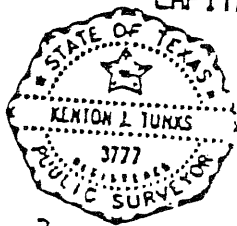
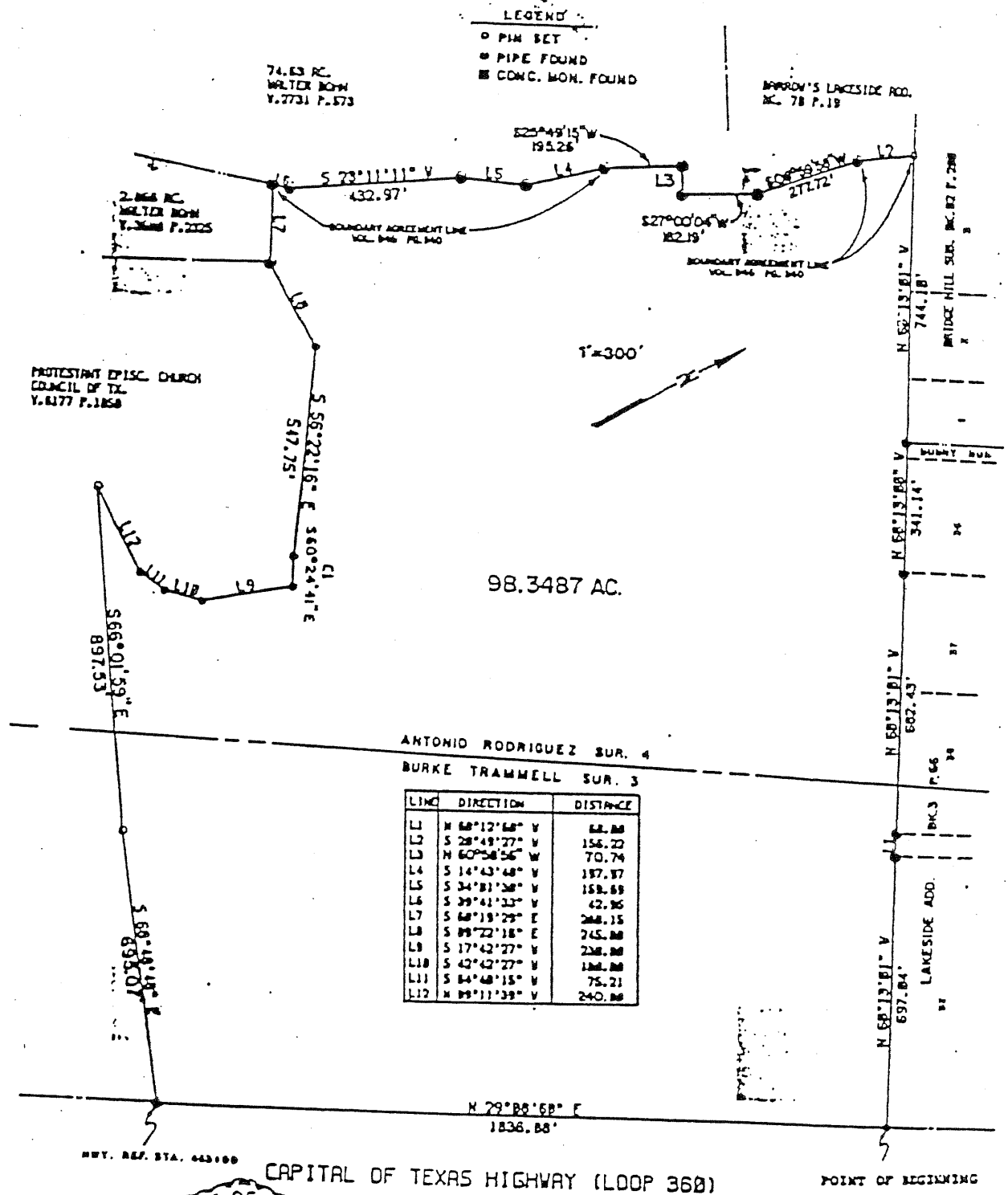


SKE TO ACCOMPANY FIELD NOTES FOR 98.3487 ACRES
OUT L. A 404.82 ACRE TRACT, VOL. 6177, PAGE 1858 IN
TRAVIS COUNTY, TEXAS

EXHIBIT A



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	88°34'58"	532.74	75.86	75.86	87.59

REAL PROPERTY RECORDS

10909

KENTON J. TURKS
R.P.S. 3777

1688

Page 3 of 33

10-97

CEI CANYON ENGINEERING INCORPORATED

DAVENPORT RANCH WEST PLANNED UNIT DEVELOPMENT

Section Five

Land Uses

<u>Tract*</u>	<u>Permitted Land Uses**</u>
Block A, Lots 7 through 18, and Block F, Lots 1 through 8	Single Family Residence Uses***
Block B, Lots 1 through 36, and Block G, Lots 1 through 21	Single Family Residence Uses****
Block B, Lot 38, and Block E, Lot 17	General Office Uses
Block B, Lot 37, Block C, Lots 1 and 2, and Block D, Lot 2	Community Commercial Uses

*Each Tract is referred to by Block and Lot on the Concept Plans.

**All uses shall be determined under the City Zoning Ordinance (Chapter 13-2A, City Code of the City of Austin), as of May 7, 1987. Permitted uses as to each Tract and Lot within the Property shall include all uses allowed as a permitted use under the specified zoning classification.

***The number of units shall not exceed one (1) unit per acre of gross site area within all such Tracts, with no Lot smaller than three-fourths (3/4) acre. No improvements will be constructed nearer than thirty (30) feet from the bluff line located along the west boundary of the Block A Lots, or nearer than ten (10) feet to any side Lot line. Each residence shall contain not less than two thousand five hundred (2,500) square feet of living area.

****The number of units shall not exceed three (3) units per acre of gross site area within all such Tracts, with no Lot smaller than eight thousand (8,000) square feet and not more than sixty (60) Lots. No residence will be constructed nearer than one hundred (100) feet from the waterway located along the east boundary of the Block B Lots. Each residence shall contain not less than one thousand six hundred (1,600) square feet of living area. A twenty-five (25) foot building set-back shall exist along Bunny Run; such set-back area shall remain in a natural landscaped condition, and no fences or other improvements shall be constructed within such set-back area. Access to Bunny Run shall be limited to two locations (excluding any access to Bunny Run from the road connecting Bunny Run to Westlake Drive).

Exhibit B

WTB:3/4

REAL PROPERTY RECORDS
TRANSFERS

10909 1685

FILED

1983 APR -4 PM 2:54

DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

CLERK OF RECORDS
I hereby certify that this instrument was FILED on
the date and at the time shown herein by me and
was duly RECORDED, in the Volume and Page of the
Public Records of Travis County, Texas, as

APR 4 1989



Dana De Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDERS MEMORANDUM:

At the time of recording, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photocopy, discoloration, etc. All omissions,
additions, and changes were in present at the time
the instrument was filed and returned.

After recording return to:
CITY OF AUSTIN
DEPT. OF LAW
P. O. BOX 1088
AUSTIN, TEXAS 78767
Attn: Betty Lewis

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10909 1686

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