

**FIRST AMENDMENT OF RESTRICTIVE COVENANT
FOR ZONING CASE: C14-85-288.79(RCA)**

OWNER: SCHMIDT INVESTMENTS, LTD, a Texas Limited Partnership
Address:
5500 Preston Road, Suite 250
Dallas, TX 75205

CITY: City of Austin, Texas, a Texas home-rule municipal corporation situated in the counties of Hays, Travis and Williamson.

CITY COUNCIL: The City Council of the City of Austin.

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: A 3.799 acre tract of land, out of the Peter Matson Survey No. 619, Abstract No. 538, in the City of Austin, Travis County, Texas, said 3.799 acres of land being the same as described in that Restrictive Covenant dated September 17, 1986, and recorded in the Official Public Records of Travis County, Texas, on December 29, 1986, in Volume 10028, Page 338, and more particularly described by metes and bounds incorporated into this document as **Exhibit “A”**.

WHEREAS, the Owner of the Property and the City of Austin entered into that certain Restrictive Covenant (“Restrictive Covenant”), consisting of approximately 3.799 acres of land, dated September 17, 1986, and recorded in the Deed Records of Travis County, Texas, on December 29, 1986, in Volume 10028, Page 338; and,

WHEREAS, the Owner presently owns the real property described in the Restrictive Covenant and incorporated into this Amendment of Restrictive Covenant (“Amendment”); and,

WHEREAS, the Restrictive Covenant provides that the covenants can be modified, amended, or terminated by joint action of both a majority of the members of the City Council and the owner of the Property at the time of such modification, amendment, or termination; and,

WHEREAS, a majority of the City Council approved the execution of this Amendment of Restrictive Covenant for Zoning Case No. C14-85-288.79 on September 21, 2023, at a regularly scheduled meeting where a quorum was present.

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreement hereinafter set forth, the City and Owner agree as follows:

1. Paragraph 1 is amended to read:
 1. The limitations placed on the floor to area ratio (F.A.R.) are removed.

2. Paragraph 3 is deleted in its entirety and replaced as follows:
 3. All rules, regulations, and ordinances of the City of Austin apply to the Property, specifically City Code Title 25 (*Land Development Code*). All development on the property shall comply with current City Code.
4. Except as expressly provided for in this Amendment, each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall continue in full force and effect on and after the effective date of this Amendment.
5. The City Manager, or their designee, shall execute on behalf of the City, this Amendment as authorized by the City Council of the City of Austin. The Amendment shall be filed in the Official Public Records of Travis County, Texas.

[Remainder of page intentionally left blank]

EXECUTED this the _____ day of _____, 2023.

OWNER: Schmidt Investments, Ltd., a Texas limited partnership

By: RERS, Inc.,
a Texas corporation,
its General Partner

By: _____
Robert Schmidt
President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Robert Schmidt, President, on behalf of RERS, Inc., a Texas corporation, as General Partner of Schmidt Investments, Ltd., a Texas limited partnership.

Notary Public, State of Texas

APPROVED AS TO FORM:

Name: _____
Assistant City Attorney
City of Austin

After Recording, Please Return to:

City of Austin
Law Department
P. O. Box 1088
Austin, Texas 78767
Attention: A. van Niman, Paralegal

EXHIBIT A

3.799 ACRE
GREYSTAR
"LO-NP" ZONING DESCRIPTION

FN. NO. 22-086 (ABB)
APRIL 28, 2022
JOB NO. 222012506

DESCRIPTION

A 3.799 ACRE OF LAND OUT OF THE PETER MATSON SURVEY NO 619, ABSTRACT NO. 638, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 9.803 ACRE TRACT OF LAND CONVEYED TO SCHMIDT INVESTMENTS, LTD BY DEED OF RECORD IN VOLUME 12946, PAGE 1836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.799 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "BURY" cap found in the westerly right-of-way line of Scenic Brook Drive (R.O.W. varies), being the common easterly corner of Lot 18B, Resubdivision of Lots 16-19, Westoaks Section 2, a subdivision of record in Book 23, Page 38 of the Plat Records of Travis County, Texas and said 9.803 acre tract, for the northeasterly corner hereof;

THENCE, S27°54'30"W, leaving said common corner, along the westerly line of Scenic Brook Drive, being the easterly line of said 9.803 acre tract and hereof, a distance of 323.27 feet to the southeasterly corner hereof, from which a TXDOT Type II monument found at the northeasterly corner of that certain 5.068 acre tract of land conveyed to the State of Texas by deed of record in Document No. 2019145815 of said Official Public Records bears S27°54'30"W, a distance of 55.46 feet;

THENCE, N62°01'52"W, leaving the westerly line of Scenic Brook Drive, over and across said 9.803 acre tract, for the southerly line hereof, a distance of 511.50 feet to a point in the easterly line of that certain 30.98 acre tract of land conveyed to Schmidt Investments, LTD by deed of record in Volume 12946, Page 1939 of said Official Public Records, for the southwesterly corner hereof;

THENCE, N28°02'47"E, along the easterly line of said 30.98 acre tract, being the westerly line of said 9.803 acre tract and hereof, a distance of 324.30 feet to a 1/2 inch iron rod found in the southerly line Lot 20, Westoaks Section Two, a subdivision of record in Book 3, Page 354 of said Plat Records, for the northwesterly corner hereof;

FNNO. 22-086(ABB)

APRIL 28, 2022

SHEET 2 OF 2



THENCE, in part along the southerly line of said Lot 20, in part along the southerly line of Lots 18A, 18B and 19A, being the northerly line of said 9.803 acre tract and hereof, the following two (2) courses and distances:

- 1) S61°57'48"E, a distance of 42.50 feet to a 1/2 inch iron pipe found;
- 2) S61°54'38"E, a distance of 468.22 feet to the **POINT OF BEGINNING**, containing an area of 3.799 acre (165,488 square feet) of land, more or less, within these metes and bounds.

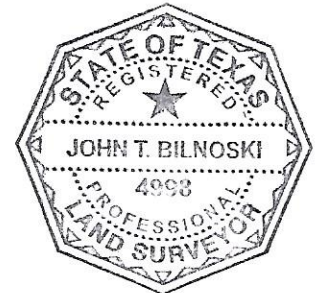
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

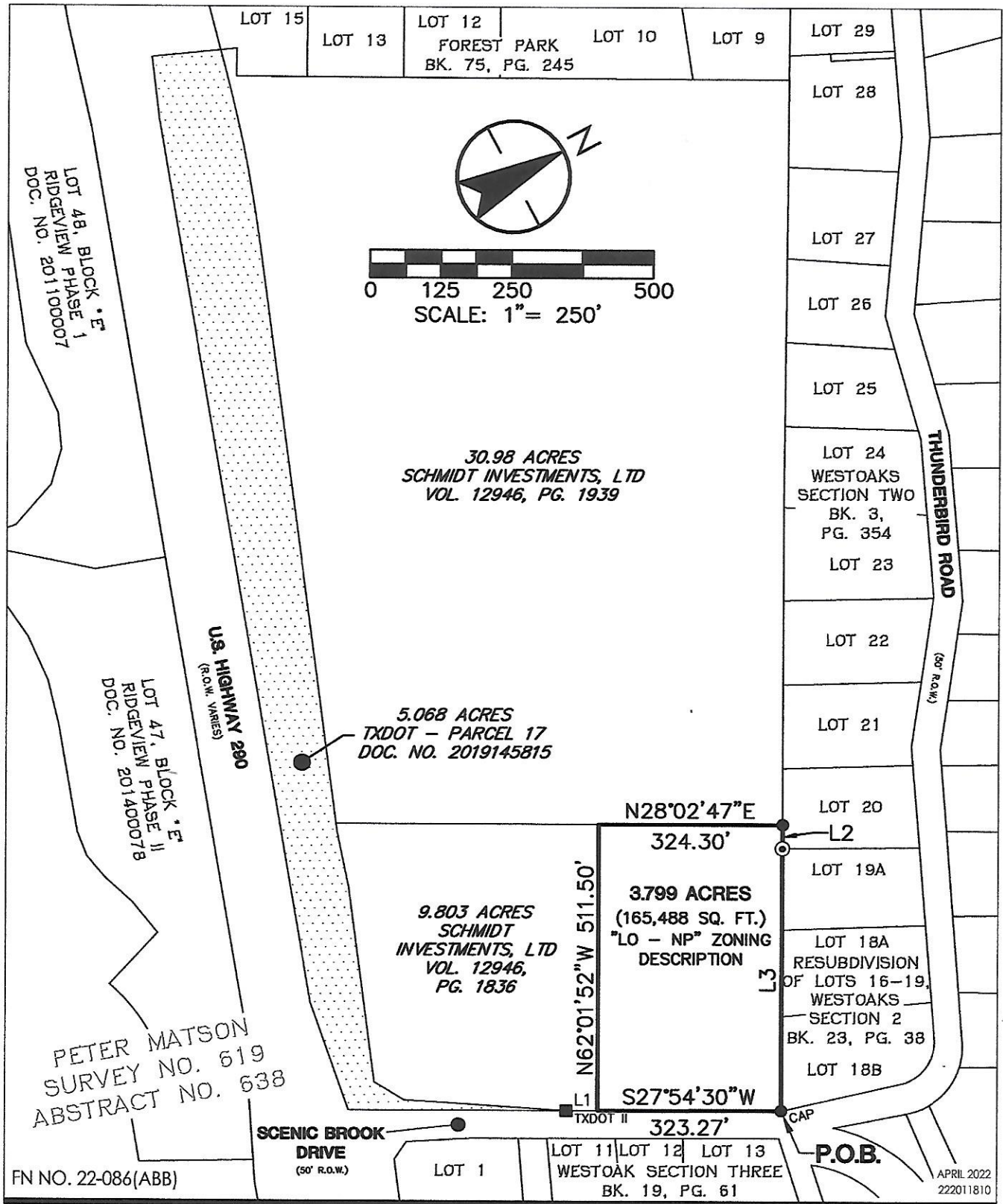
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

JOHN T. BILNOSKI Date
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPELS # 10194230
john.bilnoski@stantec.com



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2022/05/06 9:28 AM By: Bilnoski, John



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPES # F-6324 & # 10194230
www.stantec.com



Client/Project

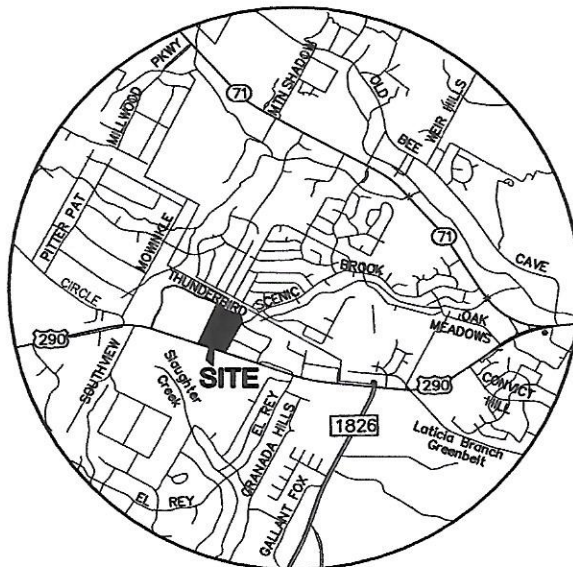
GREYSTAR
US 290/ SCENIC BROOK

Figure No.

SHEET 1 OF 2

Title

"LO - NP" ZONING DESCRIPTION



VICINITY MAP

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

LEGEND

- _{CAP} 1/2" IRON ROD WITH "BURY" CAP FOUND
- _{TXDOT II} TXDOT TYPE II MONUMENT FOND
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S27°54'30"W	55.46'
L2	S61°57'48"E	42.50'
L3	S61°54'38"E	468.22'

FN NO. 22-086(ABB)

APRIL 2022
222011810



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPELS # F-6324 & # 10194230
www.stantec.com



Client/Project
**GREYSTAR
US 290/ SCENIC BROOK**

Figure No.
SHEET 2 OF 2

Title
"LO - NP" ZONING DESCRIPTION

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2022/05/06 9:28 AM By: Bilnoski, John

**FIRST AMENDMENT OF RESTRICTIVE COVENANT
FOR ZONING CASE: C14-85-288.79(RCA)**

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Address:
5500 Preston Road, Suite 250
Dallas, TX 75205

CITY: City of Austin, Texas, a Texas home-rule municipal corporation situated in the counties of Hays, Travis and Williamson.

CITY COUNCIL: The City Council of the City of Austin.

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: A 4.863 acre tract of land, out of the Peter Matson Survey No. 619, Abstract No. 538, in the City of Austin, Travis County, Texas, said 4.863 acres of land being the same as described in that Restrictive Covenant dated September 17, 1986, and recorded in the Official Public Records of Travis County, Texas, on December 29, 1986, in Volume 10028, Page 342, and more particularly described by metes and bounds incorporated into this document as **Exhibit “A”**.

WHEREAS, the Owner of the Property and the City of Austin entered into that certain Restrictive Covenant (“Restrictive Covenant”), consisting of approximately 4.863 acres of land, dated September 17, 1986, and recorded in the Deed Records of Travis County, Texas, on December 29, 1986, in Volume 10028, Page 342; and,

WHEREAS, the Owner presently owns the real property described in the Restrictive Covenant and incorporated into this Amendment of Restrictive Covenant (“Amendment”); and,

WHEREAS, the Restrictive Covenant provides that the covenants can be modified, amended, or terminated by joint action of both a majority of the members of the City Council and the owner of the Property at the time of such modification, amendment, or termination; and,

WHEREAS, a majority of the City Council approved the execution of this Amendment of Restrictive Covenant for Zoning Case No. C14-85-288.79 on September 21, 2023, at a regularly scheduled meeting where a quorum was present.

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreement hereinafter set forth, the City and Owner agree as follows:

1. Paragraph 1 is amended to read:

1. The limitations placed on the floor to area ratio (F.A.R.) are removed.

2. Paragraph 3 is deleted in its entirety and replaced as follows:
 3. All rules, regulations, and ordinances of the City of Austin apply to the Property, specifically City Code Title 25 (*Land Development Code*). All development on the property shall comply with current City Code.
4. Except as expressly provided for in this Amendment, each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall continue in full force and effect on and after the effective date of this Amendment.
5. The City Manager, or their designee, shall execute on behalf of the City, this Amendment as authorized by the City Council of the City of Austin. The Amendment shall be filed in the Official Public Records of Travis County, Texas.

[Remainder of page intentionally left blank]

EXECUTED this the _____ day of _____, 2023.

OWNER: Schmidt Investments, Ltd., a Texas limited partnership

By: RERS, Inc.,
a Texas corporation,
its General Partner

By: _____
Robert Schmidt
President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Robert Schmidt, President, on behalf of RERS, Inc., a Texas corporation, as General Partner of Schmidt Investments, Ltd., a Texas limited partnership.

Notary Public, State of Texas

APPROVED AS TO FORM:

Name: _____
Assistant City Attorney
City of Austin

After Recording, Please Return to:

City of Austin
Law Department
P. O. Box 1088
Austin, Texas 78767
Attention: A. van Niman, Paralegal

EXHIBIT A

4.863 ACRE
GREYSTAR
"LR-NP" ZONING DESCRIPTION

FN. NO. 22-087 (ABB)
APRIL 28, 2022
JOB NO. 222012506

DESCRIPTION

A 4.863 ACRE OF LAND OUT OF THE PETER MATSON SURVEY NO 619, ABSTRACT NO. 638, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 9.803 ACRE TRACT OF LAND CONVEYED TO SCHMIDT INVESTMENTS, LTD BY DEED OF RECORD IN VOLUME 12946, PAGE 1836 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.863 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with "BURY" cap found in the westerly right-of-way line of Scenic Brook Drive (R.O.W. varies), being the common easterly corner of Lot 18B, Resubdivision of Lots 16-19, Westoaks Section 2, a subdivision of record in Book 23, Page 38 of the Plat Records of Travis County, Texas and said 9.803 acre tract;

THENCE, S27°54'30"W, leaving said common corner, along the westerly line of Scenic Brook Drive, being the easterly line of said 9.803 acre tract, a distance of 323.27 feet to the **POINT OF BEGINNING** for the northeasterly corner hereof;

THENCE, S27°54'30"W, continuing along the westerly line of Scenic Brook Drive, being the easterly line of said 9.803 acre tract, for a portion of the easterly line hereof, a distance of 55.46 feet to a TXDOT Type II monument found at the northeasterly corner of that certain 5.068 acre tract of land conveyed to the State of Texas by deed of record in Document No. 2019145815 of said Official Public Records;

THENCE, leaving the westerly line of Scenic Brook Drive, along the northerly line of said 5.068 acre tract, for a portion of the easterly line and the southerly line hereof, the following five (5) courses and distances:

- 1) S31°39'55"W, a distance of 286.55 feet to an angle point;
- 2) S59°04'53"W, a distance of 61.30 feet to the southeasterly corner hereof;
- 3) N69°36'04"W, a distance of 350.97 feet to an angle point;
- 4) N73°53'25"W, a distance of 100.28 feet to an angle point;

- 5) N69°36'04"W, a distance of 16.14 feet to a point in the easterly line of that certain 30.98 acre tract of land conveyed to Schmidt Investments, LTD by deed of record in Volume 12946, Page 1939 of said Official Public Records, being the westerly line of said 9.803 acre tract, for the southwesterly corner hereof;

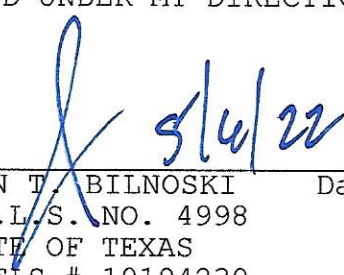
THENCE, N28°02'47"E, leaving the northerly line of said 5.068 acre tract, along the easterly line of said 30.98 acre tract, being the westerly line of said 9.803 acre tract and hereof, a distance of 462.87 feet to the northwesterly corner hereof, from which a 1/2 inch iron rod found in the southerly line Lot 20, Westoaks Section Two, a subdivision of record in Book 3, Page 354 of said Plat Records bears N28°02'47"E, a distance of 324.30 feet;

THENCE, S62°01'52"E, leaving the easterly line of said 30.098 acre tract, over and across said 9.803 acre tract, for the northerly line hereof, a distance of 511.50 feet to the **POINT OF BEGINNING**, containing an area of 4.863 acre (211,839 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

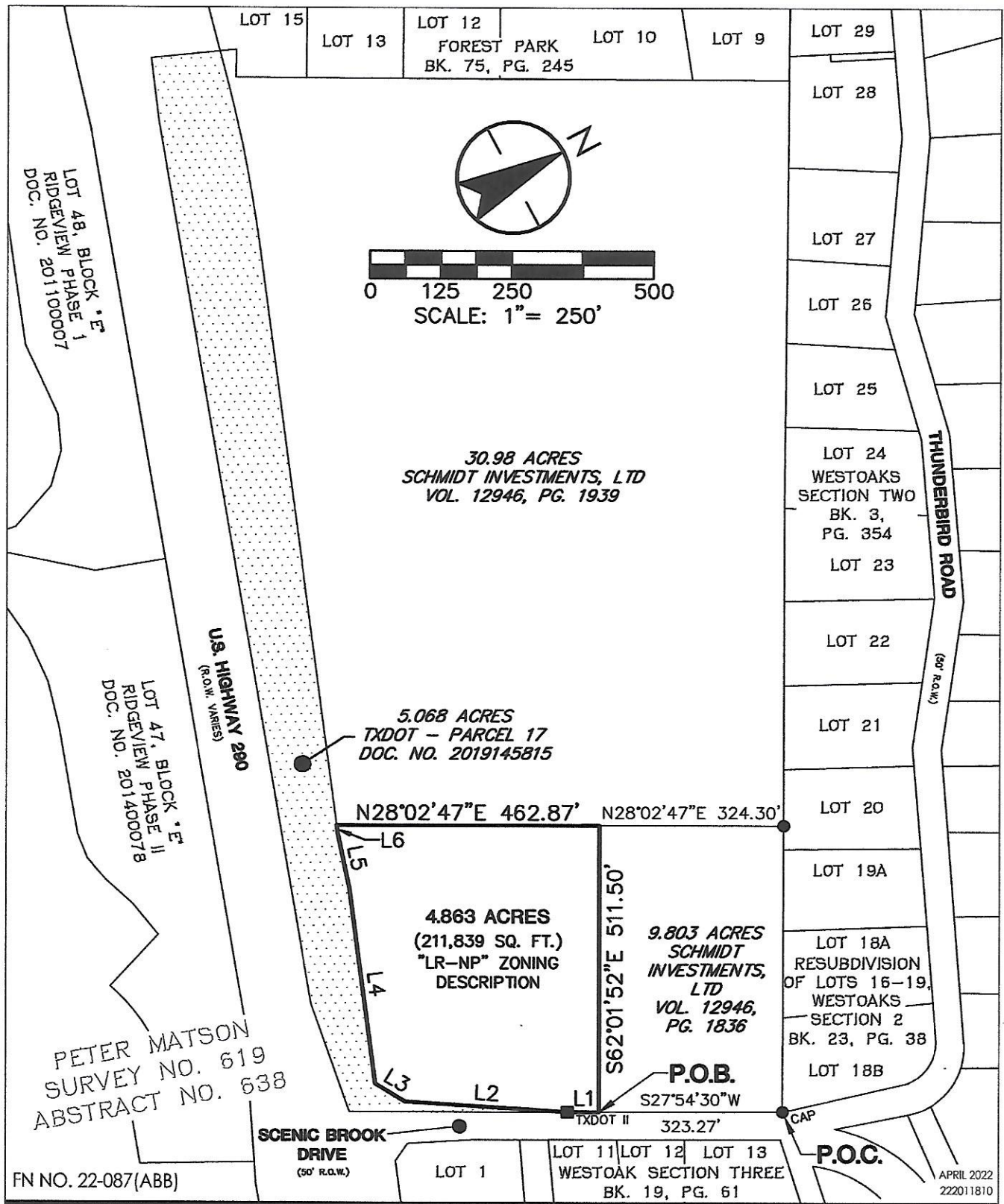
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723



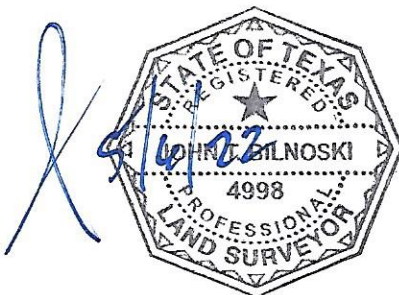
JOHN T. BILNOSKI Date
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPELS # 10194230
john.bilnoski@stantec.com



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2022/05/06 9:23 AM By: Bilnoski, John



1905 Aldrich Street, Suite 300
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Client/Project

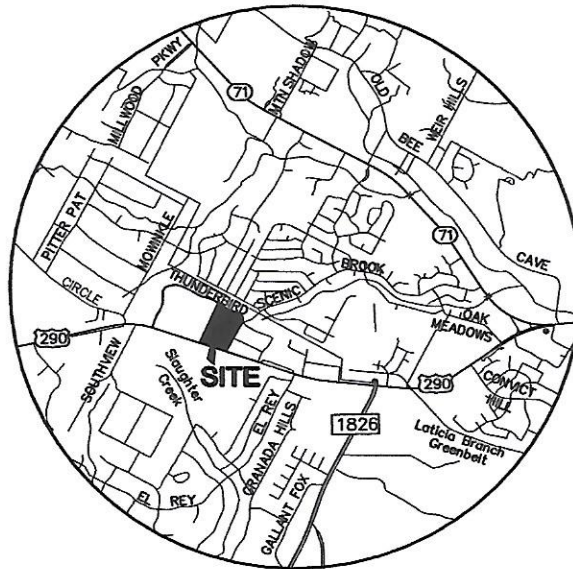
GREYSTAR
US 290/ SCENIC BROOK

Figure No.

SHEET 1 OF 2

Title

"LR - NP" ZONING DESCRIPTION



VICINITY MAP

BEARING BASIS NOTE:

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LEGEND

- CAP 1/2" IRON ROD WITH "BURY" CAP FOUND
- TXDOT II TXDOT TYPE II MONUMENT FOND
- 1/2" IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

LINE TABLE

NO.	BEARING	DISTANCE
L1	S27°54'30"W	55.46'
L2	S31°39'55"W	286.55'
L3	S59°04'53"W	61.30'
L4	N69°36'04"W	350.97'
L5	N73°53'25"W	100.28'
L6	N69°36'04"W	16.14'

FN NO. 22-087(ABB)

APRIL 2022
222011810



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPELS # F-6324 & # 10194230
www.stantec.com



Client/Project
**GREYSTAR
US 290/ SCENIC BROOK**

Figure No.
SHEET 2 OF 2

Title
"LR - NP" ZONING DESCRIPTION

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2022/05/06 9:23 AM By: Bilnoski, John

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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: A 4.863 acre tract of land, out of the Peter Matson Survey No. 619, Abstract No. 538, in the City of Austin, Travis County, Texas, said 4.863 acres of land being the same as described in that Restrictive Covenant dated September 17, 1986, and recorded in the Official Public Records of Travis County, Texas in Volume 10416, Page 860, and more particularly described by metes and bounds incorporated into this document as **Exhibit “A”**.

WHEREAS, the Owner of the Property and the City of Austin entered into that certain Restrictive Covenant (“Restrictive Covenant”), consisting of approximately 4.863 acres of land, dated September 17, 1986, and recorded in the Deed Records of Travis County, Texas, in Volume 10416, Page 860; and,

WHEREAS, the Owner presently owns the real property described in the Restrictive Covenant and incorporated into this Amendment of Restrictive Covenant (“Amendment”); and,

WHEREAS, the Restrictive Covenant provides that the covenants can be modified, amended, or terminated by joint action of both a majority of the members of the City Council and the owner of the Property at the time of such modification, amendment, or termination; and,

WHEREAS, a majority of the City Council approved the execution of this Amendment of Restrictive Covenant for Zoning Case No. C14-85-288.79 on September 21, 2023, at a regularly scheduled meeting where a quorum was present.

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5. The City Manager, or their designee, shall execute on behalf of the City, this Amendment as authorized by the City Council of the City of Austin. The Amendment shall be filed in the Official Public Records of Travis County, Texas.

[Remainder of page intentionally left blank]

EXECUTED this the _____ day of _____, 2023.

OWNER: Schmidt Investments, Ltd., a Texas limited partnership

By: RERS, Inc.,
a Texas corporation,
its General Partner

By: _____
Robert Schmidt
President

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____ 2023, by Robert Schmidt, President, on behalf of RERS, Inc., a Texas corporation, as General Partner of Schmidt Investments, Ltd., a Texas limited partnership.

Notary Public, State of Texas

APPROVED AS TO FORM:

Name: _____
Assistant City Attorney
City of Austin

After Recording, Please Return to:

City of Austin
Law Department
P. O. Box 1088
Austin, Texas 78767
Attention: A. van Niman, Paralegal

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THENCE, S27°54'30"W, leaving said common corner, along the westerly line of Scenic Brook Drive, being the easterly line of said 9.803 acre tract, a distance of 323.27 feet to the **POINT OF BEGINNING** for the northeasterly corner hereof;

THENCE, S27°54'30"W, continuing along the westerly line of Scenic Brook Drive, being the easterly line of said 9.803 acre tract, for a portion of the easterly line hereof, a distance of 55.46 feet to a TXDOT Type II monument found at the northeasterly corner of that certain 5.068 acre tract of land conveyed to the State of Texas by deed of record in Document No. 2019145815 of said Official Public Records;

THENCE, leaving the westerly line of Scenic Brook Drive, along the northerly line of said 5.068 acre tract, for a portion of the easterly line and the southerly line hereof, the following five (5) courses and distances:

- 1) S31°39'55"W, a distance of 286.55 feet to an angle point;
- 2) S59°04'53"W, a distance of 61.30 feet to the southeasterly corner hereof;
- 3) N69°36'04"W, a distance of 350.97 feet to an angle point;
- 4) N73°53'25"W, a distance of 100.28 feet to an angle point;

- 5) N69°36'04"W, a distance of 16.14 feet to a point in the easterly line of that certain 30.98 acre tract of land conveyed to Schmidt Investments, LTD by deed of record in Volume 12946, Page 1939 of said Official Public Records, being the westerly line of said 9.803 acre tract, for the southwesterly corner hereof;

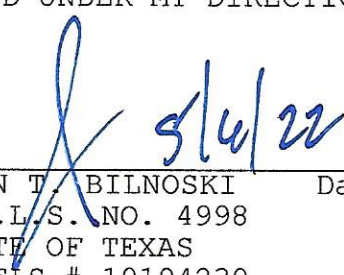
THENCE, N28°02'47"E, leaving the northerly line of said 5.068 acre tract, along the easterly line of said 30.98 acre tract, being the westerly line of said 9.803 acre tract and hereof, a distance of 462.87 feet to the northwesterly corner hereof, from which a 1/2 inch iron rod found in the southerly line Lot 20, Westoaks Section Two, a subdivision of record in Book 3, Page 354 of said Plat Records bears N28°02'47"E, a distance of 324.30 feet;

THENCE, S62°01'52"E, leaving the easterly line of said 30.098 acre tract, over and across said 9.803 acre tract, for the northerly line hereof, a distance of 511.50 feet to the **POINT OF BEGINNING**, containing an area of 4.863 acre (211,839 square feet) of land, more or less, within these metes and bounds.

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

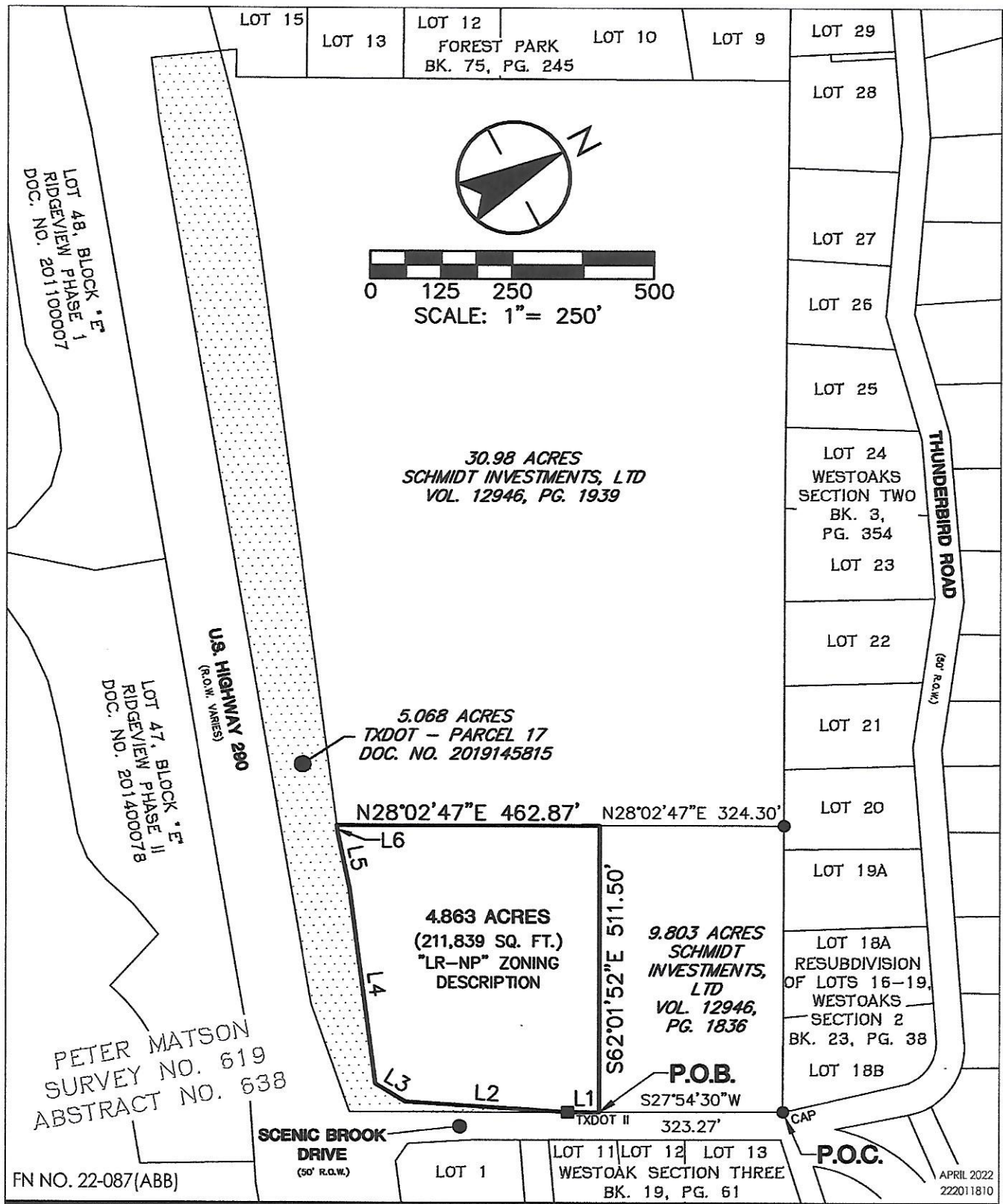
STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723



JOHN T. BILNOSKI Date
R.P.L.S. NO. 4998
STATE OF TEXAS
TBPELS # 10194230
john.bilnoski@stantec.com



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2022/05/06 9:23 AM By: Bilnoski, John



1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPES # F-6324 & # 10194230
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Client/Project

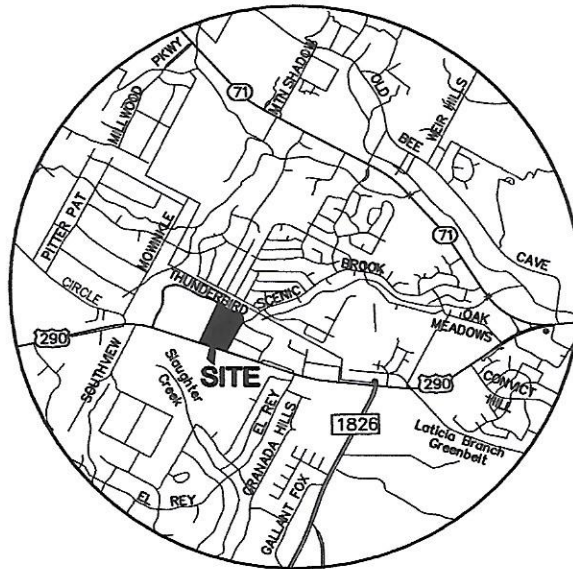
GREYSTAR
US 290/ SCENIC BROOK

Figure No.

SHEET 1 OF 2

Title

"LR - NP" ZONING DESCRIPTION



VICINITY MAP

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

LEGEND

- CAP 1/2" IRON ROD WITH "BURY" CAP FOUND
- TXDOT II TXDOT TYPE II MONUMENT FOND
- 1/2" IRON ROD FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

LINE TABLE

NO.	BEARING	DISTANCE
L1	S27°54'30"W	55.46'
L2	S31°39'55"W	286.55'
L3	S59°04'53"W	61.30'
L4	N69°36'04"W	350.97'
L5	N73°53'25"W	100.28'
L6	N69°36'04"W	16.14'

FN NO. 22-087(ABB)

APRIL 2022
222011810



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Client/Project
**GREYSTAR
US 290/ SCENIC BROOK**

Figure No.
SHEET 2 OF 2

Title
"LR - NP" ZONING DESCRIPTION

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2022/05/06 9:23 AM By: Bilnoski, John