

Zoning Case No. C14-2013-0086RC**RESTRICTIVE COVENANT**

OWNER: RKS Texas Investments, LP, a Texas limited partnership

ADDRESS: 601 Sonterra Boulevard, San Antonio, Texas 78258

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Tract 1:
A 89.72 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract 24, the tract of land being more particularly described by metes and bounds in Exhibit "A",

Tract 2:
A 14.56 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract 24, the tract of land being more particularly described by metes and bounds in Exhibit "B",

Tract 3:
A 1.28 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract 24, the tract of land being more particularly described by metes and bounds in Exhibit "C"

WHEREAS, the Owner (the "Owner", whether one or more), of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant ("Agreement"). These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by Kimley-Horn and Associates, dated July 2013 or as amended and approved by the Director of the Planning and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Planning

and Development Review Department, dated October 3, 2013. The TIA shall be kept on file at the Planning and Development Review Department.

2. Development of the Property shall comply with the requirements of the Land Development Code regarding Erosion Hazard Zones §25-7-32, including performing an Erosion Hazard Zone analysis according to Code requirements and limitations on development within the identified erosion hazard zone in accordance with the City Code and/or City of Austin Design Criteria.
3. Owner shall provide water quality controls for a portion of the single family development, in an amount up to approximately 49,000 cubic feet of water quality volume, that can be easily incorporated into the existing footprint of the proposed on-site detention pond by implementation of a biofiltration method according to City of Austin design criteria.
4. Owner shall designate areas located within 25 feet of the top of bank of Marble Creek within the Property as riparian buffer with no mowing allowed, except for within five feet of pedestrian or bicycle trails, and restoration of the riparian buffer with native plants in accordance with the restoration guidelines in Section 1.7.0 (*Floodplain Modification*) of the Environmental Criteria Manual. These restrictions are specific to restoration only in the identified riparian areas and has no bearing on any Critical Water Quality Zone requirements.
5. Owner shall use native seeds for the restoration of disturbed areas within open space lots adjacent to Marble Creek within the Property.
6. Owner shall provide enhancements to single-family lots using drought tolerant plantings, full sod for front and rear yards, and two (2) 2-inch trees per lot.
7. If any person or entity shall violate or attempt to violate this Agreement, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such Agreement, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this Agreement is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this Agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This Agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property, or a portion of the Property, subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the _____ day of _____, 2013.

OWNER:

RKS Texas Investments, LP,
a Texas limited partnership

By: RKS Texas GP, LLC,
a Texas limited liability company

By: _____
Rick Sheldon
President

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2013, by Rick Sheldon, President of RKS Texas GP, LLC, a Texas limited liability company, general partner of RKS Texas Investments, LP, a Texas limited partnership, on behalf of the partnership.

Notary Public, State of Texas

After Recording, Please Return to:
City of Austin

FIELD NOTES
FOR
ZONING EXHIBIT

A 89.725 acre, or 3,908,406, square feet more or less, tract of land being the remaining portion of a called 109.808 acre tract of land recorded in Document No. 2006200599 of the Real Property Records of Travis County, Texas, out of the Santiago Del Valle Grant, Abstract 24, in the City of Austin, Travis County, Texas. Said 89.725 acre tract being more fully described as follows, with the bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System established for the Central Zone:

BEGINNING: At a found ½" iron rod with Aluminum Cap marked "TXDOT" in the south right-of-way line of said William Cannon Drive East, the northwest corner of said called 109.808 acre tract, the northeast corner of said called 10.96 acre tract and the southwest corner of a called 0.501 acre tract recorded in Volume 13313, Pages 1249-1271 of the Official Public Records of Williamson County, Texas;

THENCE: Along and with the north line of said called 109.808 acre tract and the south right-of-way line of said William Cannon Drive East the following calls and distances:

S 63°53'57" E, a distance of 267.97 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT";

Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 26°04'06" E, a radius of 1502.02 feet, a central angle of 19°39'12", a chord bearing and distance of S 73°45'29" E, 512.69 feet, an arc length of 515.21 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT";

S 83°34'21" E, a distance of 135.39 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT";

N 06°29'59" E, a distance of 11.45 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT";

S 83°35'04" E, a distance of 160.69 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT"; a north corner of said called 109.808 acre tract and the southwest corner of said called 0.501 acre tract;

Southeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 69°44'56" W, a radius of 20.00 feet, a central angle of 28°33'57", a chord bearing and distance of S 05°58'06" E, 9.87 feet, an arc length of 9.97 feet to a found ½" iron rod;

S 83°27'19" E, a distance of 70.25 feet to a found ½" iron rod;

Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 84°17'22" E, a radius of 20.00 feet, a central angle of 29°00'12", a chord bearing and distance of N 20°12'44" E, 10.02 feet, an arc length of 10.12 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT", the southwest corner of a called 0.560 acre tract recorded in Volume 13313, Pages 1249-1271 of the Official Public Records of Travis County, Texas;

S 83°33'25" E, a distance of 474.25 feet to a calculated point, a point in the north line of remaining portion of said called 109.808 acre tract and a point in the south line of said called 0.560 acre tract;

THENCE: Departing the north line of the remaining portion of said called 109.808 acre tract and the south line of said called 0.560 acre tract, the south right-of-way line of said William Cannon Drive East, over and across said remaining portion of said called 109.808 acre tract the following calls and distances;

S 01°04'36" W, a distance of 183.41 feet to a calculated point;

S 62°32'47" E, a distance of 227.43 feet to a calculated point;

Northeasterly, along a non-tangent curve to the left said curve having a radial bearing of N 62°27'39" W, a radius of 465.00 feet, a central angle of 16°58'14", a chord bearing and distance of N 19°03'14" E, 137.23 feet, an arc length of 137.73 feet to a calculated point;

THENCE: N 10°34'06" E, a distance of 110.02 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT" in the south right-of-way line of said William Cannon Drive East;

THENCE: Southeasterly, with the south right-of-way line of said William Cannon Drive East, along a non-tangent curve to the right said curve having a radial bearing of N 10°59'07" E, a radius of 1363.06 feet, a central angle of 02°56'40", a chord bearing and distance of S 77°32'34" E, 70.04 feet, an arc length of 70.05 feet to a calculated point;

THENCE: Departing the north line of the remaining portion of said called 109.808 acre tract and the south line of said called 0.560 acre tract, the south right-of-way line of said William Cannon Drive East, over and across said remaining portion of said called 109.808 acre tract the following calls and distances:

S 10°34'06" W, a distance of 107.71 feet to a calculated point;

Southwesterly, along a tangent curve to the right said curve having radius of 535.00 feet, a central angle of 19°19'21", a chord bearing and distance of S 20°13'47" W, 179.57 feet, an arc length of 180.42 feet to a calculated point;

S 29°53'27" W, a distance of 517.77 feet to a calculated point;

Southwesterly, along a tangent curve to the right said curve having radius of 535.00 feet, a central angle of 00°57'20", a chord bearing and distance of S 30°22'07" W, 8.92 feet, an arc length of 8.92 feet to a calculated point;

Southeasterly, along a reverse curve to the left said curve having radius of 15.00 feet, a central angle of 84°47'03", a chord bearing and distance of S 11°32'44" E, 20.23 feet, an arc length of 22.20 feet to a calculated point;

S 53°56'16" E, a distance of 205.43 feet to a calculated point;

Southeasterly, along a tangent curve to the right said curve having radius of 440.00 feet, a central angle of 21°36'41", a chord bearing and distance of S 43°07'55" E, 164.98 feet, an arc length of 165.96 feet to a calculated point;

S 32°19'34" E, a distance of 129.24 feet to a calculated point;

Southeasterly, along a tangent curve to the left said curve having radius of 370.00 feet, a central angle of 30°16'57", a chord bearing and distance of S 47°28'03" E, 193.29 feet, an arc length of 195.56 feet to a calculated point;

- THENCE: S 62°36'32" E, a distance of 6.22 feet to a calculated point, a point in the east line of the remaining portion of said called 109.808 acre tract and a point in the west line of a called 2.242 acre Slope and Drainage Easement tract of land described in the Agreed Final Judgment, Document No. 2010060091, Official Public Records of Travis County, Texas;
- THENCE: Along and with the east line of the remaining portion of said called 109.808 acre tract and the west line of said called 2.242 acre tract the following calls and distances;
- S 27°33'20" W, a distance of 108.97 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- Southwesterly, along a tangent curve to the left said curve having radius of 12089.50 feet, a central angle of 00°21'14", a chord bearing and distance of S 27°22'43" W, 74.67 feet, an arc length of 74.67 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- S 27°12'06" W, a distance of 661.43 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- S 42°22'15" W, a distance of 97.45 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- S 27°12'06" W, a distance of 341.81 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson" in the curving right-of-way of said McKinney Falls Parkway;
- THENCE: S 77°06'25" W, departing the curving right-of-way of said McKinney Falls Parkway, over and across said called 109.808 acre tract, a distance of 164.59 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- THENCE: N 62°47'54" W, over and across said called 109.808 acre tract, a distance of 208.23 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- THENCE: N 77°47'54" W, a distance of 171.65 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the west corner of said called 2.242 acre tract, a point in the south line of the remaining portion of said called 109.808 acre tract and a

point in the north right of way line of Colton Bluff Springs Road, a variable width right of way;

THENCE: N 62°36'27" W, along and with the south line of the remaining portion of said called 109.808 acre tract and the north right of way line of said Colton Bluff Springs Road, a distance of 1240.04 feet to a found ½" iron rod, the southwest corner of the remaining portion of said called 109.808 acre tract, a point in the north right of way line of said Colton Bluff Springs Road and the southeast corner of a called 10.96 acre tract recorded in Volume 10432, Page 906 of the Official Public Records of Williamson County, Texas;

THENCE: Departing the north right of way line of said Colton Bluff Springs Road, along and with the west line of said called 109.808 acre tract and the east line of said called 10.96 acre tract the following calls and distances;

N 27°35'08" E, a distance of 449.59 feet to a found ½" iron rod;

N 29°07'04" E, a distance of 89.99 feet to a found ½" iron rod;

N 22°20'41" E, a distance of 120.06 feet to a found ½" iron rod with yellow cap marked "Chaparral";

N 29°25'26" E, a distance of 149.86 feet to a found 60D nail;

N 09°57'09" E, a distance of 250.14 feet to a found ½" iron rod;

N 06°34'43" W, a distance of 150.00 feet to a found ½" iron rod;

N 01°56'41" E, a distance of 211.26 feet to a found ½" iron rod;

N 18°21'17" W, a distance of 72.55 feet to a found ½" iron rod;

N 32°08'38" W, a distance of 182.36 feet to a found ½" iron rod;

N 30°54'18" W, a distance of 193.82 feet to a found ½" iron rod;

N 45°59'44" W, a distance of 179.17 feet to a found ½" iron rod;

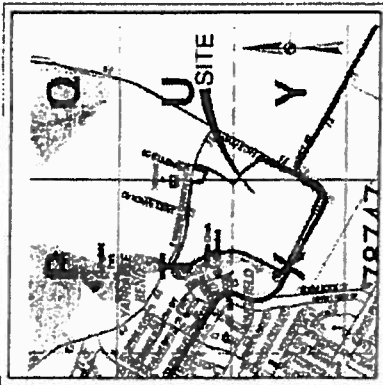
N 00°23'07" W, a distance of 70.45 feet to a found ½" iron rod;

N 36°18'34" E, a distance of 106.31 feet to a found ½" iron rod;

THENCE: N 21°19'23" E, a distance of 119.75 feet to POINT OF BEGINNING and containing 89.725 acres in the City of Austin, Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 59006-13 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 25, 2013
JOB No.: 59006-13
DOC.ID.: H:\AUSTIN SURVEY\SURVEY13\13-59006\WORD\Zoning No 1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00





LOCATION MAP
NORTH ORANGE BLVD 235
1/4" = 10' 0"

LEGEND:
 DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 OPR DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 Q FOUND 1/2" IRON ROD
 Q FOUND 1/2" IRON ROD WITH ALUMINUM CAP "TWOOT"
 Q FOUND 1/2" IRON ROD WITH YELLOW CAP "CHAPARRAL"
 Q FOUND 600 NAIL

NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DISCUSSION.
 2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (GORS 1986). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LINE TABLE	
LINE	BEARING LENGTH
L1	S62°32'47"E 227.43'
L2	S69°04'21"E 135.39'
L3	S67°25'59"E 31.45'
L4	S67°55'14"E 180.99'
L5	S57°27'19"E 70.25'
L6	S41°33'58"E 474.75'
L7	S1°03'39"W 183.41'

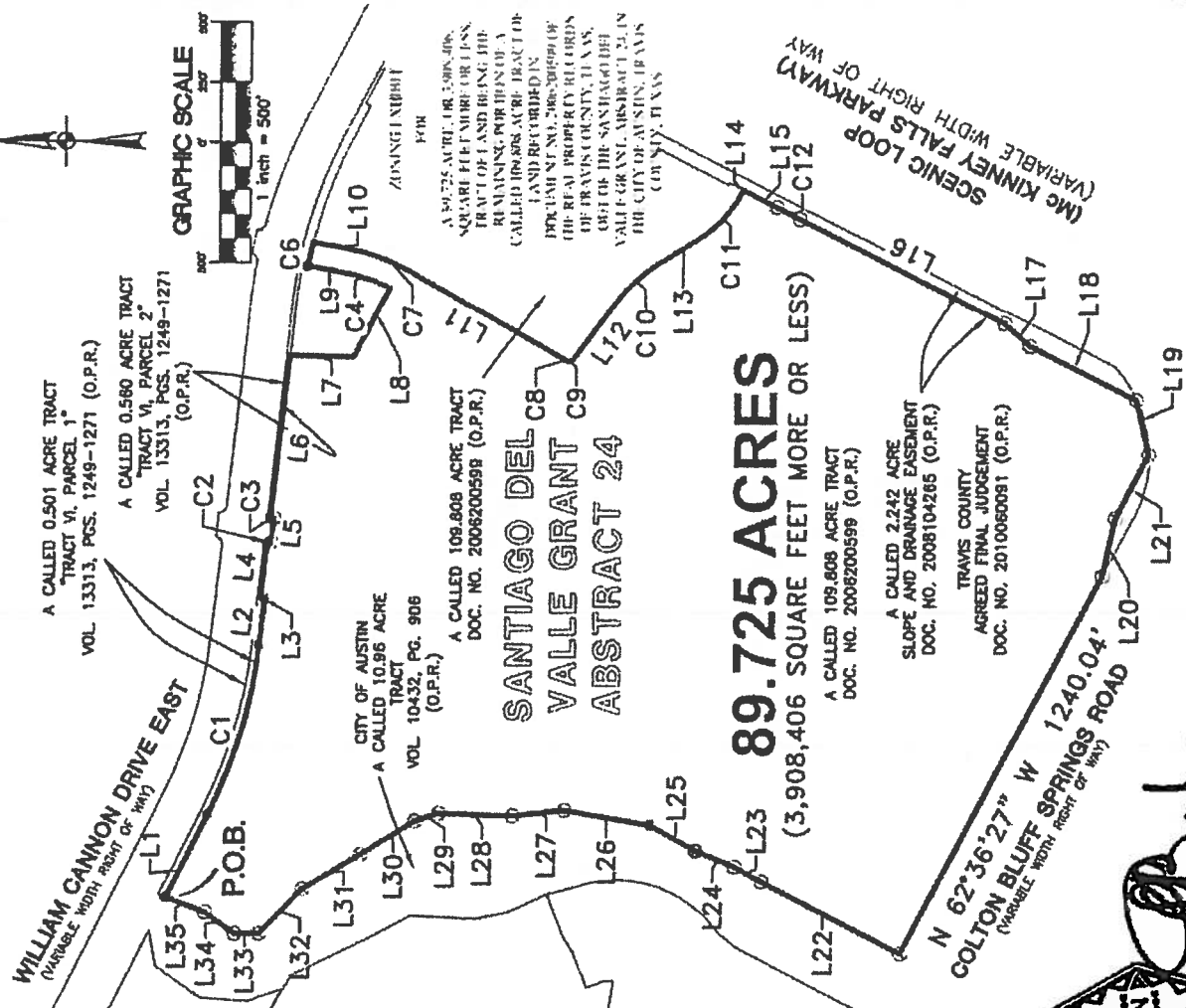
LINE TABLE	
LINE	BEARING LENGTH
L8	S62°32'47"E 227.43'
L9	S10°34'06"E 110.02'
L10	S10°14'06"W 107.71'
L11	S27°53'27"W 517.77'
L12	S53°56'16"E 205.43'
L13	S32°19'34"W 129.24'
L14	S82°36'32"E 6.22'
L15	S27°13'20"W 168.97'

CURVE TABLE		
LINE	RADIUS	CHORD BEARING CHORD LENGTH
C1	502.02'	S19°19'12"E 512.89' 515.21'
C2	79.1'	S5°38'06"E 9.87' 9.97'
C3	70.03'	S20°12'44"E 10.02' 10.12'
C4	475.00'	S16°58'14"E 137.23' 137.73'
C5	158.06'	S7°32'34"E 70.04' 70.05'
C6	535.30'	S19°18'21"E 179.57' 180.42'
C7	535.00'	S20°11'47"W 179.57' 180.42'
C8	15.00'	S30°22'07"W 8.92' 8.92'
C9	15.00'	S44°47'03"E 20.23' 20.23'
C10	443.00'	S1°36'41"E 164.98' 165.96'
C11	140.00'	S0°16'17"E 193.28' 193.56'
C12	12090.50'	S27°22'43"W 74.67' 74.67'

PAPE-DAWSON ENGINEERS

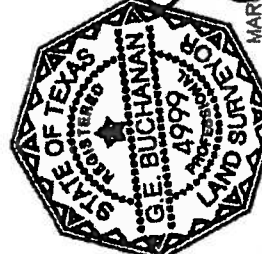
134 EAST 500TH ST | SAN ANTONIO, TEXAS 78216 | PHONE: 210.215.8000
 FAX: 210.215.8010
 TRAIL: 1000 S. WILSON ST. SUITE 100, SAN ANTONIO, TEXAS 78205
 1. 1000 S. WILSON ST. SUITE 100, SAN ANTONIO, TEXAS 78205

Date: Mar 22, 2013, 8:40pm User ID: VZurher
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SHEET 1 OF 1
 JOB No.: 59006-13

MARCH 25, 2013



SCANNED

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
ZONING EXHIBIT

A 14.565 acre, or 634,457 square feet more or less, tract of land being out of a called 109.808 acre tract of land recorded in Document No. 2006200599 of the Real Property Records of Travis County, Texas, out of the Santiago Del Valle Grant, Abstract 24, in the City of Austin, Travis County, Texas. Said 14.566 acre tract being more fully described as follows, with the bearings based on the North American Datum of 1983 (NA2001) EPOCH 2010.00, from the Texas Coordinate System established for the Central Zone:

BEGINNING: At a found ½" iron rod with Aluminum cap marked "TXDOT," Type II monument, a point in the northeast line of the remaining portion of said called 109.808 acre tract, the southeast corner of a called 0.560 acre tract recorded in Volume 13313, Pages 1249-1271 of the Official Public Records of Travis County, Texas, the northwest corner of a called 2.242 acre Slope and Drainage Easement tract of land described in the Agreed Final Judgment, Document No. 2010060091, Official Public Records of Travis County, Texas, and a point in the south right-of-way line of William Cannon Drive East, a variable width right of way;

THENCE: Departing the south right of way line of said William Cannon Drive East, along and with the east line of the remaining portion of said called 109.808 acre tract and the west line of said called 2.242 acre tract the following calls and distances;

S 27°33'20" W, a distance of 125.48 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 62°26'40" W, a distance of 15.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 27°33'20" W, a distance of 449.33 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 62°26'40" W, a distance of 4.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 27°33'20" W, a distance of 457.04 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 62°37'45" E, a distance of 7.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 27°33'20" W, a distance of 46.17 feet to a calculated point;

THENCE: Departing the west line of said called 2.242 and the east line of the remaining portion of said called 109.808 acre tract, over and across the remaining portion of said called 109.808 acre tract the following calls and distances;

N 62°36'32" W, a distance of 6.22 feet to a calculated point;

Northwesterly, along a tangent curve to the right said curve having radius of 370.00 feet, a central angle of 30°16'57", a chord bearing and distance of N 47°28'03" W, 193.29 feet, an arc length of 195.56 feet to a calculated point;

N 32°19'34" W, a distance of 129.24 feet to a calculated point;

Northwesterly, along a tangent curve to the left said curve having radius of 440.00 feet, a central angle of 21°36'41", a chord bearing and distance of N 43°07'55" W, 164.98 feet, an arc length of 165.96 feet to a calculated point;

THENCE: N 53°56'16" W, a distance of 205.43 feet to a calculated point;

Northwesterly, along a tangent curve to the right said curve having radius of 15.00 feet, a central angle of 84°47'03", a chord bearing and distance of N 11°32'44" W, 20.23 feet, an arc length of 22.20 feet to a calculated point;

Northeasterly, along a reverse curve to the left said curve having radius of 535.00 feet, a central angle of 00°57'20", a chord bearing and distance of N 30°22'07" E, 8.92 feet, an arc length of 8.92 feet to a calculated point;

THENCE: N 29°53'27" E, a distance of 517.77 feet to a calculated point;

Northeasterly, along a tangent curve to the left said curve having radius of 535.00 feet, a central angle of 19°19'21", a chord bearing and distance of N 20°13'47" E, 179.57 feet, an arc length of 180.42 feet to a calculated point;

THENCE: N 10°34'06" E, a distance of 107.71 feet to a calculated point, a point in the north line of the remaining portion of said called 109.808 acre tract and a point in the south right-of-way line of said William Cannon Drive East;

THENCE: Along and with the north line of the remaining portion of said called 109.808 acre tract and the south right-of-way line of said William Cannon Drive East the following calls and distances;

Southeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 13°55'46" W, a radius of 1363.06 feet, a central angle of 13°34'35", a chord bearing and distance of S 69°16'56" E, 322.23 feet, an arc length of 322.98 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT", Type II monument;

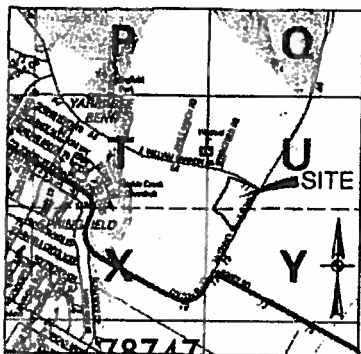
S 62°31'31" E, a distance of 107.22 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT", Type II monument ;

N 27°09'43" E, a distance of 16.48 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT", Type II monument;

THENCE: S 62°29'09" E, continuing along the south right-of-way line of said William Cannon Drive East, a distance of 294.15 feet to the POINT OF BEGINNING and containing 14.565 acres in the City of Austin, Travis County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared under Job No. 59006-13 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 22, 2013
JOB No.: 59006-13
DOC.ID.: H:\AUSTIN SURVEY\SURVEY13\13-59006\FIELD NOTES.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00





LOCATION MAP
MAPSCO MAP GRID: 675
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°33'20"W	125.46'
L2	N82°26'40"W	15.00'
L3	N82°26'40"W	4.50'
L4	S82°37'45"E	7.50'
L5	S27°33'20"W	46.17'
L6	N62°36'32"W	6.22'
L7	N10°34'06"E	107.71'
L8	S82°31'31"E	107.22'
L9	N27°09'43"E	16.48'
L10	S82°29'09"E	294.15'

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	370.00'	30°16'57"	N47°28'03"W	193.29'	195.56'	
C2	440.00'	21°36'41"	N43°07'55"W	164.98'	165.98'	
C3	15.00'	84°47'03"	N11°32'44"W	20.23'	22.20'	
C4	535.00'	0°57'20"	N30°22'07"E	8.92'	8.92'	
C5	535.00'	18°19'21"	N20°13'47"E	179.57'	180.42'	
C6	1383.06'	13°34'35"	S89°16'56"E	322.23'	322.98'	

LEGEND:

DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

ZONING EXHIBIT FOR

A 14.565 ACRE, OR 634,457 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A CALLED 109.808 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2006200599 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

SCALE: 1"=200'



WILLIAM CANNON DRIVE EAST
(VARIABLE WIDTH RIGHT OF WAY)

A CALLED 0.560 ACRE TRACT
TRACT VI, PARCEL 2"
VOL. 13313, PGS. 1249-1271
(O.P.R.)

**SANTIAGO DEL VALLE GRANT
ABSTRACT 24**

14.565 ACRES
(634,457 SQUARE FEET MORE OR LESS)

A CALLED 109.808 ACRE TRACT
DOC. NO. 2006200599
(O.P.R.)

A CALLED 2.242 ACRE
SLOPE AND DRAINAGE EASEMENT
DOC. NO. 2008104285 (O.P.R.)

TRAVIS COUNTY
AGREED FINAL JUDGEMENT
DOC. NO. 2010060091 (O.P.R.)

S 53°56'16" E
205.43'

N 32°19'34" W
129.24'

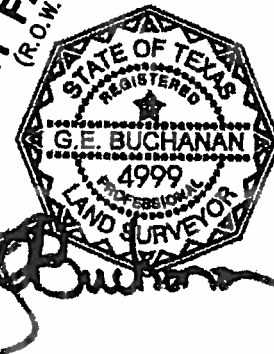
PAPE-DAWSON ENGINEERS

388 EAST RAINEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.373.9000
FAX: 210.373.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100399-00

MARCH 22, 2013

**SCENIC LOOP
(MC KINNEY FALLS PARKWAY)**
(R.O.W. VARIES)



SHEET 1 OF 1
JOB No.: 59006-13

SCANNED

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
ZONING EXHIBIT

A 1.280 acre, or 55,765 square feet more or less, tract of land tract of land being out of a called 109.808 acre tract of land recorded in Document No. 2006200599 of the Real Property Records of Travis County, Texas, out of the Santiago Del Valle Grant, Abstract 24, in the City of Austin, Travis County, Texas. Said 1.283 acre tract being more fully described as follows, with the bearings based on the North American Datum of 1983 (NA2001) EPOCH 2010.00, from the Texas Coordinate System established for the Central Zone:

BEGINNING: At a found $\frac{1}{2}$ " iron rod with Aluminum Cap marked "TXDOT," Type II monument, a northeast corner of said called 109.808 acre tract, a southwest corner of a called 0.560 acre tract recorded in Volume 13313, Pages 1249-1271 of the Official Public Records of Travis County, Texas and the south right-of-way line of William Cannon Drive East, a variable width right-of-way;

THENCE: S $10^{\circ}34'06''$ W, along and with an east line of said called 109.808 acre tract and a west line of said called 0.560 acre tract, a south right-of-way line of said William Cannon Drive East, at a distance of a distance of 16.69 feet passing a found $\frac{1}{2}$ " iron rod with Aluminum Cap marked "TXDOT," Type II monument, a northeast corner of said called 109.808 acre tract and the southwest corner of said called 0.560 acre tract, continuing over and across said called 109.808 acre tract for a total distance of 126.70 feet to a calculated point;

THENCE: Continuing over and across said called 109.808 acre tract the following calls and distances;

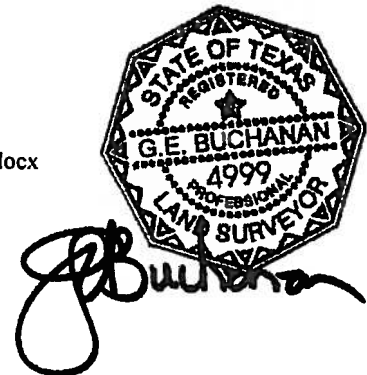
Southwesterly, along a tangent curve to the right, said curve having radius of 465.00 feet, a central angle of $16^{\circ}58'14''$, a chord bearing and distance of S $19^{\circ}03'14''$ W, 137.23 feet, an arc length of 137.73 feet to a calculated point;

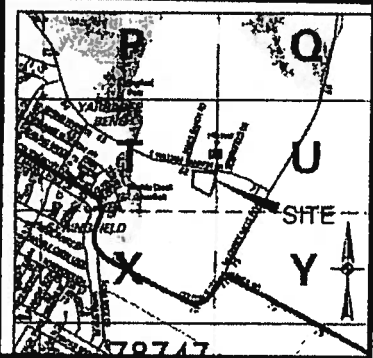
N $62^{\circ}32'47''$ W, a distance of 227.43 feet to a calculated point

N $01^{\circ}04'36''$ E, a distance of 183.41 feet to a calculated point, a point in the north line of said called 109.808 acre tract and a point in the south line of said called 0.560 acre tract, the south right-of-way line of said William Cannon Drive East;

- THENCE: S 83°33'25" E, along and with the north line of said called 109.808 acre tract and the south right-of-way line of said William Cannon Drive East, a distance of 158.79 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT," Type II monument;
- THENCE: S 81°32'46" E, along and with the north line of said called 109.808 acre tract and the south right-of-way line of said William Cannon Drive East, a distance of 109.81 feet to a the POINT OF BEGINNING and containing 1.280 acres in the City of Austin, Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 59006-13 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 22, 2013
JOB No.: 59006-13
DOC.ID.: H:\AUSTIN SURVEY\SURVEY13\13-59006\Zoning No 3.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00





LOCATION MAP

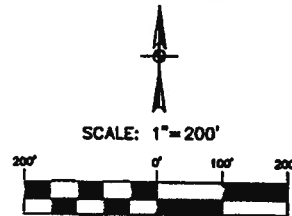
MAPSCO MAP GRID: 675
NOT-TO-SCALE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	465.00'	16°58'14"	S19°03'14"W	137.23'	137.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°34'06"W	126.70'
L2	N62°32'47"W	227.43'
L3	N1°04'36"E	183.41'
L4	S83°33'25"E	158.79'
L5	S81°32'46"E	109.81'

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



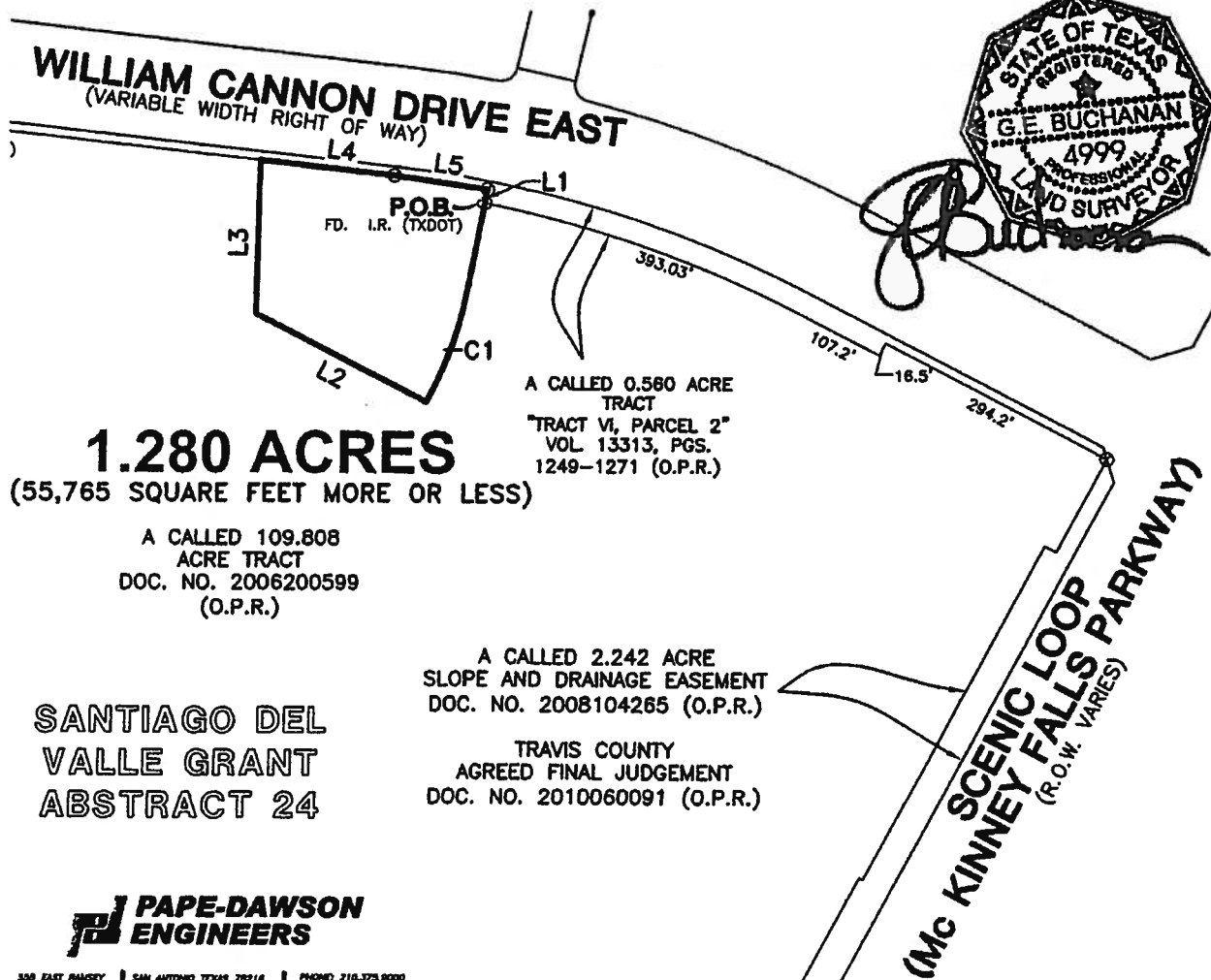
LEGEND:

- DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O FOUND 1/2" IRON ROD WITH ALUMINUM CAP MARKED "TXDOT"

ZONING EXHIBIT

FOR

A 1.283 ACRE, OR 55,872 SQUARE FEET MORE OR LESS, TRACT OF LAND TRACT OF LAND BEING OUT OF A CALLED 109.808 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2006200599 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



1.280 ACRES
(55,765 SQUARE FEET MORE OR LESS)

A CALLED 109.808
ACRE TRACT
DOC. NO. 2006200599
(O.P.R.)

**SANTIAGO DEL
VALLE GRANT
ABSTRACT 24**

A CALLED 2.242 ACRE
SLOPE AND DRAINAGE EASEMENT
DOC. NO. 2008104265 (O.P.R.)

TRAVIS COUNTY
AGREED FINAL JUDGEMENT
DOC. NO. 2010060091 (O.P.R.)

**PAPE-DAWSON
ENGINEERS**

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FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-08

MARCH 22, 2013

SHEET 1 OF 1
JOB No.: 59006-13

SCANNED

Law Department
P. O. Box 1088
Austin, Texas 78767
Attention: J. Collins, Paralegal