to the right, having by an arc length of 127.57 feet, a radius of 915.00 feet, a delta angle of 07°59'19", and a chord which bears S51°29'19"E, a distance of 127.47 feet to a calculated point, for the northeast corner of the easement described herein,

**(CONTINUED ON NEXT PAGE)**

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



- 3) S42°30'20"W, for a distance of 24.84 feet to a calculated point, for the beginning of a curve to the left and for the southeast corner of the easement described herein,
- 4) With said curve to the left, having by an arc length of 2.10 feet, a radius of 675.76 feet, a delta angle of 00°10'42", and a chord which bears N52°02'57"W, a distance of 2.10 feet to a calculated point, for the beginning of a curve to the left and for an angle corner of the easement described herein, and
- 5) With said curve to the left, having by an arc length of 115.59 feet, a radius of 890.00 feet, a delta angle of 07°26'29", and a chord which bears N51°21'00"W, a distance of 115.51 feet to the **POINT OF BEGINNING** of the easement described herein and containing 0.0704-acres more or less.

## **PART 2:**

**COMMENCING** at a 1/2-inch iron rod found in the existing northeast right-of-way line of E. Howard Lane/Gregg Lane, a variable width right-of-way, no recording information found, same point for the southwest corner of said Lot 1, block E, same point for the northwest corner of a called Lot 2A, Resubdivision of Lot 2, Block E, Dessau Business Park, Section Two, recorded in Document Number 201800297 [O.P.R.T.C.T.], being that same tract conveyed to Fifty Five Investment, LLC, recorded in Document Number 2018185724 [O.P.R.T.C.T.];

**THENCE**, S85°51'32"E, with the common line of said Lot 1, Block E and said Lot 2A, Block E, for a distance of 50.62 feet to a 60D Nail set for the beginning of a curve to the left and for the **POINT OF BEGINNING** of the easement described herein;

**THENCE**, over and across said Lot 1, Block E, the following five (5) courses:

- 1) With said curve to the left, having by an arc length of 118.11 feet, a radius of 890.00 feet, a delta angle of 07°36'13", and a chord which bears N16°37'55"W, a distance of 118.02 feet to a 60D Nail set, for the beginning of a curve to the left and for an angle corner of the easement described herein,
- 2) With said curve to the left, having by an arc length of 131.11 feet, a radius of 675.76 feet, a delta angle of 11°07'00", and a chord which bears N21°32'04"W, a distance of 130.91 feet to a calculated point for the northwest corner of the easement described herein,
- 3) N62°54'26"E, for a distance of 10.00 feet to a calculated point for the northeast corner of the easement described herein,
- 4) S21°04'53"E, for a distance of 170.49 feet to a calculated point for an angle corner of the easement described herein, and
- 5) S08°13'11"E, for a distance of 81.16 feet to the **POINT OF BEGINNING** of the easement described herein and containing 0.0386-acres more or less.

**(CONTINUED ON NEXT PAGE)**




**BEARING BASIS**

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD 83 (2011), Epoch 2010.

THE STATE OF TEXAS     §  
                                     §     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF TRAVIS     §

That I, Christopher W. Terry, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date represent an actual survey performed on the ground.

  
\_\_\_\_\_  
Christopher W. Terry  
Registered Professional Land Surveyor  
Texas Registration No. 6649  
Doucet & Associates, Inc.  
CTerry@DoucetEngineers.com  
TBPELS Firm Registration No. 10194551

01/19/2024  
\_\_\_\_\_  
Date



FIELD NOTES REVIEWED  
BY  DATE: 02/15/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

**REFERENCES**  
TCAD PID No. 526881  
TCAD GID No. 0256360402  
Vesting deed Doc. No. 2021270556

# VICINITY MAP NOT TO SCALE



SAMUEL CUSHING SURVEY  
ABSTRACT NO. 164, SECTION 70

## CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.  
UNITS: US SURVEY FEET.

## UTILITY NOTE:

SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

## TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AN ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF TITLE COMMITMENT ISSUED BY TITLE RESOURCE GUARANTY COMPANY, OF. NO. 2218651, EFFECTIVE DATE JULY 11, 2023, AND ISSUED ON JULY 18, 2023.

(11.939 AC.)  
LOT 1, BLOCK E,  
DESSAU PARK II  
DOC NO. 200100244,  
O.P.R.T.C.T.

KUNIK QOZB, LLC  
DOC NO. 2021270556,  
O.P.R.T.C.T.  
1800 GREGG LANE  
TCAD 0256360402  
PROP. ID 526881

# LEGEND

	SUBJECT EASEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EDGE OF PAVEMENT
	IRON PIPE FOUND [AS NOTED]
	1/2" IRON ROD FOUND [UNLESS NOTED]
	CALCULATED POINT
	60D NAIL SET
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	PLAT RECORDS, TRAVIS COUNTY, TEXAS
	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

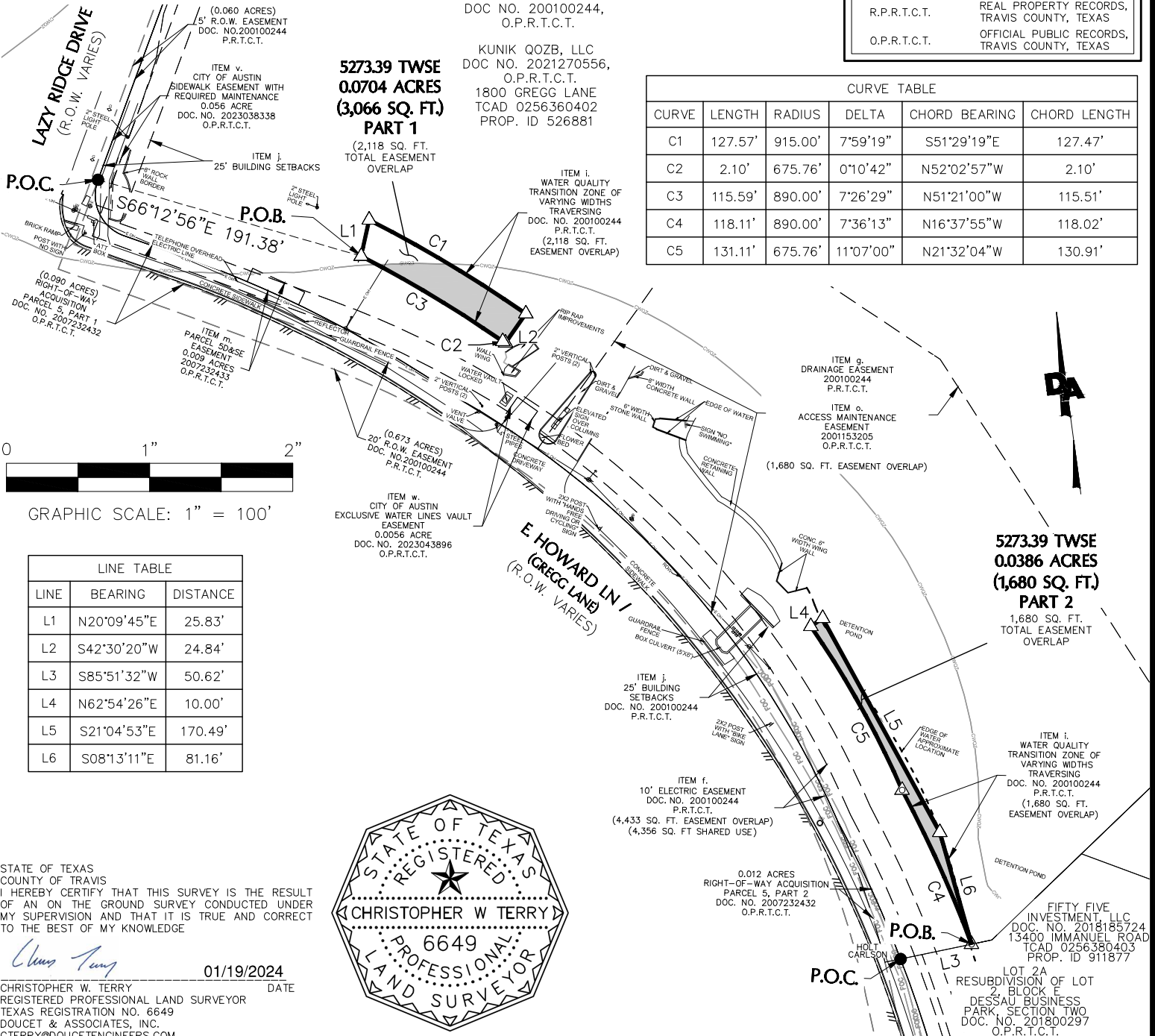
**5273.39 TWSE  
0.0704 ACRES  
(3,066 SQ. FT.)  
PART 1**

(2,118 SQ. FT.  
TOTAL EASEMENT  
OVERLAP)

ITEM i.  
WATER QUALITY  
TRANSITION ZONE OF  
VARYING WIDTHS  
TRAVERSING  
DOC. NO. 200100244  
P.R.T.C.T.  
(2,118 SQ. FT.  
EASEMENT OVERLAP)

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	127.57'	915.00'	7°59'19"	S51°29'19"E	127.47'
C2	2.10'	675.76'	0°10'42"	N52°02'57"W	2.10'
C3	115.59'	890.00'	7°26'29"	N51°21'00"W	115.51'
C4	118.11'	890.00'	7°36'13"	N16°37'55"W	118.02'
C5	131.11'	675.76'	11°07'00"	N21°32'04"W	130.91'



STATE OF TEXAS  
COUNTY OF TRAVIS  
I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT  
OF AN ON THE GROUND SURVEY CONDUCTED UNDER  
MY SUPERVISION AND THAT IT IS TRUE AND CORRECT  
TO THE BEST OF MY KNOWLEDGE

*Christopher W. Terry*  
01/19/2024  
DATE  
CHRISTOPHER W. TERRY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6649  
DOUCET & ASSOCIATES, INC.  
CTERRY@DOUCETENGINEERS.COM



Date: 01/19/2024  
Drawn by: JRT  
Reviewer: CWT  
Project: 1570-034  
Field Book: 548  
Party Chief: JSM  
Survey Date: 03-07-2020

CITY OF AUSTIN, TEXAS  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION

0.0704 ACRE (3,066 SQUARE FEET), PART 1  
0.0386 ACRE (1,680 SQUARE FEET), PART 2  
TEMPORARY WORKING SPACE EASEMENT

TRAVIS COUNTY, TEXAS

**DOUCET**  
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www.doucetengineers.com  
TBPE Firm Number: 3937  
TBPELS Firm Number: 10194551



SCALE  
1" = 100' Sheet: 4 OF 4