EXHIBIT "B"

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

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...
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.


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.

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

REFERENCES

FIELD NOTES REVIEWED  
By:  
Date:  
Engineering Support Section  
Department of Public Works and Transportation

CITY OF AUSTIN GRID J-17  
TCAD NO: 0316040304

Exhibit "B"  
Page 2 of 3