

**Zoning Case No. C814-2014-0110.SH**

**RESTRICTIVE COVENANT**

**OWNER:** Austin Housing Finance Corporation, a Texas corporation

**ADDRESS:** 301 West 2<sup>nd</sup> Street, Suite 100  
Austin, Texas 78701

**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:** 208.157 acre tract of land out of the James Burleson Survey No. 19, said acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached and incorporated into this covenant (the "Property"),

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. Development on the Property is subject to the recommendations contained in the Neighborhood Traffic Analysis ("NTA") memorandum from the Transportation Review Section of the Planning and Development Review Department (the "Department"), dated August 24, 2014. The NTA memorandum shall be kept on file at the Department.
2. 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 \_\_\_\_\_, 2014.

**OWNER:**

AUSTIN HOUSING FINANCE CORPORATION,  
a Texas corporation

By: \_\_\_\_\_

Marc A. Ott  
General Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Attorney  
City of Austin

**THE STATE OF TEXAS   §**

**COUNTY OF TRAVIS   §**

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2014, by Marc A. Ott, General Manager of Austin Housing Finance Corporation, a Texas corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas

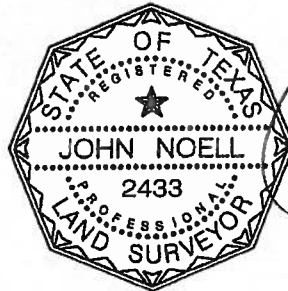
UDG #13-739  
F.N. #1271  
208.157 ACRES


COLONY PARK  
PUD  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

DESCRIPTION

DESCRIBING TWO TRACTS OF LAND OUT OF THE JAMES BURLESON SURVEY #19 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID TWO TRACTS BEING A TOTAL OF 208.157 ACRES; THE FIRST TRACT CONTAINING 203.629 ACRES OF LAND AS DESCRIBED IN A DEED TO THE AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2001119347 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, AND THE SECOND TRACT CONTAINING 4.528 ACRES OF LAND AS DESCRIBED IN A DEED TO THE AUSTIN HOUSING FINANCE CORPORATION RECORDED IN DOCUMENT NUMBER 2001119349 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

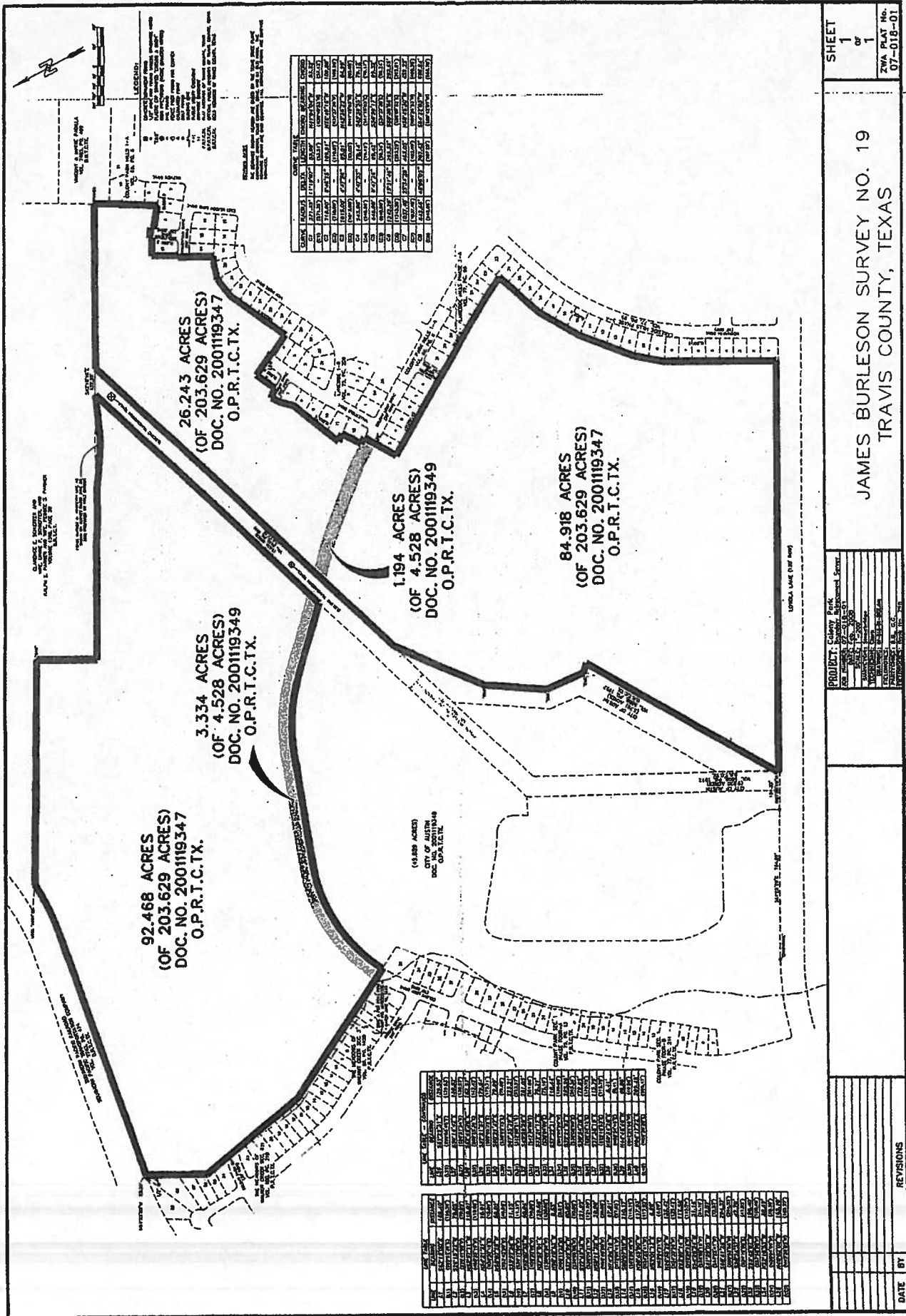
Description Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



  
John Noell, R.P.L.S. #2433

9.23.14  
Date

References: TCAD: 02 1831 0513  
Austin Grid: P-25



**CARSON AND BUSH**  
**PROFESSIONAL SURVEYORS, INC.**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE (512) 442-0990  
FACSIMILE (512) 442-1084

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 92.468 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (169.714 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 1" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" iron pipe found in the South line of that certain (2.51 acre) tract of land as conveyed to Southern Pacific Transportation Company by deed recorded in Volume 7743 Page 474 of the Deed Records of Travis County, Texas, for the Northeasterly corner of Lot 58, Block L, The Meadows of Walnut Creek Section Six, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 100 Page 210 of the Plat Records of Travis County, Texas, and for the Northwesterly corner of that certain (169.714 acre) tract of land as conveyed to John Scardino and Haythem Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, and being the Northwesterly corner and PLACE OF BEGINNING of the herein described tract,

THENCE with the common line of said Scardino (169.714 acre) tract and said Southern Pacific Transportation Company (2.51 acre) tract, the following two (2) courses,

- 1) S 79 deg 11' 45" E 1299.54 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 1242.20 ft. for an arc length of 293.29 ft. and which chord bears S 86 deg 07' 52" E 292.61 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the Southerly line of that certain (36.5 acre) tract of land as conveyed to Clarence E. Schieffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, for the most Easterly corner of said Southern Pacific Transportation Company (2.51 acre) tract and for an angle corner of said Scardino (169.714 acre) tract, and being an angle corner of this tract,

THENCE with a Northerly line of said Scardino (169.714 acre) tract, S 59 deg 00' 52" E 1146.31 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Southeast corner of said Schieffer (36.5 acre) tract and being in the Westerly line of that certain (32 acre) tract of land as conveyed to Clarence E. Schieffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, and being an angle corner of said Scardino (169.714 acre) tract, and being an angle corner of this tract,

THENCE, S 30 deg 10' 08" W 310.46 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Southwesterly corner of said Schieffer (32 acre) tract and for an angle corner of said Scardino (169.714 acre) tract, and being an angle corner of this tract,

\*\*AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH A-1 IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND RECREATION DEPARTMENT FOR PARKLAND PURPOSES  
end of Page 1

THENCE with a Northerly line of said Scardino (169 714 acre) tract, the following seven (7) courses,

- 1) S 60 deg 03' 52" E 436 40 ft to a 60D nail found,
- 2) S 59 deg 08' 46" E 139 53 ft to a 60D nail found,
- 3) S 56 deg 51' 24" E 130 57 ft to a 60D nail found,
- 4) S 60 deg 25' 39" E 162 42 ft to a 60D nail found,
- 5) S 55 deg 05' 35" E 175 71 ft to a 60D nail found,
- 6) S 58 deg 05' 25" E 79 09 ft to a 60D nail found,
- 7) S 65 deg 09' 51" E 223 27 ft to a ½" iron rod found for the Northeasterly corner of said Scardino (169 714 acre) tract and for the Northwesterly corner of that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Northeasterly corner of this tract,

THENCE with the common line of said Scardino (169 714 acre) tract and said City of Austin (9 930 acre) tract, S 73 deg 26' 01" W 1485 94 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Southeasterly corner of this tract,

THENCE crossing the interior of said Scardino (169 714 acre) tract, the following four (4) courses,

- 1) N 43 deg 39' 05" W 404 97 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 1037 40 ft for an arc length of 463 40 ft and which chord bears N 56 deg 26' 53" W 459 56 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 69 deg 14' 42" W at 190 59 ft passing a ½" iron rod found, and continuing along the same course for a total distance of 561 26 ft to a ½" iron rod found for a point of curvature,
- 4) along a curve to the left with a radius of 842 66 ft for an arc length of 707 28 ft and which chord bears S 86 deg 42' 07" W 686 70 ft to a ½" iron rod set at the point of termination of the curving Northerly right-of-way line of Colony Loop Drive for the Southeasterly corner of Lot 1, Block P, The Meadows of Walnut Creek Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 162D of the Plat Records of Travis County, Texas, and being the Southwesterly corner of this tract,

THENCE with the Westerly line of said Scardino (169 714 acre) tract, the following four (4) courses,

- 1) N 26 deg 03' 01" W 472 23 ft to a 1/2" iron rod found in the Easterly line of Lot 10, Block P, of said The Meadows of Walnut Creek Section Five,
- 2) N 26 deg 26' 52" W 247 37 ft to a 1/2" iron rod found in the Easterly line of Lot 15, Block P, of said The Meadows of Walnut Creek Section Five,
- 3) N 08 deg 52' 26" W 609 39 ft to a 1/2" iron rod found in the Easterly line of Lot 55, Block L, of said The Meadows of Walnut Creek Section Six,
- 4) N 29 deg 23' 53" E 308 01 ft to the PLACE OF BEGINNING, containing 92 468 acres of land

SURVEYED June, 2001

*Holt Carson*

Holt Carson

Registered Professional Land Surveyor No 5166

reference map B 652052



FIELD NOTES REVIEWED

By *Mike Sells* Date *07/24/01*

Engineering Support Section  
Department of Public Works  
and Transportation

**CARSON AND BUSH**  
**PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE (512) 442-0990  
FACSIMILE (512) 442-1084

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 26 243 ACRES OF LAND OUT OF THE JAMES BURLSON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (112 816 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron rod found for an angle corner in the Easterly line of that certain (112 816 acre) tract of land as conveyed to John Scardino and Haythem S. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, for the most Northerly or Northwest corner of Lot 10, Block 3, Colony Park Hills 1-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 68 Page 6 of the Plat Records of Travis County, Texas, and for the Southwesterly corner of that certain (3 288 acre) tract of land as conveyed to Vicente Padilla, et ux, by deed recorded in Volume 7483 Page 489 of the Deed Records of Travis County, Texas, and being an angle corner and **PLACE OF BEGINNING** of the herein described tract,

THENCE with the common line of said Scardino (112 816 acre) tract and said Colony Park Hills 1-A, the following ten (10) courses,

- 1) S 32 deg 46' 18" W 242.45 ft. to a ½" iron rod found in the North line of Lot 6, Block 3 of said Colony Park Hills 1-A,
- 2) N 50 deg 35' 16" W 118.08 ft. to a ½" iron rod found in the Easterly right-of-way line of Smallwood Drive,
- 3) N 36 deg 30' 18" E 15.01 ft. to a ½" iron rod found at the point of termination of the Easterly right-of-way line of Smallwood Drive,
- 4) N 53 deg 42' W 49.96 ft. to a ½" iron rod found at the point of termination of the Westerly right-of-way line of Smallwood Drive,
- 5) S 36 deg 17' 00" W 11.17 ft. to a ½" iron rod found in the Westerly right-of-way line of Smallwood Drive for the Northeast corner of Lot 17, Block 5, of said Colony Park Hills 1-A,
- 6) N 59 deg 50' 09" W 90.08 ft. to a ½" iron rod found for the Northwesterly corner of said Lot 17, Block 5, Colony Park Hills 1-A,
- 7) S 30 deg 09' 50" W 130.05 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the North right-of-way line of Valleyfield Drive for the Southwesterly corner of said Lot 17, Block 5,
- 8) N 60 deg 11' 23" W 8.81 ft. to a ½" iron rod found at the point of termination of the North right-of-way line of Valleyfield Drive,
- 9) S 30 deg 09' W 60.00 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the South right-of-way line of Valleyfield Drive for the Northwesterly corner of Lot 14, Block 6, of said Colony Park Hills 1-A,
- 10) S 30 deg 04' 21" W 121.90 ft. to a ½" iron rod found in the North line of Lot 19, Block 6, Lakeside "1-B", a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 75 Page 206 of the Plat Records of Travis County, Texas, for the Southwest corner of Lot 14, Block 6, Colony Park Hills 1-A, and being an angle corner of said Scardino (112 816 acre) tract, same being an angle corner of this tract,

**\*\*AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH A-1 IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND RECREATION DEPARTMENT FOR PARKLAND PURPOSES.**

THENCE with the common line of said Scardino (112 816 acre) tract and said Lakeside "I-B", the following fourteen (14) courses,

- 1) N 56 deg 49' W 20 00 ft to a ½" iron rod found,
- 2) N 72 deg 01' 49" W 97 65 ft to a ½" iron rod found,
- 3) S 82 deg 28' 48" W 110 12 ft to a ½" iron rod found,
- 4) S 65 deg 17' 00" W 349 75 ft to a point for the Easterly corner of Lot 4, Block 6, of said Lakeside "I-B",
- 5) N 24 deg 22' 41" W 117 93 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the Southerly right-of-way line of Valleyfield Drive,
- 6) N 65 deg 24' 21" E 6 89 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southerly right-of-way line of Valleyfield Drive,
- 7) N 24 deg 32' 20" W 135 42 ft to a ½" iron rod found for the Northerly corner of Lot 17, Block 9, of said Lakeside "I-B",
- 8) S 65 deg 30' 23" W 117 74 ft to a ½" iron rod found in the curving Northeasterly right-of-way line of Cambray Drive for the Southwesterly corner of said Lot 17, Block 9,
- 9) along a curve to the left with a radius of 271 35 ft for an arc length of 53 51 ft and which chord bears N 38 deg 40' 53" W 53 42 ft to a ½" iron rod found at the point of termination of the Northeasterly right-of-way line of Cambray Drive,
- 10) S 56 deg 50' 16" W 51 19 ft to a ½" iron rod found at the point of termination of the Southwesterly right-of-way line of Cambray Drive,
- 11) S 44 deg 22' 47" W 72 57 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 12) S 68 deg 53' 55" W 294 55 ft to a ½" iron rod found for the Southwesterly corner of Lot 11, Block 8, of said Lakeside "I-B",
- 13) S 34 deg 19' E 41 93 ft to a point for the most Northerly corner of Lot 12, Block 8, of said Lakeside "I-B",
- 14) S 57 deg 58' 00" W 108 40 ft to a ½" iron rod found for the Southwesterly corner of said Lot 12, Block 8, for an angle corner of said Scardino (112 816 acre) tract, and being an angle corner of this tract,

THENCE crossing the interior of said Scardino (112 816 acre) tract, the following five (5) courses,

- 1) N 30 deg 04" W 38 39 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 718 00 ft for an arc length of 110 07 ft and which chord bears N 34 deg 27' 30" W 109 96 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 38 deg 51' 00" W 298 94 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the left with a radius of 1015 00 ft for an arc length of 85 05 ft and which chord bears N 41 deg 15' 03" W 85 03 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) N 43 deg 39' 05" W 165 27 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the common line of said Scardino (112 816 acre) tract and that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southwesterly corner of this tract,

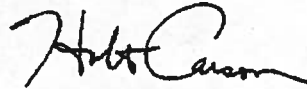
THENCE with the common line of said Scardino (112 816 acre) tract and said City of Austin (9 930 acre) tract, N 73 deg 26' 33" E 1529 21 ft to a 1/4" iron rod found for a Northwesterly corner of said Scardino (112 816 acre) tract and for the Northeasterly corner of said City of Austin (9 930 acre) tract and being the Northwesterly corner of this tract,

THENCE with the Northerly line of said Scardino (112 816 acre) tract, the following two (2) courses,

- 1) S 59 deg 52' 39" E 166 36 ft to a 1/4" iron rod found,
- 2) S 59 deg 57' 47" E 671 97 ft to a 1/4" iron rod found for the Southeast corner of that certain (32 acre) tract of land as conveyed to Clarence E. Schieffer, et al, by deed recorded in Volume 1318 Page 20 of the Deed Records of Travis County, Texas, and for the Northeasterly corner of said Scardino (112 816 acre) tract, and being the Northeasterly corner of this tract,

THENCE with the Easterly line of said Scardino (112 816 acre) tract, S 28 deg 41' 09" W 78 05 ft to the PLACE OF BEGINNING containing 26 243 acres of land

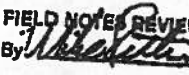
SURVEYED June, 2001



Holt Carson  
Registered Professional Land Surveyor No 5166

reference map B 652052



FIELD NOTES REVIEWED  
By  Date 07/12/01  
Engineering Support Section  
Department of Public Works  
and Transportation

**CARSON AND BUSH**  
**PROFESSIONAL SURVEYORS, INC.**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE (512) 442-0990  
FACSIMILE (512) 442-1084

JUNE 20, 2001

FIELD NOTE DESCRIPTION OF 84 918 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (112 816 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the present North right-of-way line of Loyola Lane and in the Easterly line of that certain (112 816 acre) tract of land as conveyed to John Scardino and Haythem S. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, and in the Westerly line of Lot 1, Block B, Lakeside Hills Phase 3-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 77 Page 95 of the Plat Records of Travis County, Texas, and being the Northeastly corner of that certain tract of land as conveyed to the City of Austin by Street Deed recorded in Volume 12691 Page 1185 of the Real Property Records of Travis County, Texas, same being the Southeasterly corner and **PLACE OF BEGINNING** of the herein described tract,

THENCE crossing the interior of said Scardino (112 816 acre) tract of land with the present North right-of-way line of Loyola Lane and with the North line of said City of Austin Street Deed tract, N 59 deg 37' 58" W 2093.87 ft. to a bolt found in the common line of said Scardino (112 816 acre) tract and that certain (5 761 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Northwesterly corner of said City of Austin Street Deed tract, same being the Southwesterly corner of this tract, and from which a bolt found for the most Southerly corner of said City of Austin (5 761 acre) tract bears S 60 deg 54' 46" W 1135 ft.,

THENCE leaving the present North right-of-way line of Loyola Lane with the common line of said Scardino (112 816 acre) tract and said City of Austin (5 761 acre) tract, the following six (6) courses,

- 1) N 60 deg 54' 46" E 841 ft. to a ½" iron rod found,
- 2) N 60 deg 01' 02" E 1121.91 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 3) N 42 deg 21' 58" W 485.6 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 4) N 06 deg 36' 20" E 209.47 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 5) N 34 deg 33' 30" E 314.58 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors",
- 6) N 53 deg 12' 13" E 509.68 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the Southerly line of that certain (9 930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, for the most Northeastly corner of said City of Austin (5 761 acre) tract, and being an angle corner of said Scardino (112 816 acre) tract, same being an angle corner of this tract,

**\*\*AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 4 SEPARATE TRACTS, OF WHICH A-1 IS BEING CONVEYED TO THE CITY OF AUSTIN-PARKS AND RECREATION DEPARTMENT FOR PARKLAND PURPOSES**

THENCE with the common line of said Scardino (112 816 acre) tract and said City of Austin (9 930 acre) tract, N 73 deg 26' 33" E 479 24 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Northerly corner of this tract,

THENCE crossing the interior of said Scardino (112 816 acre) tract, the following five (5) courses,

- 1) S 43 deg 39' 05" E 201 08 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the right with a radius of 945 00 ft for an arc length of 79 19 ft and which chord bears S 41 deg 15' 03" E 79 17 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) S 38 deg 51' 00" E 297 08 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the right with a radius of 648 00 ft for an arc length of 99 34 ft and which chord bears S 34 deg 27' 30" E 99 24 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) S 30 deg 04' E 75 19 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southwesterly right-of-way line of Colony Loop Drive for the most Northerly corner of Lot 3, Block 13, Lakeside "I-B" a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 75 Page 206 of the Plat Records of Travis County, Texas, and being an angle corner of said Scardino (112 816 acre) tract, same being an angle corner of this tract,

THENCE, S 59 deg 57' 56" W 120 00 ft to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Lot 3, Block 13, Lakeside "I-B",

THENCE, S 30 deg 03' 38" E 492 62 ft to a ½" iron rod found at the point of termination of the Southeastery right-of-way line of Wilmington Drive for the most Westerly corner of Lot 31, Block B, Colony Park Hills 1-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 68 Page 6 of the Plat Records of Travis County, Texas, and being an angle corner of this tract,

THENCE with the common line of said Scardino (112 816 acre) tract and said Block B, of Colony Park Hills 1-A, the following eight (8) courses,

- 1) S 30 deg 00' 00" E 265 36 ft to a ½" iron rod found,
- 2) S 28 deg 32' 12" E 179 75 ft to a ½" iron rod found,
- 3) S 25 deg 16' 53" E 115 79 ft to a ½" iron rod found,
- 4) S 71 deg 59' 51" W 271 86 ft to a ½" iron rod found,
- 5) S 60 deg 09' 36" W 235 77 ft to a ½" iron rod found,
- 6) S 51 deg 14' 32" W 298 16 ft to a ½" iron rod found,
- 7) S 41 deg 13' 06" W 156 79 ft to a ½" iron rod found,
- 8) S 30 deg 21' 53" W 579 63 ft to the PLACE OF BEGINNING, containing 84 918 acres of land

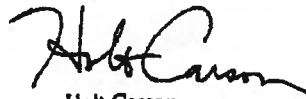
SURVEYED June, 2001

FIELD NOTES REVIEWED

By W. L. Little Date 07/03/01

Engineering Support Section  
Department of Public Works  
and Transportation

reference map B 652052



Holt Carson

Registered Professional Land Surveyor No 5166



**CARSON AND BUSH**  
**PROFESSIONAL SURVEYORS, INC**  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE (512) 442-0990  
FACSIMILE (512) 442-1084

JUNE 20, 2001

"Colony Loop Drive Tract"

FIELD NOTE DESCRIPTION OF 3.314 ACRES OF LAND OUT OF THE JAMES BURLINSON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (169.714 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 1" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHAM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" iron rod found at the point of termination of the curving Southerly right-of-way line of Colony Loop Drive for the Northerly corner of Lot 35, Block U, The Meadows of Walnut Creek Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 162D of the Plat Records of Travis County, Texas, and being in a Westerly line of that certain (169.714 acre) tract of land as conveyed to John Scardino and Haythem S. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, same being the Southwesterly corner and PLACE OF BEGINNING of the herein described tract, and from which a 1/2" iron rod found for the most Easterly corner of said Lot 35, Block U, bears S 26 deg 03' 01" E 129.37 ft.

THENCE crossing the interior of said Scardino (169.714 acre) tract, the following four (4) courses,

- 1) along a curve to the right with a radius of 772.66 ft for an arc length of 650.10 ft and which chord bears N 86 deg 38' 35" E 631.09 ft to a 1/2" iron rod found for a point of tangency,
- 2) S 69 deg 14' 42" E at 375.72 ft passing a 1/2" iron rod found, and continuing along the same course for a total distance of 561.26 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 3) along a curve to the right with a radius of 967.40 ft for an arc length of 432.13 ft and which chord bears S 56 deg 26' 53" E 428.55 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 4) S 43 deg 39' 05" E 369.18 ft to a 1/2" iron rod set in the common line of said Scardino (169.714 acre) tract and that certain (9.930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southeasterly corner of this tract,

THENCE with the common line of said Scardino (169.714 acre) tract and said City of Austin (9.930 acre) tract, N 73 deg 26' 01" E 78.62 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northeasterly corner of this tract,

\*\*AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 2 SEPARATE TRACTS,  
A-3-1 & A-3-2

end of Page 1

Page 2 of 2  
"Colony Loop Drive Tract"  
3.334 Acres

THENCE re-crossing the interior of said Scardino (169.714 acre) tract, the following four (4) courses,

- 1) N 43 deg 39' 05" W 404.97 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 1037.40 ft. for an arc length of 463.40 ft. and which chord bears N 56 deg 26' 53" W 459.56 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 69 deg 14' 42" W at 190.59 ft. passing a 1/2" iron rod found, and continuing along the same course for a total distance of 561.26 ft. to a 1/2" iron rod found for a point of curvature,
- 4) along a curve to the left with a radius of 842.66 ft. for an arc length of 707.28 ft. and which chord bears S 86 deg 42' 07" W 686.70 ft. to a 1/2" iron rod set at the point of termination of the curving Northerly right-of-way line of Colony Loop Drive for the Southeastly corner of Lot 1, Block P, The Meadows of Walnut Creek Section Five, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 162D of the Plat Records of Travis County, Texas, and being the Northwestly corner of this tract,

THENCE with the common line of said Scardino (169.714 acre) tract and said The Meadows of Walnut Creek Section Five, S 26 deg 03' 01" E 70.02 ft. to the PLACE OF BEGINNING, containing 3.334 acres of land

SURVEYED June, 2001

  
Holt Carson  
Registered Professional Land Surveyor No. 5166

reference map B 652052



FIELD NOTES REVIEWED  
By Mike Datta Date 07/12/01  
Engineering Support Section  
Department of Public Works  
and Transportation

**CARSON AND BUSH**  
**PROFESSIONAL SURVEYORS, INC.**  
1904 PORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE (512) 442-0990  
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JULY 10, 2001

"Colony Loop Drive Tract"

FIELD NOTE DESCRIPTION OF 1.194 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY No. 19 ABSTRACT No. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (112.816 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO JOHN SCARDINO AND HAYTHEM S. DAWLETT BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12136 PAGE 2467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/4" iron rod found at the point of termination of the Northeasterly right-of-way line of Colony Loop Drive and in the Southwesterly line of Lot 12, Block 8, Lakeside "1-B", a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 75, Page 206 of the Plat Records of Travis County, Texas, and being an angle corner of that certain (112.816 acre) tract of land as conveyed to John Scardino and Haythem S. Dawlett by Special Warranty Deed recorded in Volume 12136 Page 2467 of the Real Property Records of Travis County, Texas, and being the Northeasterly corner and PLACE OF BEGINNING of the herein described tract,

THENCE with the common line of said Scardino (112.816 acre) tract and said Lakeside "1-B", S 59 deg 57' 56" W 70.00 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the point of termination of the Southwesterly right-of-way line of Colony Loop Drive for the most Northerly corner of Lot 3, Block 13, of said Lakeside "1-B" for the Southeasterly corner of this tract, and from which a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Lot 3, Block 13, bears S 59 deg 57' 56" W 120.00 ft.,

THENCE crossing the interior of said Scardino (112.816 acre) tract, the following five (5) courses,

- 1) N 30 deg 04' W 75.19 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the left with a radius of 648.00 ft. for an arc length of 99.34 ft. and which chord bears N 34 deg 27' 30" W 99.24 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) N 38 deg 51' 00" W 297.08 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the left with a radius of 945.00 ft. for an arc length of 79.19 ft. and which chord bears N 41 deg 15' 03" W 79.17 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) N 43 deg 39' 05" W 201.08 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the common line of said Scardino (112.816 acre) tract and that certain (9.930 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 5000 Page 1992 of the Deed Records of Travis County, Texas, and being the Southwesterly corner of this tract,

end of Page 1

\*\*AND AT GRANTEE'S REQUEST SUBDIVIDED THE LAND INTO 2 SEPARATE TRACTS, A-5-1 & A-5-2.

Page 2 of 2  
"Colony Loop Drive Tract"  
1.194 Acres

THENCE with the common line of said Scardino (112.816 acre) tract and said City of Austin (9.930 acre) tract, N 73 deg 26' 33" E 78.64 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northwestern corner of this tract,

THENCE re-crossing the interior of said Scardino (112.816 acre) tract, the following five (5) courses,

- 1) S 43 deg 39' 05" E 165.27 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 2) along a curve to the right with a radius of 1015.00 ft for an arc length of 85.05 ft and which chord bears S 41 deg 15' 03" E 85.03 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 3) S 38 deg 51' 00" E 298.94 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature,
- 4) along a curve to the right with a radius of 718.00 ft for an arc length of 110.07 ft and which chord bears S 34 deg 27' 30" E 109.96 ft to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency,
- 5) S 30 deg 04' E 38.39 ft to a 1/2" iron rod found for the most Westerly corner of the aforementioned Lot 12, Block 8, Lakeside "I-B",


THENCE with the common line of said Scardino (112.86 acre) tract and said Lot 12, Block 8, S 29 deg 36' 11" E 35.01 ft the PLACE OF BEGINNING containing 1.194 acres of land

SURVEYED June, 2001

  
Holt Carson  
Registered Professional Land Surveyor No. 5166

reference map B 652052



FIELD NOTES REVIEWED  
By:  Date: 07/13/01  
Engineering Support Section  
Department of Public Works  
and Transportation

**After Recording, Please Return to:**  
**City of Austin**  
**Law Department**  
**P. O. Box 1088**  
**Austin, Texas 78767**  
**Attention: J. Collins, Paralegal**