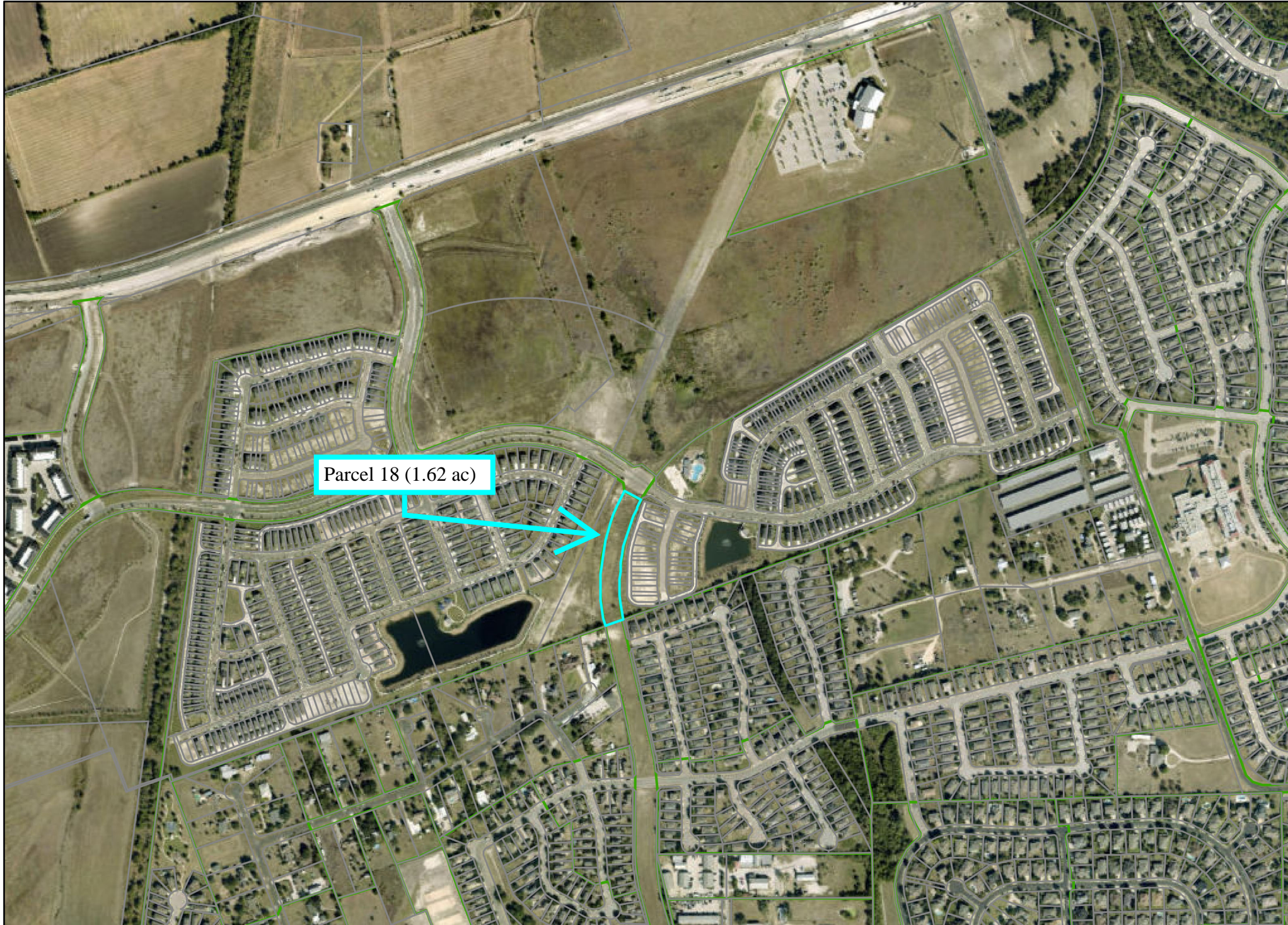


# Avery Ranch Company (R500112)--KFB5--

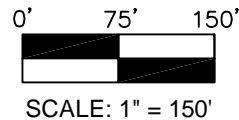


Parcel 18 (1.62 ac)

EXHIBIT B

WILLIS DONAHO JR. SURVEY  
ABSTRACT NO. 173  
WILLIAMSON COUNTY, TEXAS

LOT 1 HOA AMENITY CENTER  
AVERY CENTRE EAST PHASE 1  
SECTIONS 4 & 5  
DOC. NO. 2021190845  
O.P.R.W.C.T.



**WALLIN BRADLEY DRIVE**  
(R.O.W. WIDTH VARIES)

MARTA C. AVERY EXEMPT TRUST  
(6.25% INTEREST)  
REMAINDER OF CALLED 250.559 ACRES  
PROPERTY 5, TRACT 2  
DOC. NO. 2021038922  
O.P.R.W.C.T.

JOHN S. AVERY EXEMPT TRUST,  
A. NELSON AVERY EXEMPT TRUST &  
LUCILLE CHRISTINA AVERY FELL EXEMPT  
TRUST (6.25% INTEREST EACH)  
AVERY RANCH COMPANY, LTD.  
(75% INTEREST)  
DESCRIBED PARCEL TWO  
DOC. NOS. 2002071336 & 9843837  
O.P.R.W.C.T.

TOBIAS LEO WAY  
(60' R.O.W.)

EXIST. R.O.W.

LOT 32, BLOCK B  
CITY PARKLAND / DRAINAGE LOT

AVERY CENTRE EAST PHASE 1  
SECTIONS 4 & 5  
DOC. NO. 2021190845  
O.P.R.W.C.T.

LOT 19 LL/OS  
LANDSCAPE LOT  
OPEN SPACE

**PARCEL 18,  
PROPOSED R.O.W.  
1.621 ACRE**

LOT 21, BLOCK L  
R.O.W. RESERVE

AVERY CENTRE EAST,  
PHASE 1

**Lot 21, Block 1  
purchased by City in  
Doc. 2023052280**

NOT TO SCALE

EASEMENT & RIGHT OF WAY LONE STAR GAS COMPANY  
VO. 238, PG. 184, D.R.W.C.T.  
ATMOS ENERGY CORP. DOC. NO. 2010077360,  
O.P.R.W.C.T.

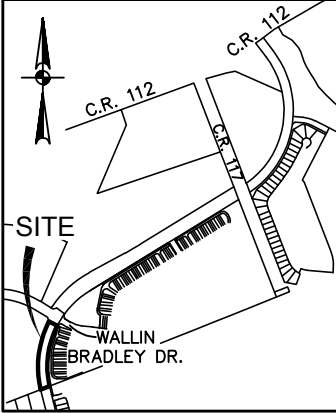
CITY OF ROUND ROCK  
2.885 ACRE REUSE  
WATERLINE EASEMENT  
DOC. NO. 2014000914,  
O.P.R.W.C.T.

SETTLERS OVERLOOK  
SECTION 3  
DOC. NO. 2006092584,  
O.P.R.W.C.T.

**KENNEY FORT BOULEVARD**  
(100' R.O.W.)  
(UNDEVELOPED)

CITY OF ROUND ROCK  
DOC. NO. 2004064374,  
O.P.R.W.C.T.

BLOCK A  
SADDLEBROOK ESTATES  
SECTION 2  
CAB F. SLD 42,  
P.R.W.C.T.



1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-4951  
TBPELS 10194944

DRAFT DATE 04-28-2026  
DRAWN BY DLM  
DIGITAL FILE P18 - 1.621 AC AVERY RANCH.DWG  
FIELDBOOK 559, 561, 562, 565, 566, 592