

2.429 ACRES
SAND BEACH RESERVE

FN 08-533(KWA)
AUGUST 27, 2008
BPI JOB NO. 082-44

DESCRIPTION

OF 2.429 ACRES OF LAND OUT OF THE JAMES ROGERS SURVEY NO. 6, ABSTRACT 660, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 77 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN, BY DEED OF RECORD IN VOLUME 769, PAGE 57 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THOSE CERTAIN 0.609 ACRE AND 0.807 ACRE TRACTS CONVEYED TO THE CITY OF AUSTIN, BY DEEDS OF RECORD UNDER DOCUMENT NOS. 2002000252 AND 2003282535, RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.429 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2-inch iron rod found on the easterly right-of-way line of South Lamar Boulevard (200' R.O.W.), being on the northerly line of said 77 acre tract, also being the southwesterly corner of Lot A, Jetco Partners International Resubdivision One, of record in Volume 83, Page 184A, of the Plat Records of Travis County, Texas, from which a 1/2 inch iron rod found at an angle point in the southerly line of said Lot A bears S57°15'21"E, a distance of 127.29 feet;

THENCE, S28°37'57"E, leaving said easterly right-of-way line of South Lamar Boulevard, over and across said 77 acre tract, a distance of 261.71 feet to a 1/2-inch iron rod with cap stamped "BPI" set for the POINT OF BEGINNING and northwesterly corner hereof;

THENCE, over and across said 77 acre tract, said 0.609 acre tract and said 0.807 acre tract, for the northerly line hereof, the following two (2) courses and distances:

- 1) S72°55'48"E, a distance of 453.53 feet to a 1/2-inch iron rod with cap stamped "BPI" set at the beginning of a non-tangent curve to the right;
- 2) Along said curve, having a radius of 294.29 feet, a central angle of 00°56'08", an arc length of 4.81 feet, and a chord which bears S72°27'44"E, a distance of 4.81 feet to a 1/2-inch iron rod with cap stamped "BPI" set on the easterly line of said 0.807 acre tract, being the westerly line of that certain tract of land conveyed to International & Great Northern Railroad by deed of record in Volume 37, Page 424 and Volume 47, Page 419, both of the said Deed Records, for the northeasterly corner hereof, from which a 1/2-inch iron pipe found at a point of curvature in the easterly line of said 0.807 acre tract bears N25°48'40"E, a distance of 27.58 feet;

THENCE, S25°48'40"W, along the westerly line of said International & Great Northern Railroad tract, being, in part, the easterly line of said 0.807 acre tract and, in part over and across said 77 acre tract, for the easterly line hereof, a distance of 199.15 feet to a 1/2-inch iron rod with cap stamped "BPI" set at the intersection of the westerly line of said International & Great Northern Railroad tract and the northerly back of curb line of existing West 1st Street/West Cesar Chavez Street, for the southeasterly corner hereof;

THENCE, continuing over and across said 77 acre tract, along the northerly back of curb line of West 1st Street/West Cesar Chavez Street, for the southerly line hereof, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the left, having a radius of 695.00 feet, a central angle of $15^{\circ}07'07''$, an arc length of 183.39 feet, and a chord which bears $N77^{\circ}24'45''W$, a distance of 182.86 feet to a 1/2-inch iron rod with cap stamped "BPI" set at the end of said curve;
- 2) $N83^{\circ}29'53''W$, a distance of 252.45 feet to a 1/2-inch iron rod with cap stamped "BPI" set for the southwesterly corner hereof;

THENCE, leaving said northerly back of curb line of West 1st Street/West Cesar Chavez Street, continuing over and across said 77 acre tract, for the westerly line hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 30.00 feet, a central angle of $100^{\circ}04'29''$, an arc length of 52.40 feet, and a chord which bears $N33^{\circ}27'38''W$, a distance of 45.99 feet to a 1/2-inch iron rod with cap stamped "BPI" set at the end of said curve;
- 2) $N16^{\circ}34'37''E$, a distance of 148.76 feet to a 1/2-inch iron rod with cap stamped "BPI" set at the beginning of a non-tangent curve to the right;
- 3) Along said curve, having a radius of 102.16 feet, a central angle of $51^{\circ}24'21''$, an arc length of 91.66 feet, and a chord which bears $N43^{\circ}18'19''E$, a distance of 88.61 feet to the POINT OF BEGINNING, and containing 2.429 acres (105,794 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS OF THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE REFERENCED TO CITY OF AUSTIN MONUMENTS NO. H-22-3001 AND NO. H-22-2001.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

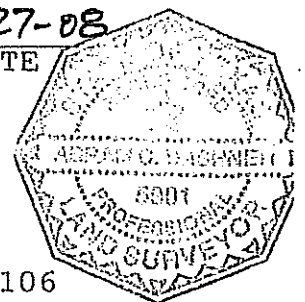
BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
221 WEST SIXTH ST.,
SUITE 600
AUSTIN, TEXAS 78701



ABRAM C. DASHNER
NO. 5901
STATE OF TEXAS

8-27-08

DATE



REFERENCES

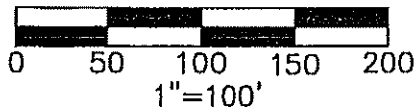
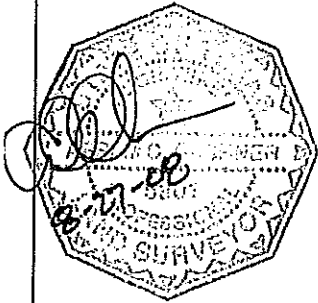
TCAD PARCEL NOS. 01-0602-0204, 01-0602-0205, 01-0500-0106

AUSTIN GRID H-22

1/2 REVIEWED: 4/10/08 12-15-2008
O.A. - EGP - PUBLIC WORKS.

CURVE TABLE

No.	" DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100°04'29"	30.00	52.40	45.99	N33°27'38"W
C2	51°24'21"	102.16	91.66	88.61	N43°18'19"E
C3	0°56'08"	294.29	4.81	4.81	S72°27'44"E
C4	15°07'07"	695.00	183.39	182.86	N77°24'45"W



2.582 ACRES
LG LAMAR LIMITED
PARTNERSHIP
DOCUMENT NO. 2006004117

1.94 ACRES—LOT A
JETCO PARTNERS
INTERNATIONAL
RESUBDIVISION ONE
BOOK 83, PAGE 184A

0.807 ACRE
CITY OF AUSTIN
DOCUMENT NO. 2003282535

0.609 ACRES
CITY OF AUSTIN
DOCUMENT NO. 2002000252

2.429 ACRES
(105,794 SQ. FT.)

CITY OF AUSTIN
SAND BEACH RESERVE
VOLUME 769, PAGE 57

OUTLOT 11
DIVISION Z

INTERNATIONAL &
GREAT NORTHERN RAILROAD
VOLUME 37, PAGE 424
VOLUME 47, PAGE 419
S25°48'40"W 199.15'

WEST 1ST STREET/WEST CESAR CHAVEZ STREET
(UNDEDICATED R.O.W.)

SOUTH LAMAR BOULEVARD
(200' R.O.W.)

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ⊙ IRON PIPE FOUND

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SKETCH TO ACCOMPANY DESCRIPTION

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**CITY OF AUSTIN
SAND BEACH**

DATE: 08/27/08

FILE: H:\082\44\08244EX5.dwg

FN No.: FN08-533KWA

DRAWN BY: KWA

PROJ. No: 082-44