

RESOLUTION NO. 20140227-072

WHEREAS, the city council was requested to conduct a public hearing to consider the permanent use of approximately 24,687 square feet of land and temporary working space use of approximately 21,156 square feet of land for construction, use, maintenance, repair, replacement, and extension of Pressler Street by 980 linear feet, including bicycle and pedestrian connectivity, right-of-way and drainage for the Pressler Street Extension Project, through dedicated parkland known as Lamar Beach (the “Proposed Use”); and

WHEREAS, the land being used for the Proposed Use is described in Exhibits A and B with respect to the permanent use and Exhibit C with respect to the temporary use (collectively the “Affected Land”); and

WHEREAS, notice of the public hearing to be held on February 27, 2014, was given for three consecutive weeks on February 2, February 9, and February 16, 2014, in a newspaper of general circulation; and

WHEREAS, such public hearing was held February 27, 2014, by the city council to consider the use of Affected Land for the Proposed Use;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

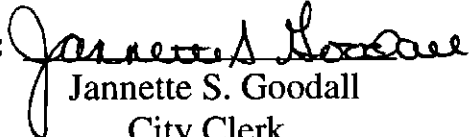
Having taken into account clearly enunciated local preferences, the city council finds that there is no feasible and prudent alternative to the use of the Affected Land for the Proposed Use and that all reasonable planning has been

done to minimize harm to the Affected Land from the Proposed Use. The use of the Affected Land for the Proposed Use is approved.

The City Manager is authorized to take such measures as may be necessary, favorable, or required to effectuate the purpose and intent of this resolution.

ADOPTED: February 27, 2014

ATTEST:


Jannette S. Goodall
City Clerk



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

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

3500 McCall Lane
Austin, Texas 78744

EXHIBIT " A "

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

0.532 ACRES

DIVISION Z, CITY OF AUSTIN

CITY OF AUSTIN FULL PURPOSE, TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.532 ACRES (APPROXIMATELY 23,183 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 0.532 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north line of the said 77 acre "Reserve" tract, being the southern termination of Pressler Street (50' right-of-way width), from which a 1/2" rebar with aluminum "MWM" cap found for the northwest corner of the said 77 acre "Reserve" tract, bears North 65°35'15" West, a distance of 866.50 feet;

THENCE South 65°35'15" East with the north line of the said 77 acre "Reserve" tract and the southern termination of Pressler Street, a distance of 29.00 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 65°35'15" East, a distance of 979.54 feet;

THENCE crossing the said 77 acre "Reserve" tract, the following twenty-two (22) courses and distances:

1. South 23°45'28" West, a distance of 78.48 feet to a calculated point;
2. With a curve to the right, having a radius of 115.50 feet, a delta angle of 18°39'55", an arc length of 37.63 feet, and a chord which bears South 33°05'24" West, a distance of 37.46 feet to a calculated point;
3. With a curve to the left, having a radius of 26.00 feet, a delta angle of 87°59'51", an arc length of 39.93 feet, and a chord which bears South 01°34'34" East, a distance of 36.12 feet to a calculated point;
4. South 44°25'31" West, a distance of 29.00 feet to a calculated point;

5. With a curve to the right, having a radius of 128.50 feet, a delta angle of $07^{\circ}52'38''$, an arc length of 17.67 feet, and a chord which bears North $41^{\circ}38'10''$ West, a distance of 17.65 feet to a calculated point;
6. With a curve to the left, having a radius of 26.00 feet, a delta angle of $66^{\circ}03'41''$, an arc length of 29.98 feet, and a chord which bears North $70^{\circ}43'41''$ West, a distance of 28.34 feet to a calculated point;
7. With a curve to the right, having a radius of 115.50 feet, a delta angle of $65^{\circ}57'47''$, an arc length of 132.97 feet, and a chord which bears North $70^{\circ}46'38''$ West, a distance of 125.75 feet to a calculated point;
8. North $37^{\circ}47'45''$ West, a distance of 89.71 feet to a calculated point;
9. With a curve to the left, having a radius of 99.50 feet, a delta angle of $96^{\circ}44'05''$, an arc length of 167.99 feet, and a chord which bears North $86^{\circ}09'47''$ West, a distance of 148.74 feet to a calculated point;
10. With a curve to the left, having a radius of 60.27 feet, a delta angle of $29^{\circ}50'40''$, an arc length of 31.39 feet, and a chord which bears South $31^{\circ}47'12''$ West, a distance of 31.04 feet to a calculated point;
11. North $28^{\circ}10'15''$ West, a distance of 29.70 feet to a calculated point;
12. With a curve to the left, having a radius of 39.50 feet, a delta angle of $141^{\circ}45'44''$, an arc length of 97.73 feet, and a chord which bears North $31^{\circ}40'24''$ West, a distance of 74.64 feet to a calculated point;
13. North $35^{\circ}22'39''$ West, a distance of 18.83 feet to a calculated point;
14. With a curve to the left, having a radius of 6175.80 feet, a delta angle of $01^{\circ}06'14''$, an arc length of 118.97 feet, and a chord which bears North $39^{\circ}11'08''$ West, a distance of 118.97 feet to a calculated point;
15. North $39^{\circ}37'57''$ West, a distance of 5.06 feet to a calculated point, from which the said 1/2" rebar with aluminum "MWM" cap found for the northwest corner of the said 77 acre "Reserve" tract, bears North $46^{\circ}50'49''$ West, a distance of 307.87 feet;
16. With a curve to the left, having a radius of 606.53 feet, a delta angle of $16^{\circ}19'01''$, an arc length of 172.73 feet, and a chord which bears South $53^{\circ}13'29''$ East, a distance of 172.15 feet to a calculated point;
17. With a curve to the left, having a radius of 89.50 feet, a delta angle of $41^{\circ}52'13''$,

an arc length of 65.40 feet, and a chord which bears South 82°19'06" East, a distance of 63.96 feet to a calculated point;

18. With a curve to the right, having a radius of 100.50 feet, a delta angle of 19°24'04", an arc length of 34.03 feet, and a chord which bears North 86°26'50" East, a distance of 33.87 feet to a calculated point;

19. With a curve to the right, having a radius of 130.50 feet, a delta angle of 46°03'25", an arc length of 104.90 feet, and a chord which bears South 60°49'26" East, a distance of 102.10 feet to a calculated point;

20. South 37°47'45" East, a distance of 99.43 feet to a calculated point;


21. With a curve to the left, having a radius of 86.50 feet, a delta angle of 118°26'46", an arc length of 178.82 feet, and a chord which bears North 82°58'51" East, a distance of 148.64 feet to a calculated point;

22. North 23°45'28" East, a distance of 78.81 feet to the **POINT OF BEGINNING**, containing 0.532 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).

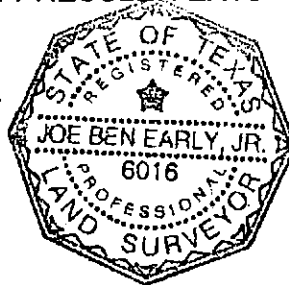
Attachments: Survey Drawing No. 747-002-PRESSLER EXT3



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

1/29/14

Date

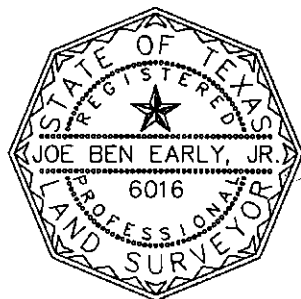


REFERENCES
TCAD PARCEL # 105453
Austin Grid Map H22

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.532 ACRES (APPROXIMATELY 23,183 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	BEARING	CHORD
C1	115.50'	18°39'55"	37.63'	S33°05'24"W	37.46'
C2	26.00'	87°59'51"	39.93'	S01°34'34"E	36.12'
C3	128.50'	7°52'38"	17.67'	N41°38'10"W	17.65'
C4	26.00'	66°03'41"	29.98'	N70°43'41"W	28.34'
C5	115.50'	65°57'47"	132.97'	N70°46'38"W	125.75'
C6	99.50'	96°44'05"	167.99'	N86°09'47"W	148.74'
C7	60.27'	29°50'40"	31.39'	S31°47'12"W	31.04'
C8	39.50'	141°45'44"	97.73'	N31°40'24"W	74.64'
C9	6175.80'	1°06'14"	118.97'	N39°11'08"W	118.97'
C10	606.53'	16°19'01"	172.73'	S53°13'29"E	172.15'
C11	89.50'	41°52'13"	65.40'	S82°19'06"E	63.96'
C12	100.50'	19°24'04"	34.03'	N86°26'50"E	33.87'
C13	130.50'	46°03'25"	104.90'	S60°49'26"E	102.10'
C14	86.50'	118°26'46"	178.82'	N82°58'51"E	148.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°35'15"E	29.00'
L2	S23°45'28"W	78.48'
L3	S44°25'31"W	29.00'
L7	N37°47'45"W	89.71'
L8	N28°10'15"W	29.70'
L9	N35°22'39"W	18.83'
L10	N39°37'57"W	5.06'
L11	S37°47'45"E	99.43'
L12	N23°45'28"E	78.81'
L13	S65°35'15"E	979.54'



1/29/14

LEGEND

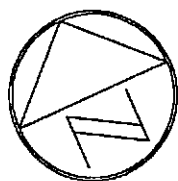
- MWM ● 1/2" REBAR WITH ALUMINUM "MWM" CAP FOUND
- * COTTON SPINDLE FOUND IN BASE OF CHINABERRY TREE
- △ CALCULATED POINT
- () RECORD INFORMATION

DATE OF SURVEY: 5/10/13
 PLOT DATE: 1/29/14
 DRAWING NO.: 747-002-PRESSLER EXT3
 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 EXT3

Chaparral



1" = 100'

US SPRINT
COMMUNICATIONS
COMPANY LIMITED
PARTNERSHIP
(10870/035)

PAUL STREET

OUTLOT - H, DIVISION Z,
CITY OF AUSTIN

JIMMY NASSOUR,
PARKVIEW PARTNERS, LTD.
1.098 ACRES
(2008014155)

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

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

OGDEN RENTALS LP
(2013072801)

0.974 ACRES DESCRIBED IN
(5936/205)

DEED LINE
DISCREPANCY

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)

MWM

REFERENCE TIE
N46°50'49"W 307.87'

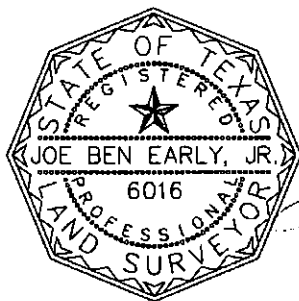
DEED LINE
DISCREPANCY

N65°35'15"W 866.50'

DEED LINE DISCREPANCY

P.O.B.

0.532 ACRES
APPROX. 23,183
SQ. FT.



8/29/14

RESERVE, DIVISION Z,
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-PRESSLER EXT3
SHEET 2 OF 2

Chaparral



**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).

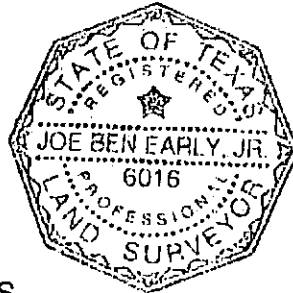
Attachments: Survey Drawing No. 747-002-PRESSLER EXT2



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

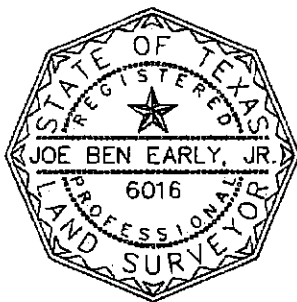
Engineering Support Section
Department of Public Works
and Transportation

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 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					
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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



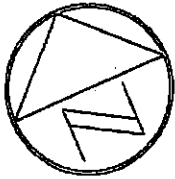
9/12/13

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

Chaparral

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



1" = 100'

US SPRINT
COMMUNICATIONS
COMPANY LIMITED
PARTNERSHIP
(10870/035)

PAUL STREET

OUTLOT - H. DIVISION Z,
CITY OF AUSTIN

JIMMY NASSOUR, LTD.
PARKVIEW PARTNERS, LTD.
1.098 ACRES
(2008014155)

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

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

OGDEN RENTALS LP
(2013072801)

0.974 ACRES DESCRIBED IN
(5936/205)

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)

DEED LINE
DISCREPANCY

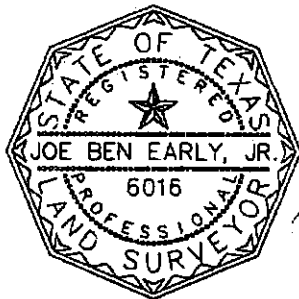
DEED LINE
DISCREPANCY

DEED LINE DISCREPANCY

REFERENCE TIE
N37°57'43"W 460.13'

RESERVE, DIVISION Z,
CITY OF AUSTIN

REFERENCE TIE
S74°48'12"E 1430.89'



9/12/13

P.O.B.

C4
C3

C1
C2

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



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943
3500 McCall Lane
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).

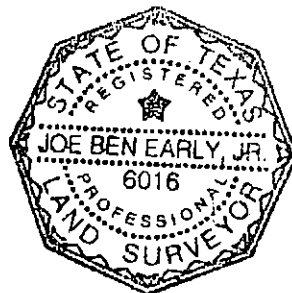
Attachments: Survey Drawing No. 747-002-LOC1



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

1/30/14

Date



REFERENCES

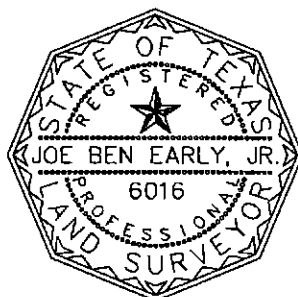
TCAD PARCEL # 105453

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	BEARING	CHORD
C1	3.00'	90°00'00"	4.71'	N69°35'55"E	4.24'
C2	73.50'	18°40'27"	23.96'	S33°05'40"W	23.85'
C3	80.08'	31°26'42"	43.95'	S56°49'18"W	43.40'
C4	75.50'	65°56'20"	86.89'	N70°45'55"W	82.17'
C5	141.50'	46°03'25"	113.74'	N60°49'26"W	110.71'
C6	111.50'	19°24'04"	37.76'	S86°26'50"W	37.58'
C7	78.50'	5°20'22"	7.32'	S79°24'59"W	7.31'
C8	135.57'	28°19'56"	67.04'	N55°01'38"W	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'



88
1/30/14

LEGEND

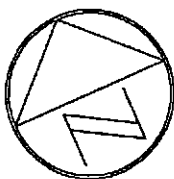
- MWM ● 1/2" REBAR WITH ALUMINUM "MWM" CAP FOUND
- * COTTON SPINDLE FOUND IN BASE OF CHINABERRY TREE
- △ CALCULATED POINT
- () RECORD INFORMATION

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

Chaparral

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



1" = 100'

US SPRINT
COMMUNICATIONS
COMPANY LIMITED
PARTNERSHIP
(10870/035)

PAUL STREET

OUTLOT - H, DIVISION Z,
CITY OF AUSTIN

JIMMY NASSOUR,
PARKVIEW PARTNERS, LTD.
1.098 ACRES
(2008014155)

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

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

OGDEN RENTALS LP
(2013072801)

0.974 ACRES DESCRIBED IN
(5936/205)

DEED LINE
DISCREPANCY

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)

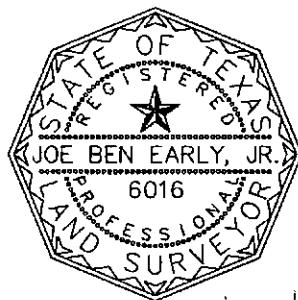
REFERENCE TIE
N49°59'44"W 343.40'

DEED LINE
DISCREPANCY

DEED LINE DISCREPANCY

IDENTICAL POINT

REFERENCE
TIE
S68°26'42"E
1022.23'



P.O.B.

L1 L2 L3 L4 L5 L6 L7
L17 L10 L9 C8 C7 C6 C5 C4 C3 C2

0.486 ACRES
APPROX. 21,156
SQ. FT.

RESERVE, DIVISION Z,
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