

RESTRICTIVE COVENANT

OWNER: RKS Texas Investments, L.P., a Texas limited partnership

ADDRESS: 601 Sonterra Boulevard, San Antonio, Texas 78258

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: Being 60.62 acres of land, more or less, comprised of an 8.365 acre tract, a 31.293 acre tract, and a 20.962 acre tract, all of the tracts of land being out of the Santiago del Valle Grant, in the City of Austin, Travis County, and being more particularly described by metes and bounds in Exhibits "A", "B", and "C" attached and incorporated into this covenant.

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. 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 specified in that certain Traffic Impact Analysis (the "TIA") prepared by Robert J. Halls and Associates, dated April 27, 2007, or as amended and approved by the Director of the Watershed Protection and Development Review Department, or its successor department, of the City of Austin. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated November 29, 2007. The TIA shall be kept on file at the Watershed Protection and Development Review Department, or its successor department, of the City of Austin.
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.

EXECUTED this the _____ day of _____, 2008.

OWNER:

**RKS Texas Investments, L.P.,
a Texas limited partnership**

By: RKS Texas GP, LLC,
a Texas limited liability company,
its General Partner

By: _____
Rick Sheldon,
President

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2008, by Rick Sheldon, Preside not RKS Texas GP, LLC, a Texas limited liability company, General Partner, of RKS Texas Investments, L.P., a Texas limited partnership, on behalf of the limited liability company and the limited partnership.

Notary Public, State of Texas

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



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT A

C14-06-0215A

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**8.365 ACRES
FC PROPERTIES ONE, LTD.**

A DESCRIPTION OF 8.365 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 109.808 ACRE TRACT DESCRIBED AS TRACT VIII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1988, AND RECORDED MARCH 25, 1988 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.365 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDOT monument found for angle point in the south right-of-way line of William Cannon Drive (right-of-way width varies) and the south line of a 0.560 acre tract described in Volume 13313, Page 1231 of the Real Property Records of Travis County, Texas;

THENCE with the south right-of-way line of said William Cannon Drive, the south line of the 0.560 acre tract and over and across the 109.808 acre tract along a curve to the right having a radius of 1363.06 feet, a delta angle of $01^{\circ}29'37''$, an arc length of 35.54 feet and chord which bears South $78^{\circ}16'27''$ East, a distance of 35.53 feet to a calculated point, from which a TxDOT monument found bears along a curve to the right having a radius of 1363.06 feet, a delta angle of $16^{\circ}30'54''$, an arc length of 392.89 feet and chord which bears South $70^{\circ}45'49''$ East, a distance of 391.53 feet;

THENCE departing the south right-of-way line of William Canon Drive, the south line of the 0.560 acre tract and continuing over and across the 109.808 acre tract, the following thirteen (13) courses:

1. South $12^{\circ}29'01''$ West, a distance of 47.87 feet to a calculated point for a point of curvature;
2. Along a curve to the right having a radius of 450.00 feet, a delta angle of $50^{\circ}21'24''$, an arc length of 395.50 feet and chord which bears South $37^{\circ}39'43''$ West, a distance of 382.89 feet to a calculated point;
3. South $62^{\circ}50'25''$ West, a distance of 280.43 feet to a calculated point for a point of curvature;
4. Along a curve to the left having a radius of 450.00 feet, a delta angle of $42^{\circ}20'35''$, an arc length of 332.56 feet and chord which bear South $41^{\circ}40'07''$ West, a distance of 325.05 feet to a calculated point;

5. South 20°30'44" West, a distance of 20.83 feet to a calculated point;
6. North 53°22'27" West, a distance of 11.44 feet to a calculated point;
7. North 19°55'36" East, a distance of 29.63 feet to a calculated point;
8. North 14°07'09" East, a distance of 91.05 feet to a calculated point;
9. Along a curve to the left having a radius of 450.00 feet, a delta angle of 22°43'19", an arc length of 178.46 feet and chord which bear North 03°02'54" West, a distance of 177.29 feet to a calculated point;
10. North 16°46'54" West, a distance of 37.23 feet to a calculated point;
11. North 19°09'04" West, a distance of 245.53 feet to a calculated point;
12. Along a curve to the right having a radius of 450.00 feet, a delta angle of 25°36'50", an arc length of 201.17 feet and chord which bear North 06°20'38" West, a distance of 199.50 feet to a calculated point;
13. North 06°27'48" East, a distance of 80.40 feet to a calculated point in the south right-of-way line of William Cannon Drive, from which a 1/2" rebar found for a point of curvature bears North 83°25'04" West, a distance of 34.94 feet;

THENCE continuing over and across the 109.808 acre tract with the south right-of-way line of William Cannon Drive, the following two (2) courses:

1. South 83°25'04" East, a distance of 35.14 feet to a 1/2" rebar found for a point of curvature;
2. Along a curve to the right having a radius of 20.00 feet, a delta angle of 28°46'03", an arc length of 10.04 feet and chord which bears North 20°18'50" East, a distance of 9.94 feet to a TxDOT monument found for the southwest corner of said 0.560 acre tract;

THENCE continuing over and across the 109.808 acre tract with the south right-of-way line of William Cannon Drive and the south line of the 0.560 acre tract, the following three (3) courses:

1. South 83°33'27" East, a distance of 633.10 feet to a TxDOT monument found for

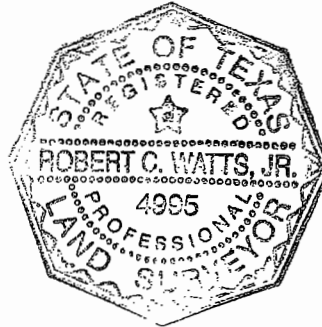
a point of curvature;

2. Along a curve to the right having a radius of 1379.47 feet, a delta angle of $04^{\circ}33'46''$, an arc length of 109.86 feet and chord which bears South $81^{\circ}29'22''$ East, a distance of 109.83 feet to a TxDOT monument found;
3. South $10^{\circ}38'48''$ West, a distance of 16.66 feet to the **POINT OF BEGINNING**, containing 8.365 acres of land, more or less.

Based upon a survey made on the ground, April, 2004. Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA control network. Attachments: Survey Drawing 416-002-Z17.dwg

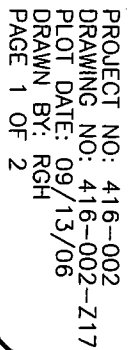
Robert C. Watts, Jr.

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



9.13.06

Chaparral

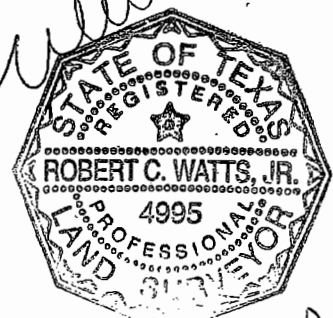


LINE TABLE		
No.	BEARING	LENGTH
L82	S10°38'48"W	16.66'
L101	S12°29'01"W	47.87'
L102	S62°50'25"W	280.43'
L103	S20°30'44"W	20.83'
L119	N53°22'27"W	11.44'
L120	N19°55'36"E	29.63'
L121	N14°07'09"E	91.05'
L122	N16°46'54"W	37.23'
L123	N19°09'04"W	245.53'
L124	N06°27'48"E	80.40'
L125	S83°25'04"E	35.14'
L126	N83°25'04"W	34.94'

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C31	28°46'03"	20.00'	5.13'	10.04'	9.94'	N20°18'50"E
C32	4°33'46"	1379.47'	54.96'	109.86'	109.83'	S81°29'22"E
C33	16°30'54"	1363.06'	197.82'	392.89'	391.53'	S70°45'49"E
C36	1°29'37"	1363.06'	17.77'	35.54'	35.53'	S78°16'27"E
C37	50°21'24"	450.00'	211.55'	395.50'	382.89'	S37°39'43"W
C38	42°20'35"	450.00'	174.29'	332.56'	325.05'	S41°40'07"W
C41	22°43'19"	450.00'	90.42'	178.46'	177.29'	N03°02'54"W
C42	25°36'50"	450.00'	102.29'	201.17'	199.50'	N06°20'38"W

LEGEND

- 1/2" REBAR FOUND
- CALCULATED POINT
- ⊙ TxDOT MONUMENT FOUND



BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE, 1983/93 HARN VALUES FROM
LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 416-002-Z17.

Chaparral

PROJECT NO: 416-002
DRAWING NO: 416-002-Z17
PLOT DATE: 09/13/06
DRAWN BY: RGH
PAGE 2 OF 2



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT B

C14-06-0215 C

Office: 512-443-1724

Fax: 512-441-6987

2807 Manchaca Road

Building One

Austin, Texas 78704

31.293 ACRES

FC PROPERTIES ONE, LTD.

A DESCRIPTION OF 31.293 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 177.846 ACRE TRACT DESCRIBED AS TRACT VII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1988, AND RECORDED MARCH 25, 1988 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 31.293 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDot monument found in the north right-of-way line of William Cannon Drive (right-of-way width varies) and the west right-of-way line of McKinney Falls Parkway (right-of-way width varies), being in the south line of the 177.846 acre tract and also being the northeast corner of a 0.182 acre tract described in Volume 13313, Page 1231 of the Real Property Records of Travis County, Texas;

THENCE with the north right-of-way line of William Cannon Drive and the north line of said 0.182 acre tract, over and across the 177.846 acre tract, the following two (2) courses:

1. North $62^{\circ}29'54''$ West, a distance of 401.33 feet to a TxDot monument found for a point of curvature;
2. Along a curve to the left having a radius of 1520.54 feet, a delta angle of $13^{\circ}37'33''$, an arc length of 361.61 feet and chord which bears North $69^{\circ}18'21''$ West, a distance of 360.76 feet to a 1/2" rebar found for the northwest corner of the 0.182 acre tract and also being in the east right-of-way line of Springfield Drive (right-of-way width varies), further described as a 0.3212 acre tract in Volume 13130, Page 358 of the Real Property Records of Travis County, Texas;

THENCE with the east and north right-of-way line of said Springfield Drive, the east and north line of said 0.3212 acre tract and continuing over and across the 177.846 acre tract, the following five (5) courses:

1. Along a curve to the right having a radius of 20.00 feet, a delta angle of $26^{\circ}24'30''$, an arc length of 9.22 feet and chord which bears North $00^{\circ}22'17''$ West, a distance of 9.14 feet to a 1/2" rebar with cap set;
2. North $12^{\circ}40'45''$ East, a distance of 81.62 feet to a 1/2" rebar with cap set for a point of curvature;

3. Along a curve to the right having a radius of 465.00 feet, a delta angle of $09^{\circ}04'19''$, an arc length of 73.63 feet and chord which bears North $17^{\circ}18'36''$ East, a distance of 73.55 feet to a 1/2" rebar found;
4. North $21^{\circ}50'48''$ East, a distance of 38.88 feet to a 1/2" rebar with cap set for the northeast termination of the east right-of-way line of Springfield Drive;
5. North $68^{\circ}01'49''$ West, with the north right-of-way line of Springfield Drive, a distance of 35.00 feet to a 1/2" rebar with cap set;

THENCE departing the right-of-way line of Springfield Drive and continuing over and across the 177.846 acre tract, the following seven (7) courses:

1. North $21^{\circ}50'36''$ East, a distance of 741.90 feet to a 1/2" rebar with cap set for a point of curvature;
2. Along a curve to the left having a radius of 470.00 feet, a delta angle of $32^{\circ}06'02''$, an arc length of 263.32 feet and chord which bears North $05^{\circ}47'35''$ East, a distance of 259.89 feet to a 1/2" rebar with cap set;
3. North $10^{\circ}15'26''$ West, a distance of 91.26 feet to a 1/2" rebar with cap set for a point of curvature;
4. Along a curve to the right having a radius of 300.00 feet, a delta angle of $16^{\circ}16'07''$, an arc length of 85.18 feet and chord which bears North $02^{\circ}07'23''$ West, a distance of 84.90 feet to a 1/2" rebar with cap set;
5. South $76^{\circ}46'30''$ East, a distance of 372.63 feet to a 1/2" rebar with cap set;
6. South $79^{\circ}37'48''$ East, a distance of 342.77 feet to a 1/2" rebar with cap set;
7. South $79^{\circ}37'48''$ East, a distance of 444.48 feet to a 1/2" rebar with cap set in the west right-of-way line of said McKinney Falls Parkway and the east line of the 177.846 acre tract, from which a 1/2" rebar found for angle point bears along a curve to the left having a radius of 2814.81 feet, a delta angle of $03^{\circ}51'05''$, an arc length of 189.20 feet and chord which bears North $19^{\circ}14'13''$ East, a distance of 189.17 feet;

THENCE with the west right-of-way line of McKinney Falls Parkway and the east line of the 177.846 acre tract, the following three (3) courses:

1. Along a curve to the right having a radius of 2814.81 feet, a delta angle of $06^{\circ}21'20''$, an arc length of 312.23 feet and chord which bears South $24^{\circ}20'26''$ West, a distance of 312.07 feet to a 1/2" rebar found;
2. South $27^{\circ}32'04''$ West, a distance of 1263.37 feet to a 1/2" rebar found;
3. South $72^{\circ}28'00''$ West, a distance of 37.38 feet to the **POINT OF BEGINNING**, containing 31.293 acres of land, more or less.

Based upon a survey made on the ground, April, 2004. Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LORA control network. Attachments: Survey Drawing 416-002-Z12.dwg



Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



1-30.06

SKETCH TO ACCOMPANY A DESCRIPTION OF 31.293 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 177.846 ACRE TRACT DESCRIBED AS TRACT VII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1988, AND RECORDED MARCH 25, 1988 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

FC PROPERTIES ONE LTD.
(TRACT VII)
(177.846 AC.)
13147/1506

FC PROPERTIES ONE LTD.
(TRACT VII)
(177.846 AC.)
13147/1506

DEL VALLE INDEPENDENT SCHOOL DISTRICT
13130/358
17.00 AC.

SCALE: 1"=200'

DEL VALLE ISD
0.3212 AC.
13130/358

31.293 AC.
FC PROPERTIES ONE LTD.
(TRACT VII)
(177.846 AC.)
13147/1506

SWD 13313/1249
TRACT VII, 0.182 AC.
PARTIAL RELEASE OF LIEN
13313/1231

P.O.B.

N62°29'54"W 401.33'
(N62°29'35"W 401.31')
WILLIAM CANNON DRIVE
(RIGHT-OF-WAY WIDTH VARIES)
R.O.W. DEDICATION 87/20B

S27°32'04"W 1263.37'
(S29°07'17"W 1263.37')

McKINNEY FALLS PARKWAY
(RIGHT-OF-WAY WIDTH VARIES)

R.O.W. DEDICATION
11365/322

PROJECT NO; 416-002
DRAWING NO; 416-002-Z12
PLOT DATE: 01/30/06
DRAWN BY: COD
PAGE 2 OF 2

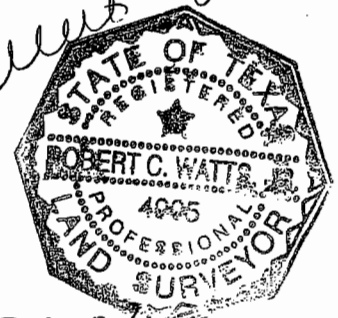
Chaparral

LINE TABLE			
No.	BEARING	LENGTH	(RECORD BEARING)
L1	S72°28'00"W	37.38'	(S73°00'38"W 37.84')
L2	N12°40'45"E	81.62'	(N12°40'44"E 81.62')
L3	N21°50'48"E	38.88'	(N21°50'47"E 38.88')
L4	N68°01'49"W	70.12'	(N68°09'13"W 70.00')
L182	N68°01'49"W	35.00'	-
L183	N10°15'26"W	91.26'	-
L184	S76°46'30"E	372.63'	-
L185	S79°37'48"E	342.77'	-
L186	S79°37'48"E	444.48'	-

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	13°37'33"	1520.54'	181.66'	361.61'	360.76'	N69°18'21"W	(N69°18'21"W 360.76')
C2	26°24'30"	20.00'	4.69'	9.22'	9.14'	N00°22'17"W	-
C3	9°04'19"	465.00'	36.89'	73.63'	73.55'	N17°18'38"E	(N17°18'37"E 73.55')
C7	10°12'25"	2814.81'	251.38'	501.44'	500.77'	S22°24'53"W	(S24°00'43"W 500.71')
C35	32°06'02"	470.00'	135.22'	263.32'	259.89'	N05°47'35"E	-
C36	16°16'07"	300.00'	42.88'	85.18'	84.90'	N02°07'23"W	-
C37	6°21'20"	2814.81'	156.28'	312.23'	312.07'	S24°20'26"W	-
C38	3°51'05"	2814.81'	94.64'	189.20'	189.17'	N19°14'13"E	-

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ TxDOT MONUMENT FOUND



1-30-06

PROJECT NO: 416-002
DRAWING NO: 416-002-Z12
PLOT DATE: 01/30/06
DRAWN BY: COD
PAGE 2 OF 2

Chaparral

BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE, 1983/93 HARN VALUES FROM
LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 416-002-Z12.



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT C

C14-06-0215D

Office: 512-443-1724

Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**20.962 ACRES
FC PROPERTIES ONE, LTD.**

A DESCRIPTION OF 20.962 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 109.808 ACRE TRACT DESCRIBED AS TRACT VIII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1988, AND RECORDED MARCH 25, 1988 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 20.962 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDot monument found at the intersection of the south right-of-way line of William Cannon Drive (right-of-way width varies) and the west right-of-way line of McKinney Falls Parkway (right-of-way width varies), the east line of the 109.808 acre tract and also being the southeast corner of a 0.560 acre tract described in Volume 13313, Page 1231 of the Real Property Records of Travis County, Texas;

THENCE with the west right-of-way line of McKinney Falls Parkway and the east line of the 109.808 acre tract, the following three (3) courses:

1. South 17°55'35" East, a distance of 37.53 feet to a 1/2" rebar found;
2. South 27°30'59" West, a distance of 884.87 feet to a 1/2" rebar found;
3. South 21°49'26" West, a distance of 129.19 feet to a 1/2" rebar found, from which a 1/2" rebar found for angle point bears South 21°49'26" West, a distance of 71.83 feet;

THENCE over and across the 109.808 acre tract, the following eleven (11) courses:

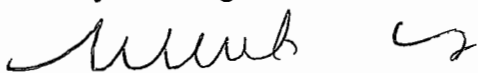
1. North 62°11'42" West, a distance of 129.00 feet to a 1/2" rebar with cap set;
2. North 27°48'18" East, a distance of 3.63 feet to a 1/2" rebar with cap set;
3. North 62°11'42" West, a distance of 729.25 feet to a 1/2" rebar with a cap set;
4. North 62°43'43" West, a distance of 89.05 feet to a 1/2" rebar with cap set;
5. North 70°05'16" West, a distance of 110.00 feet to a 1/2" rebar with cap set;
6. North 70°05'29" West, a distance of 32.19 feet to a 1/2" rebar with cap set;

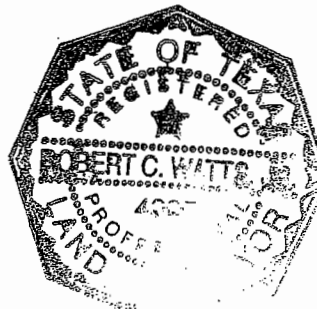
7. North 20°29'58" East, a distance of 20.83 feet to a 1/2" rebar with cap set for a point of curvature;
8. Along a curve to the right having a radius of 450.00 feet, a delta angle of 42°20'35", an arc length of 332.56 feet and chord which bears North 41°40'07" East, a distance of 325.05 feet to a 1/2" rebar with cap set;
9. North 62°50'25" East, a distance of 280.43 feet to a 1/2" rebar with cap set for a point of curvature;
10. Along a curve to the left having a radius of 450.00 feet, a delta angle of 50°21'25", an arc length of 395.50 feet and chord which bears North 37°39'43" East, a distance of 382.89 feet to a 1/2" rebar with cap set;
11. North 12°29'01" East, a distance of 47.87 feet to a 1/2" rebar with cap set in the south right-of-way line of William Cannon Drive and the south line of said 0.560 acre tract, from which a TxDot monument found bears along a curve to the left having a radius of 1363.06 feet, a delta angle of 01°29'37", an arc length of 35.54 feet and chord which bears North 78°16'27" West, a distance of 35.53 feet;

THENCE with the south right-of-way line of William Canon Drive, the south line of the 0.560 acre tract and continuing over and across the 109.808 acre tract, the following four (4) courses:

1. Along a curve to the right having a radius of 1363.06 feet, a delta angle of 15°01'16", an arc length of 357.35 feet and chord which bears South 70°01'00" East, a distance of 356.33 feet to a TxDot monument found;
2. South 62°30'20" East, a distance of 107.19 feet to a 1/2" rebar found;
3. North 27°17'01" East, a distance of 16.45 feet to a TxDot monument found;
4. South 62°29'01" East, a distance of 294.17 feet to the **POINT OF BEGINNING**, containing 20.962 acres of land, more or less.

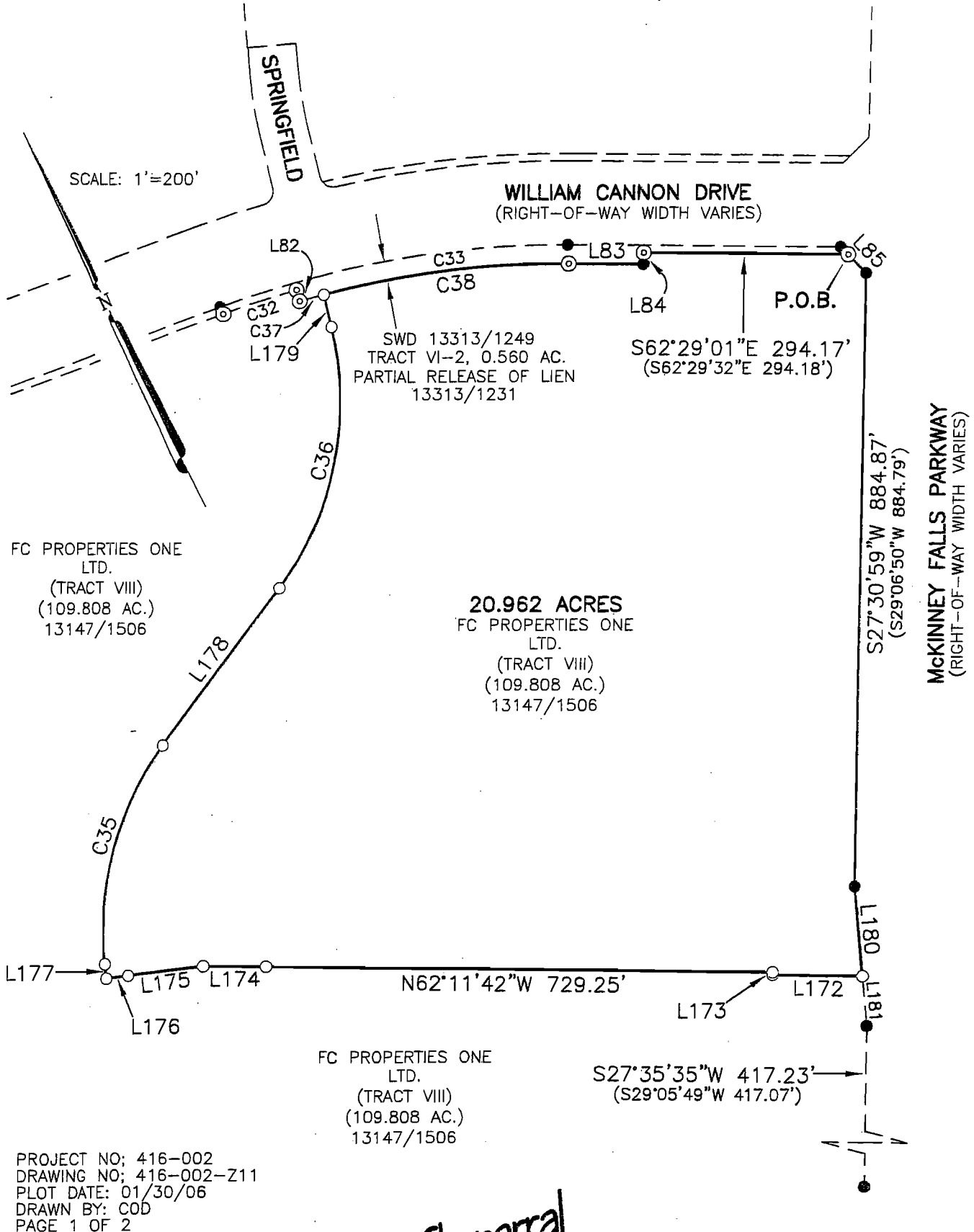
Based upon a survey made on the ground, April, 2004. Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA control network. Attachments: Survey Drawing 416-002-Z11.dwg


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



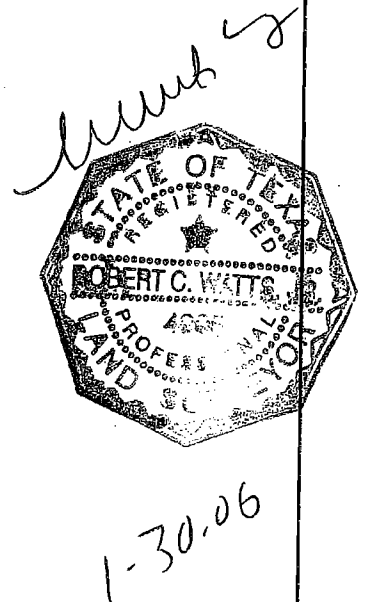
1-30-06

SKETCH TO ACCOMPANY A DESCRIPTION OF 20.962 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 109.808 ACRE TRACT DESCRIBED AS TRACT VIII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1988, AND RECORDED MARCH 25, 1988 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



Chaparral

LINE TABLE			
No.	BEARING	LENGTH	(RECORD BEARING)
L82	S10°38'48"W	16.66'	(S10°59'45"W 16.40')
L83	S62°30'20"E	107.19'	(S62°29'35"E 107.08')
L84	N27°17'01"E	16.45'	(N27°30'25"E 16.40')
L85	S17°55'35"E	37.53'	(S17°30'45"E 52.37')
L172	N62°11'42"W	129.00'	—
L173	N27°48'18"E	3.63'	—
L174	N62°43'43"W	89.05'	—
L175	N70°05'16"W	110.00'	—
L176	N70°05'29"W	32.19'	—
L177	N20°29'58"E	20.83'	—
L178	N62°50'25"E	280.43'	—
L179	N12°29'01"E	47.87'	—
L180	S21°49'26"W	129.19'	—
L181	S21°49'26"W	71.83'	—



CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C32	4°33'46"	1379.47'	54.96'	109.86'	109.83'	S81°29'22"E	(S81°17'10"E 109.87')
C33	16°30'54"	1363.06'	197.82'	392.89'	391.53'	S70°45'49"E	(S70°44'55"E 391.44')
C35	42°20'35"	450.00'	174.29'	332.56'	325.05'	N41°40'07"E	—
C36	50°21'25"	450.00'	211.55'	395.50'	382.89'	N37°39'43"E	—
C37	1°29'37"	1363.06'	17.77'	35.54'	35.53'	N78°16'27"W	—
C38	15°01'16"	1363.06'	179.71'	357.35'	356.33'	N70°01'00"W	—

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ TxDOT MONUMENT FOUND

PROJECT NO: 416-002
DRAWING NO: 416-002-Z11
PLOT DATE: 01/30/06
DRAWN BY: COD
PAGE 2 OF 2

Chaparral

BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE, 1983/93 HARN VALUES FROM
LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 416-002-Z11.