

(TEMPORARY CONSTRUCTION EASEMENT)

EXHIBIT " B "

7,726 SQ. FT.  
TODD LANE (PARCEL 10)

FN.NO. 07-665(TM)  
October 29, 2007, 2007  
BPI NO. 082-41

DESCRIPTION

OF A 7,726 SQUARE FOOT (0.177 ACRE) TRACT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CONVEYED TO TLBP, LTD., BY GENERAL WARRANTY DEED DATED FEBRUARY 22, 2005, OF RECORD IN DOCUMENT NO. 2005028001, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID TLBP TRACT BEING A PORTION OF LOT 1, AMENDED PLAT OF LOT 1, TODD LANE BUSINESS PARK, A SUBDIVISION OF RECORD IN VOLUME 97, PAGE 320, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7,726 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2-inch iron rod found at an interior corner of said Lot 1, being the southeasterly corner of Lot 2, Todd Lane Business Park, a subdivision of record in Volume 89, Page 103, of said Plat Records;

THENCE, N62°02'58"W, along the southerly line of said Lot 2, being a northerly line of said Lot 1, a distance of 186.90 feet to a PK nail with washer set in asphalt for the POINT OF BEGINNING and northeasterly corner hereof, having grid coordinates (Texas Coordinate System, Central Zone, NAD 83(93), combined scale factor = .99995) N 10049500.5109, E 3116180.1127;

THENCE, leaving the southerly line of said Lot 2, over and across said Lot 1, for the easterly line hereof, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 1066.00 feet, a central angle of 03°16'17", an arc length of 60.87 feet, and a chord which bears S26°20'52"W, a distance of 60.86 feet to a PK nail with washer set at the end of said curve;
- 2) S27°59'00"W, a distance of 454.24 feet to a PK nail with washer set on the southerly line of said Lot 1, being the northerly line of that certain 7.51 acre tract conveyed to Jeanette Todd Parker in Cause No. 67741, of the Probate Records of Travis County, Texas, for the southeasterly corner hereof;

THENCE, N62°05'38"W, along the northerly line of said 7.51 acre tract, for the southerly line of said Lot 1 and hereof, a distance of 15.00 feet to a PK nail with washer set on the proposed easterly right-of-way line of Todd Lane (r.o.w. varies), for the southwesterly corner hereof, from which a 1/2-inch iron rod found on the southerly line of said 7.51 acre tract, being the northwesterly corner of Lot 1, Block A, Courtney Subdivision, of

FN07-665(TM)  
OCTOBER 29, 2007  
PAGE 2 of 2

record in Volume 95, Page 184, of said Plat Records, bears S26°49'24"W, a distance of 304.93 feet (direct survey tie);

**THENCE**, leaving the northerly line of said 7.51 acre tract, over and across said Lot 1, along said proposed easterly right-of-way line of Todd Lane, for the westerly line hereof, the following two (2) courses and distances:

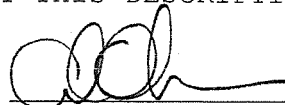
- 1) N27°59'00"E, a distance of 454.26 feet to a PK nail with washer set at the beginning of a non-tangent curve to the left;
- 2) Along said curve, having a radius of 1051.00 feet, a central angle of 03°19'04", an arc length of 60.86 feet, and a chord which bears N26°19'29"E, a distance of 60.85 feet to a PK nail with washer set on a northerly line of said Lot 1, being the southerly line of said Lot 2, for the northwesterly corner hereof, from which a 1/2-inch iron rod found at the northwesterly corner of said Lot 1, being on the existing easterly right-of-way line of Todd Lane (r.o.w. varies), bears N62°02'58"W, a distance of 21.76 feet;

**THENCE**, S62°02'58"E, along the southerly line of said Lot 2, being a northerly line of said Lot 1, for the northerly line hereof, a distance of 15.02 feet to the **POINT OF BEGINNING**, and containing 7,726 square feet (0.177 acre) of land, more or less, within these metes and bounds.

**BASIS OF BEARINGS:** IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING CITY OF AUSTIN CONTROL MONUMENTS J-17-2001, J-17-4001, J-17-4002, J-18-3001, AND J-18-3002.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS DETERMINED BY A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES. A SURVEY SKETCH WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
221 WEST SIXTH STREET  
SUITE 600  
AUSTIN, TEXAS 78701

  
ABRAM C. DASHNER  
R.P.L.S. NO. 5901

10-29-07

REFERENCES

FIELD NOTES REVIEWED

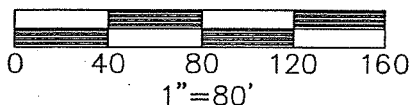
By JOHN MOORE Date 7-28-2008  
Engineering Support Section  
Department of Public Works  
and Transportation

CITY OF AUSTIN GRID J-17  
TCAD NO: 0316040304



Exhibit "B"

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LOT 2  
THE PARVEN ADDITION  
VOL. 80, PG. 388

10' x 190' ELECTRIC AND  
TELEPHONE EASEMENT—  
VOL. 97, PG. 320

TEXAS READYMIX, INC.  
7.844 ACRES  
VOL. 10839, PG. 1664

**TODD LANE**  
(R.O.W. VARIES)

#### BEARING BASIS:

TEXAS COORDINATE SYSTEM,  
CENTRAL ZONE, NAD 83(93),  
UTILIZING CITY OF AUSTIN CONTROL  
MONUMENTS J-17-2001,  
J-17-4001, J-17-4002,  
J-18-3001, AND J-18-3002.

#### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/YELLOW CAP  
STAMPED "BURY & PARTNERS"
- ▲ PK NAIL WITH WASHER SET
- △ COMPUTED POINT
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

LOT 2  
TODD LANE  
BUSINESS PARK  
VOL. 89, PG. 103  
(N59°23'02"W 223.83')  
N62°02'58"W 186.90'

**P.O.B.**

GRID COORDINATES  
N=10049500.5109  
E=3116180.1127

**P.O.C.**

#### CURVE TABLE

NO.	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1066.00'	3°16'17"	60.87'	S26°20'52"W	60.86'
C2	1051.00'	3°19'04"	60.86'	N26°19'29"E	60.85'

5' x 40' ELECTRIC  
AND TELEPHONE  
EASEMENT  
VOL. 6703, PG. 426

#### LINE TABLE

LINE	BEARING	LENGTH
L1	N62°05'38"W	15.00
L2	S62°02'58"E	15.02
L3	S26°49'24"W	304.93
L4	N62°02'58"W	21.76

**7,726 S.F.**  
(0.177 ACRE)

LOT 1  
AMENDED PLAT OF LOT 1,  
TODD LANE BUSINESS PARK  
VOL. 97, PG. 320  
TLBP, LTD.  
DOC. NO. 2005028001

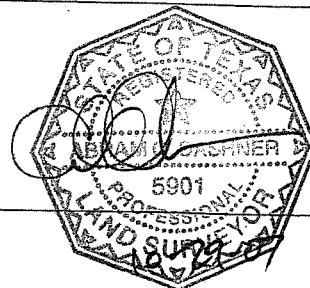
PROPOSED TODD  
LANE RIGHT OF WAY

10' x 325.13' ELECTRIC AND  
TELEPHONE EASEMENT  
VOL. 97, PG. 320

10' x 240' ELECTRIC AND  
TELEPHONE EASEMENT  
VOL. 8944, PG. 649

(DIRECT  
SURVEY TIE)  
L3  
JEANETTE TODD PARKER  
7.51 ACRES  
CAUSE NO. 67741  
BEN H. PARKER  
1/2 INTEREST  
VOL. 12995, PG. 550

LOT 1, BLOCK A  
COURTNEY SUBDIVISION  
VOL. 95, PG. 184



**Bury+Partners**

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Austin, Texas 78701  
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#### SKETCH TO ACCOMPANY DESCRIPTION

OF A 7,726 SQUARE FOOT (0.177 ACRE) TRACT, SITUATED IN THE CITY  
OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1,  
AMENDED PLAT OF LOT 1 TODD LANE BUSINESS PARK, A SUBDIVISION  
OF RECORD IN VOLUME 97, PAGE 320, OF THE PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS; SAID LOT 1 HAVING BEEN CONVEYED TO TLBP,  
LTD. BY DEED OF RECORD IN DOC. NO. 2005028001, OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**CITY OF AUSTIN  
TODD LANE**

DATE: 10/29/07

FILE: H:\082\41\08241ex10se.dwg

FN No.: 07-665(TM)

DRAWN BY: TM

PROJ. No: 082-41

Exhibit "B"

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