

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

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

3500 McCall Lane
Austin, Texas 78744

**0.842 ACRES
ACCESS EASEMENT**

A DESCRIPTION OF 0.842 ACRES (APPROX. 36,666 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1 AND 2, WILD FLOWER ESTATES A SUBDIVISION OF RECORD IN VOLUME 94, PAGE 80 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF 5.00 ACRES, CONVEYED TO QB2 HOLDINGS, L.P. BY SPECIAL WARRANTY DEED DATED AUGUST 27, 2003 AND RECORDED IN DOCUMENT NO. 2003204502 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.842 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northwest right-of-way line of Immanuel Drive (right-of-way width varies), same being the southeast line of said Lot 1, from which a 1/2" rebar with "Chaparral" cap found in the northwest right-of-way line of Immanuel Drive, same being the south corner of said Lot 1 and also being the east corner of Lot 1, Block E, Final Plat of Mountain Creek East Phase A – Section 1, a subdivision of record in Document No. 199900296 of the Official Public Records of Travis County, Texas, bears South 27°24'18" West, a distance of 169.74 feet;

THENCE crossing said Lots 1 and 2, and said 5.00 acre tract, the following three (3) courses and distances:

1. North 62°38'05" West, a distance of 434.28 feet to a calculated point;
2. North 27°27'35" East, a distance of 400.00 feet to a calculated point;
3. South 62°32'25" East, a distance of 438.98 feet to a calculated point in the northwest right-of-way line of Immanuel Drive, same being the southeast line of said 5.00 acre tract, from which a 1/2" rebar found in the northwest right-of-way line of Immanuel Road, same being the east corner of said 5.00 acre tract and also being the south corner of Lot 16, Block M, Final Plat of Cambridge Estates Section Three, a subdivision of record in Document No. 200300054 of the Official Public Records of Travis County, Texas, bears North 27°27'35" East, a distance of 150.23 feet;

THENCE South 27°27'35" West, with the northwest line of Immanuel Drive, same being the southeast line of said 5.00 acre tract, a distance of 30.00 feet to a calculated point, from which a 1/2" rebar found for an angle point in the northwest right-of-way line of


Immanuel Road, same being the south corner of said 5.00 acre tract, bears South 27°27'35" West, a distance of 169.80 feet;

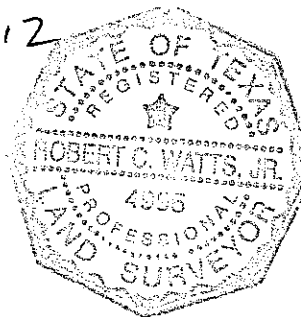
THENCE crossing said Lots 1 and 2 and said 5.00 acre tract, the following five (5) courses and distances:

1. North 62°32'25" West, a distance of 383.98 feet to a calculated point;
2. With a curve to the left, an arc distance of 39.27 feet, a delta angle of 90°00'00", having a radius of 25.00 feet and a chord which bears South 72°27'35" West, a distance of 35.36 feet to a calculated point;
3. South 27°27'35" West, a distance of 289.91 feet to a calculated point;
4. With a curve to the left, an arc distance of 39.31 feet, a delta angle of 90°05'41", having a radius of 25.00 feet and a chord which bears South 17°35'15" East, a distance of 35.38 feet to a calculated point;
5. South 62°38'05" East, a distance of 379.21 feet to a calculated point in the northwest right-of-way line of Immanuel Drive, same being the southeast line of said Lot 2, from which a 1/2" rebar with "Rippy" cap found for an angle point in the northwest right-of-way line of Immanuel Road, same being the east corner of said Lot 2 and also being in the southwest line of said 5.00 acre tract, bears North 27°24'18" East, a distance of 169.76 feet;

THENCE South 27°24'18" West, with the northwest right-of-way line of Immanuel Road, same being the southeast lines of said Lots 1 and 2, a distance of 30.00 feet to the **POINT OF BEGINNING**, containing 0.842 acres of land, more or less.

Surveyed on the ground January 25, 2012. 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 334-035-AE.

 7-9-12
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

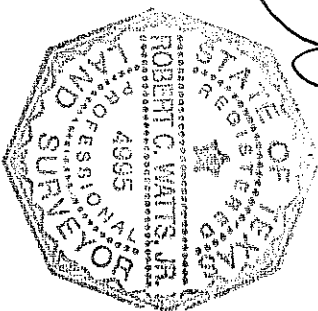


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.842 ACRES (APPROX. 36,666 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1 AND 2, WILD FLOWER ESTATES A SUBDIVISION OF RECORD IN VOLUME 94, PAGE 80 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF 5.00 ACRES CONVEYED TO QB2 HOLDINGS, L.P. BY SPECIAL WARRANTY DEED DATED AUGUST 27, 2003 AND RECORDED IN DOCUMENT NO. 2003204502 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND	
●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
● ^R	1/2" REBAR WITH "RIPPY" CAP FOUND
△	CALCULATED POINT

LINE TABLE		
No.	BEARING	LENGTH
L1	S27°27'35"W	30.00'
L2	S27°24'18"W	30.00'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	90°00'00"	25.00'	25.00'	39.27'	35.36'	S72°27'35"W
C2	90°05'41"	25.00'	25.04'	39.31'	35.38'	S17°35'15"E



1-9-12

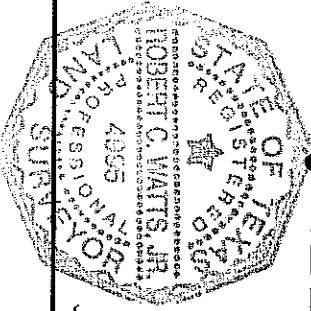
Walters

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
 334-035-AE

Chaparral

DATE OF SURVEY: 01/25/12
 PLOT DATE: 07/09/12
 DRAWING NO.: 334-035-AE
 PROJECT NO.: 334-035
 DRAWN BY: JDB
 SHEET 1 OF 2

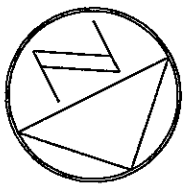
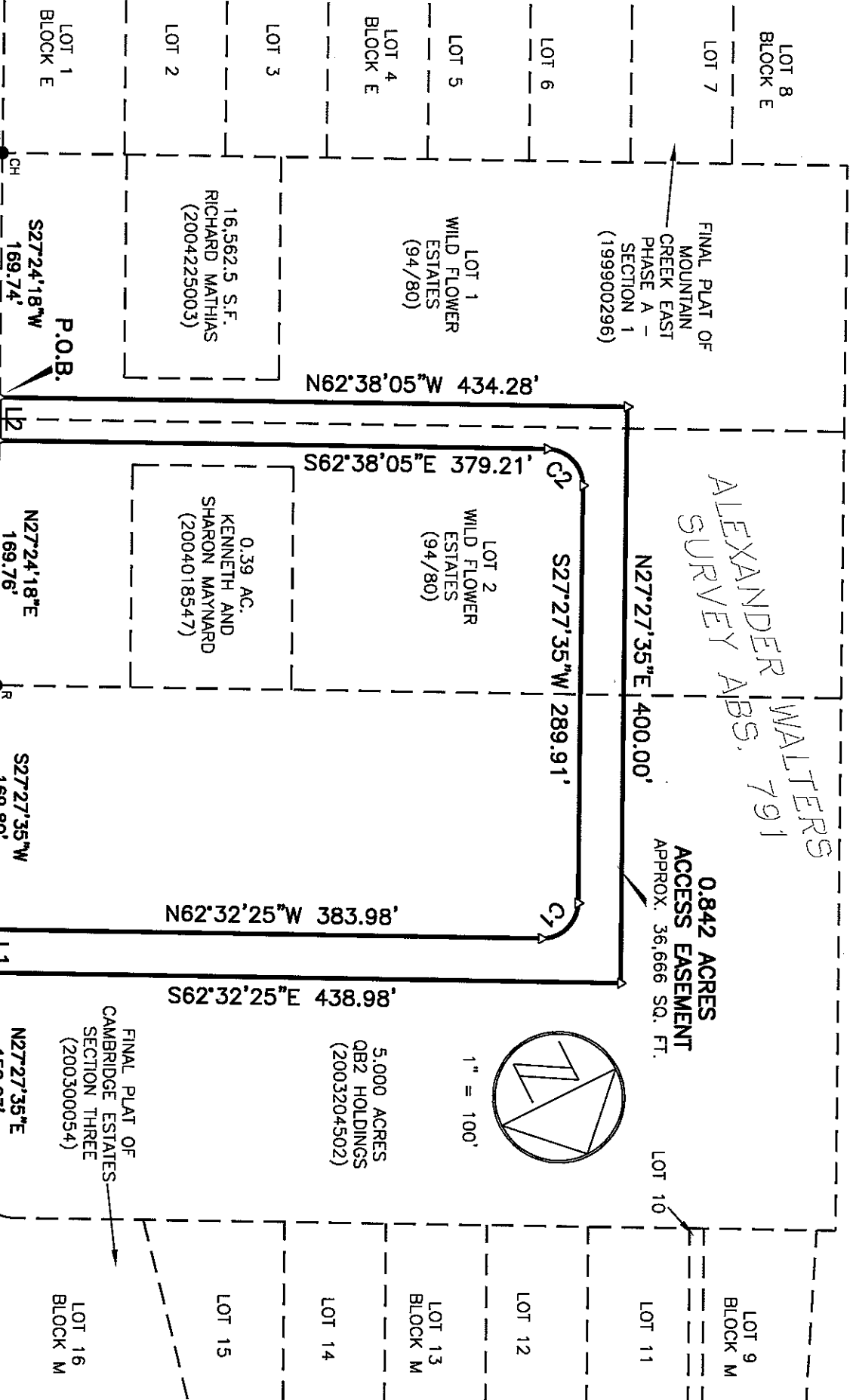


WCF
7-9-12

Chaparral

IMMANUEL DRIVE
(R.O.W. WIDTH VARIES)

DATE OF SURVEY: 01/25/12
PLOT DATE: 07/09/12
DRAWING NO.: 334-035-AE
PROJECT NO.: 334-035
DRAWN BY: JDB
SHEET 2 OF 2



ALEXANDER WALTERS
SURVEY ABS. 791

0.842 ACRES
ACCESS EASEMENT
APPROX. 36,666 SQ. FT.

5.000 ACRES
QB2 HOLDINGS
(2003204502)

FINAL PLAT OF
CAMBRIDGE ESTATES
SECTION THREE
(2003300054)

S27°27'35"W 350.03'
(S29°59'59"W 350.00')

S27°24'18"W 369.50'
(S29°59'59"W 369.35')

P.O.B.
S27°24'18"W 169.74'

16,562.5 S.F.
RICHARD MATHIAS
(2004225003)

0.39 AC.
KENNETH AND
SHARON MAYNARD
(2004018547)

LOT 1
WILD FLOWER
ESTATES
(94/80)

LOT 2
WILD FLOWER
ESTATES
(94/80)

FINAL PLAT OF
MOUNTAIN
CREEK EAST
PHASE A -
SECTION 1
(199900296)

LOT 8
BLOCK E

LOT 7

LOT 6

LOT 5

LOT 4
BLOCK E

LOT 3

LOT 2

LOT 1
BLOCK E

LOT 9
BLOCK M

LOT 11

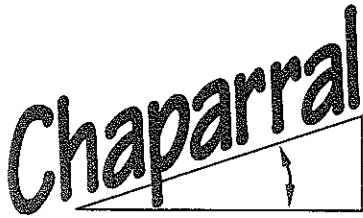
LOT 12

LOT 13
BLOCK M

LOT 14

LOT 15

LOT 16
BLOCK M



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**0.450 ACRES
WASTEWATER EASEMENT**

A DESCRIPTION OF 0.450 ACRES (APPROX. 19,600 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1 AND 2, WILD FLOWER ESTATES A SUBDIVISION OF RECORD IN VOLUME 94, PAGE 80 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF 5.00 ACRES, CONVEYED TO QB2 HOLDINGS, L.P. BY SPECIAL WARRANTY DEED DATED AUGUST 27, 2003 AND RECORDED IN DOCUMENT NO. 2003204502 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.450 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found for the west corner of said Lot 1, same being the north corner of Lot 8, Block E, Final Plat of Mountain Creek East Phase A – Section 1, a subdivision of record in Document No. 199900296 of the Official Public Records of Travis County, Texas and also being in the southeast line of Lot 10, Block E, said Final Plat of Mountain Creek East Phase A – Section 1;

THENCE North 27°25'47" East, with the northwest line of said Lot 1, same being the southeast line of Lots 10 and 11, Block E, said Final Plat of Mountain Creek East Phase A – Section 1, a distance of 13.61 feet to a calculated point, from which a 1/2" rebar found for the north corner of said 5.00 acre tract, same being the east corner of Lot 19, Block E, said Final Plat of Mountain Creek East Phase A – Section 1 and also being in the southwest line of Lot 8, Block M, Final Plat of Cambridge Estates Section Three, a subdivision of record in Document No. 200300054 of the Official Public Records of Travis County, Texas, bears North 27°25'47" East, a distance of 725.97 feet;


THENCE crossing said Lots 1 and 2 and said 5.00 acre tract, the following ten (10) courses and distances:

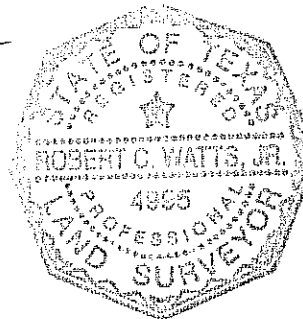
1. North 68°58'49" East, a distance of 207.60 feet to a calculated point;
2. North 27°15'32" East, a distance of 373.09 feet to a calculated point;
3. South 62°32'25" East, a distance of 375.16 feet to a calculated point;
4. South 27°27'35" West, a distance of 15.00 feet to a calculated point;
5. North 62°32'25" West, a distance of 360.11 feet to a calculated point;

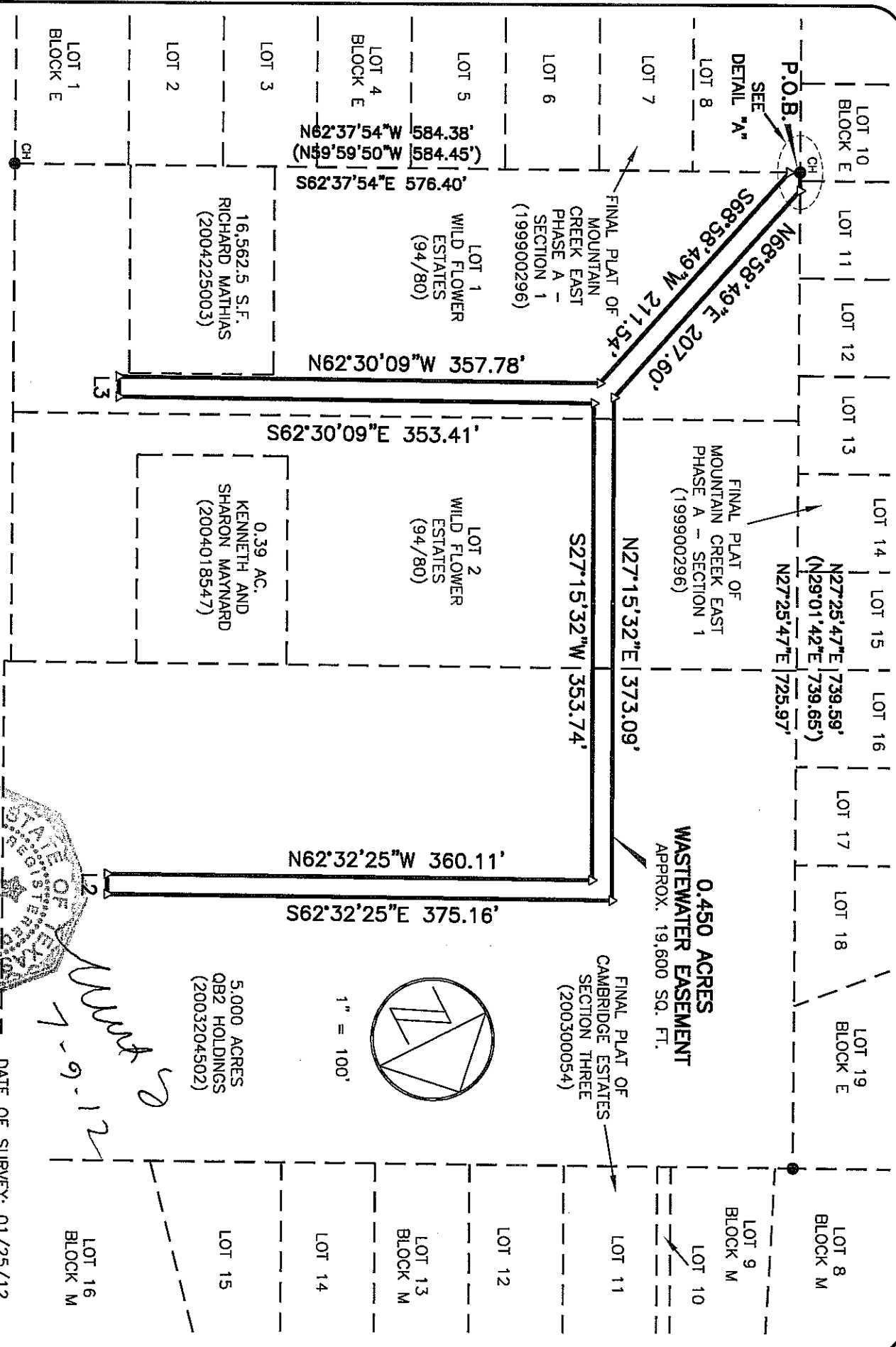
6. South 27°15'32" West, a distance of 353.74 feet to a calculated point;
7. South 62°30'09" East, a distance of 353.41 feet to a calculated point;
8. South 27°29'51" West, a distance of 15.00 feet to a calculated point;
9. North 62°30'09" West, a distance of 357.78 feet to a calculated point;
10. South 68°58'49" West, a distance of 211.54 feet to a calculated point in the southwest line of said Lot 1, same being the northeast line of said Lot 8, said Final Plat Mountain Creek Phase A – Section 1, from which a 1/2" rebar with "Chaparral" cap found in the northwest right-of-way line of Immanuel Road, same being the south corner of said Lot 1 and also being the east corner of Lot 1, Block E, said Final Plat of Mountain Creek East Phase A – Section 1, bears South 62°37'54" West, a distance of 576.40 feet;

THENCE North 62°37'54" West, with the southeast line of said Lot 1, said Wild Flower Estates, same being the northeast line of said Lot 8, a distance of 7.99 feet to the **POINT OF BEGINNING**, containing 0.450 acres of land, more or less.

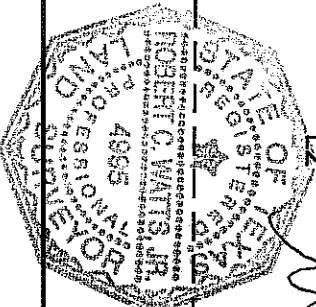
Surveyed on the ground January 25, 2012. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 334-035-WWE.

 7-9-12
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995





Chaparral



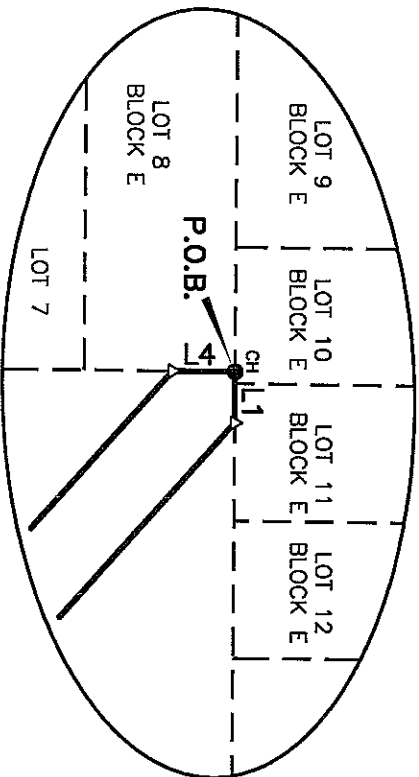
Watts
 7-9-12

DATE OF SURVEY: 01/25/12
 PLOT DATE: 07/09/12
 DRAWING NO.: 334-035-WWE
 PROJECT NO.: 334-035
 DRAWN BY: JDB
 SHEET 2 OF 2

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.450 ACRES (APPROX. 19,600 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1 AND 2, WILD FLOWER ESTATES A SUBDIVISION OF RECORD IN VOLUME 94, PAGE 80 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF 5.00 ACRES, CONVEYED TO QB2 HOLDINGS, L.P. BY SPECIAL WARRANTY DEED DATED AUGUST 27, 2003 AND RECORDED IN DOCUMENT NO. 2003204502 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
No.	BEARING	LENGTH
L1	N27°25'47"E	13.61'
L2	S27°27'35"W	15.00'
L3	S27°29'51"W	15.00'
L4	N62°37'54"W	7.99'

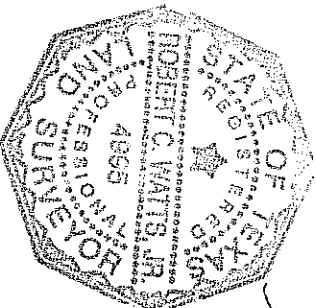
LEGEND	
●	1/2" REBAR FOUND
● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
△	CALCULATED POINT



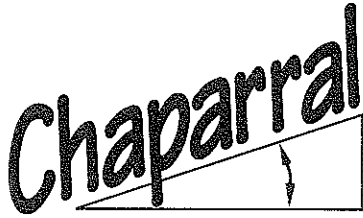
DETAIL "A"
NOT TO SCALE

Just
7-9-12

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
 334-035-WWE



DATE OF SURVEY: 01/25/12
 PLOT DATE: 07/09/12
 DRAWING NO.: 334-035-WWE
 PROJECT NO.: 334-035
 DRAWN BY: JDB
 SHEET 1 OF 2



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**0.471 ACRES
WATER LINE EASEMENT**

A DESCRIPTION OF 0.471 ACRES (APPROX. 20,508 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, WILD FLOWER ESTATES A SUBDIVISION OF RECORD IN VOLUME 94, PAGE 80 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF 5.00 ACRES, CONVEYED TO QB2 HOLDINGS, L.P. BY SPECIAL WARRANTY DEED DATED AUGUST 27, 2003 AND RECORDED IN DOCUMENT NO. 2003204502 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.471 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northeast line of said 5.00 acre tract, same being the southwest line of Lot 9, Block M, Final Plat of Cambridge Estates Section 3, a subdivision of record in Document No. 200300054 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the north corner of said 5.00 acre tract, same being the east corner of Lot 19, Block E, Final Plat of Mountain Creek East Phase A – Section 1, a subdivision of record of in Document No. 199900296 of the Official Public Records of Travis County, Texas and also being in the southwest line of Lot 8, Block M, said Final Plat of Cambridge Estates Section Three, bears North $62^{\circ}36'36''$ West, a distance of 85.28 feet;

THENCE South $62^{\circ}36'36''$ East, with the northeast line of said 5.00 acre tract, same being the southwest line of Lots 9, 10 and 11, Block M, said Final Plat of Cambridge Estates Section Three, a distance of 16.00 feet to a calculated point, from which a 1/2" rebar with "Rippy" cap found in the northeast line of said 5.00 acre tract, same being the southwest line of Lot 16, Block M, said Final Plat of Cambridge Estates Section Three, bears South $62^{\circ}36'36''$ East, a distance of 467.97 feet;

THENCE crossing said Lot 5, the following three (3) courses and distances:

1. South $07^{\circ}04'01''$ West, a distance of 187.84 feet to a calculated point;
2. South $85^{\circ}58'46''$ East, a distance of 52.73 feet to a calculated point;
3. South $62^{\circ}32'25''$ East, a distance of 374.19 feet to a calculated point in the northwest right-of-way line of Immanuel Drive (right-of-way width varies), same being the southeast line of said 5.00 acre tract, from which a 1/2" rebar found in the northwest right-of-way line of said 5.00 acre tract, same being the east corner

of said 5.00 acre tract and also being the south corner of said Lot 16, bears North 27°27'35" East, a distance of 135.57 feet;

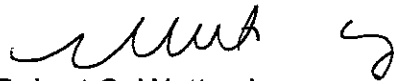
THENCE South 27°27'35" West, with the northwest right-of-way line of Immanuel Drive, same being the southeast line of said 5.00 acre tract, a distance of 15.00 feet to a calculated point, from which a 1/2" rebar found for an angle point in the northwest right-of-way line of Immanuel Drive, same being the south corner of said 5.00 acre tract, bears South 27°27'35" West, a distance of 199.47 feet;

THENCE crossing said 5.00 acre tract and said Lot 1, the following twenty-two (22) courses and distances:

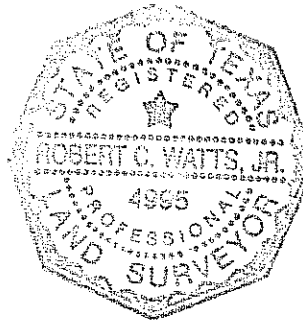
1. North 62°32'25" West, a distance of 371.08 feet to a calculated point;
2. North 85°58'46" West, a distance of 50.42 feet to a calculated point;
3. South 07°04'01" West, a distance of 29.82 feet to a calculated point;
4. South 85°58'46" East, a distance of 17.27 feet to a calculated point;
5. South 04°01'14" West, a distance of 10.00 feet to a calculated point;
6. North 85°58'46" West, a distance of 17.80 feet to a calculated point;
7. South 07°04'01" West, a distance of 20.96 feet to a calculated point;
8. South 27°21'06" West, a distance of 122.10 feet to a calculated point;
9. South 18°00'00" East, a distance of 14.04 feet to a calculated point;
10. South 27°25'41" West, a distance of 140.20 feet to a calculated point;
11. South 18°00'00" East, a distance of 1.36 feet to a calculated point;
12. North 74°32'58" East, a distance of 14.69 feet to a calculated point;
13. South 15°27'02" East, a distance of 10.00 feet to a calculated point;
14. South 74°32'58" West, a distance of 13.46 feet to a calculated point;
15. South 62°35'42" East, a distance of 357.42 feet to a calculated point;
16. South 27°24'18" West, a distance of 15.00 feet to a calculated point;
17. North 62°35'42" West, a distance of 364.68 feet to a calculated point;

18. North 18°00'00" West, a distance of 23.05 feet to a calculated point;
19. North 27°25'41" East, a distance of 140.20 feet to a calculated point;
20. North 18°00'00" West, a distance of 14.03 feet to a calculated point;
21. North 27°21'06" East, a distance of 125.69 feet to a calculated point;
22. North 07°04'01" East, a distance of 266.54 feet to the **POINT OF BEGINNING**, containing 0.471 acres of land, more or less.

Surveyed on the ground January 25, 2012. 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 334-035-WLE.



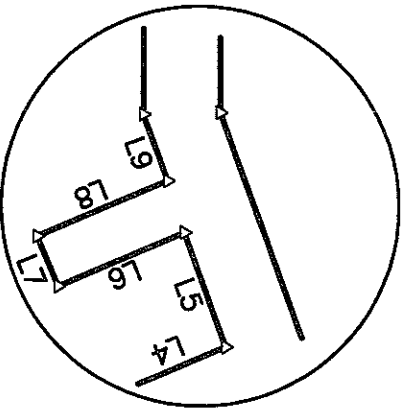
Robert C. Watts, Jr.
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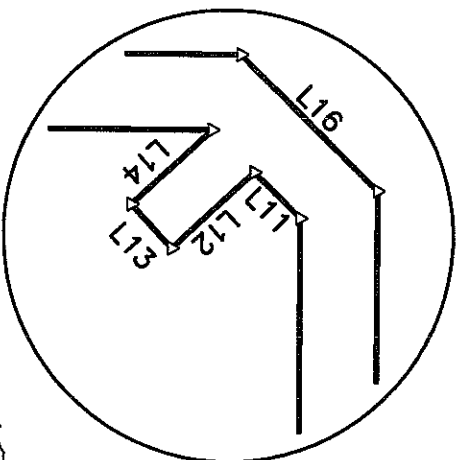
7-9-12

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.471 ACRES (APPROX. 20,508 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, WILD FLOWER ESTATES A SUBDIVISION OF RECORD IN VOLUME 94, PAGE 80 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF 5.00 ACRES, CONVEYED TO QB2 HOLDINGS, L.P. BY SPECIAL WARRANTY DEED DATED AUGUST 27, 2003 AND RECORDED IN DOCUMENT NO. 2003204502 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
No.	BEARING	LENGTH
L1	S62°36'36"E	16.00'
L2	S85°58'46"E	52.73'
L3	S27°27'35"W	15.00'
L4	N85°58'46"W	50.42'
L5	S07°04'01"W	29.82'
L6	S85°58'46"E	17.27'
L7	S04°01'14"W	10.00'
L8	N85°58'46"W	17.80'
L9	S07°04'01"W	20.96'
L10	S18°00'00"E	14.04'
L11	S18°00'00"E	1.36'
L12	N74°32'58"E	14.69'
L13	S15°27'02"E	10.00'
L14	S74°32'58"W	13.46'
L15	S27°24'18"W	15.00'
L16	N18°00'00"W	23.05'
L17	N18°00'00"W	14.03'

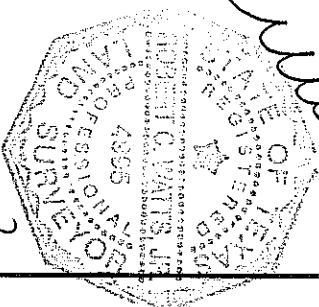


DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

LEGEND	
●	1/2" REBAR FOUND
●	1/2" REBAR WITH "RIPPY" CAP FOUND
△	CALCULATED POINT



1-9-12

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).

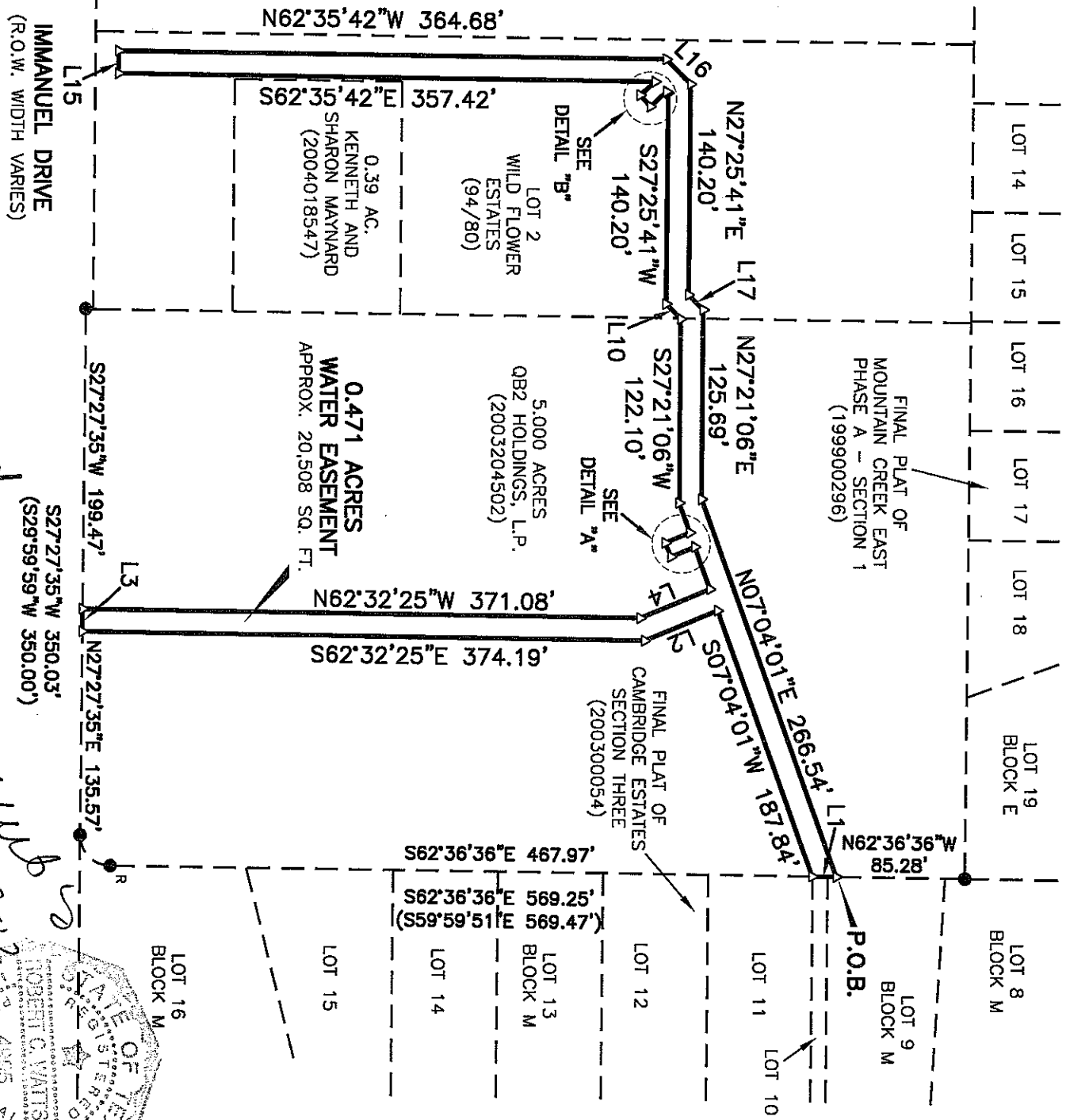
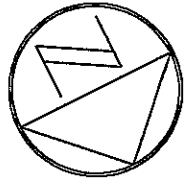
ATTACHMENTS: METES AND BOUNDS DESCRIPTION
334-035-WLE

Chapparral

DATE OF SURVEY: 01/25/12
PLOT DATE: 07/09/12
DRAWING NO.: 334-035-WLE
PROJECT NO.: 334-035
DRAWN BY: JOB
SHEET 1 OF 2

DATE OF SURVEY: 01/25/12
 PLOT DATE: 07/09/12
 DRAWING NO.: 334-035-WLE
 PROJECT NO.: 334-035
 DRAWN BY: JDB
 SHEET 2 OF 2

1" = 100'



Chaparral

