

Zoning Case No C14-06-0181

Zoning Case No C14-06-0197

Zoning Case No C14-06-0199

RESTRICTIVE COVENANT

OWNERS

The Earl McComis Revocable Living Trust

Rancho Garza Ltd , a Texas limited partnership,

Rancho Garza II, Ltd , a Texas limited partnership,

The Estate of Eli J Garza



RESTRICT 2007083638

18 PGS

ADDRESS

See Below

CONSIDERATION

Ten and No/100 Dollars (\$10 00) and other good and valuable consideration paid by the City of Austin to the Owner the receipt and sufficiency of which is acknowledged

PROPERTY

Tract A, Garza Place Section 1 Subdivision, a subdivision in the City of Austin, Travis County Texas, according to the map or plat of record in Plat Book 43, Page 21, of the Plat Records of Travis County, Texas

Lot 1 Bock E, Garza Ranch Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 90, Page 6 of the Plat Records of Travis County, Texas

A 7 695 acre tract of land, more or less out of the Thomas Anderson League, Survey No 17, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant, and

A 1 55 acre tract of land, more or less, out of the Thomas Anderson League, Survey No 17, in Travis County the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this covenant, and

A 5 40 acre tract of land, more or less, out of the Thomas Anderson League, Survey No 17 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit C incorporated into this covenant and

A 3 07 acre tract of land, more or less, out of the Thomas Anderson League, Survey No 17, in Travis County the tract of land being more particularly described by metes and bounds in Exhibit D incorporated into this covenant

WHEREAS, the Owners 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 Owners 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 These covenants and restrictions shall run with the land, and shall be binding on the Owners of the Property its heirs successors, and assigns

- 1 The total number of units in all stand-alone multifamily residential structures may not exceed 450 residential units

5 3-07
#57,58,59

- 2 If any person or entity shall violate or attempt to violate this agreement and covenant, 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 or covenant, to prevent the person or entity from such actions, and to collect damages for such actions
- 3 If any part of this agreement or covenant 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 subject to the modification, amendment or termination at the time of such modification, amendment or termination
- 6 This Restrictive Covenant may be executed in any number of counterparts, each of which is deemed to be an original, and all of which are identical

EXECUTED this the 3rd day of May, 2007

OWNERS

The Earl McComus Revocable Living Trust

By Marcella Calhoun
Marcella Calhoun
Co Successor Trustee

Address 113 Prairie Hill Dr
Dale, TX 78616

By Sheila Otterpool
Sheila Otterpool
Co Successor Trustee

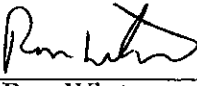
Address 15200 Flamingo Drive North
Austin, TX 78734

By Teressa Touchstone
Teressa Touchstone
Co Successor Trustee

Address 404 Sinclair
Spicewood, TX 78669

**Rancho Garza, Ltd ,
a Texas limited partnership**

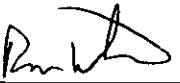
By Rancho Garza Investments, Inc ,
a Texas corporation
General Partner

By 

Ron White
President

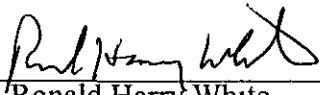
**Rancho Garza II, Ltd ,
a Texas limited partnership**

By Rancho Garza Investments Inc ,
a Texas corporation,
General Partner

By 

Ron White,
President

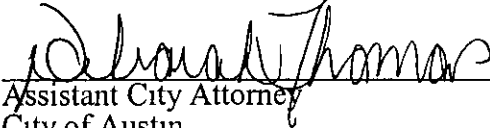
The Estate of Eli J Garza,

By 

Ronald Harry White,
Independent Co-Executor

Address 17830 Serene Hills Pass
Austin, TX 78738

APPROVED AS TO FORM

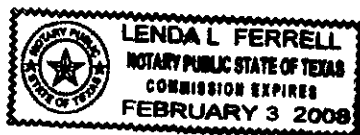


Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 3rd day of May, 2007 by Marcella Calhoun, Co-Successor Trustee of the Earl McComis Revocable Living Trust



Lenda L. Ferrell
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 3rd day of MAY, 2007, by Sheila Otterpohl, Co-Successor Trustee of the Earl McComis Revocable Living Trust

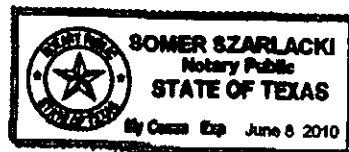


Somer Szarlacki
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 3rd day of MAY, 2007, by Teresa Touchstone, Co Successor Trustee of the Earl McComis Revocable Living Trust

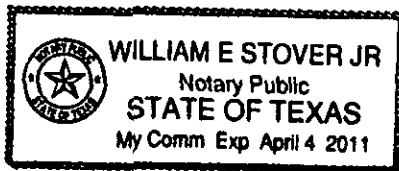


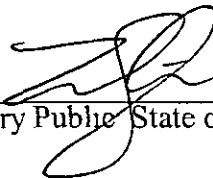
Somer Szarlacki
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 3rd day of May, 2007, by Ron White, President of Rancho Garza Investments, Inc., a Texas corporation, General Partner of Rancho Garza, Ltd., a Texas limited partnership and General Partner of Rancho Garza II, Ltd., a Texas limited partnership on behalf of the corporation and the partnerships



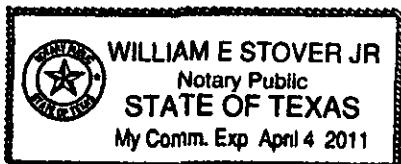


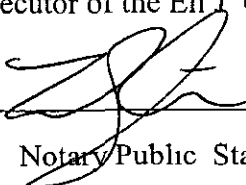
Notary Public State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 3rd day of May, 2007, by Ronald Harry White Independent Co-Executor of the Eli J Garza Trust





Notary Public State of Texas

After Recording, Please Return to
City of Austin
Department of Law
P O Box 1088
Austin, Texas 78767
Attention Diana Minter, Legal Assistant

DESCRIPTION

DESCRIPTION OF 7 695 ACRES OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE SURVEY NO 17 IN TRAVIS COUNTY TEXAS BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EARL C MCCOMIS TRUSTEE OF THE EARL C MCCOMIS REVOCABLE LIVING TRUST OF RECORD IN DOCUMENT NO 2003121796, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 0 333 OF ONE ACRE OF LAND DESCRIBED IN DEED TO EARL C MCCOMIS TRUSTEE OF THE EARL C MCCOMIS REVOCABLE LIVING TRUST IN DOCUMENT NO 2003121793 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 0 348 OF ONE ACRE OF LAND DESCRIBED IN DEED TO EARL C MCCOMIS, TRUSTEE OF THE EARL C MCCOMIS REVOCABLE LIVING TRUST IN DOCUMENT NO 2003121792 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 0 333 OF ONE ACRE OF LAND DESCRIBED IN DEED TO RANCHO GARZA II LTD IN DOCUMENT NO 2004163680 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 0 348 OF ONE ACRE OF LAND DESCRIBED IN DEED TO RANCHO GARZA II, LTD IN DOCUMENT NO 2004163680 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS SAID 7 695 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

The courses and distances shown hereon are based on record data contained in Document No 2003121796 of the Official Public Records of Travis County Texas

BEGINNING at a point in the north line of that certain tract of land said to contain 1 55 acres of land, described in deed to Earl C McComis, Trustee of The Earl C McComis Revocable Living Trust in Document No 2003121796, of the Official Public Records of Travis County, Texas, for the southeast corner of Section 1 Tract A, Garza Place Subdivision of record in Volume 43 Page 21 of the Plat Records of Travis County, Texas for the easternmost northeast corner of Lot 1 Block D, Garza Ranch Subdivision of record in Volume 90 Page 4 of the Plat Records of Travis County Texas for the southwest corner and POINT OF BEGINNING of the herein described tract,

THENCE with a east line of said Section 1 Tract A, and the west line of the herein described tract N30°09'E a distance of 360 35 feet to an ell point in the south right-of-way line of Ben Garza Lane (right-of-way varies) described in Volume 3513 Page 459 of the Deed Records of Travis County, Texas for the northwest corner of the herein described tract,

THENCE with the south right-of-way line of said Ben Garza Lane and the north line of the herein described tract S60°00'E a distance of 927 80 feet to an ell point in the south right-of-way line of said Ben Garza Lane for the northeast corner of that certain tract of land said to contain 0 333 of one acre of land said Rancho Garza II Ltd for the northeast corner of the herein described tract

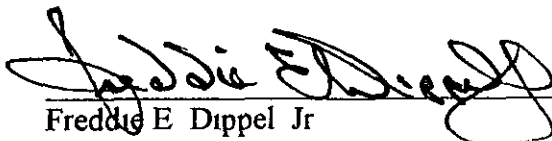
THENCE with the east line of said 0 333 of one acre of land tract the south right-of-way line of said Ben Garza Lane and the east line of the herein described tract S29°24 W a distance of 360 42 feet to a point in the north line of that certain tract of land said to contain 0 192 of one acre of land described in deed to Rancho Garza II Ltd in Volume 5091 Page 194 of the Deed Records of Travis County, Texas for the southeast corner of that certain tract of land said to contain 0 348 of one acre of land said Rancho Garza II, Ltd and the southwest corner of Lot 1, Garza Brodie Subdivision of record in Document No 200300328 of the Official Public Records of Travis County, Texas for the southeast corner of the herein described tract

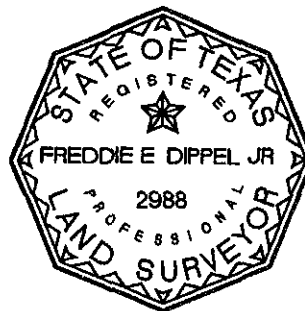
THENCE with the north line of said 0 192 of one acre of land tract the south line of said 0 348 of one acre of land tract, and the south line of the herein described tract, N60°00 W a distance of 932 42 feet to the POINT OF BEGINNING, containing 7 695 acres of land more or less within these metes and bounds

Reference is herein made to the sketch accompanying this metes and bounds description

This Document was prepared under 22 TAC §663 21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

CUNNINGHAM-ALLEN INC


Freddie E Dippel Jr
Registered Professional Land Surveyor No 2988
Date 10-3-06



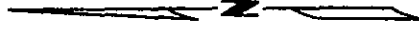
SKETCH TO ACCOMPANY DESCRIPTION

7 695 ACRE TRACT
SHEET 1 OF 1

LEGEND

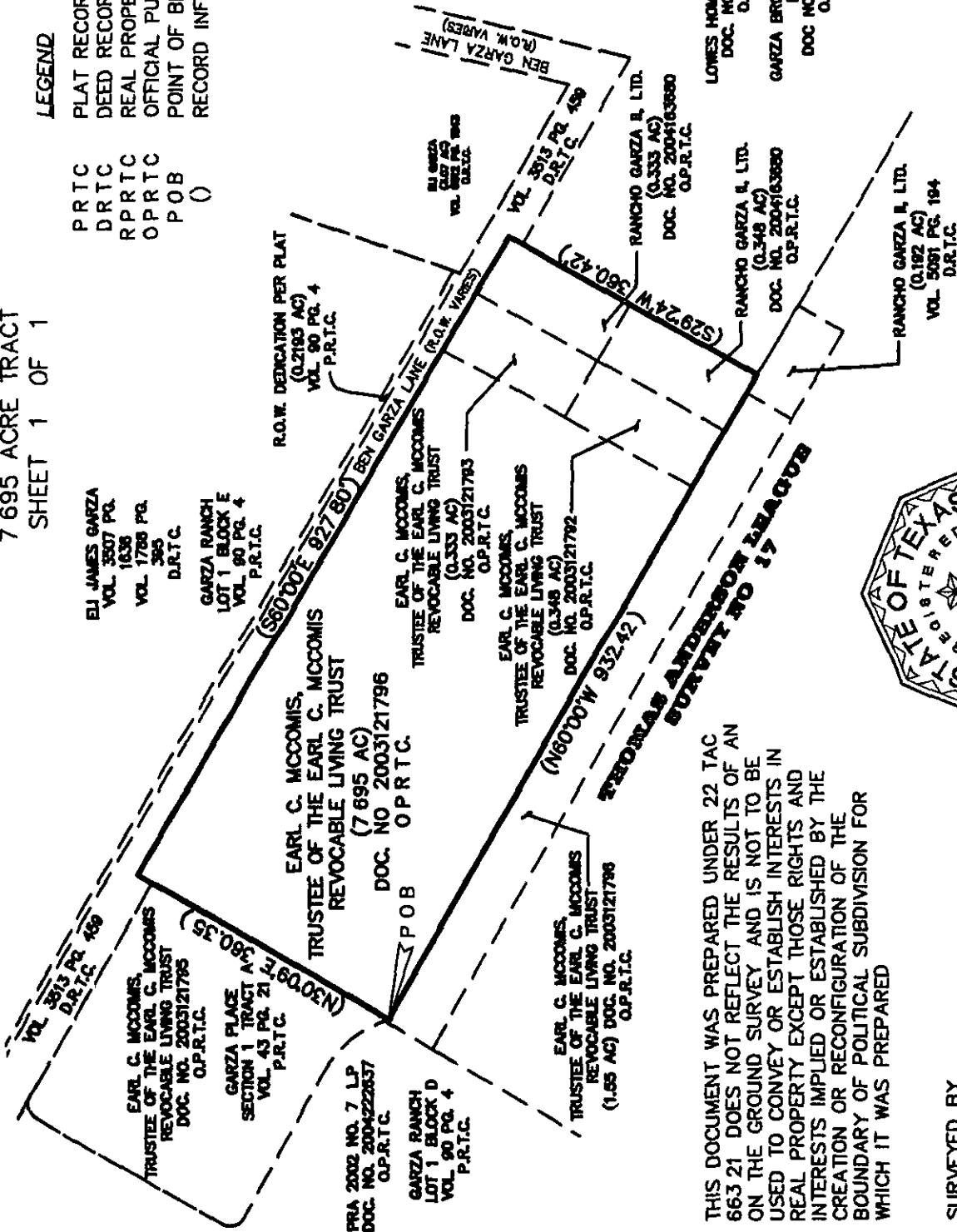
PRTC PLAT RECORDS TRAVIS COUNTY
DRTC DEED RECORDS OF TRAVIS COUNTY
RPRTC REAL PROPERTY RECORDS OF TRAVIS COUNTY
OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
POB POINT OF BEGINNING
() RECORD INFORMATION

SCALE 1" = 200



Cunningham | Allen
Engineers Surveyors

3103 Bee Cave Road, Suite 202
Austin Texas 78746-6819
Tel (512) 327 2946
Fax (512) 327 2973



THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21 DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

SURVEYED BY

Freddie E. Dippel, Jr.
FREDDIE E. DIPPEL, JR.
REG. PROF. LAND SURVEYOR
NO. 2988

DATE 10-3-06

© COPYRIGHT 2006 CUNNINGHAM-ALLEN INC

DESCRIPTION

DESCRIPTION OF 1 55 ACRES OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE SURVEY NO 17 IN TRAVIS COUNTY TEXAS BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EARL C MCCOMIS TRUSTEE OF THE EARL C MCCOMIS REVOCABLE LIVING TRUST OF RECORD IN DOCUMENT NO 2003121796, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 0 192 OF ONE ACRE OF LAND DESCRIBED IN DEED TO RANCHO GARZA II, LTD IN VOLUME 5091, PAGE 194 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS SAID 1 55 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

The courses and distances shown hereon are based on record data contained in Document No 2003121796 of the Official Public Records of Travis County Texas

BEGINNING at a point for the westernmost northeast corner of Lot 1 Block D Garza Ranch Subdivision of record in Volume 90 Page 4 of the Plat Records of Travis County Texas and for the northwest corner and POINT OF BEGINNING of the herein described tract

THENCE with the south line of that certain tract of land said to contain 7 695 acres of land, described in deed to Earl C McComis, Trustee of The Earl C McComis Revocable Living Trust in Document No 2003121796, of the Official Public Records of Travis County Texas and the north line of the herein described tract S60°00 E a distance of 1037 55 feet to a point in the south line of Lot 1 Garza Brodie Subdivision of record in Document No 200300328 of the Official Public Records of Travis County Texas an ell point in the north line of H E B / #23 Subdivision of record in Volume 100 Page 327 of the Plat Records of Travis County Texas, and the northeast corner of said Rancho Garza II Ltd tract for the northeast corner of the herein described tract

THENCE with the east line of said Rancho Garza II Ltd tract a west line of said H E B / #23 Subdivision, and the east line of the herein described tract S30°00 W a distance of 65 00 feet to an ell point in the north line of said H E B / #23 Subdivision and the southeast corner of said Rancho Garza II Ltd tract, for the southeast corner of the herein described tract

THENCE with the south line of said Rancho Garza II, Ltd tract the north line of said H E B / #23 Subdivision and the south line of the herein described tract, N60°00'W a distance of 1037 55 feet to a point in the east line of said Lot 1, Block D, and the northwest


corner of said H E B / #23 Subdivision for the southwest corner of the herein described tract

THENCE with the east line of said Lot 1 Block D and the west line of the herein described tract N30°00'E a distance of 65.00 feet to the POINT OF BEGINNING containing 1.55 acres of land more or less within these metes and bounds

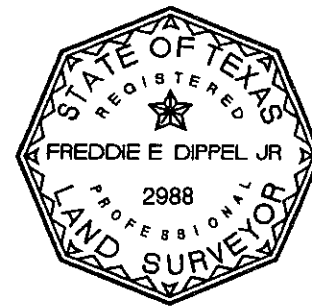
Reference is herein made to the sketch accompanying this metes and bounds description

This Document was prepared under 22 TAC §663.21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

CUNNINGHAM-ALLEN INC



Freddie E Dippel Jr
Registered Professional Land Surveyor No 2988
Date 10-3-06



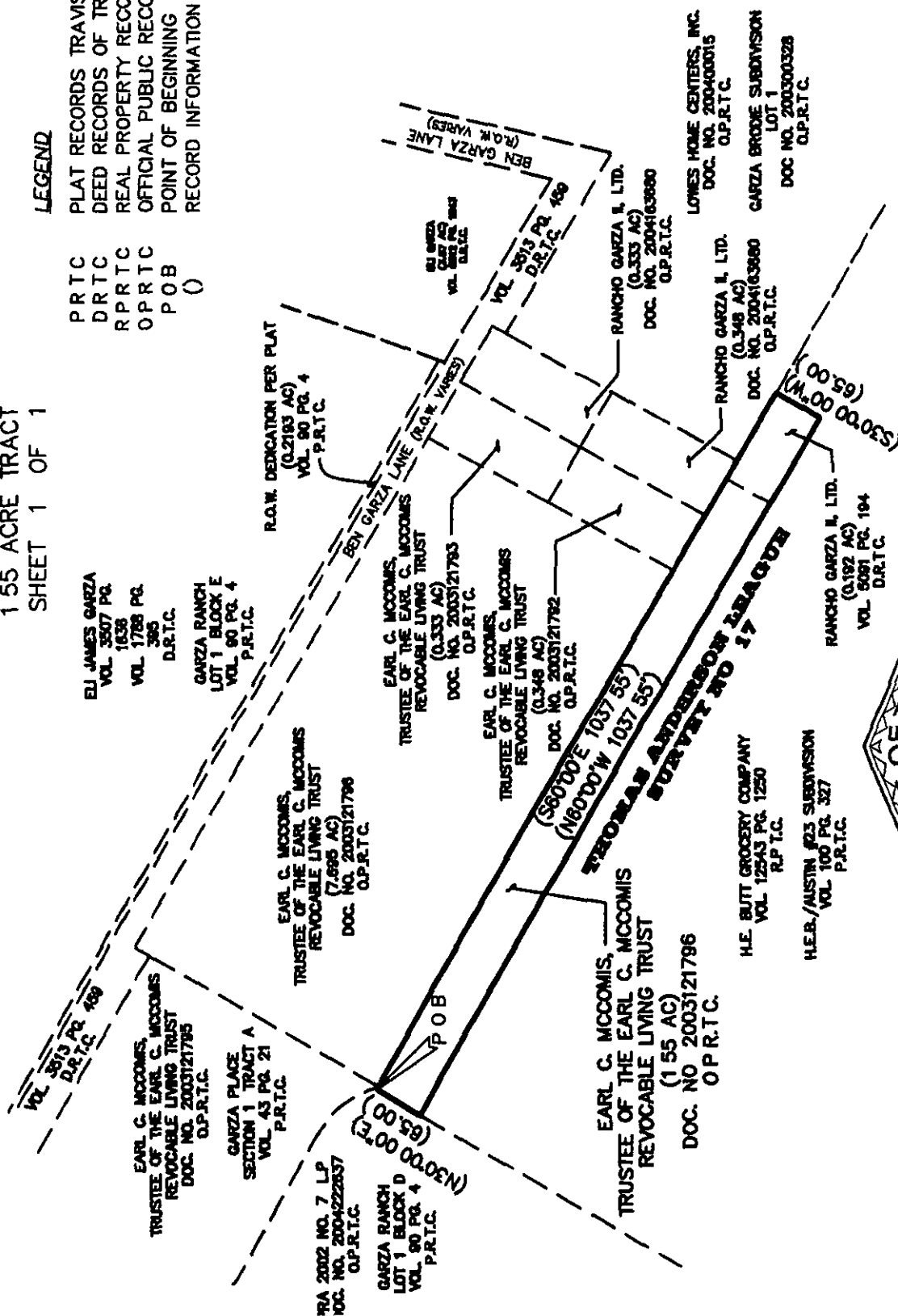
SKETCH TO ACCOMPANY DESCRIPTION

1.55 ACRE TRACT
SHEET 1 OF 1

LEGEND

P R T C PLAT RECORDS TRAVIS COUNTY
D R T C DEED RECORDS OF TRAVIS COUNTY
R P R T C REAL PROPERTY RECORDS OF TRAVIS COUNTY
O P R T C OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
P O B POINT OF BEGINNING
() RECORD INFORMATION

SCALE 1" = 200



SURVEYED BY

Freddie E. Dippel, Jr.
FREDDIE E. DIPPEL, JR.
REG. PROF. LAND SURVEYOR
NO. 2988

DATE: 10-3-06

© COPYRIGHT 2006 CUNNINGHAM-ALLEN, INC

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21 DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED



Cunningham | Allen
Engineers • Surveyors

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel (512) 327 2946
Fax: (512) 327 2973

DESCRIPTION

DESCRIPTION OF 5 40 ACRES OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE SURVEY NO 17 IN TRAVIS COUNTY TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ELI JAMES GARZA OF RECORD IN DOCUMENT NO 2004018557 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SAID 5 40 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

The courses and distances shown hereon are based on record data contained in Document No 2004018557, of the Official Public Records of Travis County Texas

BEGINNING at a point for the northeast corner of Lot 2 Block E Garza Ranch Subdivision of record in Volume 90 Page 4 of the Plat Records of Travis County, Texas in a south line of that certain tract of land described in deed to the City of Austin in Volume 12593 Page 3440 of the Real Property Records of Travis County Texas for the northwest corner and POINT OF BEGINNING of the herein described tract

THENCE with a south line of said City of Austin tract and the north line of the herein described tract S59°24 E a distance of 892 69 feet to a point for the southeast corner of said City of Austin tract the southwest corner of that certain tract of land described in deed to Harold G Kennedy and Wife B Joy Kennedy in Volume 4026 Page 1507 of the Deed Records of Travis County, Texas and the northwest corner of that certain tract of land described in deed to Ben Garza in Volume 460 Page 564 of the Deed Records of Travis County Texas, for the northeast corner of the herein described tract

THENCE with the west line of said Ben Garza tract and the east line of the herein described tract S13°23 W a distance of 251 02 feet to a point for the northeast corner of certain tract of land said to contain 3 07 acres of land described in deed to Eli Garza in Volume 6512 Page 1843 of the Deed Records of Travis County Texas for the southeast corner of the herein described tract,


THENCE with the north line of said 3 07 acre tract and the south line of the herein described tract N60°58'W a distance of 964 54 feet to a point in the north line of Lot 1, Block E Garza Ranch Subdivision of record in Volume 90 Page 4 of the Plat Records of Travis County Texas and the southeast corner of said Lot 2 Block E for the southwest corner of the herein described tract,

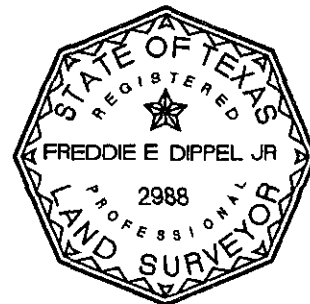
THENCE with the east line of Lot 2, Block E and the west line of the herein described tract N30°E a distance of 266 25 feet to the POINT OF BEGINNING containing 5 40 acres of land, more or less within these metes and bounds

Reference is herein made to the sketch companying this metes and bounds description

This Document was prepared under 22 TAC §663 21, does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

CUNNINGHAM-ALLEN INC


Freddie E Dippel Jr
Registered Professional Land Surveyor No 2988
Date 10-2-06



SKETCH TO ACCOMPANY DESCRIPTION

5.40 ACRE TRACT
SHEET 1 OF 1

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21 DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

LEGEND

PRTC PLAT RECORDS TRAVIS COUNTY
DRTC DEED RECORDS OF TRAVIS COUNTY
RPRTC REAL PROPERTY RECORDS OF TRAVIS COUNTY
OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
POB POINT OF BEGINNING
O RECORD INFORMATION

SCALE 1" = 100

THOMAS ANDERSON LEAGUE SURVEY NO. 17

CITY OF AUSTIN
VOL. 12593 PG. 3440
R.P.R.T.C.

HAROLD G. KENNEDY
AND WIFE, B. JOY KENNEDY
(6.61 AC)
VOL. 4026 PG. 1507
D.R.T.C.

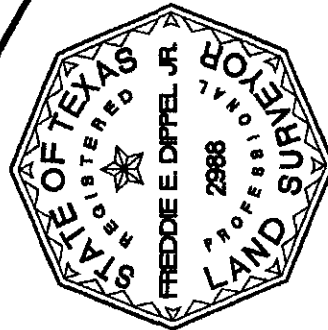
ELI JAMES GARZA
(5.40 AC)
DOC NO. 2004018557
O.P.R.T.C.

(S13 23'W 251 02')
BEN GARZA
(REMAINDER OF 124.7 AC)
VOL. 480 PG. 584 D.R.T.C.

ELI GARZA
(3.07 AC)
VOL. 6512 PG. 1843
D.R.T.C.

ELI JAMES GARZA
VOL. 3507 PG. 1636
VOL. 1788 PG. 395
D.R.T.C.

GARZA RANCH
LOT 1 BLOCK E
VOL. 90 PG. 4
P.R.T.C.



SURVEYED BY

Freddie E. Dippel, Jr.

FREDDIE E. DIPPEL, JR.
REG. PROF. LAND SURVEYOR
NO. 2988
DATE 10-2-06



Cunningham | Allen

Engineers • Surveyors

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel (512) 327 2946
Fax (512) 327 2973

© COPYRIGHT 2006 CUNNINGHAM-ALLEN INC

DESCRIPTION

DESCRIPTION OF 3 07 ACRES OF LAND SITUATED IN THE THOMAS ANDERSON LEAGUE SURVEY NO 17 IN TRAVIS COUNTY TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ELI GARZA OF RECORD IN VOLUME 6512 PAGE 1843 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, SAID 3 07 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

The courses and distances shown hereon are based on record data contained in Volume 6512 Page 1843 of the Deed Records of Travis County Texas

BEGINNING at a point for the southeast corner of that certain tract of land said to contain 5 40 acres described in deed to Eli James Garza of record in Document No 2004018557, of the Official Public Records of Travis County, Texas, in a west line of that certain tract of land said to contain 124 7 acres of land described in deed to Ben Garza of record in Volume 460 Page 564 of the Deed Records of Travis County Texas for the northeast corner and POINT OF BEGINNING of the herein described tract,

THENCE with a west line of said Ben Garza tract and the east line of the herein described tract, S13°23'W a distance of 596 01 feet to an ell point in the north right-of-way line of Ben Garza Lane, (right-of way varies) of record in Volume 3513 Page 459 of the Deed Records of Travis County Texas for the southeast corner of the herein described tract

THENCE with the north line of said Ben Garza Lane, and the south line of the herein described tract, N60°00'W a distance of 272 06 feet to a point for the southeast corner of Lot 1 Block E, Garza Ranch Subdivision of record in Volume 90, Page 4 of the Plat Records of Travis County, Texas for the southwest corner of the herein described tract

THENCE with the east line of said Lot 1, Block E and the west line of the herein described tract, the following two (2) courses and distances

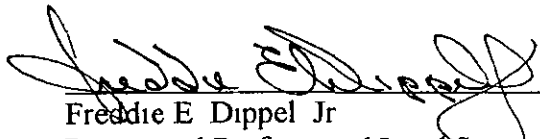
- 1 N19°41'W a distance of 382 00 feet to a point
- 2 N26°31'W a distance of 192 58 feet to a point in the south line of said 5 40 acre tract for the northeast corner of said Lot 1 Block E, and the northwest corner of the herein described tract,

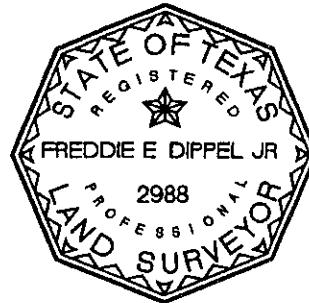
THENCE with the south line of said 5 40 acre tract and the north line of the herein described tract S60°58'E a distance of 181 96 feet to the POINT OF BEGINNING containing 3 07 acres of land more or less within these metes and bounds

Reference is herein made to the sketch companying this metes and bounds description

This Document was prepared under 22 TAC §663 21 does not reflect the results of an on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

CUNNINGHAM-ALLEN INC


Freddie E Dippel Jr
Registered Professional Land Surveyor No 2988
Date 10-2-06



SKETCH TO ACCOMPANY DESCRIPTION

3.07 ACRE TRACT
SHEET 1 OF 1

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21
DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND
SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH
INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND
INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR
RECONFIGURATION OF THE BOUNDARY OF POLITICAL
SUBDIVISION FOR WHICH IT WAS PREPARED

LEGEND

PRTC	PLAT RECORDS TRAVIS COUNTY
DRTC	DEED RECORDS OF TRAVIS COUNTY
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
POB	POINT OF BEGINNING
()	RECORD INFORMATION

SCALE 1" = 100'

ELI JAMES GARZA
VOL. 3507 PG. 1838
VOL. 1788 PG. 395
DRTC

GARZA RANCH
LOT 1, BLOCK E
VOL. 90 PG. 4
PRTC

ELI GARZA
(3.07 AC)
VOL. 6512 PG. 1843
DRTC

ROW DEDICATION PER PLAT
(0.2193 AC)
VOL. 90 PG. 4
PRTC

ELI JAMES GARZA
(5.40 AC)
DOC NO. 2004018557
OPRTC

POB

(S60°58'E 181.96')

(N26°31'E 192.58')

(N19°41'E 382.00')

BEN GARZA
(REMAINDER OF 124.7 AC)
VOL. 460 PG. 564 DRTC

(S13°23'W 596.01')

(N60°00'W 272.06')
VOL. 3513 PG. 459
DRTC

BEN GARZA LANE (ROW VARIES)
THOMAS ANDERSON LEAGUE
SURVEY NO. 17

SURVEYED BY

FREDDIE E. DIPPEL JR.
REG. PROF. LAND SURVEYOR
NO. 2988
DATE 10-2-06



Cunningham | Allen

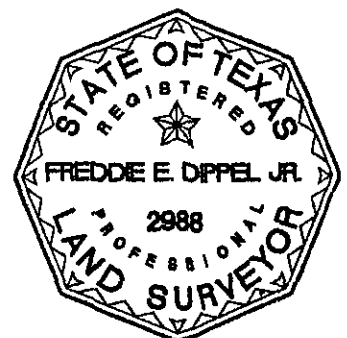
Engineers • Surveyors

3103 Bee Cave Road Suite 202

Austin Texas 78746-6819

Tel (512) 327 2946

Fax (512) 327 2973



Recorders Memorandum At the time of recordation this instrument was found to be inadequate for the best reproduction because of illegibility carbon or photocopy discolored paper etc All blockouts additions and changes were present at the time the instrument was filed and recorded

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 May 08 03 42 PM 2007083638

RANEYJ \$84 00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS