

EXHIBIT "B"

County: Travis
Parcel No.: KB3, LLC. TRACT 2—DR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 1 of 4
4/12/2013

DESCRIPTION FOR KB3, LLC. TRACT 2—DRAINAGE EASEMENT

BEING A 0.031 ACRE (1,329 SQUARE FEET) TRACT SITUATED IN THE PETER CONRAD SURVEY NO. 71, ABSTRACT NO. 200, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 0.45 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO KB3, LLC., AND RECORDED IN DOCUMENT NO. 2005237200 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the west right-of-way line of Heatherwilde Boulevard, a varying width right-of-way, for the southeast corner of a called 3.35 acres tract described in a Warranty Deed to Arlene Robinson, and recorded in Volume 5871, Page 1901 of the Deed Records of Travis County, Texas,

THENCE with said west right-of-way line of Heatherwilde Boulevard, same being the east line of said 3.35 acres tract, N27°26'42"E a distance of 258.30 feet to a point in said west right-of-way line of Heatherwilde Boulevard, for the southeast corner of said 0.45 acre tract, same being the northeast corner of said 3.35 acres tract, and the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said west right-of-way line of Heatherwilde Boulevard, with the south line of said 0.45 acre tract, same being the north line of said 3.35 acres tract, S82°32'30"W a distance of 15.88 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and from which a 1/2-inch iron rod found in said north line of the 3.35 acres tract for the southwest corner of said 0.45 acre tract, bears S82°32'30"W a distance of 193.82 feet;

THENCE leaving said north line of said 3.35 acres tract and said south line of the 0.45 acres tract, crossing said 0.45 acres tract, the following two (2) courses and distances:

1. N27°31'09"E a distance of 47.27 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for a point of curvature to the left, and
2. with the arc of said curve to the left, a distance of 53.44 feet, said curve having a radius of 2,538.00 feet, a central angle of 01°12'23", and a chord bearing N26°54'58"E a distance of 53.43 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in the north line of said 0.45 acres tract, same being the south line of a called 2.595 acres tract described in a Warranty Deed to KB3, LLC., and recorded in Document No. 2004018118 of the Official Public Records of Travis County, Texas;

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THENCE with said north line of the 0.45 acre tract, same being the south line of the 2.595 acres tract, N82°24'52"E a distance of 16.43 feet to a point in said west right-of-way line of Heatherwilde Boulevard, for the northeast corner of said 0.45 acres tract, same being the southeast corner of said 2.595 acres tract;

THENCE with said west right-of-way line of Heatherwilde Boulevard, same being the east line of said 3.35 acres tract S27°26'42"W a distance of 103.14 feet to the **POINT OF BEGINNING** and containing 0.031 acre (1,329 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

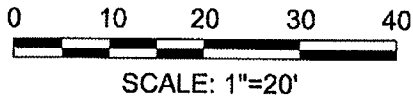


Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Half Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

4/12/2013
Date



SKETCH TO ACCOMPANY
PARCEL DESCRIPTION



KB3, LLC.
(2.595 ACRES)
DOC. NO. 2004018118
O.P.R.T.C.T.

PETER CONRAD SURVEY NO. 71, A-200

KB3, LLC. TRACT 2
(0.45 ACRE)
DOC. NO. 2005237200
O.P.R.T.C.T.

ARLENE ROBINSON
(3.35 ACRES)
VOL. 5871, PG. 1901
D.R.T.C.T.

PROPOSED DRAINAGE ESMT.
1,329 SQ. FT.
0.031 AC.

HEATHERWILDE BOULEVARD (VARYING WIDTH R.O.W.)

S 82°32'30" W 193.82'
S 82°32'30" W 208.62'

N 27°31'09" E 47.27'

P.O.C.

P.O.B.

N 27°26'42" E 258.30'

P.O.C.

S 27°26'42" W 101.05'

DRAINAGE EASEMENT
KB3, LLC.

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: l:26000s\26890\Data Out\SV-LD-MCBRIDE-DR.DOC

PROJECT AV0: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.031 AC.
1,329 SQ.FT.

SCALE: 1"=20'



4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-6356
TEL (512) 252-8184
FAX (512) 252-8141

1E_HP5550_MON_FS_FWL.dwg

l:\26000s\26890\CADD\Survey\VE\H-MC\B\B\26890.dwg

04-24-59 HALFF

11:26:06 AM

4/12/2013

LEGEND

SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY CF NO. 1207555-KFO, EFFECTIVE DATE APRIL 23, 2012, ISSUE DATE MAY 2, 2012. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.

| | |
|--------------|--|
| ■ | TXDOT TYPE I CONCRETE MONUMENT FOUND |
| ◼ | TXDOT TYPE II CONCRETE MONUMENT FOUND |
| ◻ | TXDOT TYPE II CONCRETE MONUMENT SET |
| ○ | 1/2" IRON ROD SET WITH "HALFF ESMT" CAP (UNLESS NOTED) |
| ● | IRON ROD FOUND (SIZE/CAP NOTED) |
| ■ | SQUARE-HEAD BOLT FOUND |
| ⊙ | IRON PIPE FOUND (SIZE NOTED) |
| ▲ | FOUND "X" CUT (UNLESS NOTED) |
| △ | CALCULATED POINT |
| ⊙ | FENCE POST |
| N.T.S. | NOT TO SCALE |
| (XXX) | RECORD INFORMATION PARENT TRACT |
| [XXX] | RECORD INFORMATION ADJOINER TRACT |
| R.O.W. | RIGHT-OF-WAY |
| ESMT. | EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.R.T.C.T. | DEED RECORDS OF TRAVIS COUNTY TEXAS |
| P.R.T.C.T. | PLAT RECORDS OF TRAVIS COUNTY TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS |
| DOC.# | DOCUMENT NUMBER |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING SETBACK LINE |
| --- | DISTANCE NOT SHOWN TO SCALE |
| --- | PROPERTY LINE |
| --- | APPROXIMATE SURVEY LINE |
| P.O.C. | POINT OF COMMENCING |
| P.O.B. | POINT OF BEGINNING |

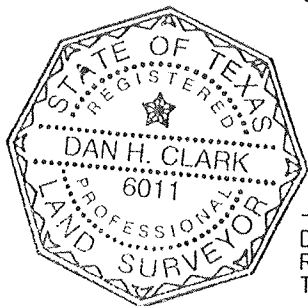
CURVE TABLE

| CV. NO. | DELTA | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---------|-----------|----------|------------|--------------|---------------|
| C1 | 01°12'23" | 2538.00' | 53.44' | 53.43' | N26°54'57"E |

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| L1 | S 82°32'30" W | 15.88' |
| L2 | N 82°24'52" E | 16.43' |

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



[Handwritten Signature]

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6011

[Handwritten Date]
DATE



DRAINAGE EASEMENT
KB3, LLC.
HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS
ACCOMPANYING FILE: I:\26000s\26890\Data Out\SV-LD-MCBRIDE-DR.DOC

PROJECT AVO: 26890
COUNTY: TRAVIS
EASEMENT AREA: 0.031 AC.
1,329 SQ.FT.
SCALE: 1"=20'

I:\26000s\26890\CADD\Survey\VE\H-MC\B\B\5766890.dgn 1E:HP5550_MON_FS_FW.d1t 012458 HALFF 11:26:45 AM 4/12/2013