



EXHIBIT B

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**3.189 ACRES
ZONING DESCRIPTION
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.189 ACRES (APPROXIMATELY 138,916 SQ. FT.) IN THE HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 5.00 ACRE TRACT CONVEYED TO WOODROW PAUL URBAN IN A WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 9, 1978 AND RECORDED IN VOLUME 6371, PAGE 2070 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.189 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Baker-Aiklen" cap found for the southwest corner of said 5.00 acre tract, being the northwest corner of Lot 1 of Final Plat 685 Business Centre, a subdivision of record in document No. 200500206, of the Official Public Records of Travis County, Texas, being also in the east line of a 7.50 acre tract conveyed to the City of Pflugerville by Warranty Deed dated November 8, 1995 and recorded in Volume 12571, Page 1873 of the Real Property Records of Travis County, Texas, for the southwest corner of the herein described tract, from which a 1/2" rebar found in the north right-of-way line of Justice Center Drive (60' right-of-way width) described in said Final Plat 685 Business Centre, being the southwest corner of said Lot 1, being also in the east line of said 7.50 acre tract, bears South 27°32'09" West, a distance of 249.30 feet;

THENCE North 27°33'55" East, with the west line of said 5.00 acre tract and the east line of said 7.50 acre tract, a distance of 319.45 feet to a 1/2" rebar found for the northwest corner of said 5.00 acre tract, being the southwest corner of a 5.00 acre tract conveyed to Robert J. and Michelle T. Sheehan by Warranty Deed with Vendor's Lien dated October 9, 1978 and recorded in Volume 6371, Page 2066 of the Deed Records of Travis County, Texas;

THENCE South 62°40'33" East, with the south line of said 5.00 acre Sheehan tract and the north line of the 5.00 acre Urban tract, a distance of 477.86 feet to a calculated point, from which a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of said F.M. 685 (100' right-of-way width) described in Volume 1344, Page 529 of the Deed Records of Travis County, for the southeast corner of the 5.00 acre Sheehan tract and the northeast corner of the 5.00 acre Urban tract, bears South 62°40'33" East, a distance of 196.00 feet;

THENCE over and across the 5.00 acre Urban tract the following three (3) courses and distances:

1. South $27^{\circ}19'27''$ West, a distance of 177.81 feet to a calculated point;
2. North $62^{\circ}40'33''$ West, a distance of 98.49 feet to a calculated point;
3. South $27^{\circ}19'27''$ West, a distance of 141.63 feet to a calculated point in the south line of the 5.00 acre Urban tract, being in the north line of Lot 3, of said Final Plat 685 Business Centre, from which a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of said F.M. 685, being the southeast corner of the 5.00 acre Urban tract, bears South $62^{\circ}40'33''$ East, a distance of 308.87 feet;

THENCE North $62^{\circ}40'33''$ West, with the south line of the 5.00 acre Urban tract, at 32.92 feet passing a 1/2" rebar with "Baker-Aiklen" cap found for the common corner of Lot 3 and Lot 2, said 685 Business Centre, at 205.74 feet passing a 1/2" rebar with "Baker-Aiklen" cap found for the common corner of Lot 2 and Lot 1, said 685 Business Centre, and continuing, for a total distance of 380.71 feet to the **POINT OF BEGINNING**, containing 3.189 acres of land, more or less.

Surveyed on the ground February 13, 2015. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 973-002-Z2.

fu 3/02/2015

Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 3.189 ACRES (APPROXIMATELY 138,916 SQ. FT.) IN THE HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 5.00 ACRE TRACT CONVEYED TO WOODROW PAUL URBAN IN A WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 9, 1978 AND RECORDED IN VOLUME 6371, PAGE 2070 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ^{BA} 1/2" REBAR WITH "BAKER-AIKLEN" CAP FOUND
- △ CALCULATED POINT



EW
3/02/2015

DATE OF SURVEY: 2/13/15
PLOT DATE: 3/02/15
DRAWING NO.: 973-002-Z2
PROJECT NO.: 973-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DC
SHEET 1 OF 2

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 973-002-Z2

ROBERT J. & MICHELLE T. SHEEHAN
5.00 ACRES
(6371/2066)

S62°40'33"E 477.86'
(S60°14'E 673.86')

HENRY BLESSING
SURVEY NO. 3
ABS. 99

3.189 ACRES
APPROX. 138,916 SQ. FT.

WOODROW P. URBAN
5.00 ACRES
(6371/2070)



3/02/2015

CITY OF PFLUGERVILLE
7.50 ACRES
(12571/1873)
N27°33'55"E 319.45'
(N30°00'E 319.49')

P.O.B.

174.97'
(174.95')

LOT 1
FINAL PLAT 685
BUSINESS CENTRE
(200500206)
RISHEL GROUP LIMITED
(2011171242)

N62°40'33"W 380.71'
(N60°14'W 689.58')

BA

LOT 2
FINAL PLAT 685
BUSINESS CENTRE
(200500206)
RISHEL GROUP LIMITED
(2011171242)

172.82'
(172.87')

BA

LOT 3
FINAL PLAT 685
BUSINESS CENTRE
(200500206)
RISHEL GROUP LIMITED
(2011171242)

S62°40'33"E 308.87'

DATE OF SURVEY: 2/13/15
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PROJECT NO.: 973-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DC
SHEET 1 OF 2

Chaparral



1" = 60'

S27°19'27"W 177.81'

N62°40'33"W
98.49'

WOODROW P. URBAN
5.00 ACRES
(6371/2070)

S27°19'27"W 141.63'