PROPERTY DESCRIPTION
PARCEL 62

A 0.0473 acre (2,062 square feet) Tract of land, situated in the J. APPLEGAIT SURVEY Number 58, being a portion of Lot 8-C, RESUBDIVISION OF LOTS 8A AND 8B OF THE RESUBDIVISION OF LOTS 6, 7, 8, & 9 OF NORTH LAMAR PARK ANNEX, a subdivision recorded in Volume 72, Page 43, Plat Records of Travis County, Texas, and conveyed to Latigo Ranch, LLC in Document Number 20111145026, Official Public Records of Travis County, Texas, said Tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Grid Coordinates: N=10,105,043.96, E=3,127,736.88) for the northermmost corner of Lot 9-A, Resubdivision of Lots 6, 7, 8, & 9 of North Lamar Park Annex, a subdivision recorded in Volume 71, Page 94, Plat Records of Travis County, Texas, also being the westermmost corner of said Lot 8-C and also being in the easterly right-of-way line of North Lamar Blvd (R.O.W. Varies);

THENENCE, with the westerly line of said Lot 8-C and said North Lamar Blvd. right-of-way line, N24°48'48"E, a distance of 137.50 feet to a 1/2 inch iron rod found, for the northermmost corner of said Lot 8-C, also being the westermmost corner of Lot 6-A, of said Resubdivision of Lots 6, 7, 8 & 9 of North Lamar Park Annex, said tract of land conveyed to Edward C. and Teresa M. Keefe in Document No. 2009026639, Official Public Records of Travis County, Texas;

THENENCE, with the common boundary line of said Lot 8-C and said Lot 6-A, S60°51'12"E, a distance of 15.04 feet, to a calculated point, from which a 1/2 inch iron rod found for the easternmost corner of said Lot 8C, also being the southernmost corner of said Keefe tract, and also being a corner of a tract of land conveyed to Austin Independent School District in Volume 3189, Page 1688, Deed Records of Travis County, Texas bears, S60°51'12"E, a distance of 175.51 feet;

THENENCE, crossing said Lot 8-C, S24°48'48"W, a distance of 137.50 feet to a calculated point, in the southerly boundary line of said Lot 8-C, also being in the northerly boundary line of said Lot 9-A;

THENENCE, with the common boundary line of said Lot 8-C and said Lot 9-A, N60°51'12"W, a distance of 15.04 feet, to the POINT OF BEGINNING, and containing 0.0473 acre (2,062 square feet) of land more or less.
BEARING BASIS NOTE
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). All coordinates were established from NGS Monument AC6346, Designation AUS5 B having grid coordinate values N=10,085,175.04, E=3,109,082.36.

This property description is accompanied by a separate plat of even date and was prepared from an on-the-ground survey made under my supervision during the Month of January, 2017

Robert J. Gertson, Registered Professional Land Surveyor 6367
Jacobs Engineering Group Inc.  TBPLS Firm: 10152301
2705 Bee Cave Road, Suite 300
Austin, TX 78746
(512) 314-3100
EXHIBIT "B"

SEE PAGE 4 FOR LINE TABLE
AND TITLE COMMITMENT NOTES

RESURDIVISION OF LOTS 6, 7, 8 & 9
OF NORTH LAMAR PARK ANNEX
P.R.T.C.T.

EDWARD C. KEENE, AS TRUSTREE OF THE
EDWARD C. KEENE REVOCABLE TRUST
IN DOCUMENT NO. 20090296419.

LOT 6A

LOT 8-C, RESUB OF LOTS 6A & 8B OF
THE RESUB OF LOTS 6, 7, 8 & 9 OF
NORTH LAMAR PARK ANNEX
P.R.T.C.T.

CONVEYED TO LATIGO RANCH, LLC
IN DOCUMENT NO. 2011114026
O.P.R.T.C.T.

LOT 9-A, RESUB OF LOTS 6, 7, 8 & 9
OF NORTH LAMAR PARK ANNEX
P.R.T.C.T.

CONVEYED TO OMAR BOBADILLA
IN DOCUMENT NO. 2009183260
O.P.R.T.C.T.

PARCEL 62
0.0473 ACRES
(2062 SQ. FT.)

POWER POLE WITH
ELECTRIC RISER
# 304665
CCTB111639
RF13833

POWER POLE
# 304665
LF 0890

TREE # 12300
16" UNKNOWN

AUSTIN INDEPENDENT
SCHOOL DISTRICT
D.R.T.C.T.

JOHN APPLEGET
SURVEY NO. 58

PAGE 3 OF 4
COMMITMENT FOR TITLE INSURANCE PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
GF NO.: AUT-13-671-AUT180058663G
ISSUE DATE: JUNE 9, 2019 — EFFECTIVE DATE: JUNE 1, 2016

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED
COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS
SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE
MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH
AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

10. d) BUILDING SETBACK LINES AS SET OUT ON PLAT RECORDED IN VOLUME
72, PAGE 43, PLAT RECORDS OF TRAVIS COUNTY, TEXAS — as shown
on drawing

  e) 10’ UTILITY EASEMENT, AS RECORDED IN VOLUME 11356, PAGE 534,
REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS — as shown on
drawing

f) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT, “LANDSCAPE
AGREEMENT” WHICH PROVIDES FOR AMONG OTHER THINGS: ALLOWS FOR
LANDSCAPING AND AN IRRIGATION SYSTEM, RECORDED IN VOLUME 11663,
PAGE 1951, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. — not
survey related

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD
83 – 2011 ADJUSTMENT, CENTRAL ZONE (4203).

DISTANCES SHOWN HEREIN ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN
DATE.

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER
MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN JANUARY, 2017

ROBERT J. GERSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS — NO. 6367

3-29-17

ROBERT J. GERSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS — NO. 6367

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