

EXHIBIT "B"

Parcel 5416.04 DE
0.1810 Acre Drainage Easement
T.J. Chambers Survey, Abstract No. 7
Travis County, Texas

DESCRIPTION FOR PARCEL 5416.04 DE
0.1810 OF ONE ACRE DRAINAGE EASEMENT

BEING a 0.1810 of one acre (7,886 square foot) easement, out of the T.J. Chambers Survey, Abstract No. 7, Travis County, Texas, being a portion of Lot 8, Frank Stark Subdivision, a subdivision of record in Book 4, Page 199, Plat Records, Travis County, Texas, said Lot 8 conveyed to Texas State Affordable Housing Corporation by Special Warranty Deed dated July 26, 2023, as recorded in Document No. 2023084858, Official Public Records, Travis County, Texas; said 0.1810 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the north line of said Lot 8 and said Texas State Affordable Housing tract, and the south line of Lot 7, in said Frank Stark Subdivision, being at the northeast corner of an existing 0.272 of one acre drainage easement recorded in Document No. 2023047714, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,114,478.87, E=3,131,053.79, from which a 1/2-inch iron rod with "BGE INC" cap found at the in the north line of said Lot 8 and said Texas State Affordable Housing tract, and the south line of said Lot 7, bears North 63°59'37" West 21.39 feet;

- 1) THENCE, along the north line of this easement, said Lot 8 and said Texas State Affordable Housings tract, and the south line of said Lot 7, **South 63°59'37" East 33.65 feet** to a calculated point at the northwest corner of an existing 0.118 of one acre wastewater easement recorded in Volume 10781, Page 1126, Real Property Records, Travis County, Texas;
- 2) THENCE, along the east line of this easement, and the west line of said existing 0.118 of one acre wastewater easement, crossing said Lot 8 and said Texas State Affordable Housing tract, **South 24°30'10" West 137.69 feet** to a calculated point;

THENCE, continuing along the east line of this easement, crossing said Lot 8 and said Texas Affordable Housing tract, the following three (3) courses, numbered 3 through 5:

- 3) **North 41°21'12" West 43.43 feet** to a calculated point,
- 4) **South 88°50'31" West 17.80 feet** to a calculated point, and

- 5) **South 25°55'23" West 127.26 feet** to a calculated point in the south line of said Lot 8 and said Texas State Affordable Housing tract, and the north line of Lot 9, in said Frank Stark Subdivision;
- 6) THENCE, along the south line of this easement, said Lot 8 and said Texas State Affordable Housing tract, and the north line of said Lot 9, **North 63°59'37" West 15.23 feet** to a calculated point at the southeast corner of said existing 0.272 of one acre drainage easement, from which a 1/2-inch iron rod with "BGE INC" cap found in the south line of said Lot 8 and said Texas State Affordable Housing tract, and the north line of said Lot 9, bears North 63°59'37" West 2.84 feet;

THENCE, along the west line of this easement, and the east line of said existing 0.272 of one acre drainage easement, the following three (3) courses, numbered 7 through 9:

- 7) **North 26°01'30" East 130.27 feet** to a calculated point,
- 8) **North 48°38'48" East 87.76 feet** to a calculated point, and
- 9) **North 25°50'49" East 45.05 feet** to the POINT OF BEGINNING and containing 0.1810 of one acre (7,886 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00.
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500




02/18/2026

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\Jacobs~23-020~Eubanks Tributary\Description\Eubank 0.1810 Ac DE_R1

Issued 08/02/2024; Revised 02/18/2026

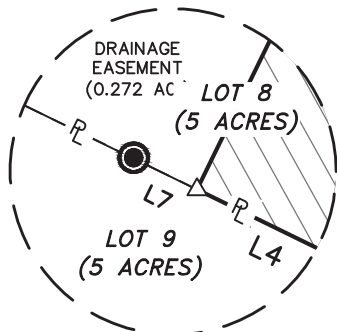
AUSTIN GRID M-32 / TCAD ID 501664

FIELD NOTES REVIEWED
BY:  DATE: 02/23/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "B"

**SURVEY TO ACCOMPANY DESCRIPTION
OF 0.1810 AC. OR 7,886 SQ. FT. OF LAND OUT OF
THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 50'

DETAIL "A"
NOT TO SCALE

P.O.B.
GRID COORDINATES
N=10,114,478.87
E=3,131,053.79

DRAINAGE EASEMENT
DOC. NO. 2020029615
O.P.R.T.C.T.
(0.5686 ACRE)

WASTEWATER EASEMENT
VOL. 10783, PG. 873
R.P.R.T.C.T.
(0.041 ACRE)

LOT 7
(5 ACRES)

(N61°35'W 803.2')

PARCEL
5416.04 DE
0.1810 AC. OR
7,886 SQ. FT.

TEXAS STATE
AFFORDABLE HOUSING
CORPORATION
DOC. NO. 2023084858
O.P.R.T.C.T.
JULY 26, 2023

FRANK STARK SUBDIVISION
BK. 4, PG. 199
P.R.T.C.T.

LOT 8
(5 ACRES)

T.J. CHAMBERS SURVEY
ABSTRACT NO. 7

LEGEND



1/2" IRON ROD WITH
CAP STAMPED "BGE INC"
FOUND



CALCULATED POINT

R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS

P.R.T.C.T. PLAT RECORDS
TRAVIS COUNTY, TEXAS

P.O.B. POINT OF BEGINNING

ℙ PROPERTY LINE

VOL./PG. VOLUME/PAGE

BK./PG. BOOK/PAGE

DOC. NO. DOCUMENT NUMBER

DE DRAINAGE EASEMENT

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S63°59'37"E	33.65'
L2	N41°21'12"W	43.43'
L3	S88°50'31"W	17.80'
L4	N63°59'37"W	15.23'
L5	N25°50'49"E	45.05'
L6	N63°59'37"W	21.39'
L7	N63°59'37"W	2.84'

WASTEWATER EASEMENT
VOL. 10764, PG. 994
R.P.R.T.C.T.
(0.115 ACRE)

NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. NO PART OF PROPOSED EASEMENT IS WITHIN AN EXISTING EASEMENT.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OF NO. 24-0674-CR, EFFECTIVE DATE JANUARY 25, 2026.



02/18/2026

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

TCAD ID 501664

REVISED: 02/18/2026
ISSUED: 08/02/2024

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	AUSTIN GRID:	M-32
DATE:	02/18/2026	TECH:	DBA/DL
PROJECT:	23-020	FIELD:	-
FIELD BOOK:	-	SHEET:	3 OF 3