

EXHIBIT "B"

9463 SQUARE FEET TRACT, OUT OF  
JAMES BURLESON SURVEY NO. 19,  
ABSTRACT NO. 4  
TRAVIS COUNTY, TEXAS

**LEGAL DESCRIPTION FOR PARCEL 4914.01  
DRAINAGE AND ACCESS EASEMENT**

FIELD NOTES FOR A TRACT OF LAND, CONTAINING 9463 SQUARE FEET OF LAND, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, AND OUT OF A CERTAIN 143.144-ACRE TRACT OF LAND, CONVEYED TO KARLIN TRACOR LANE, LLC, A DELAWARE CORPORATION, PER SPECIAL WARRANTY DEED 2020139775, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND CONTAINING 9463 SQUARE FEET OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING POINT being a 1/2 inch iron found on the south Right of Way line of F.M. 969, for the northwest corner of a 19.969-acre tract of land, described as Tract 2 out of said 143.144-Acre Tract of Land, conveyed to Karlin Tracor Lane, LLC, a Delaware Corporation, Per Special Warranty Deed 2020139775, of the Official Public Records of Travis County, Texas, thence along the south right of way line of FM 969, along a curve to the right, having a radius of 3769.80 feet, a long chord bearing S 69°33'23" E, 342.41 feet, for an arc distance of 342.53 feet, to a calculated point for the northwest corner of the herein described 9463 square feet tract, same being the POINT OF BEGINNING;

1) THENCE along the south right of way line of FM 969, along a curve to the right, having a radius of 3769.80 feet, a long chord bearing S 66°55'07" E, 4.57 feet, for an arc distance of 4.57 feet, to a 1/2" iron rod found for end point of curvature, continuing S 63°02'45" E, 30.01 feet to a 5/8 inch iron rod found on the west property line of a 219.186 acre tract of land conveyed to the State of Texas per Deed Record Volume 11339, Page 2005, for the northeast corner of said 143.144-acre tract of land and northeast corner of the herein described 9463 square feet tract;

2) THENCE, along the east property line of said 143.144-acre tract, along a curve to the right, having a radius of 2815.00 feet, a long chord bearing S 00°17'29" E, 310.25 feet, for an arc distance of 310.40 feet, to a calculated point for the southeast corner of the herein described tract;

3) THENCE, N 79°04'47" W, 30.30 feet, traversing said 143.144-acre tract, to a calculated point for the southwest corner of the herein described tract;

4) THENCE along a curve to the left, having a radius of 2785.00 feet, a long chord bearing N 00°30'46" W, 319.95 feet, for an arc distance of 320.12 feet, traversing said 143.144-acre tract, to the POINT OF BEGINNING and CONTAINING 9463 square feet of land.

BEARING BASIS NOTE:

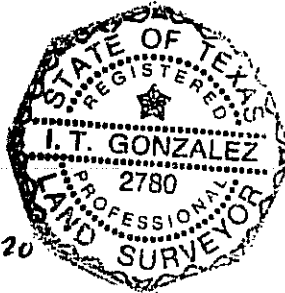
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS), U.S. Feet)

Date Prepared: November 30, 2020

By: \_\_\_\_\_

I T Gonzalez, R.P.L.S. No. 2780  
I T Gonzalez Engineers  
3501 Manor Rd  
Austin, Tx 78723  
512-447-7400

11-30-2020

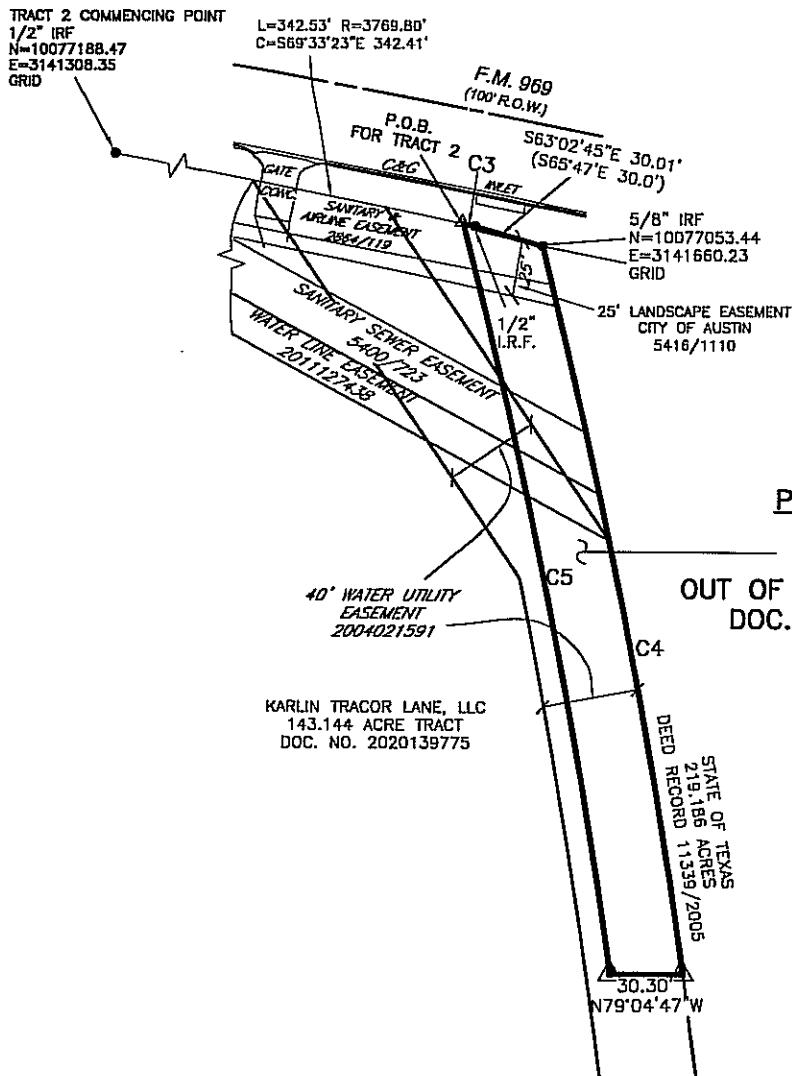


REFERENCES

TCAD #0213300301  
AUSTIN GRID N24

FIELD NOTES REVIEWED  
BY [Signature] DATE: 12/02/20  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



- LEGEND**
- BOUNDARY LINE
  - - - PROPERTY LINE
  - IRON ROD FOUND
  - △ CALCULATED POINT
  - WW WASTEWATER MANHOLE

**PARCEL 4914.01**

**TRACT 2**

**9463 S.F.**

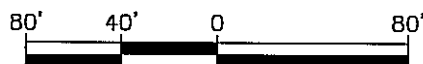
**OUT OF 143.144 ACRE TRACT  
DOC. NO. 2020139775**

KARLIN TRACOR LANE, LLC  
143.144 ACRE TRACT  
DOC. NO. 2020139775

Bearing basis for this survey is  
Texas State Plane coordinates  
(NAD83), Central Texas Zone (4203).  
Combined Scale Factor = 0.999970.

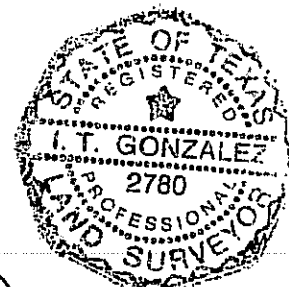
## SURVEYOR'S CERTIFICATION

The undersigned does hereby certify that this boundary survey, was this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon. This survey was performed without the benefit of a title search.



DATE: 11-30-2020  
PROJECT NO. S20.02.20.01

CURVE DATA				
CURVE #	LENGTH	CHORD	BEARING	RADIUS
C3	4.57'	4.57'	S66°55'07"E	3769.80'
C4	310.40'	310.25'	S00°17'29"E	2815.00'
C5	320.12'	319.95'	N00°30'46"W	2785.00'



*I.T. Gonzalez* 11-30-2020

**I.T. GONZALEZ**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
REG. NO. 2780

PARCEL 4914.01, TRACT 2, 9463 S.F.  
TRAVIS COUNTY, TEXAS

KARLIN TRACOR LANE, LLC  
F.M. 969, AUSTIN, TEXAS

**ITG** **IT Gonzalez**  
**Engineers**

SURVEYING FIRM REGISTRATION No. 100573-0  
3501 MANOR RD.  
(512) 447-7400 AUSTIN, TEXAS 78723 FAX (512) 447-6389