

Exhibit “ B ”

Capital/Highway 35, Ltd.  
to  
The City of Austin  
(Temporary Workspace Easement)

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR TWO TRACTS OF LAND CONTAINING 0.380 ACRE (16,546 SQUARE FEET) OF LAND SITUATED IN THE JAMES P. WALLACE ABSTRACT NO. 57 IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT A, CAPITAL PLAZA SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 19, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO CAPITAL/HIGHWAY 35, LTD. BY DEED AS PARTNERSHIP CONTRIBUTION OF RECORD IN VOLUME 12801, PAGE 1892 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.380 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**TRACT 1:  
0.359 ACRE (15,635 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain called 5.105 acre tract of land as conveyed to 5700 Cameron Road L.P. as described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

**THENCE**, North 46°44'09" East, with the northwesterly right-of-way line of said Cameron Road and the southeasterly line of said Lot 1, a distance of 407.18 feet to a calculated point in a northeasterly line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision for the POINT OF BEGINNING and the southernmost corner of the herein described tract having grid coordinate values of **N=10,087,286.17, E=3,125,677.59;**

THENCE, crossing said Lot A with a northerly and easterly line of said 10' water line easement, the following three (3) courses:

1. **North 46°01'27" West**, a distance of **56.87** feet to a calculated point for angle point and the westernmost corner of the herein described tract;
2. **North 44°57'33" East**, a distance of **233.70** feet to a calculated point for angle point;
3. **North 27°36'33" East**, a distance of **864.80** feet to a calculated point in a north line of Lot A and the south line of Lot B, of said Capital Plaza Subdivision for the northernmost corner of the herein described tract;

THENCE, **South 62°38'23" East**, with a north line of Lot A and south line of Lot B, a distance of **15.00** feet to a calculated point for the easternmost corner of the herein described tract, from which a PK nail found for a northeast corner of Lot A and southernmost corner of Lot B bears South 62°38'23" East, a distance of 31.53 feet;

THENCE, crossing Lot A, the following nine (9) courses:

1. **South 27°36'33" West**, a distance of **210.16** feet to a calculated point for an angle point of the herein described tract;
2. **North 62°12'01" West**, a distance of **2.75** feet to a calculated point for an angle point of the herein described tract;
3. **South 27°36'33" West**, a distance of **324.04** feet to a calculated point for an angle point of the herein described tract, from which a cross cut in concrete found for the northernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas bears South 27°28'11" West, a distance of 3.64 feet;
4. **North 62°23'27" West**, a distance of **3.15** feet to a calculated point for an angle point of the herein described tract;
5. **South 27°36'33" West**, a distance of **104.69** feet to a calculated point for an angle point of the herein described tract;
6. **South 62°22'12" East**, a distance of **5.90** feet to a calculated point for an angle point of the herein described tract;
7. **South 27°36'33" West**, a distance of **228.42** feet to a calculated point for an

angle point of the herein described tract;

8. **South 44°57'33" West**, a distance of **220.73** feet to a calculated point for an angle point of the herein described tract;
9. **South 46°01'27" East**, a distance of **42.33** feet to a calculated point in the northwesterly right-of-way line of Cameron Road and southeasterly line of Lot A, for the southernmost easterly corner of the herein described tract;

THENCE, **South 46°44'09" West**, with the northwesterly right-of-way line of Cameron Road and southeasterly line of Lot A, a distance of **15.02** feet to the **POINT OF BEGINNING** and containing **0.360** acre (15,635 Square Feet) of land, more or less.

**TRACT 2:**  
**0.021 ACRE (911 SF)**

**COMMENCING** at a 5/8" rebar found on the northwesterly right-of-way line of Cameron Road (right-of-way width varies), at the most easterly corner of Lot 1, Resubdivision of a portion of Lot 53, Duval Heights, a subdivision of record in Volume 8, Page 144 of the Plat Records of Travis County, Texas, for the most southerly corner of said Lot A having Texas State Plane Coordinate System of 1983 (Texas Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.000073708) coordinate values of: N=10,087,007.10, E=3,125,381.08, from which a 1/2" iron rod found on the northwesterly right-of-way line of said Cameron Road for the easternmost corner of Lot C, Capital Plaza Subdivision and the southernmost corner of that certain called 5.105 acre tract of land conveyed to Cameron Road L.P. as described in Document No. 2002119575 of the Official Public Records of Travis County, Texas bears N 46°44'09"E, passing at a distance of 899.86 feet a 5/8" rebar found for the southernmost corner of Lot 1, Capital Plaza Section 2, a subdivision of record in Document No. 200400127 of the Official Public Records of Travis County, Texas and continuing for a total distance of 1387.71 feet;

THENCE, **North 46°44'09" East**, with the northwesterly right-of-way line of said Cameron Road and the southeasterly line of said Lot 1, a distance of 397.17 feet to a calculated point in a south line of a 10' water line easement dedicated by said plat of Capital Plaza Subdivision;

THENCE, crossing into the interior of said Lot A, with a south line of said 10' water line easement, **North 46°01'27" West**, a distance of 41.56 feet to a calculated point for the **POINT OF BEGINNING** and an easternmost corner of the herein described tract having coordinate values of **N=10,087,308.16, E=3,125,640.39**;

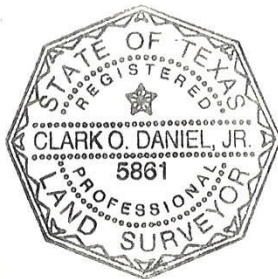
THENCE, continuing across said Lot A, the following three (3) courses:

1. **South 44°57'33" West**, a distance of **10.61** feet to a calculated point for the southernmost corner of the herein described tract;
2. **North 61°25'27" West**, a distance of **61.61** feet to a calculated point for the westernmost corner of the herein described tract;
3. **North 28°34'33" East**, a distance of **15.00** feet to a calculated point in a south line of said 10' water line easement, for the northernmost corner of the herein described tract;

THENCE, continuing across said Lot A, with the south line of said 10' water line easement, the following three (3) courses:

1. **South 61°25'27" East**, a distance of **46.11** feet to a calculated point for angle point of the herein described tract;
2. **South 49°25'27" East**, a distance of **4.48** feet to a calculated point for angle point of the herein described tract;
3. **South 46°01'27" East**, a distance of **14.63** feet to a calculated point for the **POINT OF BEGINNING** and containing **0.021** acre (911 Square Feet) of land, more or less.

"This legal description was prepared by Clark O. Daniel, R.P.L.S. No. 5861 from a survey made on the ground in April, 2010." Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, established from GPS observations. Controlling monuments for this project are a Mag Nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,088,026.18, E=3,126,148.62 and a Mag nail set with washer stamped "COA Public Works" having grid coordinate values of N=10,087,542.70, E=3,125,842.20. The distances shown are surface distances. The combined scale factor is 1.000073708.



*Clark O. Daniel* 04.06.2011

Clark O. Daniel, R.P.L.S. No. 5861  
Engineering Services Division  
Department of Public Works  
City of Austin

#### REFERENCES

TCAD Parcel No. 02-2414-02-18  
Austin Grid L-26

FIELD NOTES REVIEWED  
By *JOHN H. MOORE* Date *4-B-2011*  
Engineering Support Section  
Department of Public Works  
and Transportation

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-7793 – Fax (512) 974-7179

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## TEMPORARY WORKSPACE EASEMENT OVERALL EXHIBIT (SEE DETAIL SHEETS)

### LEGEND

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊙	CALCULATED POINT
⊗	CROSS CUT FOUND IN CONCRETE
▲	PK NAIL FOUND IN CONC. (UNLESS OTHERWISE NOTED)
( )	RECORD INFORMATION (PER PLAT BK. 19, PG. 1)

### BEARING BASIS NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, ESTABLISHED FROM GPS OBSERVATIONS. CONTROLLING MONUMENTS FOR THIS PROJECT ARE A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,088,026.18, E=3,126,148.62 AND A MAG NAIL SET WITH WASHER STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,087,542.70, E=3,125,842.20. THE DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 1.000073708. THE SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND APRIL 2010.

SCALE 1" = 100'

CAPITAL PLAZA SUBDIVISION  
LOT B  
BK. 19, PG. 1  
PETROS MINISTRIES INC.  
DOC. 2000195118

PART OF LOTS 47 & 48  
DUVAL HEIGHTS  
BK. 2, PG. 189  
5700 CAMERON ROAD, L.P.  
DOC. NO. 2002119575

CAPITAL PLAZA SUBDIVISION  
LOT C  
BK. 19, PG. 1

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127

CAMERON ROAD  
(80' R.O.W.)

CLOVERLEAF

TEMPORARY WORKSPACE  
EASEMENT  
TRACT 1  
0.359 ACRE  
(15,635 SF)

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

RESUBDIVISION OF A PORTION  
OF LOT 53, DUVAL HEIGHTS  
LOT 1  
BK. 8, PG. 144

TEMPORARY WORKSPACE  
EASEMENT  
TRACT 2  
0.021 ACRE  
(911 SF)

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

TEMPORARY WORKSPACE EASEMENT.DWG  
FB. 4007, 73-79, & FB. 4009, 69-70 & 76

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179





# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## TEMPORARY WORKSPACE EASEMENT

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 46°44'09"E	407.18'
L2	N 46°01'27"W	56.87'
L3	S 62°38'23"E	15.00'
L4	N 62°12'01"W	2.75'
L5	N 62°23'27"W	3.15'
L6	S 27°36'33"W	104.69'
L7	S 62°22'12"E	5.90'
L8	S 46°01'27"E	42.33'
L9	S 46°44'09"W	15.02'
L10	S 62°38'23"E	31.53'
L11	S 27°28'11"W	3.64'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC. (UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION (PER PLAT BK. 19, PG. 1)

SCALE 1" = 100'



CAPITAL PLAZA SUBDIVISION  
LOT B  
BK. 19, PG. 1  
PETROS MINISTRIES INC.  
DOC. 2000195118

LOT 10 PK  
S 27°36'33" W 210.16'  
PART OF LOTS 47 & 48  
DUVAL HEIGHTS  
BK. 2, PG. 189  
5700 CAMERON ROAD L.P.  
DOC. NO. 2002119575

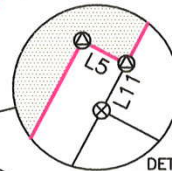
10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

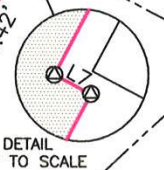
CAPITAL PLAZA SUBDIVISION  
LOT A  
BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892



DETAIL  
NOT TO SCALE

CAPITAL PLAZA  
SUBDIVISION SEC. 2  
LOT 1  
DOC. 200400127



DETAIL  
NOT TO SCALE

CAMERON ROAD  
(80' R.O.W.)

CLOVERLEAF

TEMPORARY WORKSPACE  
EASEMENT  
TRACT 1  
0.359 ACRE  
(15,635 SF)

RESUBDIVISION OF A PORTION  
OF LOT 53, DUVAL HEIGHTS  
LOT 1  
BK. 8, PG. 144

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

P.O.B.  
N=10,087,286.17  
E=3,125,677.59  
GRID

TEMPORARY WORKSPACE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## TEMPORARY WORKSPACE EASEMENT

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 46°01'27"W	41.56'
L2	S 44°57'33"W	10.61'
L3	S 61°25'27"W	61.61'
L4	N 28°34'33"E	15.00'
L5	S 61°25'27"E	46.11'
L6	S 49°25'27"E	4.48'
L7	S 46°01'27"E	14.63'

### LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- ⊙ CALCULATED POINT
- ⊗ CROSS CUT FOUND IN CONCRETE
- ▲ PK NAIL FOUND IN CONC.  
(UNLESS OTHERWISE NOTED)
- ( ) RECORD INFORMATION  
(PER PLAT BK. 19, PG. 1)

SCALE 1" = 50'

### CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

10' WATER LINE  
EASEMENT  
BOOK 19, PG. 1

TEMPORARY WORKSPACE  
EASEMENT  
TRACT 2  
0.021 ACRE  
(911 SF)

P.O.B.  
N=10,087,308.16  
E=3,125,640.39  
GRID

### CAPITAL PLAZA SUBDIVISION LOT A BK. 19, PG. 1

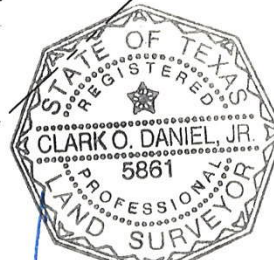
CAPITAL/HIGHWAY 35, LTD.  
VOL. 12801 PG. 1892

P.O.C.  
N=10,087,007.10  
E=3,125,381.08  
GRID

RESUBDIVISION OF A PORTION  
OF LOT 53, DUVAL HEIGHTS  
LOT 1  
BK. 8, PG. 144

CAMERON ROAD  
(80' R.O.W.)

CORONA



CLARK O. DANIEL, R.P.L.S. NO. 5861 DATE 04.06.2011  
DRAWN BY: CLARK O. DANIEL  
TEMPORARY WORKSPACE EASEMENT.DWG  
FB. 4007, 73-79, FB. 4009, 69-70, 76

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING SERVICES DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7793  
FAX (512) 974-7179

