

RESTRICTIVE COVENANT

OWNER: Carol Ann Peterson Starr

OWNER ADDRESS: 906 Copeland
Lufkin, TX 75904

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 are acknowledged.

PROPERTY: Tract 1:
Being all of that certain 1.906 acre tract of land, situated in the William Porter Survey, Abstract Number 7, Travis County, Texas, said 1.906 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:
Being all of that certain 1.150 acre tract of land, situated in the William Porter Survey, Abstract Number 7, Travis County, Texas, said 1.150 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this covenant, and

Tract 3:
Being all of that certain 23.558 acre tract of land, situated partially in the William Porter Survey, Abstract Number 7, and partially in the Thomas H. Mays Survey, No. 89, Abstract Number 562, both in Travis County, Texas, said 23.558 acres of land being more particularly described by metes and bounds in **Exhibit "C"** incorporated into this covenant, and

Tract 4:
Being all of that certain 3.277 acre tract of land, situated partially in the William Porter Survey, Abstract Number 7, and partially in the Thomas H. Mays Survey, No. 89, Abstract Number 562, both in Travis County, Texas, said 3.277 acres of land being more particularly described by metes and bounds in **Exhibit "D"** incorporated into this covenant, (cumulatively referred to the "Property"),

WHEREAS, the Owner 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 BGE, Inc., dated May 18, 2018, or as amended, and approved by the Director of the Development Services Department. All development on the Property is subject to the Development Services Department, Transportation Review Section's staff memorandum dated February 1, 2019 ("memorandum") and any amendments to the memorandum that address subsequent TIA updates for the Property. The TIA and memorandum shall be kept on file at the Development Services 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 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 _____, 2019.

Owner:

Carol Ann Peterson Starr

By: _____

Carol Ann Peterson Starr

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____ 2019,
by Carol Ann Peterson Starr.

Notary Public, State of Texas

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

1.906 ACRES
WILLIAM PORTER SURVEY, ABSTRACT NO. 7
TRAVIS COUNTY, TX
ZONING TRACT

C14-2017-0066
Tract 1

FIELD NOTES

BEING ALL OF THAT CERTAIN 1.906 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF BLOCK A, VALLEY SIDE HEIGHTS, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 1.906 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point being the south corner of Lot 5, and the east corner of Lot 4 of said Block A, Valley Side Heights, Section One, same being in the northwest right-of-way line of Wedgewood Drive (R.O.W. Varies), for the south corner and the POINT OF BEGINNING of the herein described tract,

THENCE, N61°34'54"W, across said Lot 4, a distance of 131.49 feet to a calculated point in the southeast line of Lot 2, Resubdivision of Lot 1, Braker Lane Center Section One, a subdivision recorded in Volume 90, Page 267 (P.R.T.C.TX.), for the western corner of the herein described tract of land,

THENCE, N37°04'00"E, passing the east corner of said Lot 2 and the common south corner of Lot 1, Braker Lane Center, Section 1, recorded in Volume 85, Page 168, Plat Records of Travis County, Texas, and continuing for a total distance of 640.50 feet to a calculated point, for the north corner of the herein described tract,

THENCE, S52°46'00"E, crossing said Block A, a distance of 141.65 feet to a calculated point, for the east corner of the herein described tract, same being in the northwest right-of-way line of said Wedgewood Drive, and at a point of curvature of a curve to the left,

THENCE, along said curve to the left and with the common line of said Wedgewood Drive and said Block "A", having a radius of 3337.72 feet, an arc length of 279.00 feet, and a chord that bears S39°27'41"W,, a distance of 278.92 feet to a calculated point,

THENCE, S37°04'00"W, with the common line of said Wedgewood Drive and said Block A, a distance of 341.64 feet to the POINT OF BEGINNING and containing 1.906 acres of land.

Prepared by:



18 OCT 2017

AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165

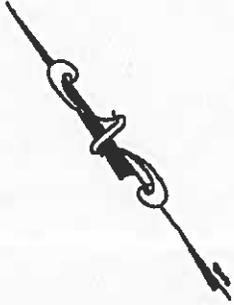


BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Exhibit A

SKETCH TO ACCOMPANY FIELD NOTES

MATCH LINE SHEET 2
MATCH LINE SHEET 1



SCALE: 1" = 50'

LOT 1
BRAKER LANE CENTER
SECTION ONE
VOL. 85, PG. 168
P.R.T.C.TX.

WILLIAM PORTER SURVEY
ABSTRACT NO. 7

VALLEY SIDE HEIGHTS, SECTION ONE

VOL. 7, PG. 31.
P.R.T.C.TX.
BLOCK 'A'

LOT 7

LOT 6

1.906 ACRES

S37°04'00"W 341.64'

WEDGEWOOD DRIVE
(R.O.W. VARIES)

LOT 5

POINT OF BEGINNING
1.906 ACRES

N61°34'54"W 131.49'

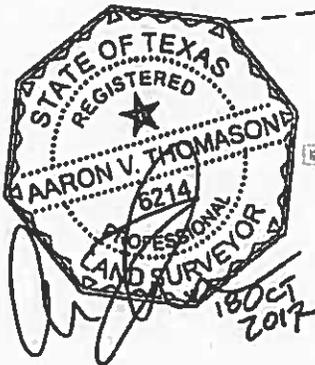
LEGEND

△ CALCULATED POINT

P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



LOT 2
RESUBDIVISION OF
LOT 1
BRAKER LANE CENTER
SECTION ONE
VOL. 90, PG. 237
P.R.T.C.TX.

LOT 4

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.TX.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	279.00	3337.72	S38°27'41"W	278.92	139.58	4°47'22"

Carlson, Brigrance & Doering, Inc.
 PERM 123 #P3791 REG. # 18024900
 Civil Engineering Surveying
 5501 West Wilton Center Austin, Texas 78749
 Phone No. (512) 280-3160 Fax No. (512) 280-3145

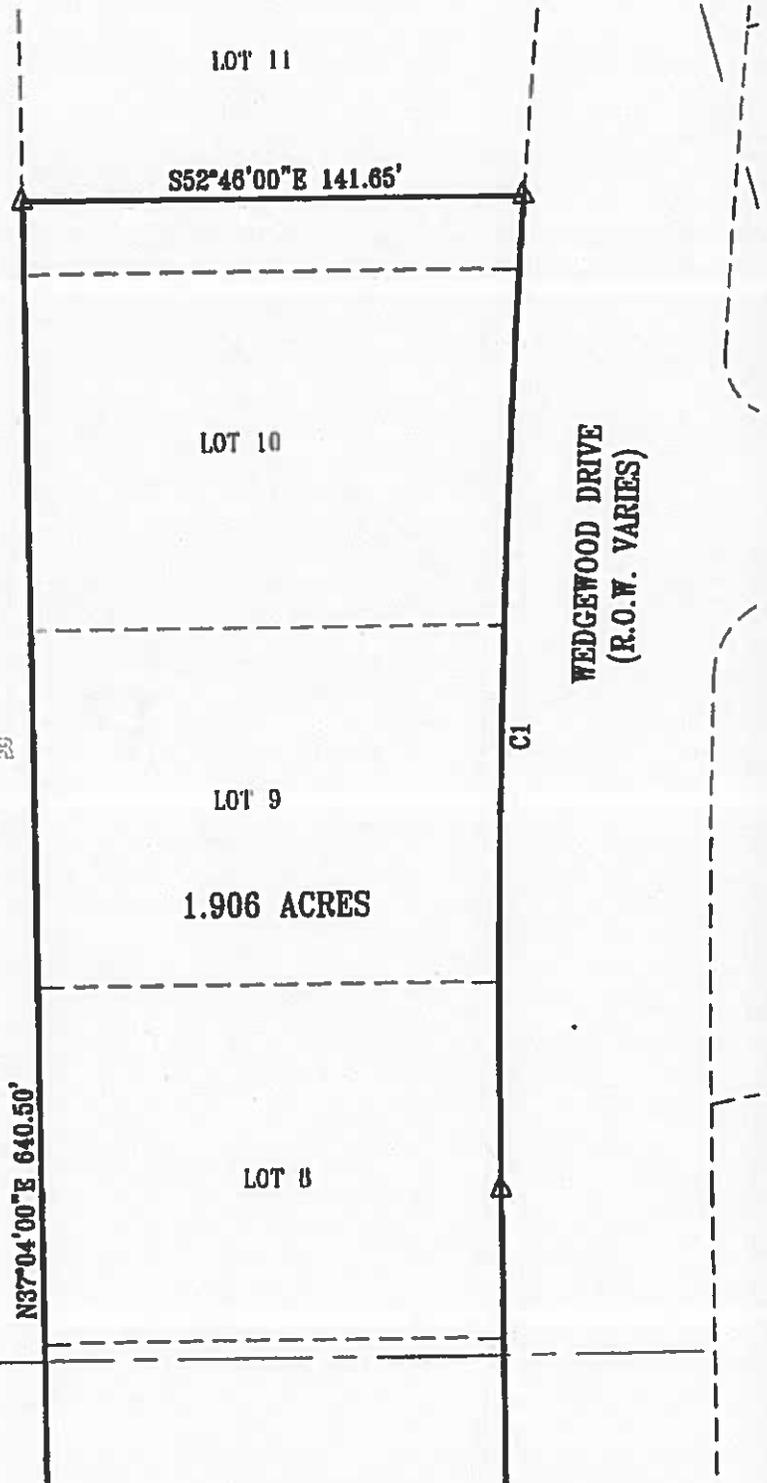
SKETCH TO ACCOMPANY FIELD NOTES

WILLIAM PORTER SURVEY
ABSTRACT NO. 7

LOT 1
BRAKIER LANE CENTER
SECTION ONE
VOL. 90, PG. 287
P.R.T.C.T.X.



MATCH LINE SHEET 2
MATCH LINE SHEET 1



LEGEND

- △ CALCULATED POINT
- P.R.T.C.T.X. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.T.X.

Carlson, Brigrance & Doering, Inc.

FIRM ID #73791 REG. # 10024900

Civil Engineering	Surveying
5501 West William Cannon	Austin, Texas 78749
Phone No. (512) 280-3160	Fax No. (512) 280-3165

C14-2017-0066
Tract 2

FIELD NOTES

BEING ALL OF THAT CERTAIN 1.150 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF BLOCK A, VALLEY SIDE HEIGHTS, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID 1.150 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point being the westernmost corner of said Block A, Valley Side Heights, Section One, same being the southernmost corner of Lot 3, Resubdivision of Lot 1, Braker Lane Center Section One, a subdivision recorded in Volume 90, Page 267 (P.R.T.C.TX.), and being also a point in the northeast right-of-way line of Braker Lane (R.O.W. Varies), for the western corner and the **POINT OF BEGINNING** of the herein described tract,

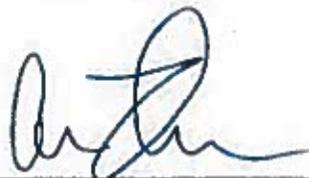
THENCE, N37°04'00"E, with the common boundary line of said Block A, passing the common southerly corner of said Lot 3 and Lot 2 of said Resubdivision of Lot 1, and continuing for a total distance of 384.91 feet to a calculated point, for the north corner of the herein described tract,

THENCE, S61°34'54"E, crossing Lot 4 of said Valley Side Heights, a distance of 131.49 feet to a calculated point, for the east corner of the herein described tract, same being in the northwest right-of-way line of Wedgewood Drive (R.O.W. Varies),

THENCE, S37°04'00"W, with the common line of said Wedgewood Drive and said Block A, a distance of 367.10 feet to a calculated point, for a southerly corner of the herein described tract of land, same being the beginning of a curve to the right,

THENCE, along said curve to the right, having a radius of 22.92 feet, an arc length of 32.38 feet, and a chord that bears S78°10'00"W, a distance of 29.75 feet to a calculated point, being in a southern boundary line of said Block A, and also being in the northern right-of-way line of aforesaid Braker Lane, for the southernmost corner of the herein described tract,

THENCE, N60°45'00"W, with the common boundary line of said Block A and said Braker Lane, a distance of 111.48 feet to the **POINT OF BEGINNING** and containing 1.150 acres of land.

Prepared by:  18 Oct 2017

AARON V. THOMASON, R.P.L.S. NO. 6214
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5501 West William Cannon
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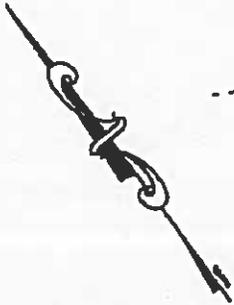
BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

Exhibit B

SKETCH TO ACCOMPANY FIELD NOTES

LOT 1
BRAKER LANE CENTER
SECTION ONE
VOL. 88, PG. 188
P.R.T.C.TX.

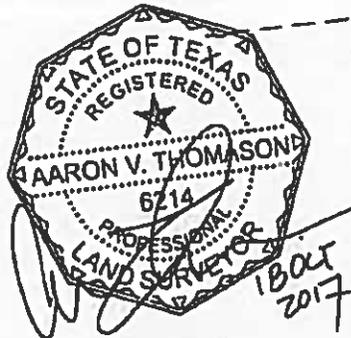
LOT 5



SCALE: 1" = 50'

LOT 2

Line Table		
Line #	Length	Direction
L1	131.49	S61°34'54"E
L2	111.48'	N60°45'00"W



LEGEND

- △ CALCULATED POINT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

POINT OF BEGINNING
1.15 ACRES

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	32.38	22.92	S78°10'00"W	29.75	19.56	80°56'50"

VALLEY SIDE HEIGHTS, SECTION ONE

VOL. 7, PG. 31.
P.R.T.C.TX.
BLK "A"

REUBEN DIVISION OF LOT 1
BRAKER LANE CENTER SECTION ONE
VOL. 90, PG. 257
P.R.T.C.TX.

LOT 4

LOT 3

1.15
ACRES

LOT 2

LOT 1

WILLIAM PORTER SURVEY
ABSTRACT NO. 7

WEDGEWOOD DRIVE
(R.O.W. VARIES)

BRAKER LANE
(R.O.W. VARIES)

N37°04'00"E 384.91'

S37°04'00"W 367.10'

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.TX.

Carlson, Brigance & Doering, Inc.
FIRM ID: PP3751 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 283-3160 Fax No. (512) 283-3163

C14-2017-0100
Tract 3

FIELD NOTES

BEING ALL OF THAT CERTAIN 23.558 ACRE TRACT OF LAND, SITUATED PARTIALLY IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, AND PARTIALLY IN THE THOMAS H. MAYS SURVEY, NUMBER 89, ABSTRACT NUMBER 562, BOTH IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF VALLEY SIDE HEIGHTS SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), ALSO BEING A PORTION OF A CALLED 38.8 ACRE TRACT OF LAND CONVEYED TO RICHARD RAYMOND PETERSON IN VOLUME 10775, PAGE 757, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 23.558 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point in the northeast right-of-way line of Braker Lane (R.O.W. Varies), same being at the west corner of Lot 1, Walnut Ridge Subdivision, Section 1, recorded in Volume 80, Page 317, Plat Records of Travis County, Texas, also being at the south corner of Lot 8 of the above-mentioned Valley Side Heights Subdivision, for the southernmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, N60°43'00"W, with the common line of said Braker Lane and said Valley Side Heights, a distance of 341.04 feet to a calculated point in the southwest line of Lot 5 of said Valley Side Heights,

THENCE, over and across said 38.8 acre tract and said Valley Side Heights, the following three (3) courses and distances, numbered 1 through 3,

- 1) N28°49'04"E, passing the northeast line of said Lot 5 and continuing for a total distance of 170.60 feet to a calculated point,
- 2) N33°52'33"E, a distance of 201.14 feet to a calculated point, and
- 3) N60°47'45"W, passing the southeast line of Lot 1, Block D of said Valley Side Heights, and continuing for a total distance of 384.83 feet to a calculated point in the southeast right-of-way line of Wedgewood Drive (60' R.O.W.), same being in the northwest line of said Lot 1, Block D, for the westernmost corner of the herein described tract of land,

THENCE, with the common line of said Wedgewood Drive and said Valley Side Heights, the following twenty-eight (28) courses and distances,

- 1) N37°04'00"E, a distance of 166.19 feet to a calculated point, at the beginning of a curve to the right,
- 2) Along said curve to the right, having a radius of 22.92 feet, an arc length of 32.89 feet, and a chord that bears N78°10'00"E, a distance of 30.14 feet to a calculated point,
- 3) S60°43'00"E, a distance of 62.25 feet to a calculated point,
- 4) N55°24'00"E, a distance of 55.67 feet to a calculated point,
- 5) N60°43'00"W, a distance of 80.00 feet to a calculated point, at the beginning of a curve to the right,
- 6) Along said curve to the right, having a radius of 17.45 feet, an arc length of 29.73 feet, and a chord that bears N11°39'15"W, a distance of 26.26 feet to a calculated point,
- 7) N37°04'00"E, a distance of 89.82 feet to a calculated point, at the beginning of a curve to the right,

Exhibit C

- 8) Along said curve to the right, having a radius of 3277.72 feet, an arc length of 142.37 feet, and a chord that bears N38°18'40"E, a distance of 142.36 feet to a calculated point, at the beginning of a curve to the right,
- 9) Along said curve to the right, having a radius of 23.94 feet, an arc length of 33.52 feet, and a chord that bears N79°26'00"E, a distance of 30.85 feet to a calculated point,
- 10) S60°43'00"E, a distance of 66.99 feet to a calculated point,
- 11) N67°49'45"E, a distance of 63.95 feet to a calculated point,
- 12) N60°43'00"W, a distance of 97.23 feet to a calculated point, at the beginning of a curve to the right,
- 13) Along said curve to the right, having a radius of 16.24 feet, an arc length of 28.73 feet, and a chord that bears N09°47'00"W, a distance of 25.13 feet to a calculated point, at the beginning of a curve to the right,
- 14) Along said curve to the right, having a radius of 3277.72 feet, an arc length of 128.96 feet, and a chord that bears N42°16'22"E, a distance of 128.95 feet to a calculated point,
- 15) N43°24'00"E, a distance of 52.36 feet to a calculated point, at the beginning of a curve to the right,
- 16) Along said curve to the right, having a radius of 32.81 feet, an arc length of 38.04 feet, and a chord that bears N74°46'00"E, a distance of 35.95 feet to a calculated point,
- 17) S73°51'15"E, a distance of 65.75 feet to a calculated point,
- 18) N74°23'45"E, a distance of 94.99 feet to a calculated point,
- 19) N73°51'15"W, a distance of 122.86 feet to a calculated point, at the beginning of a curve to the right,
- 20) Along said curve to the right, having a radius of 12.19 feet, an arc length of 23.02 feet, and a chord that bears N15°14'00"W, a distance of 19.75 feet to a calculated point,
- 21) N43°24'00"E, with the common line of said Wedgwood drive, a distance of 529.91 feet to a calculated point, at the beginning of a curve to the left,
- 22) Along said curve to the left, having a radius of 808.82 feet, an arc length of 136.01 feet, and a chord that bears N38°34'58"E, a distance of 135.85 feet to a calculated point, at the beginning of a curve to the right,
- 23) Along said curve to the right, having a radius of 18.98 feet, an arc length of 31.14 feet, and a chord that bears N80°34'00"E, a distance of 27.76 feet to a calculated point,
- 24) S52°37'15"E, a distance of 96.87 feet to a calculated point,
- 25) N05°14'45"E, a distance of 59.07 feet to a calculated point,
- 26) N52°37'15"W, a distance of 73.44 feet to a calculated point, at the beginning of a curve to the right,
- 27) Along said curve to the right, having a radius of 21.40 feet, an arc length of 31.71 feet, and a chord that bears N09°48'00"W, a distance of 28.89 feet to a calculated point, at the beginning of a curve to the right, and
- 28) Along said curve to the right, having a radius of 263.75 feet, an arc length of 112.86 feet, and a chord that bears N44°06'37"E, a distance of 112.00 feet to a calculated point, for the northernmost corner of the herein described tract of land, same being at the west corner of Lot 1, Block M, North Oaks Hillside, Section 2-B, recorded in Volume 62, Page 11, Plat Records of Travis County, Texas, also being in the northeast line of the aforementioned 38.8 acre tract, and being the north corner of Lot 1, Block H of said Valley Side Heights,

23.558 ACRES
WILLIAM PORTER SURVEY, ABSTRACT NO. 7
THOMAS H. MAYS SURVEY, NO. 89, ABSTRACT NO. 562
TRAVIS COUNTY, TX
ZONING TRACT

THENCE, with the common line of said 38.8 acres, aforesaid Walnut Hills, Section 1, and Walnut Ridge, Section 2, a subdivision recorded in Volume 81, Page 371, Plat Records of Travis County, Texas, the following three (3) courses and distances, numbered 1 through 3,

- 1) $562^{\circ}22'00''$ E, with the common line of said Valley Side Heights and said North Oaks Hillside, distance of 95.00 feet to a calculated point, at the east corner of said Lot 1, Block H, of said Valley Side Heights, same being in the south line of said Lot 1 Block M,
- 2) $563^{\circ}03'02''$ E, with the common line of said North Oaks Hillside, distance of 268.40 feet to a calculated point, at the common northern corner of Lots 10 and 11, , for the easternmost corner of the herein described tract of land, and
- 3) $528^{\circ}54'26''$ W, adjacent and coincident to the line of said Walnut Ridge, Section 2 and aforesaid Walnut Ridge, Section 1 Subdivision, a distance of 2,073.89 feet to the POINT OF BEGINNING and containing 23.558 acres of land.

Prepared by:

 18 Oct 2017

AARON V. THOMASON, R.P.L.S. NO. 6214

Carlson, Brigrance and Daering, Inc.

5501 West William Cannon

Austin, TX 78749

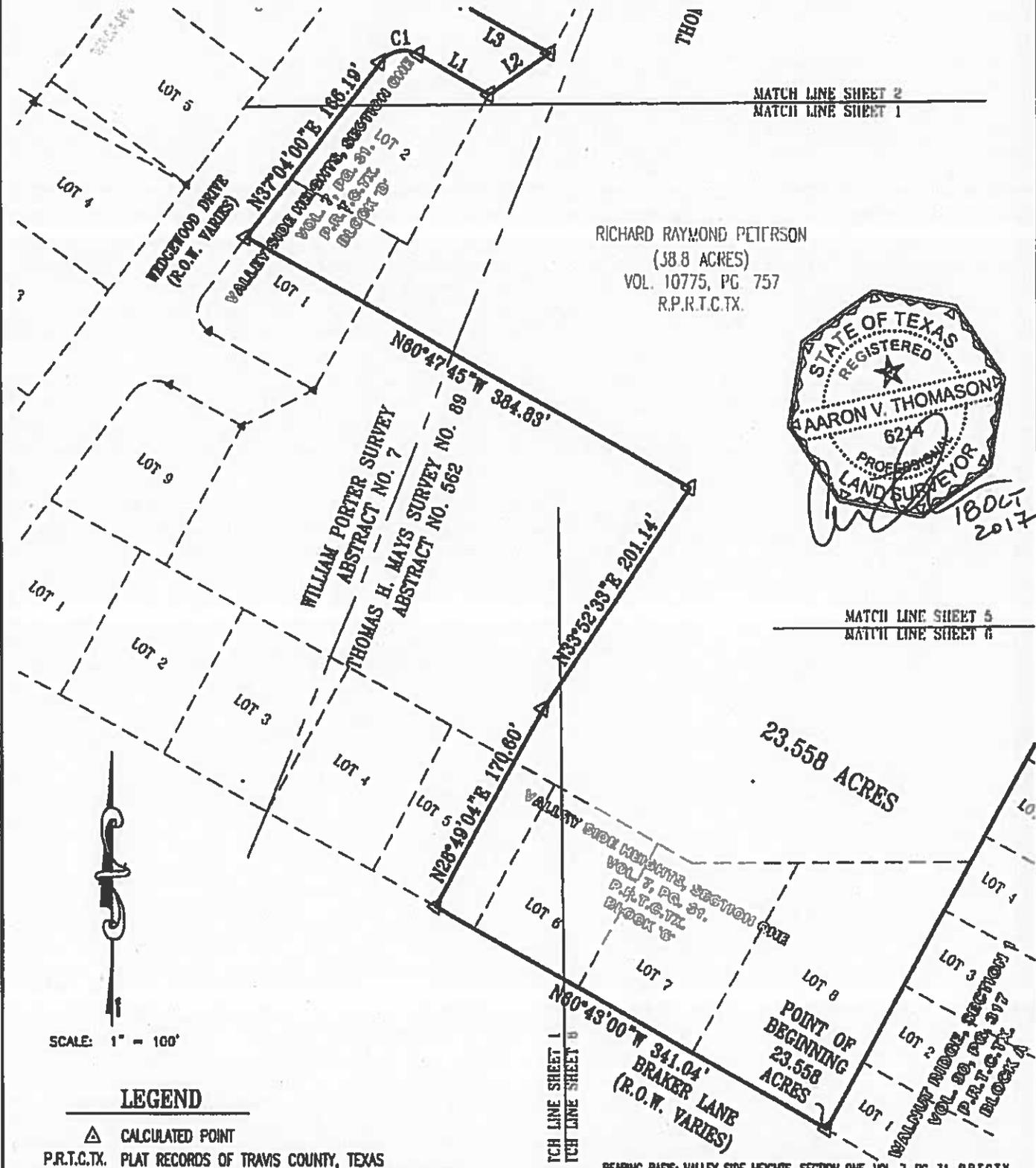
Ph: 512-280-5160

Fax: 512-280-5165



BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

SKETCH TO ACCOMPANY FIELD NOTES

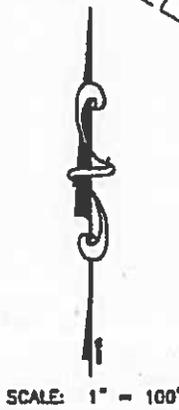


RICHARD RAYMOND PETERSON
 (38.8 ACRES)
 VOL. 10775, PG 757
 R.P.R.T.C.T.X.



MATCH LINE SHEET 5
 MATCH LINE SHEET 6

23.558 ACRES



LEGEND

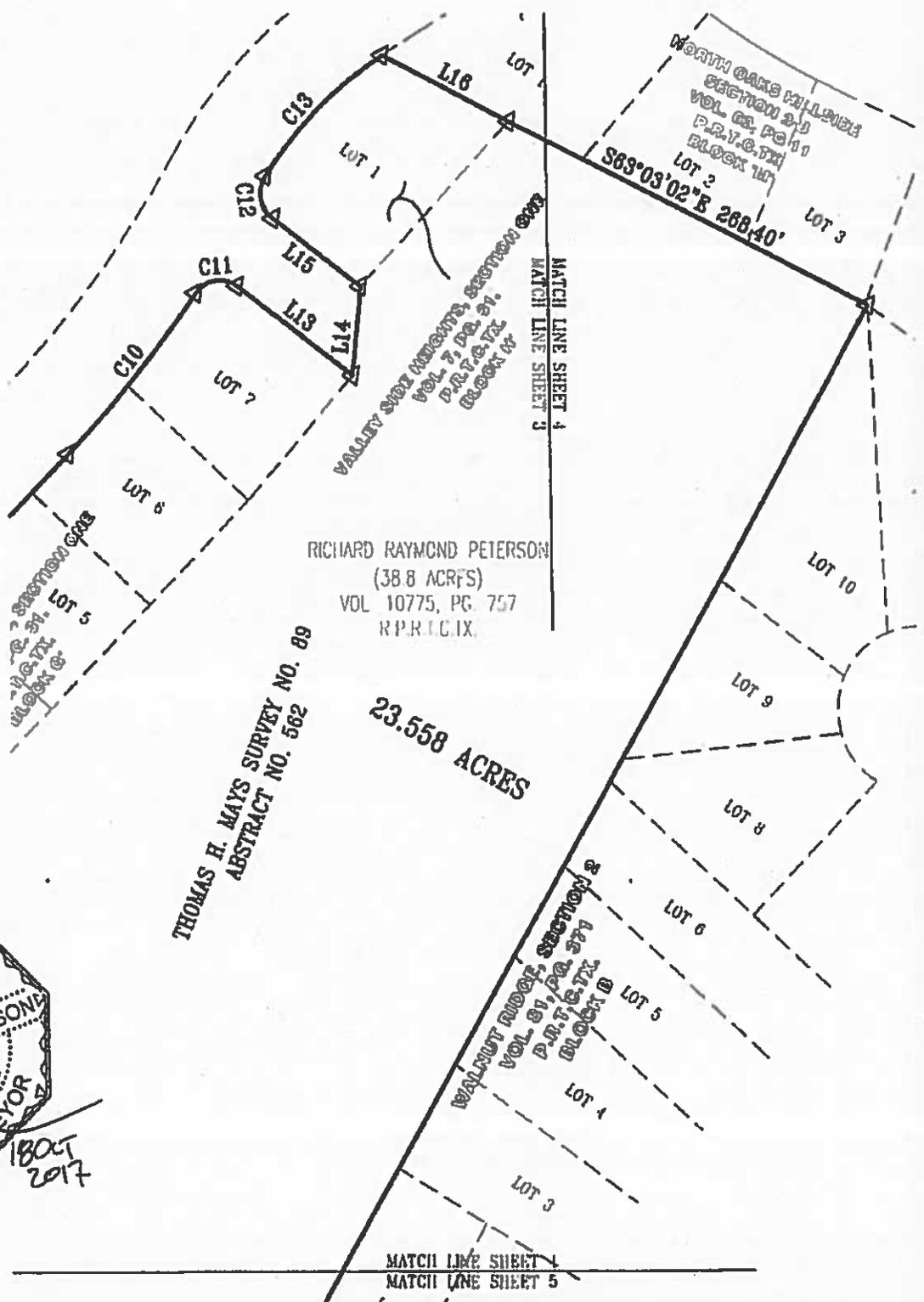
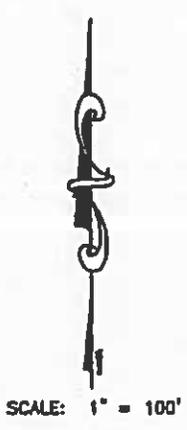
- ▲ CALCULATED POINT
- P.R.T.C.T.X. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.T.X.

Carlson, Brigance & Doering, Inc.
 FIRM ID MFS791 REG. # 10034900

Civil Engineering 5301 West Wilshire Corridor Fort Worth, Texas 76149 Phone No. (817) 280-3140	Surveying Fort Worth, Texas 76149 Fax No. (817) 280-5165
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SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

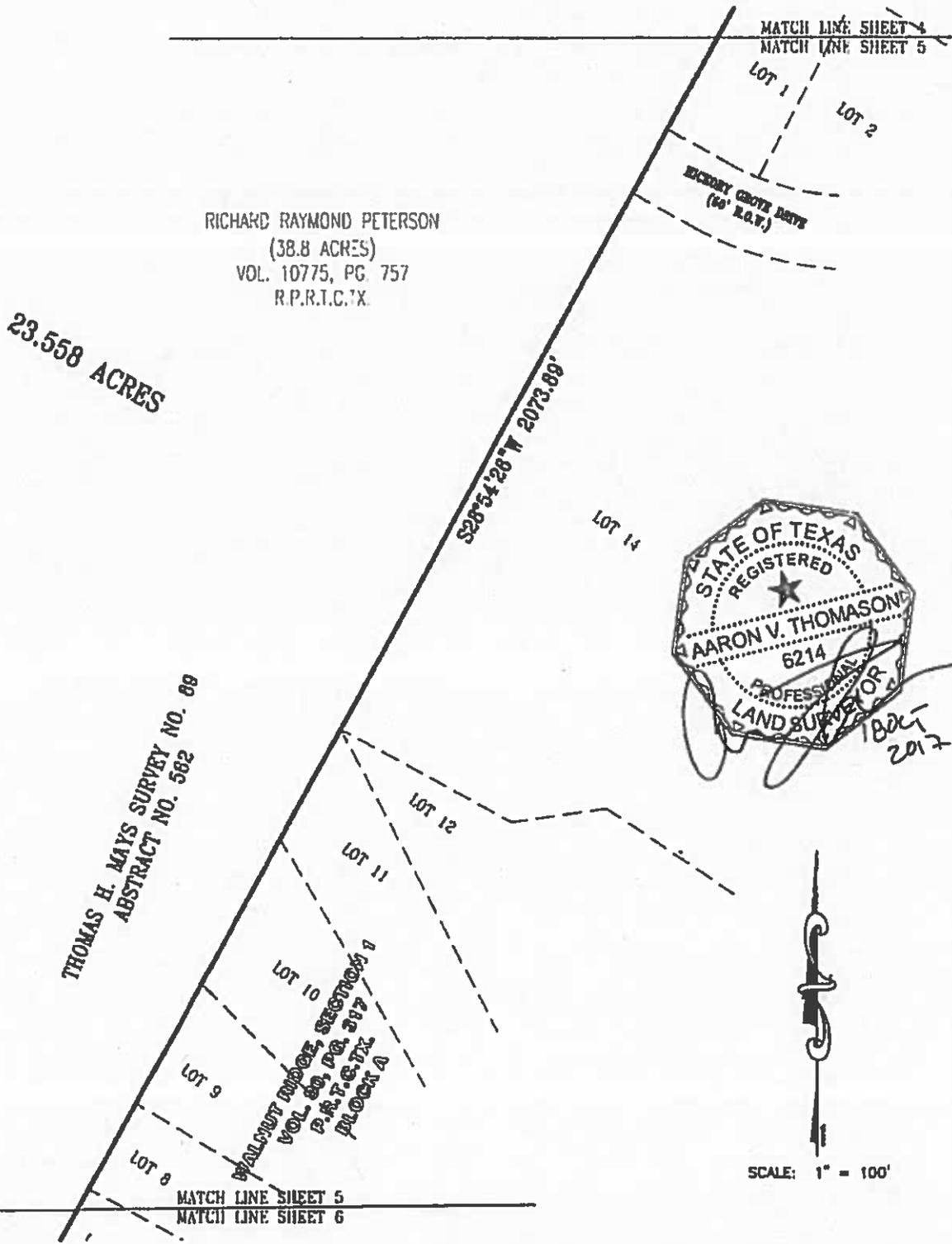
- △ CALCULATED POINT
- P.R.T.C.T.X. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.T.X.

Carlson, Brigrance & Doering, Inc.
 FIRM ID #73791 REG. # 10224902

Civil Engineering Surveying
 1501 West Wilshire Canyon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SKETCH TO ACCOMPANY FIELD NOTES



LEGEND

- △ CALCULATED POINT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.T.X.

	Carlson, Brigance & Doering, Inc.	
	FIRM ID #F3791	REG. # 10224902
Civil Engineering 1501 West William Cassano Phone No. (512) 280-3160	Surveying Austin, Texas 78749 Fax No. (512) 280-3145	

SKETCH TO ACCOMPANY FIELD NOTES

RICHARD RAYMOND PETERSON
 (38.8 ACRES)
 VOL. 10775, PG. 757
 P.R.T.C.T.X.

THOMAS H. MAYS SURVEY NO.
 ABSTRACT NO. 582



LEGEND

- △ CALCULATED POINT
- P.R.T.C.T.X. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SHEET 6 OF 7

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.T.X.



Carlson, Brigrance & Doering, Inc.

FIRM ID #73791 REG. # 10024900

Civil Engineering Surveying

5501 West Village Canyon Austin, Texas 78749

Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH:-JAC2004LP\4923\SURVEY\FN - ZONING TRACT / 3 - 23.558 ACRES

SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	62.25	S60°43'00"E
L2	55.67	N55°24'00"E
L3	80.00	N60°43'00"W
L5	89.82	N37°04'00"E
L6	66.99	S60°43'00"E
L7	63.95	N67°49'45"E
L8	97.23	N60°43'00"W
L9	52.36	N43°24'00"E
L10	65.75	S73°51'15"E
L11	94.99	N74°23'45"E
L12	122.86	N73°51'15"W
L13	96.87	S52°37'15"E
L14	59.07	N05°14'45"E
L15	73.44	N52°37'15"W
L16	95.00	S62°22'00"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	32.89	22.92	N78°10'00"E	30.14	20.00	82°13'11"
C2	29.73	17.45	N11°39'15"W	26.26	19.94	97°37'25"
C3	142.37	3277.72	N38°16'40"E	142.36	71.20	7°29'19"
C4	33.52	23.94	N79°26'00"E	30.85	20.17	80°13'21"
C5	28.73	16.24	N09°47'00"W	25.13	19.82	101°20'57"
C6	128.96	3277.72	N42°16'22"E	128.95	64.49	7°15'15"
C7	38.04	32.81	N74°46'00"E	35.95	21.48	66°25'46"
C9	23.02	12.19	N15°14'00"W	19.75	16.85	108°13'18"
C10	136.01	808.82	N38°34'58"E	135.85	68.16	9°38'04"
C11	31.14	18.98	N80°34'00"E	27.76	20.36	94°00'43"
C12	31.71	21.40	N09°46'00"W	28.89	19.57	84°53'42"
C13	112.86	263.75	N44°06'37"E	112.00	57.31	24°31'01"



LEGEND

- △ CALCULATED POINT
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.TX.

Carlson, Brigrance & Doering, Inc.

PEM ID #P3791 REG. # 10024900

Civil Engineering
3301 West Wilson Canyon
Flower No. (512) 280-3180

Surveying
Aurora, Texas 78749
Fax No. (512) 280-3185

C14-2017-0100
Tract 4

FIELD NOTES

BEING ALL OF THAT CERTAIN 3.277 ACRE TRACT OF LAND, SITUATED PARTIALLY IN THE WILLIAM PORTER SURVEY, ABSTRACT NUMBER 7, AND PARTIALLY IN THE THOMAS H. MAYS SURVEY, NUMBER 89, ABSTRACT NUMBER 562, BOTH IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF VALLEY SIDE HEIGHTS SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), ALSO BEING A PORTION OF A CALLED 38.8 ACRE TRACT OF LAND CONVEYED TO RICHARD RAYMOND PETERSON IN VOLUME 10775, PAGE 757, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.277 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a calculated point in the northeast right-of-way line of Braker Lane (R.O.W. Varies), same being in the southwest line of Block C of the above-mentioned Valley Side Heights Subdivision, for the southernmost corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, N60°43'00"W, with the common line of said Braker Lane and said Block C, a distance of 400.77 feet to a calculated point, for a western corner of the herein described tract of land, same being at the beginning of a curve to the right,

THENCE, along said curve to the right and with the common line of said Block C, having a radius of 17.45 feet, an arc length of 29.77 feet, and a chord that bears N11°48'27"W, a distance of 26.29 feet to a calculated point, for a western corner of the herein described tract of land, same being in the southeast line of Wedgewood Drive (R.O.W. Varies),

THENCE, with the common line of said Block C and said Wedgewood Drive,

- 1) N37°04'00"E, a distance of 207.29 feet to a calculated point, at the beginning of a curve to the right,
- 2) along said curve to the right, having a radius of 22.92 feet, an arc length of 32.95 feet, and a chord that bears N78°07'44"E, a distance of 30.19 feet to a calculated point,
- 3) S60°43'00"E, a distance of 63.58 feet to a calculated point, at the east corner of Lot 9, Block C, of said Valley Side Heights,
- 4) N62°56'15"E, a distance of 59.96 feet to a calculated point, at the south corner of Lot 1, Block D, of said Valley Side Heights,
- 5) N60°43'00"W, a distance of 90.00 feet to a calculated point, at the beginning of a curve to the right,
- 6) along said curve to the right, having a radius of 17.45 feet, an arc length of 29.84 feet, and a chord that bears N11°44'07"W, a distance of 26.33 feet to a calculated point, same being in the southeast line of Wedgewood Drive, and
- 7) N37°04'00"E, with the common line of said Wedgewood Drive, a distance of 56.23 feet to a calculated point, for the northernmost corner of the herein described tract of land,

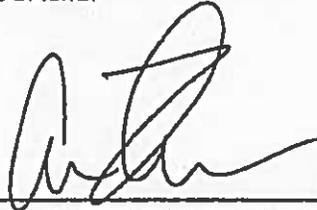
THENCE, over and across said 38.8 acres and said Valley Side Heights, the following three (3) courses and distances, numbered 1 through 3,

Exhibit D

3.277 ACRES
WILLIAM PORTER SURVEY, ABSTRACT NO. 7
THOMAS H. MAYS SURVEY, NO. 89, ABSTRACT NO. 562
TRAVIS COUNTY, TX
ZONING TRACT

- 1) $S60^{\circ}47'45''E$, passing the southeast line of said Lot 1, Block D, and continuing for a total distance of 384.83 feet to a calculated point, for the easternmost corner of the herein described tract of land,
- 2) $S33^{\circ}52'33''W$, a distance of 201.14 feet to a calculated point, and
- 3) $S28^{\circ}49'04''W$, passing the northeast line of Lot 5, Block C of said Valley Side Heights, and continuing for a total distance of 170.60 feet to the POINT OF BEGINNING and containing 3.277 acres of land.

Prepared by:



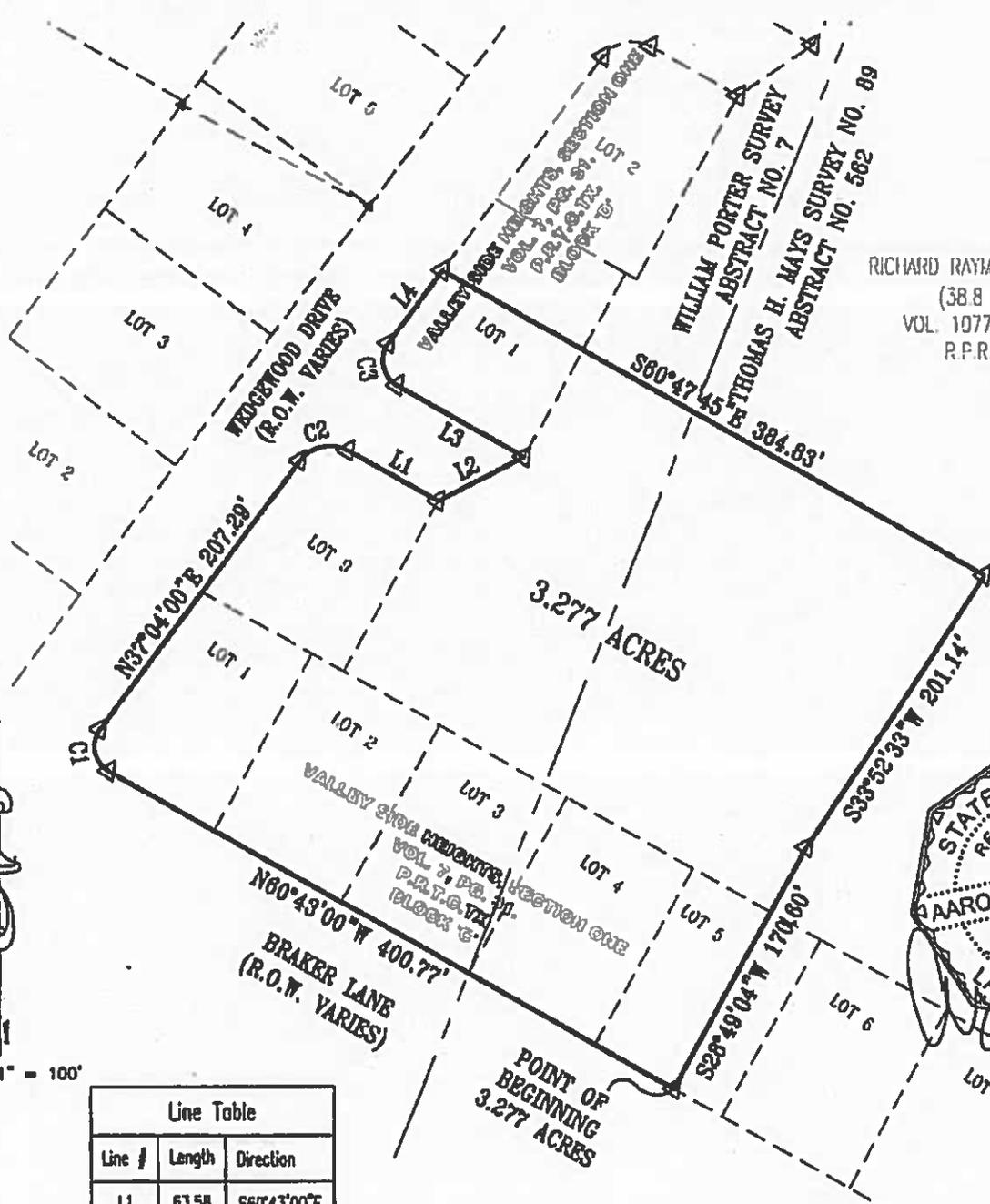
18 OCT 2017

AARON V. THOMASON, R.P.L.S. NO. 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165



BEARING BASIS: VALLEY SIDE HEIGHTS, SECTION ONE, VOLUME 7, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

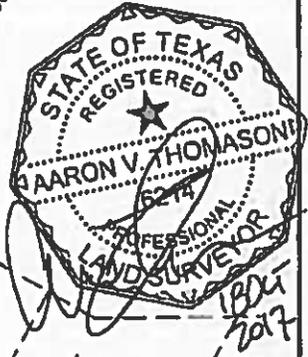
SKETCH TO ACCOMPANY FIELD NOTES



RICHARD RAYMOND PETERSON
 (38.8 ACRES)
 VOL. 10775, PG. 757
 R.P.R.T.C.T.X.



SCALE: 1" = 100'



Line #	Length	Direction
L1	63.58	S60°43'00"E
L2	59.96	N62°56'15"E
L3	90.00	N60°43'00"W
L4	56.23	N37°04'00"E

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	29.77	17.45	N11°48'27"W	26.29	19.98	97°44'16"
C2	32.95	22.92	N78°07'44"E	30.19	20.05	82°22'11"
C3	29.84	17.45	N11°44'07"W	26.33	20.07	97°58'39"

LEGEND

- △ CALCULATED POINT
- P.R.T.C.T.X. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEARING BASE: VALLEY SIDE HEIGHTS, SECTION ONE, VOL. 7, PG. 31, P.R.T.C.T.X.

Carlson, Brigance & Doering, Inc.
 FIRM ID #73791 REG. # 10024900

Civil Engineering Surveying
 3501 West Wilson Canyon Austin, Texas 78749
 Phone No. (512) 280-3160 Fax No. (512) 280-3163

PATH: -J:AC2004LP\4923\SURVEY\FN - ZONING TRACT # 4 - 3.277 ACRES

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