



**Professional Land Surveying, Inc.
Surveying and Mapping**

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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;
5. 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.

Robert C. Watts, Jr.
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

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



Professional Land Surveyor Seal for Robert C. Waits, Jr., State of Texas, No. 4995.

Ms
June 27-13

S73°25'56"E 243.56'
(S73°29'01"E 258.94')

EXIST. GROUND
ELEV. 464.0'

EXIST. GROUND
ELEV. 459.3'

EXIST. GROUND
ELEV. 457.5'

N16°32'45"E 267.70'
(N16°33'52"E 277.05')
...
(80' R.O.W. SABINE

(80' R.O.W. NOT BUILT)
SABINE ST.
S16'33"

E. CESAR CHAVEZ ST.
(80' R.O.W.)

N73°26'08"W 230.70'

EXIST. GROUND
ELEV. 458.1' 1

ELEV.
457.00'

ELEV.
4.58.00"

S16°33'52"W
9.72'

N73°26'08"W
26.14'

ELEV. 455.00'

ELEV. 457.00'
138'

~~ELEV
7.00~~

ELEV 414.00

ELEV. 454.00'

ELEV. 454.00'

ELEV: 454.00'
150.50'

ELEV: 414.00'

ELEV. 457.00

ELEV. 414.00'

26.14'
414.00'

ELEV.
458.00'
33.78'

ELEV. 414.00'

DATE OF SURVEY: 10/14/11
PLOT DATE: 06/27/2013
DRAWING NO.: 288-007-ER1
PROJECT NO.: 288-007
DRAWN BY: RCW/JDB
VERTICAL SHEET

Chaparral

RED RIVER ST.
(80' R.O.W.)

S16°32'58"W 326.96'
(SEE NOTE)

S73°27'02"E
39.87'

EAST 2ND ST.
(80' R.O.W.)

LOT 8

LOT 7

LOT 6

LOT 5

BLOCK 11

VACATED 20' ALLEY (660/375)

WALLER CREEK ELEVEN, LTD.
CONTRIBUTION DEED
(2011057330)

PORTION OF
LOT 1

LOT 2

LOT 3

LOT 4

717 SQ. FT.
(683/366)

S73°25'56"E 243.56'
(S73°29'01"E 258.94')

ELEV. 454.00'

N73°26'08"W 230.70'

ELEV. 457.00'

S16°33'52"W
9.72'

N73°26'08"W
26.14'

N16°32'45"E 267.70'
(N16°33'52"E 277.05')

ELEV. 457.00'

S16°33'52"W 268.95'

SABINE ST.
(80' R.O.W. NOT BUILT)

0.141 ACRES
APPROX. 6,130 SQ. FT.

1"=60'



6.27.13

E. CESAR CHAVEZ ST.
(80' R.O.W.)

N73°29'00"W
63.52'

(80' R.O.W.)

DATE OF SURVEY: 10/14/11
PLOT DATE: 06/27/13
DRAWING NO.: 288-007-ER1
PROJECT NO.: 288-007
DRAWN BY: JDB
SHEET 1 OF 2

Chaparral

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 TABLE		
LINE	BEARING	DISTANCE
L1	S73°26'08"E	13.36'
L2	N16°33'52"E	10.98'
L3	N16°32'45"E	9.42'
L4	S16°31'00"W	50.16'
L5	N73°25'56"W	15.49'

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - △ CALCULATED POINT
 - 1/2" IRON PIPE FOUND
 - ⊗ X IN CONCRETE FOUND
 - () RECORD INFORMATION

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

Chaparral



Watts
6.27-13

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