

# EXHIBIT B

San Clemente at Davenport-North, Ltd.  
To  
The City of Austin  
(For Temporary Ingress and Egress Easement)

Field Notes for Parcel 5239.01 Temporary Ingress and Egress Easement

BEING 0.164 OF ONE ACRE (7,164 S.F.) OF LAND, OUT OF AND A PART OF THE BURKE TRAMMEL SURVEY NO. 3, ABSTRACT NO. 768 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3-A, BLOCK A, AMENDED PLAT OF LOTS 2-A, 3-A AND 4-A, BLOCK A OF THE AMENDED PLAT OF LOTS 37-43, BLOCK A, DAVENPORT WEST P.U.D. SECTION 5, PHASE 6, RECORDED IN DOCUMENT 200900133 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO SAN CLEMENTE AT DAVENPORT-NORTH, LTD. BY SPECIAL WARRANTY DEED EXECUTED APRIL 2, 2008, FILED FOR RECORD ON APRIL 9, 2008 AND RECORDED IN DOCUMENT 2008057475 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.164 OF ONE ACRE (7,164 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360 (300' R.O.W.), same being the most easterly southeast corner of Lot 1-A, Block A, Amended Plat of Lots 37-43, Block A, Davenport West, P.U.D. Section 5, Phase 6 recorded in Document 200700198 of the Official Public Records of Travis County, Texas, thence as follows:

North 27°38'02" East, a distance of 733.86 feet, to an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360, same being a southeasterly corner of Lot 3-A, Block A, Amended Plat of Lots 2-A, 3-A, and 4-A, Block A of the Amended Plat of Lots 37-43, Block A Davenport West P.U.D. Section 5, Phase 6 and the most easterly corner of Lot 2-A, Block A of said Amended Plat of Lots 2-A, 3-A, and 4-A, Block A of the Amended Plat of Lots 37-43, Block A Davenport West P.U.D. Section 5, Phase 6,;

North 62°22'40" West, a distance of 25.00 feet, to a calculated point in a southwesterly line of said 3-A and in a northeasterly line of said Lot 2-A, from which to an iron rod with cap marked Chaparral found at an interior corner of said Lot 3-A and a northerly corner of said Lot 2-A, bears North 62°22'40" West, a distance of 0.11 feet;

North 27°38'02" East, a distance of 12.22 feet, to a calculated point in the interior of said Lot 3-A, for the Point of Beginning and an easterly corner of the herein described tract of land, having Grid coordinate (Texas State Plane, Central Zone, NAD 83, (CORS 2011), U. S. Feet, Surface Adjustment Factor of 1.00008) values of N=10095499.27, E=3093970.55;

1. THENCE, North 62°21'58" West, a distance of 23.91 feet, to a calculated point for the point of curvature of a circular curve to the left;

2. THENCE, along said curve to the left of 25.00 feet radius, an arc length of 39.14 feet, having an angle of intersection of 89°42'00", (the long chord of said curve bears South 72°47'02" West, a distance of 35.26 feet), to a calculated point for the point of tangency;

3. THENCE, South 27°56'03" West, a distance of 13.00 feet, to a calculated point for an interior corner;

4. THENCE, South 62°03'57" East, a distance of 19.00 feet, to a calculated point for a corner;
5. THENCE, South 27°56'03" West, a distance of 65.50 feet, to a calculated point for the most southerly corner of the herein described tract of land;
6. THENCE, North 62°03'57" West, a distance of 44.00 feet, to a calculated point for the most westerly corner of the herein described tract of land;
7. THENCE, North 27°56'03" East, a distance of 146.74 feet, to a calculated point for the most northerly corner of the herein described tract of land;
8. THENCE, South 62°21'58" East, a distance of 73.55 feet, to a calculated point for the most easterly corner of the herein described tract of land, from which a TxDOT Type I Monument monument found in the northwest right-of-way line of Loop 360 and in a southeasterly line of Lot 1, Block A, Nalle Woods Subdivision recorded in Document 200300029 of the Official Public Records of Travis County, Texas bears South 62°21'58" West, a distance of 25.00 feet to a calculated point in the northwesterly right-of-way line of Loop 360, same being in a southeasterly line of said Lot 3-A, and North 27°38'02" East, at a distance of 104.18 feet passing a calculated point in the northwest right-of-way line of Loop 360, at the most easterly corner of said Lot 3-A and an easterly corner of Lot 4-A, Block A of said Amended Plat of Lots 2-A, 3-A, and 4-A, Block A of the Amended Plat of Lots 37-43, Block A Davenport West P.U.D. Section 5, Phase 6, from said calculated point an iron rod with cap marked Chapparal found bears North 13°37'04" West, a distance of 0.08 feet, in all a distance of 2,495.73 feet;
9. THENCE, South 27°38'02" West, a distance of 43.50 feet, to the Point of Beginning and containing an area of 0.164 of one acre (7,164 s.f.) of land.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

  
 \_\_\_\_\_  
 David Edward Martinez  
 Registered Professional Land Surveyor 5434

01/26/21  
 \_\_\_\_\_  
 Date

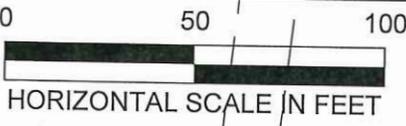


MWM DesignGroup  
 305 East Huntland Drive, Suite 200  
 Austin, Texas, 78752 (512) 453-0767  
 TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings shown hereon are based on Texas State Plane, Central Zone, NAD 83. All distances shown hereon are surface distances measured in U.S. feet.

TCAD: 0131150112  
 Austin Grid: F28

FIELD NOTES REVIEWED  
 BY  DATE: 04/14/21  
 CITY OF AUSTIN  
 PUBLIC WORKS DEPARTMENT



AMENDED PLAT OF LOTS 2-A, 3-A, AND 4-A, BLOCK A OF THE AMENDED PLAT OF LOTS 37-43, BLOCK A DAVENPORT WEST P.U.D. SECTION 5, PHASE 6 DOC. 200900133 OPRCT

SAN CLEMENTE AT DAVENPORT-NORTH, LTD. LOT 3-A BLOCK A DOC. 2008057475 OPRCT

5239.01 TEMPORARY INGRESS AND EGRESS EASEMENT 0.164 AC (7,164 S.F.)

DECLARATION OF ACCESS, UTILITIES, LANDSCAPING AND LIGHTING EASEMENT DOC. 2006218386 OPRCT

WASTEWATER LINE EASEMENT DOC. 2002099003 OPRCT



AREA OF EASEMENT OVERLAP 3,435 S.F.

WATER EASEMENT DOC. 2012092939 OPRCT

CORRECTION WASTEWATER LINE EASEMENT DOC. 2002002552 OPRCT

10' AERIAL ELECTRIC AND TELECOMMUNICATIONS EASEMENT DOC. 200900133 OPRCT

POINT OF COMMENCEMENT MOST EASTERLY SOUTHEAST CORNER OF LOT 1-A, BLOCK A AMENDED PLAT OF LOTS 37-43, BLOCK A, DAVENPORT WEST P.U.D. SECTION 5, PHASE 6 RECORDED IN DOC. 200700198 OPRCT

TxDOT TYP I MONUMENT FOUND IN A SOUTHEASTERLY LINE OF LOT 1, BLOCK A, NALLE WOODS SUBDIVISION RECORDED IN DOC. 200300029 OPRCT

IRCF CHAPARRAL

SAN CLEMENTE OFFICE PARTNERS LLC DOC. 2017098839 OPRCT

LOT 4-A

IRCF CHAPARRAL

BURKE TRAMMELL SURVEY No. 3 ABSTRACT No. 768



- SEE DETAIL A
- LEGEND:**
- IRCF IRON ROD FOUND WITH CAP
  - Mon TxDOT TY I MONUMENT FOUND
  - △ CALCULATED POINT
  - ( ) INDICATES RECORD DATA
  - OPRTCT OFFICIAL/PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - ▨ AREA OF EASEMENT OVERLAP
  - ▨ AREA OF EASEMENT

POINT OF BEGINNING  
N=10095499.27  
E=3093970.55  
(GRID COORDINATES)

THIS SKETCH IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EQUAL DATE: THE GRID COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE, CENTRAL ZONE, NAD 83 (CORS 2011). FOR SURFACE COORDINATES MULTIPLY THE GRID COORDINATES BY THE SURFACE ADJUSTMENT FACTOR 1.00008. ALL DISTANCES SHOWN ARE SURFACE DISTANCES MEASURED IN U. S. FEET.



01/26/21

*David E. Martinez*

**mwm**  
Design Group

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TBAE 1452  
TBPE F-1416  
TBLPS 10065600

SKETCH TO ACCOMPANY  
FIELD NOTES

DATE: 26-JAN-21  
JOB NO: 53708B  
FILE: 5239.01\_TIAE

TRAVIS COUNTY, TEXAS

3  
3 of 4

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	89°42'00"	39.14'	S72°47'02"W	35.26'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27° 38' 02"E	12.22'
L2	N62° 21' 58"W	23.91'
L3	S27° 56' 03"W	13.00'
L4	S62° 03' 57"E	19.00'
L5	S27° 56' 03"W	65.50'
L6	N62° 03' 57"W	44.00'
L7	S62° 21' 58"E	25.00'
L8	S27° 38' 02"W	43.50'

TITLE REPORT REFERENCE:  
 STEWART TITLE COMPANY OF AUSTIN, LLC  
 901 SOUTH MOPAC, BUILDING III, SUITE 100  
 AUSTIN TEXAS, 78746  
 FILE No.: 549547  
 EFFECTIVE DATE: OCTOBER 4, 2019

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 ALL DISTANCES SHOWN ARE SURFACE  
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*David E. Martinez* 01/26/21



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SKETCH TO ACCOMPANY  
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