



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS – FIRM REG. NO. 101141-00

EXHIBIT “ B ”

EPOCH PARMER LANE III, LLC
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE EASEMENT)
PARMER LANE INTERCEPTOR PROJECT

DESCRIPTION FOR PARCEL 4832.04 TWSE

DESCRIPTION OF A 0.211-ACRE (9,185 SQUARE FOOT) TRACT OF LAND IN THE PETER CONRAD SURVEY NO. 112, ABSTRACT NO. 199, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, PARMER LANE LUXURY APARTMENT SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED BY SPECIAL WARRANTY DEED TO EPOCH PARMER LANE III, LLC AND RECORDED IN DOCUMENT NO. 2015170670 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 60d nail set in the interior of the above-described Lot 1, on the point of curvature in the northeast boundary line of an existing twenty-foot wide Water and Wastewater Easement recorded in Document No. 2000039320 of the Official Public Records of Travis County, Texas, having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet), value of N=10,133,063.85, E=3,114,304.55, from which a concrete monument found at TXDOT Highway Station 471+97.72 on the northeast right-of-way line of Farm Market Highway 734, also known as Parmer Lane (a 200-foot wide right-of-way), bears S 37°37'17" W, passing at a distance of 20.00 feet the southwest boundary line of said twenty-foot wide Water and Wastewater Easement, continuing for a total distance of 30.00 feet;

THENCE through said interior of Lot 1, with the curving northeast boundary line of said twenty-foot wide Water and Wastewater Easement, with the arc of a curve to the right having a radius of 3,716.39 feet, an arc length of 8.74 feet, a delta angle of 00°08'05" and a chord which bears N 52°18'41" W for a distance of 8.74 feet to a 60d nail set for an angle point of this tract;

THENCE departing said curving northeast boundary line of the twenty-foot wide Water and Wastewater Easement, continuing through said interior of Lot 1, the following six (6) courses and distances:

- 1) N 37°48'51" E for a distance of 20.00 feet to a 60d nail set for an angle point of this tract;
- 2) with the arc of a curve to the right, having a radius of 3,696.39 feet, an arc length of 90.03 feet, a delta angle of 01°23'44" and a chord which bears N 51°32'46" W for a distance of 90.03 feet to a 60d nail set for the most westerly corner of this tract, from which a calculated point on the curving northeast right-of-way line of

said Farm Market Highway 734, being the west corner of said Lot 1, same being the south corner of a called 89.48-acre tract of land recorded in Document No. 2008183203 of said Official Public Records, bears S 39°09'06" W a distance of 50.00 feet to a calculated point on said curving northeast right-of-way line of Farm Market 734 and with said curving northeast right-of-way line of Farm Market 734, with the arc of a curve to the right, having a radius of 3,746.39 feet, an arc length of 106.15 feet, a delta angle of 01°37'24" and a chord which bears N 50°02'12" W, a distance of 106.14 feet;

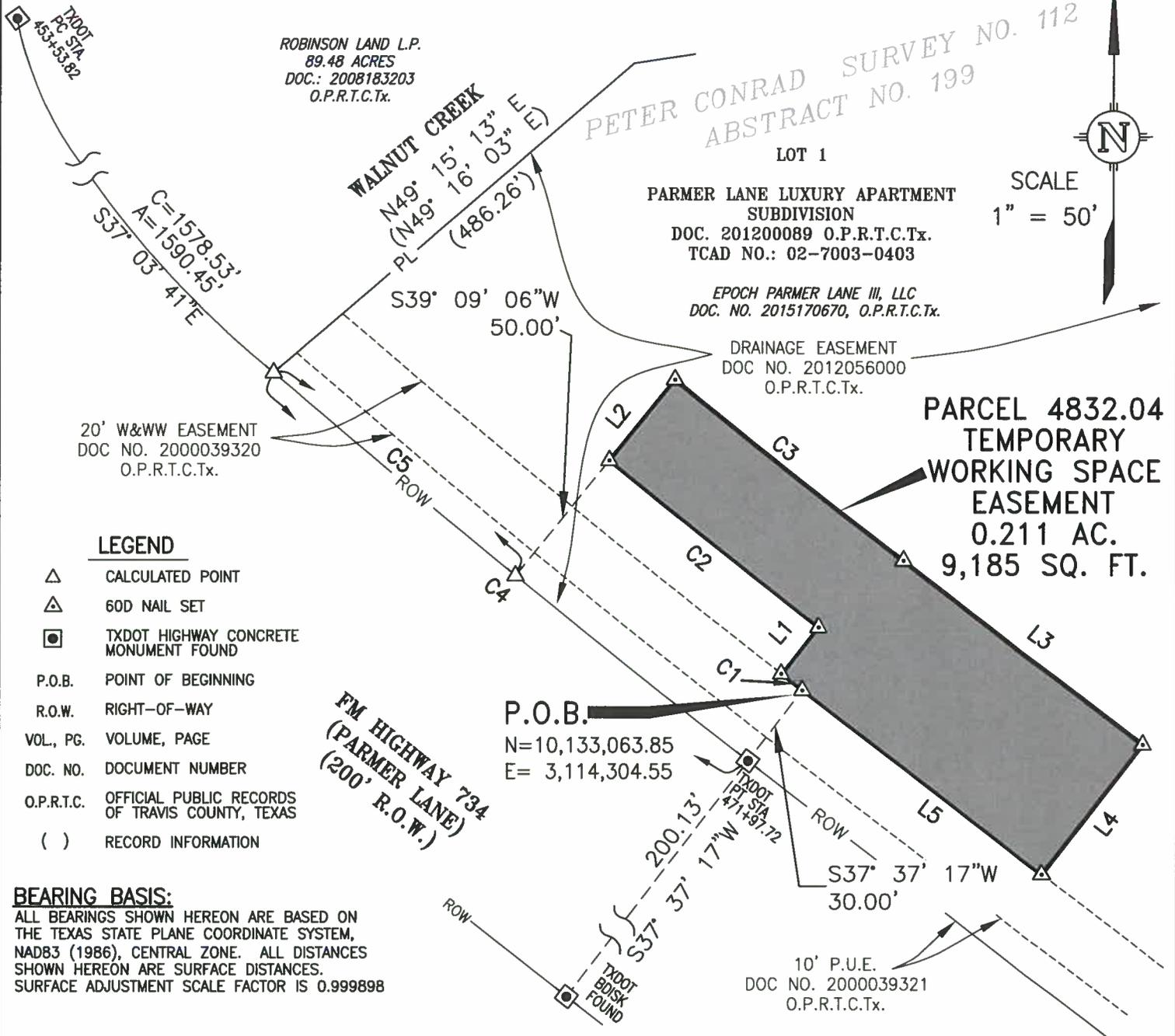
- 3) N 39°05'21" E for a distance of 35.00 feet to a 60d nail set for the most northerly north corner of this tract;
- 4) with the arc of a curve to the left having a radius of 3,661.39 feet, an arc length of 97.81 feet, a delta angle of 01°31'50" and a chord which bears S 51°36'47" E for a distance of 97.81 feet to a 60d nail set for a point of tangency of this tract;
- 5) S 52°22'43" E for a distance of 101.30 feet to a 60d nail set for the most easterly corner of this tract;
- 6) S 37°37'17" W for a distance of 55.00 feet to a 60d nail set in said northeast boundary line of the twenty-foot wide Water and Wastewater Easement, for the most southerly corner of this tract;

THENCE with said northeast boundary line of the twenty-foot wide Water and Wastewater Easement, N 52°22'43" W for a distance of 101.30 feet to the **POINT OF BEGINNING** and containing 0.211 acre (9,185 square feet) of land;

NOTE

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203), NAD 83 Combined Scale Factor 0.999898.). Project control point were established from City of Austin reference point "J-37-4001" having coordinates values of N=10,133,889.08, E=3,113,244.67.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND

- △ CALCULATED POINT
- △ 60D NAIL SET
- TXDOT HIGHWAY CONCRETE MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR IS 0.999898

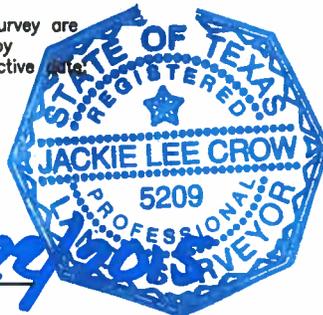
CURVE TABLE

Number	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C1	3,716.39'	8.74'	00°08'05"	N52°18'41"W	8.74'
C2	3,696.39'	90.03'	01°23'44"	N51°32'46"W	90.03'
C3	3,661.39'	97.81'	01°31'50"	S51°36'47"E	97.81'
C4	3,746.39'	206.19'	03°09'12"	N50°48'06"W	206.16'
C5	3,746.39'	106.15'	01°37'24"	N50°02'12"W	106.14'

LINE TABLE

Number	Bearing	Distance
L1	N37°48'51"E	20.00'
L2	N39°05'21"E	35.00'
L3	S52°22'43"E	101.30'
L4	S37°37'17"W	55.00'
L5	N52°22'43"W	101.30'

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Heritage Title Company of Austin, GF No.201400918, effective date 12/02/2015.



Jackie Lee Crow
DATE 12/29/2015
JACKIE LEE CROW
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5209 - STATE OF TEXAS

DATE: 12/22/15
DRAWN BY: J.P.
MAI JOB NO.: 453-09-13
REFERENCE: F.B. 619, PG. 62

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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS - FIRM NO. 101141-00
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