



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

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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).

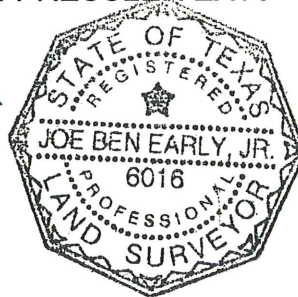
Attachments: Survey Drawing No. 747-002-PRESSLER EXT3



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	CHORD
C1	115.50'	18°39'55"	S33°05'24"W	37.46'
C2	26.00'	87°59'51"	S01°34'34"E	36.12'
C3	128.50'	7°52'38"	N41°38'10"W	17.65'
C4	26.00'	66°03'41"	N70°43'41"W	28.34'
C5	115.50'	65°57'47"	N70°46'38"W	125.75'
C6	99.50'	96°44'05"	N86°09'47"W	148.74'
C7	60.27'	29°50'40"	S31°47'12"W	31.04'
C8	39.50'	141°45'44"	N31°40'24"W	74.64'
C9	6175.80'	1°06'14"	N39°11'08"W	118.97'
C10	606.53'	16°19'01"	S53°13'29"E	172.15'
C11	89.50'	41°52'13"	S82°19'06"E	63.96'
C12	100.50'	19°24'04"	N86°26'50"E	33.87'
C13	130.50'	46°03'25"	S60°49'26"E	102.10'
C14	86.50'	118°26'46"	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

DIVISION Z,
OUTLOT-H,
CITY OF AUSTIN

JIMMY NASSOUR,
PARKVIEW PARTNERS, LTD.
(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)

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')

DEED LINE
DISCREPANCY

N65°35'15"W 866.50'

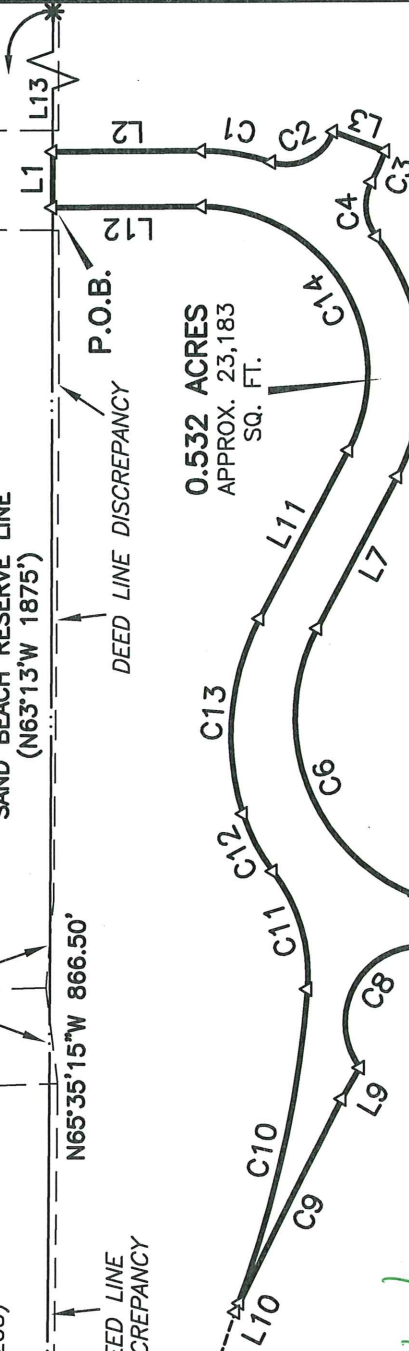
DEED LINE
DISCREPANCY

REFERENCE TIE
N46°50'49"W 307.87'

DEED LINE DISCREPANCY

P.O.B.

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



0.532 ACRES
APPROX. 23,183
SQ. FT.

CITY OF AUSTIN
FIRST TRACT
77 ACRES
"RESERVE"
(769/57)

77.15 ACRES
1916 O.E. METCALFE'S
SAND BEACH RESERVE SURVEY



8.1.29/14

RESERVE, DIVISION Z,
CITY OF AUSTIN

Chaparral