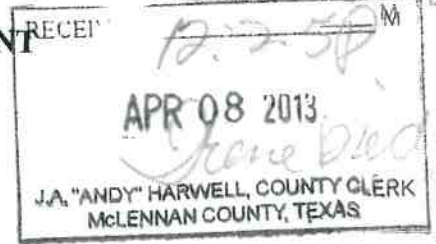


2013010716

COPY

PARTIAL RELEASE OF EASEMENT



STATE OF TEXAS §
 §
 COUNTY OF McLENNAN §

WHEREAS, by instrument dated May 15 1968, appearing of record in Volume 1036, page 32, Deed Records of McLennan County, Texas, **D.D. PRICE** did grant, sell and convey unto **Southwestern Bell Telephone Company**, predecessor to **AT&T, INC.**, an easement and right of way for the construction, maintenance, and operation of an electric transmission, distribution and communication system, or part thereof, through and upon that certain tract of land situated in McLennan County, Texas; said tract of land and said easement and right of way being more fully described in the aforesaid instrument, to which reference is here made for all purposes; and

WHEREAS, it is the desire of AT&T, Inc. to release a portion of the property covered by the aforesaid easement and right of way.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AT&T, Inc., acting herein and by and through its authorized representative, does hereby release any and all easements and rights of way that it may have or might be entitled to by virtue of the instrument appearing of record in Volume 1036, page 32, Deed Records of McLennan County, Texas, insofar as the following described property is concerned:

BEING 0.14-acre tract of land located in the B. Rhodes Survey, Abstract No. 759, McLennan County, Texas, being a portion of a called 5.00-acre tract described as "Tract Three," a portion of a called 3.86-acre tract described as "Tract Two," and a portion of a called 9.49-acre tract described as "Tract One," in a deed to Waco Chapel Ridge, Inc., a Texas corporation, recorded in MCC No. 2012040889, and a portion of the remainder of a called 25.58-acre tract described in a deed to Waco PRC Development, LLC, recorded in MCC No. 2006023316, all of the Official Public Records, McLennan County, Texas, and being more particularly described on Exhibit "A," attached hereto and incorporated herein.

This is only a partial release of easement and does not constitute a release of any of the rights of AT&T, Inc., successor-in-interest to Southwestern Bell Telephone Company, insofar as the

remainder of the property described in Volume 1036, page 32, Deed Records of McLennan County, Texas is concerned, all of which rights, easements and rights of way are retained by AT&T, Inc.

EXECUTED this 5th day of April, 2013.

AT&T, INC.

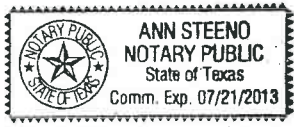
By: *Calvin Pewitt*
Calvin Pewitt
(please type name)

Title: Admin Manager Construction & Engineering
(please type title)

THE STATE OF TEXAS §
§
COUNTY OF McLennan §

THIS INSTRUMENT was acknowledged before me on the 5th day of April, 2013, by Calvin Pewitt, Admin Manager of AT&T, Inc., on behalf of said corporation.

Ann Steeno
NOTARY PUBLIC in and for
The State of Texas





ENGINEERS
ARCHITECTS
SURVEYORS

WACO
KILLEEN
DALLAS
ROUND ROCK

**0.14 ACRES
LOCATED IN THE B. RHODES SURVEY, ABSTRACT NO. 759
McLENNAN COUNTY, TEXAS**

FIELD NOTES FOR A 0.14 ACRE TRACT OF LAND LOCATED IN THE B. RHODES SURVEY, ABSTRACT NO. 759, McLENNAN COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.00 ACRE TRACT DESCRIBED AS "TRACT THREE", A PORTION OF A CALLED 3.86 ACRE TRACT DESCRIBED AS "TRACT TWO", AND A PORTION OF A CALLED 9.49 ACRE TRACT DESCRIBED AS "TRACT ONE", IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889, AND A PORTION OF THE REMAINDER OF A CALLED 25.58 ACRE TRACT DESCRIBED IN A DEED TO WACO PRC DEVELOPMENT, LLC., RECORDED IN MCC NO. 2006023316 ALL OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS (O.P.R.M.C.T.). SAID 0.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" DIAMETER REBAR FOUND ALONG THE NORTHEAST LINE OF SAID "TRACT THREE", FOR THE WEST CORNER OF A CALLED 20 ACRE TRACT DESCRIBED IN A DEED TO MIDWAY INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 1249, PAGE 497 OF THE DEED RECORDS OF McLENNAN COUNTY, TEXAS (D.R.M.C.T.), BEING THE SOUTH CORNER OF A CALLED 42.796 ACRE TRACT DESCRIBED IN A DEED TO PHILADELPHIA CAPITAL, RECORDED IN MCC NO. 2008012534 OF SAID O.P.R.M.C.T.;

THENCE S 32°15'49" E ALONG THE COMMON SOUTHWEST LINE OF SAID 20 ACRE TRACT AND THE NORTHEAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 115.57 FEET TO A POINT, FROM WHICH A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" FOUND FOR THE EAST CORNER OF SAID 5.00 ACRE TRACT BEARS S 32°15'49" E - 579.80 FEET;

THENCE S 58°24'16" W THROUGH THE INTERIOR OF SAID "TRACT THREE", A DISTANCE OF 4.58 FEET FOR THE NORTH CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE S 32°24'44" E ALONG THE COMMON SOUTHWEST LINE OF SAID 20 ACRE TRACT AND THE NORTHEAST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 7.50 FEET TO A POINT FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 58°24'16" W THROUGH THE INTERIOR OF SAID 5.00 ACRE TRACT, SAID 3.86 ACRE TRACT, SAID 9.49 ACRE TRACT AND REMAINDER OF SAID 25.58 ACRE TRACT, A DISTANCE OF 839.47 FEET TO A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" FOUND FOR THE WEST CORNER OF SAID 9.49 ACRE TRACT BEARS S 21°10'06" E - 2.84 FEET;

THENCE THROUGH THE INTERIOR OF THE REMAINDER OF SAID 25.58 ACRE TRACT, SAID 9.49 ACRE TRACT, 3.86 ACRE TRACT AND 5.00 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

Brad G. Bernhard, PE
Paul M. Boyer, PE, CFM
Dan M. Flaherty, RPLS
Sean M. Flaherty, RPLS
Lonny W. Gillespie, RPLS
George C. Jezek, AIA
David L. Marek, PE
Vana H. Proffitt, RPLS
Robert W. Sims, PE
Darrell Vickers, AIA, LEED-AP
R.E. "Bob" Wallace, PE, RPLS

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(800) 336-1683
Fax (254) 776-2924
www.wallace-group.com
TBPE F-54

- 1) N 31°35'44" W – 7.50 FEET TO A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT,
- 2) N 58°24'16" E – 839.37 TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS, AND THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. AN AVERAGE COMBINED SCALE FACTOR OF 0.99988564715 WAS UTILIZED FOR THIS PROJECT OR LOCAL AREA. ALL DISTANCES AND AREAS SHOWN ARE BASED ON "SURFACE COORDINATES". TO OBTAIN GRID COORDINATES OR GRID DISTANCES, MULTIPLY BY THE ABOVE REFERENCED AVERAGE COMBINED SCALE FACTOR.



SURVEYED: DECEMBER 15, 2011

Lonny Gillespie
LONNY GILLESPIE, R.P.L.S. NO. 5261

WO# 22548W
PLAT E-2084
22548W-FN-15.DOC
MAP CHK'D BY SRJ

PHILADELPHIA CAPITAL
CALLED 42.798 ACRES
MCC NO. 2008012534
O.P.R.M.C.T.

**B. RHODES SURVEY
ABSTRACT NO. 759
MCLENNAN COUNTY, TEXAS**

**FIELDNOTE
POINT OF
COMMENCEMENT**

TEXAS POWER & LIGHT COMPANY
7.5' WIDE UTILITY EASEMENT
VOLUME 1036, PAGE 32
D.R.M.C.T.

MIDWAY INDEPENDENT SCHOOL DISTRICT
CALLED 20 ACRES
VOLUME 1249, PAGE 487
D.R.M.C.T.

**FIELDNOTE
POINT OF
BEGINNING
(SURFACE COORDINATE'S)
N 10613833.82
E 3266539.58**

REMAINDER OF
WACO PRC DEVELOPMENT, LLC
CALLED 24.9 ACRES
MCC NO. 2008023316
O.P.R.M.C.T.

TEXAS POWER & LIGHT COMPANY
7.5' WIDE UTILITY EASEMENT
VOLUME 1036, PAGE 32
D.R.M.C.T.

WACO CHAPEL RIDGE, INC.,
A TEXAS CORPORATION
CALLED 5.00 ACRES
"TRACT THREE"
MCC NO. 2012040889
O.P.R.M.C.T.

LEGEND

- = 1/2" DIAMETER REBAR FOUND (UNLESS OTHERWISE NOTED)
- = 1/2" DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALLACE GROUP" FOUND

D.R.M.C.T. = DEED RECORDS, MCLENNAN COUNTY, TEXAS
O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS

WACO CHAPEL RIDGE, INC.,
A TEXAS CORPORATION
CALLED 3.86 ACRES
"TRACT TWO"
MCC NO. 2012040889
O.P.R.M.C.T.

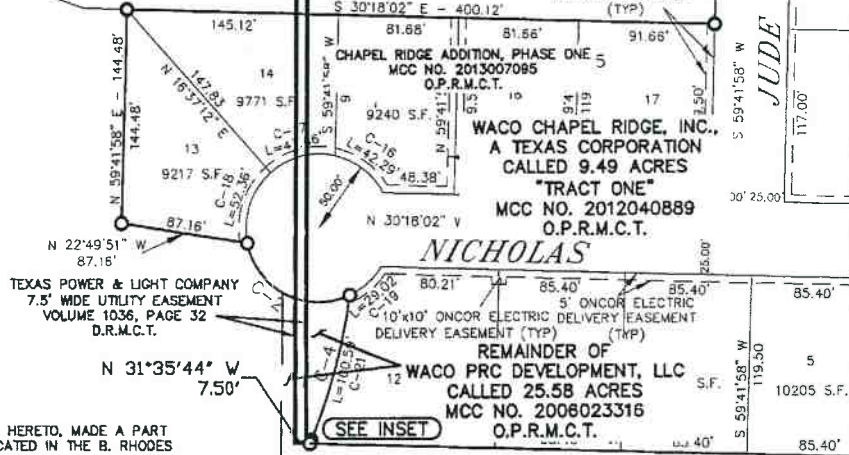
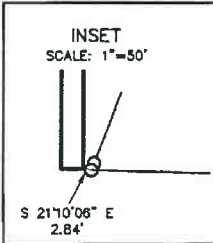
0.14 ACRE

WACO CHAPEL RIDGE, INC.,
A TEXAS CORPORATION
CALLED 3.86 ACRES
"TRACT TWO"
MCC NO. 2012040889
O.P.R.M.C.T.

GPS NOTE:

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE BASED ON GPS OBSERVATIONS, AND THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. AN AVERAGE COMBINED SCALE FACTOR OF 0.99986564715 WAS UTILIZED FOR THIS PROJECT OR LOCAL AREA. ALL DISTANCES AND AREAS SHOWN ARE BASED ON "SURFACE COORDINATES". TO OBTAIN GRID COORDINATES, AS WELL AS GRID DISTANCES, MULTIPLY BY THE ABOVE REFERENCED AVERAGE COMBINED SCALE FACTOR.

REMAINDER OF
WACO PRC DEVELOPMENT, LLC
CALLED 24.9 ACRES
MCC NO. 2008023316
O.P.R.M.C.T.



FIELD NOTE DESCRIPTION ATTACHED HERETO, MADE A PART HEREOF AND TITLED: 0.14 ACRE LOCATED IN THE B. RHODES SURVEY, ABSTRACT NO. 759, MCLENNAN COUNTY, TEXAS

EXHIBIT SHOWING

A 0.14 ACRE TRACT OF LAND LOCATED IN THE B. RHODES SURVEY, ABSTRACT NO. 759 AND BEING A PORTION OF A CALLED 5.00 ACRE TRACT DESCRIBED AS "TRACT THREE", A PORTION OF A CALLED 3.86 ACRE TRACT DESCRIBED AS "TRACT TWO", AND A PORTION OF A CALLED 9.49 ACRE TRACT DESCRIBED AS "TRACT ONE", IN A DEED TO WACO CHAPEL RIDGE, INC., A TEXAS CORPORATION, RECORDED IN MCC NO. 2012040889, AND A PORTION OF THE REMAINDER OF A CALLED 25.58 ACRE TRACT DESCRIBED IN A DEED TO WACO PRC DEVELOPMENT, LLC., RECORDED IN MCC NO. 2008023316 ALL OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS



The Wallace Group, Inc.

200 W Hwy 6, Suite 620, Waco, Texas 76712 1-800-338-1883
Engineers ■ Architects ■ Planners ■ Surveyors
Waco * Killeen * Dallas * Round Rock



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. SURVEYED THE 3RD DAY OF MARCH 2013.

Lonny Gillespie
LONNY GILLESPIE, RPLS NO. 5261



PLAT NO. E-2084 DRAFT DATE 3-14-13 DRAWN BY SRJ
WORK ORDER NO. 22548W FIELDBOOK/P.G. 1183 TAB # E-2084
DIGITAL FILE 22548W-EXH-ELECTRIC F/N # 22548W-FN-15