



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

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane

Austin, Texas 78744

EXHIBIT " B "

**PORTION OF SAND BEACH RESERVE TRACT
(PRESSLER STREET EXTENSION)**

**0.035 ACRES
DIVISION Z, CITY OF AUSTIN
CITY OF AUSTIN FULL PURPOSE, TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.035 ACRES (APPROXIMATELY 1,504 SQ. FT.), BEING A PORTION OF A 77 ACRE TRACT CALLED THE "RESERVE" TRACT IN DIVISION Z OF THE CITY OF AUSTIN AND CONVEYED TO THE CITY OF AUSTIN IN VOLUME 769, PAGE 57 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.035 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point, from which a 1/2" rebar with aluminum "MWM" cap found for the northwest corner of the said 77 acre "Reserve" tract, bears North 37°57'43" West, a distance of 460.13 feet;

THENCE crossing the said 77 acre "Reserve" tract, the following five (5) courses and distances:

1. With a curve to the left, having a radius of 39.50 feet, a delta angle of 92°42'47", an arc length of 63.92 feet, and a chord which bears South 49°32'43" East, a distance of 57.17 feet to a calculated point, from which a cotton spindle found in the base of a chinaberry tree for an angle point in the north line of the said 77 acre "Reserve" tract, bears South 74°48'12" East, a distance of 1430.89 feet;
2. South 29°01'06" East, a distance of 22.15 feet to a calculated point;
3. With a curve to the right, having a radius of 60.50 feet, a delta angle of 76°14'53", an arc length of 80.51 feet, and a chord which bears North 66°02'47" West, a distance of 74.70 feet to a calculated point;
4. With a curve to the left, having a radius of 2.50 feet, a delta angle of 36°58'02", an arc length of 1.61 feet, and a chord which bears North 46°24'22" West, a distance of 1.59 feet to a calculated point;
5. With a curve to the left, having a radius of 105.07 feet, a delta angle of 16°01'05", an arc length of 29.37 feet, and a chord which bears North 31°11'46" East, a

distance of 29.28 feet to the **POINT OF BEGINNING**, containing 0.035 acres of land, more or less.

Surveyed on the ground on May 10, 2013.

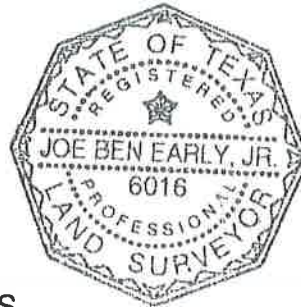
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Survey Drawing No. 747-002-PRESSLER EXT2

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

9/12/13

Date



REFERENCES

TCAD PARCEL # 105453
Austin Grid Map H22

FIELD NOTES REVIEWED

By Clark Daniel Date 09.19.2013

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.035 ACRES (APPROXIMATELY 1,504 SQ. FT.), BEING A PORTION OF A 77 ACRE TRACT CALLED THE "RESERVE" TRACT IN DIVISION 2 OF THE CITY OF AUSTIN AND CONVEYED TO THE CITY OF AUSTIN IN VOLUME 769, PAGE 57 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	39.50'	92°42'47"	63.92'	S49°32'43"E	57.17'
C2	60.50'	76°14'53"	80.51'	N66°02'47"W	74.70'
C3	2.50'	36°58'02"	1.61'	N46°24'22"W	1.59'
C4	105.07'	16°01'05"	29.37'	N31°11'46"E	29.28'

LEGEND

- MWM ● 1/2" REBAR WITH ALUMINUM "MWM" CAP FOUND
- * COTTON SPINDLE FOUND IN BASE OF CHINABERRY TREE
- Δ CALCULATED POINT
- () RECORD INFORMATION



9/12/13

DATE OF SURVEY: 5/10/13
 PLOT DATE: 9/12/13
 DRAWING NO.: 747-002-PRESSLER EXT2
 PROJECT NO.: 747-002
 DRAWN BY: JBE
 SHEET 1 OF 2

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: METES AND BOUNDS DESCRIPTION 747-002-PRESSLER EXT2

Chaparral



1" = 100'

PAUL STREET

US SPRINT
COMMUNICATIONS
COMPANY LIMITED
PARTNERSHIP
(10870/035)

I. AND G. N. RAILROAD
(R.O.W. WIDTH VARIES)

OGDEN RENTALS LP
(2013072801)
0.974 ACRES DESCRIBED IN
(5936/205)

I. AND G. N. RAILROAD
(R.O.W. WIDTH VARIES)

PARKVIEW PARTNERS II, LTD.
1.191 ACRES
(2013057988)

N65°35'15"W 1875.04' TOTAL
SAND BEACH RESERVE LINE
(N63°13'W 1875')

PRESSLER STREET
(50' R.O.W. WIDTH)

JIMMY NASSOUR,
PARKVIEW PARTNERS, LTD.
(2008014155)

DEED LINE
DISCREPANCY

DEED LINE
DISCREPANCY

REFERENCE TIE
N37°57'43"W 460.13'

REFERENCE TIE
S74°48'12"E 1430.89'



P.O.B.

C1
C2
C3
S29°01'06"E
22.15'
0.035 ACRES
APPROX. 1,504
SQ. FT.

CITY OF AUSTIN
FIRST TRACT
77 ACRES
"RESERVE"
(769/57)
77.15 ACRES
1916 O.E. METCALFE'S
SAND BEACH RESERVE SURVEY

DATE OF SURVEY: 5/10/13
PLOT DATE: 9/12/13
DRAWING NO.: 747-002-PRESSLER EXT2
PROJECT NO.: 747-002
DRAWN BY: JBE
SHEET 2 OF 2

Chaparral