



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

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT " \_\_\_\_\_ "

**PORTION OF WEST 3RD STREET  
(LICENSE AGREEMENT)**

**0.002 ACRES  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.002 ACRES (APPROX. 100 SQ. FT.) BEING A PORTION OF THE RIGHT-OF-WAY OF WEST 3RD STREET (80' RIGHT-OF-WAY WIDTH) AS SHOWN ON THE MAP OF THE ORIGINAL CITY OF AUSTIN RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.002 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the north right-of-way line of West 3rd Street (80' right-of-way width), same being the south line of Lot 12, Block 29, described in said map of the Original City of Austin, from which a 1/2" rebar found at the northeast intersection of Colorado Street (80' right-of-way width) and West 3rd Street, same being the southwest corner of said Lot 12, bears North 73°26'57" West, a distance of 13.86 feet;

**THENCE** South 73°26'57" East, with the north right-of way line of West 3rd Street, same being the south line of said Lot 12, a distance of 49.17 feet to a calculated point, from which a mag nail with "Chaparral" washer set for the intersection of the north right-of-way line of West 3rd Street and the west line of a 20' alley described in said map of the Original City of Austin and also being the southeast corner of said Lot 12, bears South 73°26'57" East, a distance of 97.00 feet;

**THENCE** crossing the right-of-way of West 3rd Street, the following three (3) courses and distances:

1. South 16°34'00" West, a distance of 2.03 feet to a calculated point;
2. North 73°26'00" West, a distance of 49.17 feet to a calculated point;

3. North 16°34'00" East, a distance of 2.02 feet to the **POINT OF BEGINNING**, containing 0.002 acres of land, more or less.

Surveyed on the ground on March 19, 2012.

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: Survey Drawing No. 877-001-LA3



Paul L. Easley  
Registered Professional Land Surveyor  
State of Texas No. 4423

September 20, 2012

Date



REFERENCES

TCAD Property ID: None  
Austin Grid Map J22

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.002 ACRES (APPROX. 100 SQ. FT.) BEING A PORTION OF THE RIGHT-OF-WAY OF WEST 3RD STREET (80' RIGHT-OF-WAY WIDTH) AS SHOWN ON THE MAP OF THE ORIGINAL CITY OF AUSTIN RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LEGEND

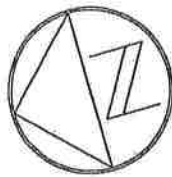
- 1/2" REBAR FOUND (OR AS NOTED)
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- △ CALCULATED POINT

COLORADO STREET  
(80' R.O.W. WIDTH)

BLOCK 29  
ORIGINAL CITY  
OF AUSTIN

LOT 12

29,500 SQ.FT.  
S/H AUSTIN PARTNERSHIP  
(2002167751)



1" = 10'

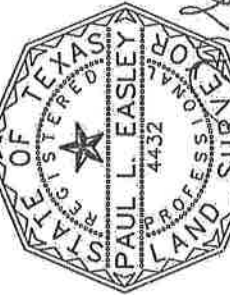
LINE TABLE		
No.	BEARING	LENGTH
L1	S16°34'00"W	2.03'
L2	N16°34'00"E	2.02'
L3	N73°26'57"W	13.86'
L4	S73°26'57"E	97.00'

N73°26'57"W 160.03'  
(N70°59'23"W 160.12')

P.O.B.

S73°26'57"E 49.17'

N73°26'00"W 49.17'



W 3RD STREET  
(80' R.O.W. WIDTH)

LICENSE AGREEMENT  
0.002 ACRES  
APPROX. 100 SQ. FT.

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

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 877-001-LA3

DATE OF SURVEY: 03/19/12  
PLOT DATE: 09/14/12  
DRAWING NO.: 877-001-LA3  
PROJECT NO.: 877-001  
DRAWN BY: JDB

Chaparral



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EXHIBIT " — " — "

**PORTION OF COLORADO STREET  
(LICENSE AGREEMENT)**

**0.003 ACRES  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.003 ACRES (APPROX. 121 SQ. FT.) BEING A PORTION OF THE RIGHT-OF-WAY OF COLORADO STREET (80' RIGHT-OF-WAY WIDTH) AS SHOWN ON THE MAP OF THE ORIGINAL CITY OF AUSTIN RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 0.003 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the east right-of-way line of Colorado Street, same being the west line of Lot 12, Block 29, described in said map of the Original City of Austin, from which a 1/2" rebar found at the northeast intersection of Colorado Street and West 3rd Street (80' right-of-way width), same being the southwest corner of said Lot 12, bears South 16°32'48" West, a distance of 15.80 feet;

**THENCE** crossing the right-of-way of Colorado Street, the following three (3) courses and distances:

1. North 73°22'06" West, a distance of 3.39 feet to a calculated point;
2. North 16°34'00" East, a distance of 35.69 feet to a calculated point;
3. South 73°27'12" East, a distance of 3.37 feet to a calculated point in the east right-of-way line of Colorado Street, same being the west line of Lot 11, said Block 29, from which a mag nail with "Chaparral" washer set in the east right-of-way line of Colorado Street, same being the northwest corner of Lot 9 and the southwest corner of Lot 8, said Block 29, bears North 16°32'48" East, a distance of 132.78 feet;

**THENCE** South 16°32'48" West, with the east right-of-way line of Colorado Street, same being the west line of Lots 11 and 12, said Block 29, a distance of 35.69 feet to the **POINT OF BEGINNING**, containing 0.003 acres of land, more or less.

Surveyed on the ground on March 19, 2012.

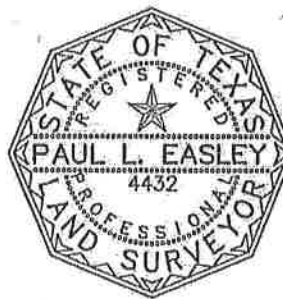
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 877-001-LA2



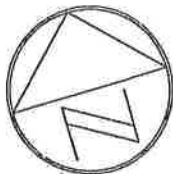
Paul L. Easley  
Registered Professional Land Surveyor  
State of Texas No. 4423

September 20, 2012  
Date

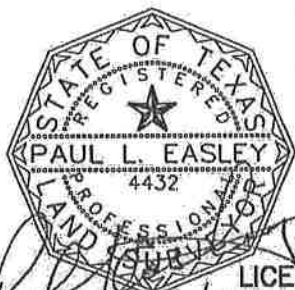


REFERENCES  
TCAD Property ID: None  
Austin Grid Map J22

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.003 ACRES (APPROX. 121 SQ. FT.)  
BEING A PORTION OF THE RIGHT-OF-WAY OF COLORADO STREET (80'  
RIGHT-OF-WAY WIDTH) AS SHOWN ON THE MAP OF THE ORIGINAL CITY OF  
AUSTIN RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

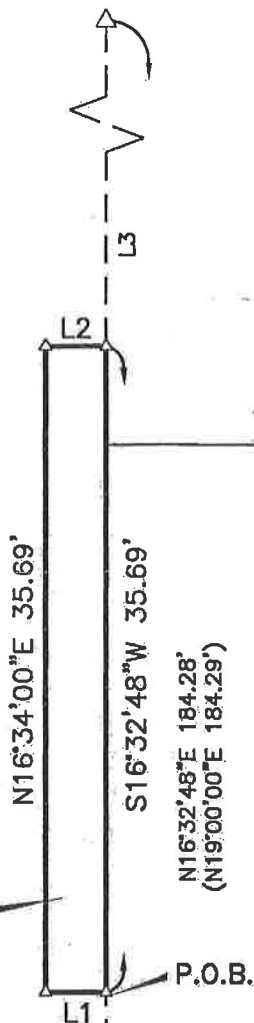


1" = 10'



COLORADO STREET  
(80' R.O.W. WIDTH)

LICENSE AGREEMENT  
0.003 ACRES  
APPROX. 121 SQ. FT.



LOT 11

29,500 SQ.FT.  
S/H AUSTIN PARTNERSHIP  
(2002167751)

BLOCK 29  
ORIGINAL CITY  
OF AUSTIN

LOT 12

29,500 SQ.FT.  
S/H AUSTIN PARTNERSHIP  
(2002167751)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- △ MAG. NAIL WITH "CHAPARRAL" WASHER SET
- △ CALCULATED POINT

LINE TABLE		
No.	BEARING	LENGTH
L1	N73°22'06"W	3.39'
L2	S73°27'12"E	3.37'
L3	N16°32'48"E	132.78'

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

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 877-001-LA2

W 3RD STREET  
(80' R.O.W. WIDTH)

DATE OF SURVEY: 03/19/12  
PLOT DATE: 09/14/12  
DRAWING NO.: 877-001-LA2  
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*Chaparral*