



## Exhibit B

**SURVEY PLAT OF A 1.055 ACRE (45968 SQUARE FOOT) TRACT OF LAND, REFERRED TO AS EASEMENT 2 HEREIN, IN THE JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 130.683 ACRE TRACT OF LAND DESCRIBED TO FANNIE RUTH SALYER IN THOSE CERTAIN TWO SPECIAL WARRANTY DEEDS AS RECORDED IN VOLUME 13149, PAGE 383, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND IN DOCUMENT NUMBER 1999019515 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID EASEMENT 2, 1.055 ACRE TRACT OF LAND BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:**

**COMMENCING** for reference at a one-half inch iron rod found for the west corner of the said Salyer 130.683 acre tract of land and a 20.67 acre tract of land created this same day and not yet recorded, same being the north corner of that called 118.012 acre tract of land described to Fannie Ruth Salyer in that certain Special Warranty Deed as recorded in Document Number 1999019517 of the Official Public Records of Travis County, Texas and a point on the southeast line of Taylor Lane, a road in Travis County, Texas, right of way as found occupied, monumented and used upon the ground;

**THENCE** North 27°17'30" East, along the common dividing line of the said Taylor Lane and the said Salyer 130.683 acre tract of land a distance of 50.00 feet to a City of Austin aluminum capped iron rod set for the most westerly north corner of the said 20.67 acre tract of land, same being on the common dividing line of the said Taylor Lane and the said Salyer 130.68 acre tract of land and from this point the north corner of the said Salyer 130.683 acre tract of land bears the following two (2) courses: 1) North 27°17'30" East, a distance of 465.65 feet to a point, 2) North 27°16'01" East, a distance of 745.95 feet to a one-half inch iron rod found for the west corner of that called 247.156 acre tract of land described to JJ Minerva, Ltd., Trustee in that certain Warranty Deed as recorded in Document Number 2003223474 of the Official Public Records of Travis County, Texas, same being a point on the southeast right of way line of Taylor Lane;

**THENCE** crossing over the said Salyer 130.683 acre tract of land the following six (6) courses:

- 1) South 61°56'58" East, a distance of 584.74 feet to a City of Austin aluminum capped iron rod set for an interior ell corner of the said 20.67 acre tract of land;
- 2) North 28°03'02" East, a distance of 882.58 feet to a City of Austin aluminum capped iron rod set for the north corner of the said 20.67 acre tract of land;
- 3) South 62°02'19" East, a distance of 732.76 feet to a point for the **POINT OF BEGINNING** of and west corner of the herein described Easement 2, 1.055 acres of land;
- 4) North 27°57'41" East, a distance of 229.84 feet to a point for the north corner of the herein described Easement 2, 1.055 acres of land, same being a point on the southwest line of that

**(SURVEY PLAT OF A 1.055 ACRE (45968 SQUARE FOOT) TRACT OF LAND, REFERRED TO AS EASEMENT 2 HEREIN, IN THE JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, TRAVIS COUNTY, TEXAS)**

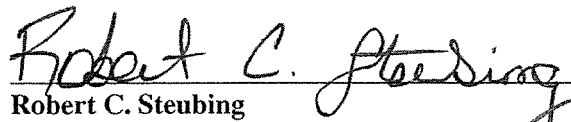
certain City of Austin electric and telephone line easement as recorded in Volume 3270, Page 2353, of the Deed Records of Travis County, Texas;

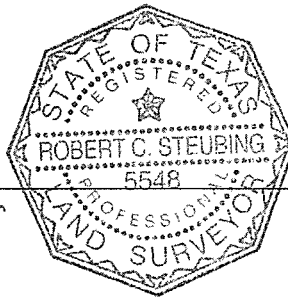
- 5) South 62°02'19" East, coincidence with the southwest line of the said City of Austin electric and telephone line easement a distance of 200.00 feet to a point for the east corner of the herein described Easement 2, 1.055 acres of land;
- 6) South 27°57'41" West, departing the southwest line of the said City of Austin electric and telephone line easement a distance of 229.84 feet to a City of Austin aluminum capped iron rod set for the south corner of the herein described Easement 2, 1.055 acres of land and the said 20.67 acre tract of land not yet recorded;
- 7) North 62°02'19" West, coincidence with the most northerly northeast line of the said 20.67 acre tract of land a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 1.055 acres of land or (45968 square feet) of land more or less.

**BASIS OF BEARINGS IS NAD 83, TEXAS CENTRAL ZONE, 4203, as per GPS observation.**

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision in August 2009.

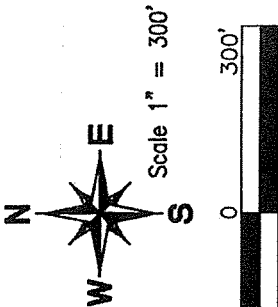
Prepared By: AUSTIN ENERGY

  
Robert C. Steubing  
Registered Professional Land Surveyor No. 5548



10/07/2010  
Date

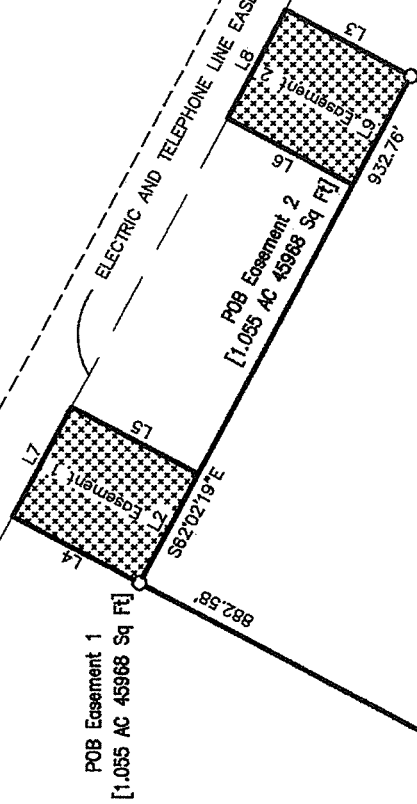
Bearing Basis is NAD 83, Texas Central Zone 4203, as SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF A 20.67 ACRE TRACT OF LAND AND TWO EASEMENTS OUT OF THE JAMES GILLELAND SURVEY NO. 13, ABSTRACT NO. 12 IN TRAVIS COUNTY, TEXAS



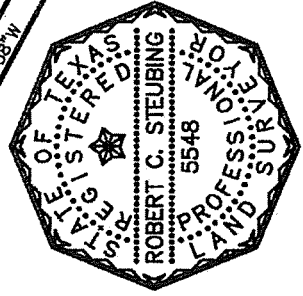
**LEGEND:**

- ⊙ = 1/2" IRON ROD SET
- = City of Austin Aluminum Capped Rod Set
- = 1/2" Iron Rod Found
- POB = Point Of Beginning
- RPRTCT = Real Property Records Travis County Tx
- OPRTCT = Official Public Records Travis County Tx
- POC = Point Of Commencement
- POB = Point Of Beginning

JJ Minerva, Ltd., Trustee  
 Warranty Deed  
 Document 2003223474 OPRTCT  
 Called 247.156 Acres



Fannie Ruth Salyer  
 Life Estate  
 Special Warranty Deeds  
 Vol 13149 Pg 383 RPRTCT  
 Document 1999019515 OPRTCT  
 Called 130.683 Acres  
**20.67 Ac.**  
**900444 Sq.ft.**



Fannie Ruth Salyer  
 Life Estate  
 Special Warranty Deed  
 Document 1999019517 OPRTCT  
 Called 118.012 Acres

NUM	BEARING	DISTANCE
L1	N27°17'30"E	50.00'
L2	N62°02'19"W	200.00'
L3	S27°57'41"W	229.84'
L4	N28°03'02"E	229.84'
L5	S28°03'02"W	229.84'
L6	N27°57'41"E	229.84'
L7	S62°02'19"E	200.00'
L8	S62°02'19"E	200.00'
L9	N62°02'19"W	200.00'

Fannie Ruth Salyer  
 Life Estate  
 Special Warranty Deed  
 Document 1999019516 OPRTCT  
 Called 114.710 Acres

JAMES GILLELAND SURVEY NO. 13  
 ABSTRACT NUMBER 12

AS SURVEYED BY:  
 AUSTIN ENERGY

*Robert C. Steubing*  
 10/07/10  
 ROBERT C. STEUBING  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

SURVEYED ON THE GROUND IN OCTOBER 2009

DRAWING: F:\SURVEYING\SUBSTATIONS\DUNLAP\DWG\BOUNDARY.DWG