

## Professional Land Surveying, Inc. Surveying and Mapping

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3500 McCall Lane Austin, Texas 78744

EXHIBIT "\_\_"

EASEMENT RELEASE
PORTION OF SABINE STREET AND
E. CESAR CHAVEZ STREET

A DESCRIPTION OF 0.141 ACRES (APPROX. 6,130 SQ. FT.) OF LAND, BEING A PORTION OF SABINE STREET (80' RIGHT-OF-WAY) AND E. CESAR CHAVEZ STREET (80' RIGHT-OF-WAY), ADJOINING BLOCK 11, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.141 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the west right-of-way line of Sabine Street, same being the east line of Lot 5, said Block 11, from which an "X" in concrete found for the southwest intersection of Sabine Street and Red River Street (80' right-of-way) described in said map of the Original City of Austin, same being the northeast corner of said Lot 5, bears North 16°32'45" East, a distance of 9.42 feet;

**THENCE** crossing the right-of-way of Sabine Street and E. Cesar Chavez Street, the following six (6) courses and distances:

- 1. South 73°26'08" East, a distance of 13.36 feet to a calculated point;
- 2. South 16°33'52" West, a distance of 268.95 feet to a calculated point;
- 3. North 73°26'08" West, a distance of 26.14 feet to a calculated point;
- 4. South 16°33'52" West, a distance of 9.72 feet to a calculated point;
- North 73°26'08" West, a distance of 230.70 feet to a calculated point;
- 6. North 16°33'52" East, a distance of 10.98 feet to a calculated point in the north right-of-way line of E. Cesar Chavez Street, same being the south line of Lot 1, said Block 11, from which a 1/2" iron pipe found in the north right-of-way line of E. Cesar Chavez Street, for the southeast corner of a 717 square feet tract described in Volume 683, Page 366 of the Deed Records of Travis County, Texas, bears North 73°25'56" West, a distance of 15.49 feet;

**THENCE** South 73°25'56" East, with the north right-of-way line of E. Cesar Chavez Street, same being the south line of Lots 1 through 4, said Block 11, a distance of 243.56 feet to a

1/2" rebar found at the northwest intersection of E. Cesar Chavez and Sabine Street, same being the southeast corner of said Lot 4;

**THENCE** North 16°32'45" East, with the west right-of-way line of Sabine Street, same being the east line of said Lots 4 and 5 and also being the east line of a vacated 20' alley described in Volume 660, Page 375 of the Deed Records of Travis County, Texas, a distance of 267.70 feet the **POINT OF BEGINNING**, containing 0.141 acres (approximately 6,130 square feet) of land, more or less.

Surveyed on the ground October 14, 2011. 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: 288-007-ER1.

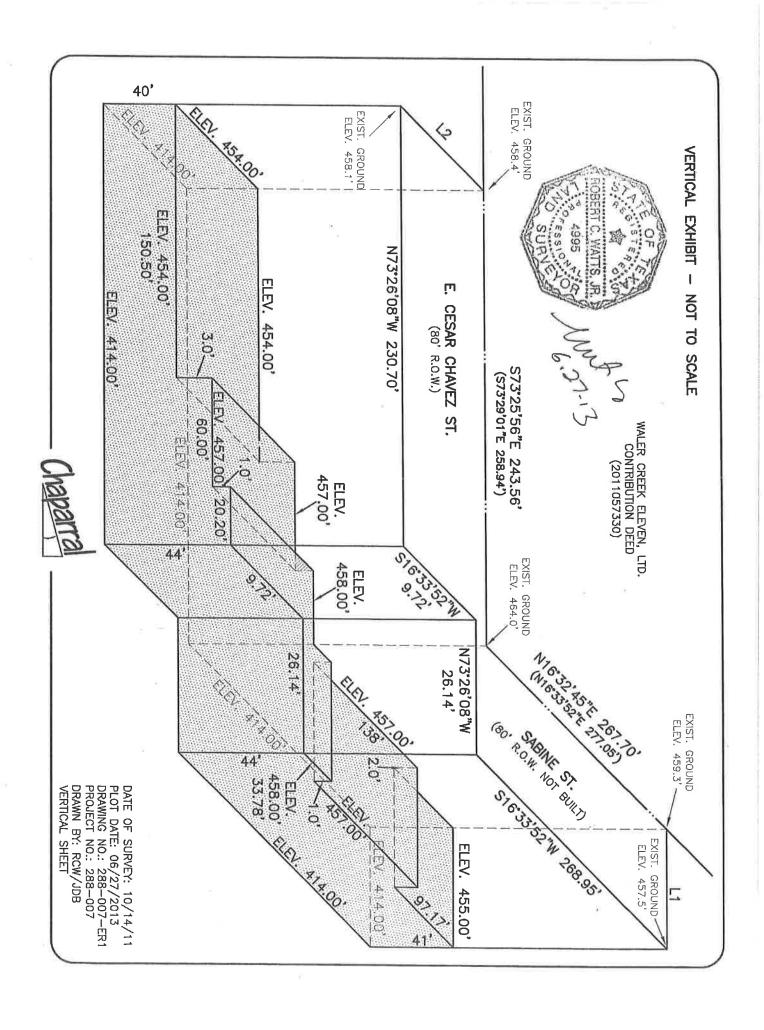
6.27-13

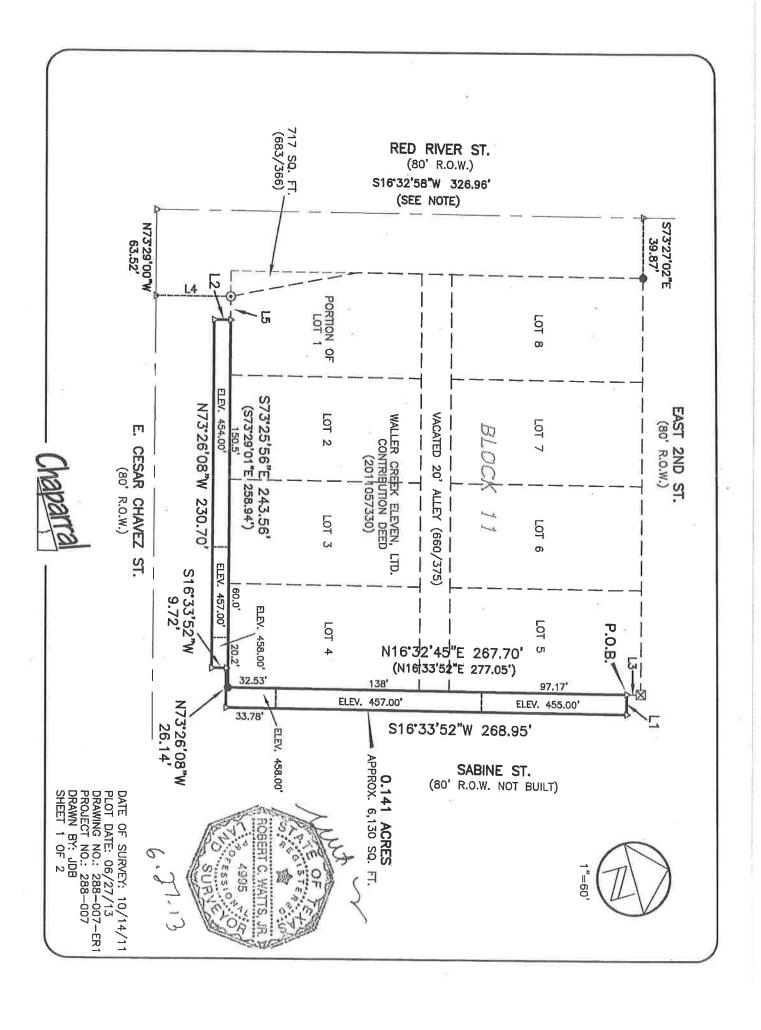
Robert C. Watts, Jr.

Registered Professional Land Surveyor

State of Texas No. 4995

References TCAD N/A COA Grid Map No. MJ-22





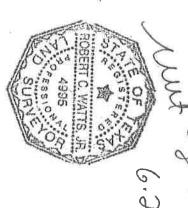
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.141 ACRES (APPROX. 6,130 SQ. FT.) OF LAND, BEING A PORTION OF SABINE STREET (80' RIGHT-OF-WAY) AND E. CESAR CHAVEZ STREET (80' RIGHT-OF-WAY), ADJOINING BLOCK 11, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

CENTERLINE NOTE: CENTERLINE OF RED RIVER STREET AND EAST CESAR CHAVEZ ST. WAS ESTABLISHED USING DATA DERIVED FROM A SURVEY MADE BY LOOMIS PARTNERS, CALCULATED FROM RECORDS USING FOUND MONUMENTATION FOUND ON BLOCK 11. ACTUAL CENTERLINE MONUMENTS ARE NO LONGER IN PLACE.

	LINE IABLE	
LINE	BEARING	DISTANCE
ᄓ	S73*26'08"E	13.36
2	N16.33.52"E	10.98
L3	N16*32'45"E	9.42
L4	S16°31'00"W	50.16
5	N73°25'56"W	15.49

## LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- A CALCULATED POINT
- 1/2" IRON PIPE FOUNDX IN CONCRETE FOUND
- RECORD INFORMATION



DATE OF SURVEY: 10/14/11
PLOT DATE: 06/27/13
DRAWING NO.: 288-007-ER1
PROJECT NO.: 288-007

DRAWN BY: JDB SHEET 2 OF 2

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: METES AND BOUNDS DESCRIPTIONS 288-007-ER1

