



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

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Austin, Texas 78744

EXHIBIT " C "

**PORTION OF SAND BEACH RESERVE TRACT  
PRESSLER STREET EXTENSION  
LIMITS OF CONSTRUCTION**

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

A DESCRIPTION OF 0.486 ACRES (APPROXIMATELY 21,156 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 0.486 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 49°59'44" West, a distance of 343.40 feet;

**THENCE** crossing the said 77 acre "Reserve" tract, the following nineteen (19) courses and distances:

1. South 82°17'46" East, a distance of 54.41 feet to a calculated point;
2. South 67°17'57" East, a distance of 171.00 feet to a calculated point;
3. South 67°11'52" East, a distance of 145.78 feet to a calculated point;
4. South 65°24'05" East, a distance of 123.66 feet to a calculated point;
5. North 24°35'55" East, a distance of 14.00 feet to a calculated point;
6. With a curve to the right, having a radius of 3.00 feet, a delta angle of 90°00'00", an arc length of 4.71 feet, and a chord which bears North 69°35'55" East, a distance of 4.24 feet to a calculated point;
7. South 65°24'05" East, a distance of 27.86 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 68°26'42" East, a

distance of 1022.23 feet;

8. South  $23^{\circ}45'28''$  West, a distance of 28.00 feet to a calculated point;
9. With a curve to the right, having a radius of 73.50 feet, a delta angle of  $18^{\circ}40'27''$ , an arc length of 23.96 feet, and a chord which bears South  $33^{\circ}05'40''$  West, a distance of 23.85 feet to a calculated point;
10. With a curve to the right, having a radius of 80.08 feet, a delta angle of  $31^{\circ}26'42''$ , an arc length of 43.95 feet, and a chord which bears South  $56^{\circ}49'18''$  West, a distance of 43.40 feet to a calculated point;
11. With a curve to the right, having a radius of 75.50 feet, a delta angle of  $65^{\circ}56'20''$ , an arc length of 86.89 feet, and a chord which bears North  $70^{\circ}45'55''$  West, a distance of 82.17 feet to a calculated point;
12. North  $37^{\circ}47'45''$  West, a distance of 99.43 feet to a calculated point;
13. With a curve to the left, having a radius of 141.50 feet, a delta angle of  $46^{\circ}03'25''$ , an arc length of 113.74 feet, and a chord which bears North  $60^{\circ}49'26''$  West, a distance of 110.71 feet to a calculated point;
14. With a curve to the left, having a radius of 111.50 feet, a delta angle of  $19^{\circ}24'04''$ , an arc length of 37.76 feet, and a chord which bears South  $86^{\circ}26'50''$  West, a distance of 37.58 feet to a calculated point;
15. With a curve to the right, having a radius of 78.50 feet, a delta angle of  $05^{\circ}20'22''$ , an arc length of 7.32 feet, and a chord which bears South  $79^{\circ}24'59''$  West, a distance of 7.31 feet to a calculated point;
16. With a curve to the left, having a radius of 135.57 feet, a delta angle of  $28^{\circ}19'56''$ , an arc length of 67.04 feet, and a chord which bears North  $55^{\circ}01'38''$  West, a distance of 66.36 feet to a calculated point;
17. North  $70^{\circ}01'36''$  West, a distance of 59.83 feet to a calculated point;
18. North  $57^{\circ}49'52''$  West, a distance of 27.30 feet to a calculated point;
19. North  $45^{\circ}31'15''$  West, a distance of 27.19 feet to the **POINT OF BEGINNING**, containing 0.486 acres of land, more or less.

Surveyed on the ground on May 10, 2013.

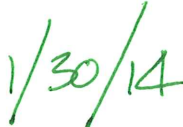
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user

service (OPUS).

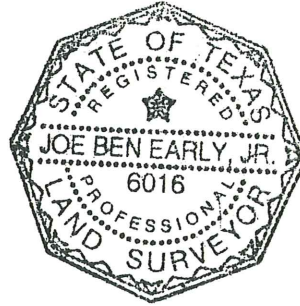
Attachments: Survey Drawing No. 747-002-LOC1



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



Date



REFERENCES  
TCAD PARCEL # 105453  
Austin Grid Map H22

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.486 ACRES (APPROXIMATELY 21,156 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.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD
C1	3.00'	90°00'00"	4.71'	4.24'
C2	73.50'	18°40'27"	23.96'	23.85'
C3	80.08'	31°26'42"	43.95'	43.40'
C4	75.50'	65°56'20"	86.89'	82.17'
C5	141.50'	46°03'25"	113.74'	110.71'
C6	111.50'	19°24'04"	37.76'	37.58'
C7	78.50'	5°20'22"	7.32'	7.31'
C8	135.57'	28°19'56"	67.04'	66.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°17'46"E	54.41'
L2	S67°17'57"E	171.00'
L3	S67°11'52"E	145.78'
L4	S65°24'05"E	123.66'
L5	N24°35'55"E	14.00'
L6	S65°24'05"E	27.86'
L7	S23°45'28"W	28.00'
L8	N37°47'45"W	99.43'
L9	N70°01'36"W	59.83'
L10	N57°49'52"W	27.30'
L11	N45°31'15"W	27.19'



*JB*  
1/30/14

#### LEGEND

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

DATE OF SURVEY: 5/10/13  
PLOT DATE: 1/30/14  
DRAWING NO.: 747-002-LOC1  
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-LOC1

*Chaparral*





1" = 100'

PAUL STREET

US SPRINT  
COMMUNICATIONS  
COMPANY LIMITED  
PARTNERSHIP  
(10870/035)

OUTLOT-H<sub>1</sub> DIVISION Z<sub>1</sub>  
CITY OF AUSTIN

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

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

OGDEN RENTALS LP  
(2013072801)

PARKVIEW PARTNERS II, LTD.  
1.191 ACRES  
(2013057988)

0.974 ACRES DESCRIBED IN  
(5936/205)

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

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

JIMMY NASSOUR, LTD.  
1.098 ACRES  
(2008014155)

DEED LINE  
DISCREPANCY

DEED LINE  
DISCREPANCY

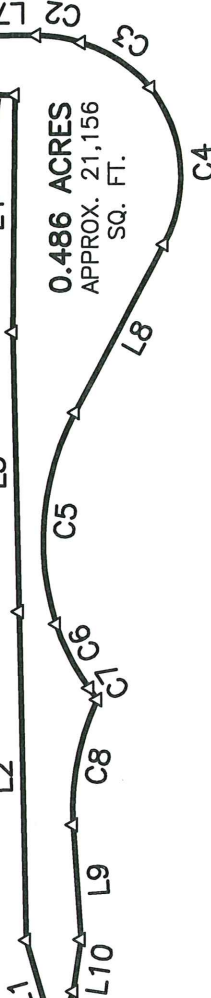
DEED LINE DISCREPANCY

IDENTICAL POINT

REFERENCE TIE  
N49°59'44"W 343.40'

P.O.B.

0.486 ACRES  
APPROX. 21,156  
SQ. FT.



RESERVE, DIVISION Z<sub>1</sub>  
CITY OF AUSTIN

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

DRAWING NO.: 747-002-LOC1  
SHEET 2 OF 2

Chaparral

8/30/14