



Zoning Case No C814-06-0218

**RESTRICTIVE COVENANT**

OWNER Pacific Summit Partners, LLC, a Delaware limited liability company

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 Approximately 326.8 acres located in the City of Austin, Williamson County, Texas, more particularly described on the attached Exhibit A

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 The Property will achieve a two-star rating as set forth in Austin Energy's Green Building Program, regardless of whether all or a portion of the site is within the Austin Energy service area. In recognition that green building is likely to change during the course of the development of Lakeline Station, the Owner and applicable staff from the energy provider may jointly agree upon other methodology to achieve a two-star rating. As part of the two-star rating, the following items or their equivalent shall be included

A For commercial structures/areas

- 1) Attempt to mitigate "heat island" effect through one of the following or an equivalent
  - a Open grid paving (less than 50% net impervious) for 50% of parking area
  - b Locate at least 50% of parking underground or in structured parking
  - c Use high albedo materials on at least 30% of non-roof surfaces
  - d Vegetative shading of at least 30% of non-roof impervious surfaces within 5 years

- 2) Utilize Texas sourced materials for at least 30% (dollar value) of project building materials for the commercial areas within the project, inclusive of site and infrastructure construction
- 3) Provide a more energy efficient building through the use of one of the following
  - a Install high albedo roof with a solar reflectance of 75% (<2 12 pitch) or 45% (≥2 12 pitch) for 90% of roof area
  - b Install a vegetative roof for 50% of roof area
  - c Install a combination of high albedo/vegetative roof for 75% of roof area
- B For commercial and residential structures/areas utilize materials and standards or an equivalent designed to
  - 1) Reduce building energy usage compared to City of Austin Energy Code requirements by at least 25%
  - 2) *Implement integrated pest management (IPM) plan to minimize environmental impact and use least toxic practices for site and building management*
  - 3) Reduce outdoor water usage by 50% from current baseline averages
  - 4) Reduce indoor water usage by 25% from current baseline averages
- 2 If any person, persons, corporation or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against said person, or entity violating such agreement or covenant and to prevent said person or entity from violating or attempting to violate such agreement or covenant
- 3 If any part or provision of this agreement or covenant shall be declared invalid, by judgment or court order, the same shall not affect any of the other provisions of this agreement, and such remaining portion to this agreement shall remain in full force and effect
- 4 The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations are known or not, shall not constitute a waiver or estoppel of the right to do so

- 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, or such other governing body as may succeed the City Council of Austin, and (b) by the owners of the Property or portion of the Property affected at the time of such modification, amendment or termination

EXECUTED this the 4th day of January, 2008

OWNER

PCG SUMMIT – LAKELINE STATION, L P , a  
Texas limited partnership

By PACIFIC SUMMIT PARTNERS, LLC, a  
Delaware limited liability company,  
its general partner

By   
Steven H Levenson, Manager

APPROVED AS TO FORM

\_\_\_\_\_  
Assistant City Attorney  
City of Austin

~~THE STATE OF TEXAS § \_\_\_\_\_~~  
~~COUNTY OF \_\_\_\_\_ § \_\_\_\_\_~~

~~This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008  
by Steven H Levenson, Manager, Pacific Summit Partners, LLC, a Delaware limited liability  
company, General Partner of PCG Summit – Lakeline Station, L P a Texas limited partnership,  
on behalf of said limited liability company and limited partnership~~

~~(SEAL) \_\_\_\_\_ Notary Public Signature~~

Return To:

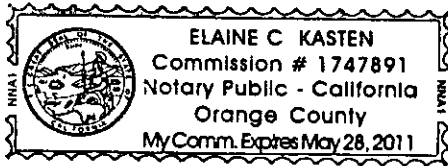
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LAW DEPARTMENT  
CITY OF AUSTIN  
P.O.BOX 1088  
AUSTIN, TEXAS 78767-1088  
ATTN DIANA MINTER, PARALEGAL 3

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }

County of Orange }

On January 4, 2008 before me, Elaine C. Kasten, Notary Public, personally appeared Steven H. Levenson



Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~he~~<sup>she</sup> executed the same in ~~his~~<sup>her</sup> authorized capacity, and that by ~~his~~<sup>her</sup> signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Elaine C. Kasten  
Elaine C. Kasten

(Notary Seal Above)

Commission Number 1747891  
Commission Expires May 28, 2011

## DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document Restrictive Covenant (Zoning Case #C814-06-0218)

Document Date January 4, 2008 Number of Pages 4 + Acknowledgment

Signer(s) Other Than Named Above Assistant City Attorney - City of Austin

## CAPACITY CLAIMED BY SIGNER:

Signer's Name Steven H. Levenson

☒ Individual ☐ Attorney In Fact ☐ Trustee ☐ Guardian  
☐ Partner - ☐ Limited ☐ General ☐ Corporate Officer - Title

Signer Is Representing PCG Summit-Lakeline Station, L P

# EXHIBIT A

268.705 ACRES  
LAKELINE STATION  
TRACT 1

FN. NO. 06-666(KWA)  
NOVEMBER 13, 2006  
BPI JOB NO. 798-06

## DESCRIPTION

OF A 268.705 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9333530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 268.705 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found at the northeast corner of said 334 acre tract and hereof, being the northwest corner of a 46.37 acre tract conveyed to Round Rock Independent School District by deed of record under Document No. 2002001208 of the Official Public Records of Williamson County, Texas, also being the southerly line of Lot 1, Block "A" Avery Church Subdivision, a subdivision of record in Cabinet CC, Slides 240-241 of the Plat Records of Williamson County, Texas, from which a nail found at an angle point in the northerly line of said 46.37 acre tract bears N67°23'01"E, a distance of 220.40 feet;

**THENCE**, along the easterly line of said 334 acre tract, being the westerly line of said 46.37 acre tract, for a portion of the easterly line hereof, the following three (3) courses and distances:

- 1) S20°02'52"E, a distance of 815.16 feet to a 1/2 inch iron rod found for an angle point;
- 2) S19°52'02"E, a distance of 1092.55 feet to a 1/2 inch iron rod found for an angle point;
- 3) S20°15'03"E, a distance of 328.20 feet to a 1/2 inch iron rod found at the southwesterly corner of said 46.37 acre tract, being the northwesterly corner of Lot 1, Block "A" Parmer/Lakeline Subdivision, a subdivision of record in Cabinet S, Slides 187-188 of said Plat Records;

**THENCE**, continuing along the easterly line of said 334 acre tract, being the westerly line of said Lot 1, Block "A" Parmer/Lakeline Subdivision, for a portion of the easterly line hereof, the following two (2) courses and distances:

- 1) S20°16'09"E, a distance of 219.64 feet to a 1/2 inch iron rod found for an angle point;
- 2) S20°27'52"E, a distance of 664.53 feet to a 1/2 inch iron rod found at the northeasterly corner of that certain 12.01 acre tract of land (Lakeline Boulevard) conveyed to Williamson County, Texas by deed of record under Document No. 2003091325 of said Official Public Records, for the southeasterly corner hereof;

**THENCE**, along the northerly line of said 12.01 acre tract, being the southerly line hereof, the following fourteen (14) courses and distances:

- 1) S72°41'24"W, a distance of 247.02 feet to a 1/2 inch iron rod found for an angle point;
- 2) S70°59'27"W, a distance of 843.29 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 3) Along said curve to the left having a radius of 2060.00 feet, a central angle of 09°47'17", an arc length of 351.91 feet and a chord which bears S66°05'47"W, a distance of 351.49 feet to an iron pipe found at the end of said curve;
- 4) S61°12'52"W, a distance of 158.84 feet to a cotton spindle found for the point of curvature of a curve to the right;
- 5) Along said curve to the right having a radius of 1940.00 feet, a central angle of 09°19'55", an arc length of 315.98 feet and a chord which bears S65°52'27"W, a distance of 315.63 feet to a 1/2 inch iron rod found at the end of said curve;
- 6) S70°29'09"W, a distance of 186.60 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 7) Along said curve to the left having a radius of 2060.00 feet, a central angle of 05°15'48", an arc length of 189.24 feet and a chord which bears S67°53'17"W, a distance of 189.17 feet to a 1/2 inch iron rod found at the end of said curve;
- 8) S65°15'46"W, a distance of 298.39 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;
- 9) Along said curve to the right having a radius of 940.00 feet, a central angle of 07°36'06", an arc length of 124.71 feet and a chord which bears S69°06'35"W, a distance of 124.62 feet to a 1/2 inch iron rod found at the end of said curve;
- 10) S72°51'47"W, a distance of 380.20 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 11) Along said curve to the left having a radius of 1060.00 feet, a central angle of 21°28'25", an arc length of 397.27 feet and a chord which bears S62°06'27"W, a distance of 394.95 feet to a 1/2 inch iron rod found at the end of said curve;
- 12) S51°23'41"W, a distance of 167.68 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;

- 13) Along said curve to the right having a radius of 1140.00 feet, a central angle of  $19^{\circ}44'06''$ , an arc length of 392.66 feet and a chord which bears  $S61^{\circ}15'45''W$ , a distance of 390.72 feet to a 1/2 inch iron rod found at the end of said curve;
- 14)  $S71^{\circ}04'44''W$ , a distance of 326.06 feet to a 1/2 inch iron rod found at the northwesterly corner of said 12.01 acre tract, being the easterly line of that certain tract of land conveyed to Capital Metropolitan Transportation Authority (Railroad Right-of-way) by deed of record under Document No. 2000020773 of said Official Public Records, for the southwesterly corner hereof;

**THENCE**, along the westerly line of said 334 acre tract, being the easterly line of said Capital Metropolitan Transportation Authority tract, for the westerly line hereof, the following four (4) courses and distances:

- 1) Along a non-tangent curve to the right having a radius of 1920.00 feet, a central angle of  $24^{\circ}50'56''$ , an arc length of 832.69 feet and a chord which bears  $N05^{\circ}31'40''W$ , a distance of 826.18 feet to a 1/2 inch iron rod found for the end of said curve;
- 2)  $N04^{\circ}34'00''E$ , a distance of 1525.74 feet to a 1/2 inch iron rod found for the point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left having a radius of 4674.76 feet, a central angle of  $11^{\circ}06'12''$ , an arc length of 905.92 feet and a chord which bears  $N01^{\circ}00'59''E$ , a distance of 904.51 feet to a 1/2 inch iron rod found for the end of said curve;
- 4)  $N02^{\circ}20'35''W$ , a distance of 248.85 feet to a 1/2 inch iron rod found at the southwesterly corner of Avery Ranch West Phase II, a subdivision of record in Cabinet U, Slides 181-187 of said Plat Records, being the northwesterly corner of said 334 acre tract, for the northwesterly corner hereof;

**THENCE**, along the southerly line of said Avery Ranch West Phase II, the southerly line of Avery Ranch West Phase One, a subdivision of record in Cabinet T, Slides 53-60 of said Plat Records and a portion of the southerly line of said Lot 1, Block "A" Avery Church Subdivision, being the northerly line of said 334 acre tract, for the northerly line hereof, the following three (3) courses and distances:

- 1)  $N68^{\circ}32'22''E$ , a distance of 1175.65 feet to a 1/2 inch iron rod found for an angle point;


FN NO. 06-666(KWA)  
NOVEMBER 13, 2006  
PAGE 4 OF 4

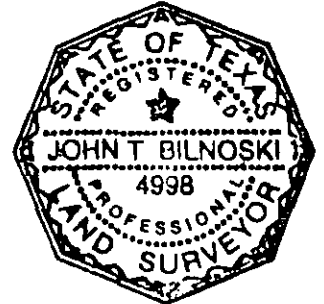
- 2) N68°49'16"E, a distance of 1847.55 feet to a 1/2 inch iron rod found for an angle point;
- 3) N68°50'48"E, a distance of 82.94 feet to the POINT OF BEGINNING, containing an area of 268.705 acres (11,704,766 sq. ft.) of land, more or less, within these metes and bounds.

**BEARING BASIS:** IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING THE LCRA GPS SURVEY CONTROL NETWORK.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY COMPLETED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JULY, 2005 AND UPDATED ON THE GROUND DURING THE MONTH OF OCTOBER, 2006.

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
\_\_\_\_\_  
JOHN T. BILNOSKI      11/13/06  
NO. 4998      DATE  
STATE OF TEXAS





58.093 ACRES  
LAKELINE STATION  
TRACT 2

FN. NO. 06-670(KWA)  
NOVEMBER 13, 2006  
BPI JOB NO. 798-06

**DESCRIPTION**

OF A 58.093 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9333530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 58.093 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found at the northeast corner of said 334 acre tract, being the northwest corner of a 46.37 acre tract conveyed to Round Rock Independent School District by deed of record under Document No. 2002001208 of the Official Public Records of Williamson County, Texas, also being the southerly line of Lot 1, Block "A" Avery Church Subdivision, a subdivision of record in Cabinet CC, Slides 240-241 of the Plat Records of Williamson County, Texas, from which a nail found at an angle point in the northerly line of said 46.37 acre tract bears N67°23'01"E, a distance of 220.40 feet;

**THENCE**, along the easterly line of said 334 acre tract, being the westerly line of said 46.37 acre tract, the following three (3) courses and distances:

- 1) S20°02'52"E, a distance of 815.16 feet to a 1/2 inch iron rod found for an angle point;
- 2) S19°52'02"E, a distance of 1092.55 feet to a 1/2 inch iron rod found for an angle point;
- 3) S20°15'03"E, a distance of 328.20 feet to a 1/2 inch iron rod found at the southwesterly corner of said 46.37 acre tract, being the northwesterly corner of Lot 1, Block "A" Farmer/Lakeline Subdivision, a subdivision of record in Cabinet S, Slides 187-188 of said Plat Records;

**THENCE**, continuing along the easterly line of said 334 acre tract, being the westerly line of said Lot 1, Block "A" Farmer/Lakeline Subdivision, the following two (2) courses and distances:

- 1) S20°16'09"E, a distance of 219.64 feet to a 1/2 inch iron rod found for an angle point;
- 2) S20°27'52"E, a distance of 664.53 feet to a 1/2 inch iron rod found at the southeasterly corner hereof, being the northeasterly corner of that certain 12.01 acre tract of land (Lakeline Boulevard) conveyed to Williamson County, Texas by deed of record under Document No. 2003091325 of said Official Public Records;

**THENCE**, S20°04'57"E, along the westerly line of said Lot 1, Block "A" Parmer/Lakeline Subdivision, being a portion of the easterly line of said 12.01 acre tract, a distance of 52.81 feet to a 1/2 inch iron rod found at the southwesterly corner of said Lot 1, Block "A" Parmer/Lakeline Subdivision, being the northwesterly corner of Lot 1, Block "A" Davis Spring Section 1-C, a subdivision of recorded in Cabinet P, Slides 42-43 of said Plat Records;

**THENCE**, S19°54'32"E, continuing along the easterly line of said 12.01 acre tract, being the westerly line of said Lot 1, Block "A" Davis Spring Section 1-C, a distance of 46.63 feet to a 1/2 inch iron rod found for the **POINT OF BEGINNING** and northeasterly corner hereof;

**THENCE**, S19°37'26"E, along the along the easterly line of said 334 acre tract and hereof, being the westerly line of said Lot 1, Block "A" Davis Spring Section 1-C, a distance of 419.89 feet to a 1/2 inch iron rod for at the southeasterly corner of said 334 acre tract and hereof;

**THENCE**, along the a portion of the southerly line of said 334 acre tract, being the northerly line of Lot 1, Block "A" Davis Spring Section 2-A-IP, a subdivision of recorded in Cabinet M, Slides 11-12 and Lot 1, Block "A" Davis Spring Section 2-B-IP, a subdivision of recorded in Cabinet M, Slides 143-144 both of said Plat Records, also being the northerly line of a 144.645 acre tract conveyed to Davis Spring Properties, Ltd. by deed of record in Volume 2199, Page 182 of the Deed Records of Williamson County, Texas, for a portion of the southerly line hereof, the following fifteen (15) courses and distances:

- 1) S69°37'26"W, a distance of 301.55 feet to an iron pipe found for an angle point;
- 2) S70°25'28"W, a distance of 249.80 feet to an iron pipe found for an angle point;
- 3) S67°44'04"W, a distance of 81.68 feet to an iron pipe found for an angle point;
- 4) S69°21'12"W, a distance of 133.40 feet to an iron pipe found for an angle point;
- 5) S70°05'32"W, a distance of 989.27 feet to a 1/2 inch iron rod found for an angle point;
- 6) S69°55'29"W, a distance of 130.17 feet to an iron pipe found for an angle point;
- 7) S68°43'25"W, a distance of 80.26 feet to an iron pipe found for an angle point;

- 8) S69°20'02"W, a distance of 92.38 feet to an iron pipe found for an angle point;
- 9) S67°07'07"W, a distance of 55.34 feet to an iron pipe found for an angle point;
- 10) S74°11'15"W, a distance of 60.77 feet to an iron pipe found for an angle point;
- 11) S67°56'57"W, a distance of 123.56 feet to an iron pipe found for an angle point;
- 12) S69°51'19"W, a distance of 508.04 feet to an iron pipe found for an angle point;
- 13) S69°10'11"W, a distance of 184.97 feet to an iron pipe found for an angle point;
- 14) S71°44'18"W, a distance of 107.42 feet to an iron pipe found for an angle point;
- 15) S70°04'29"W, a distance of 268.76 feet to an iron pipe found for an angle point;

**THENCE**, along the a portion of the southerly line of said 334 acre tract, being the westerly line of said 144.645 acre tract, for a portion of the southerly line hereof, the following six (6) courses and distances:

- 1) S20°43'18'E, a distance of 271.22 feet to an iron pipe found for an angle point;
- 2) S21°30'49"E, a distance of 240.79 feet to an iron pipe found for an angle point;
- 3) S19°42'58"E, a distance of 266.35 feet to an iron pipe found for an angle point;
- 4) S21°18'24"E, a distance of 232.22 feet to an iron pipe found for an angle point;
- 5) S85°56'57"E, a distance of 211.19 feet to an iron pipe found for an angle point;
- 6) S22°17'34"E, a distance of 26.04 feet to an iron pipe found at the northwesterly corner of that certain 2.4921 acre tract of land conveyed to City of Austin by deed of record in Volume 1201, Page 231 of said Deed Records;

**THENCE**, along a portion of the southerly line of said 334 acre tract, being the westerly line of said 2.4921 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) S21°30'47"E, a distance of 293.66 feet to an iron pipe found for an angle point;
- 2) S01°09'40"E, a distance of 99.22 feet to a 1/2 inch iron rod found in the easterly line of a tract of land conveyed to Capital Metropolitan Transportation Authority (Railroad Right-of-way) by deed of record under Document No. 2000020773 of said Official Public Records, for the southwesterly corner hereof;

**THENCE**, along the westerly line of said 334 acre tract, being the easterly line of said Capital Metropolitan Transportation Authority tract, for the westerly line hereof, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the right having a radius of 1887.89 feet, a central angle of 47°43'28", an arc length of 1572.52 feet and a chord which bears N63°33'13"W, a distance of 1527.45 feet to a 1/2 inch iron rod found for the point of compound curvature of a curve to the right;
- 2) Along said compound curve to the right having a radius of 1920.00 feet, a central angle of 18°09'01", an arc length of 608.22 feet and a chord which bears N30°49'46"W, a distance of 605.68 feet to a 1/2 inch iron rod found at the southwesterly corner of said 12.01 acre tract, for the northwesterly corner hereof;

**THENCE**, leaving the easterly line of said Capital Metropolitan Transportation Authority tract, along the southerly line of said 12.01 acre tract, being the northerly line hereof, the following fourteen (14) courses and distances:


- 1) N71°04'44"E, a distance of 324.28 feet to a 1/2 inch iron rod found for the point of curvature to the left;
- 2) Along said curve to the left having a radius of 1260.00 feet, a central angle of 19°43'47", an arc length of 433.88 feet and a chord which bears N61°15'23"E, a distance of 431.74 feet to a 1/2 inch iron rod found at the end of said curve;
- 3) N51°23'41"E, a distance of 167.68 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;
- 4) Along said curve to the right having a radius of 940.00 feet, a central angle of 21°28'24", an arc length of 352.29 feet, a chord which bears N62°07'42"E, a distance of 350.24 feet to a 1/2 inch iron rod found at the end of said curve;
- 5) N72°51'47"E, a distance of 380.20 feet to a 1/2 inch iron rod found for a point of curvature to the left;

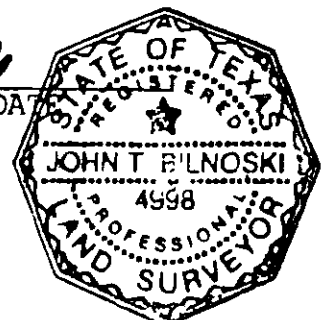
- 6) Along said curve to the left having a radius of 1060.00 feet, a central angle of  $07^{\circ}36'16''$ , an arc length of 140.69 feet and a chord which bears  $N69^{\circ}03'46''E$ , a distance of 140.58 feet to a 1/2 inch iron rod found at the end of said curve;
- 7)  $N65^{\circ}15'46''E$ , a distance of 298.39 feet to a 1/2 inch iron rod found for the point of curvature to the right;
- 8) Along said curve to the right having a radius of 1940.00 feet, a central angle of  $05^{\circ}15'52''$ , an arc length of 178.25 feet and a chord which bears  $N67^{\circ}53'34''E$ , a distance of 178.19 feet to a 1/2 inch iron rod found at the end of said curve;
- 9)  $N70^{\circ}29'09''E$ , a distance of 186.60 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;
- 10) Along said curve to the left having a radius of 2060.00 feet, a central angle of  $09^{\circ}19'43''$ , an arc length of 335.40 feet and a chord which bears  $N65^{\circ}51'38''E$ , a distance of 335.03 feet to a 1/2 inch iron rod found at the end of said curve;
- 11)  $N61^{\circ}12'52''E$ , a distance of 158.84 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;
- 12) Along said curve to the right having a radius of 1940.00 feet, a central angle of  $09^{\circ}47'32''$ , an arc length of 331.56 feet and a chord which bears  $N66^{\circ}05'33''E$ , a distance of 331.16 feet to a 1/2 inch iron rod found at the end of said curve;
- 13)  $N70^{\circ}59'27''E$ , a distance of 867.16 feet to a 1/2 inch iron rod found for an angle point;
- 14)  $N67^{\circ}37'08''E$ , a distance of 225.15 feet to the **POINT OF BEGINNING**, containing an area of 58.093 acres (2,530,534 sq. ft.) of land, more or less, within these metes and bounds.

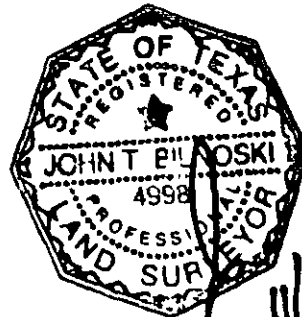
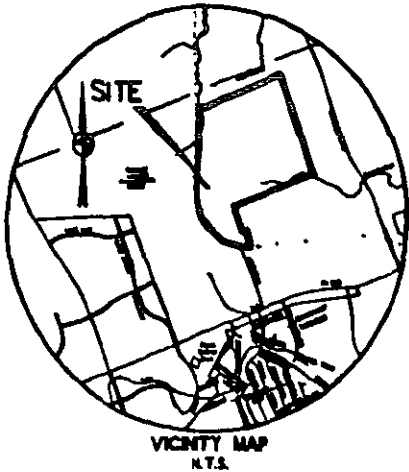
**BEARING BASIS:** IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING THE LCRA GPS SURVEY CONTROL NETWORK.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY COMPLETED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JULY, 2005 AND UPDATED ON THE GROUND DURING THE MONTH OF OCTOBER, 2006.

BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVES ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
JOHN T. BILNOSKI  
NO. 4998  
STATE OF TEXAS





CONTINENTAL HOMES  
OF TEXAS, L.P.  
TRACT 1, 92.657 ACRES  
DOC. NO. 2004043865

AVERY RANCH WEST  
PHASE II  
CABINET  
SLIDES 181-187

AVERY RANCH WEST  
PHASE ONE  
CABINET T  
SLIDES 53-60

LOT 1  
BLOCK 'A'  
AVERY CHURCH  
SUBDIVISION  
CAB CC  
SLIDES 240-241

LCRA TRANSMISSIONS  
SERVICES CORPORATION  
DOC. NO. 2003022895

FLEUR LAND, LTD  
104.79 ACRES  
DOC. NO. 9815649

CAPITAL METROPOLITAN  
TRANSPORTATION AUTHORITY  
(RAILROAD R.O.W.)  
DOC. NO. 2000020773

TRACT 1  
268.706 ACRES  
(11,704,776 SQ. FT.)  
334 ACRES  
WILLIAM A. SAVAGE  
DOC. NO. 966530  
DOC. NO. 966531

ROUND ROCK INDEPENDENT  
SCHOOL DISTRICT  
46.37 ACRES  
DOC. NO. 2002001208

PARMER LANE WEST (P.M. 734)  
(200' R.O.W.)

SHEET 5 OF 7

SHEET 2 OF 7

LOT 1, BLOCK 'A'  
PARMER/LAKELINE  
SUBDIVISION  
CABINET S  
SLIDES 187-188

(LAKELINE BOULEVARD)  
WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003091325

LAKELINE  
BOULEVARD  
(100' R.O.W.)

TRACT 2  
58.093 ACRES  
(2,530,534 SQ. FT.)

P.O.B.-TRACT 2

LOT 1  
BLOCK 'A'  
DAVIS SPRING  
SECTION 1-C  
CABINET P  
SLIDES 42-43

SHEET 4 OF 7

LOT 1, BLOCK 'A'  
NORTHWOODS LOTS 1, 2 &  
3 OF BLOCK E  
CABINET W, SLIDES 17-20

DAVIS SPRING  
PROPERTIES, LTD  
REMAINDER OF  
TRACT 1  
144.645 ACRES  
VOLUME 2199  
PAGE 182

LOT 1, BLOCK 'A'  
DAVIS SPRING  
SECTION 2-A-IP  
CABINET M  
SLIDES 11-12

DAVIS SPRING  
PROPERTIES, LTD  
REMAINDER OF TRACT 1  
144.645 ACRES  
VOLUME 2199, PAGE 182

CITY OF AUSTIN  
2,492.1 ACRES  
VOL. 1201, PG. 231

LOT 1, BLOCK 'A'  
DAVIS SPRING  
SECTION 2-B-IP  
CABINET M  
SLIDES 143-144

SHEET 3 OF 7

SHEET 1 OF 7

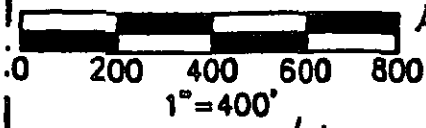
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Austin, Texas 78746  
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### SKETCH TO ACCOMPANY DESCRIPTION

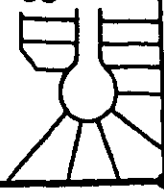
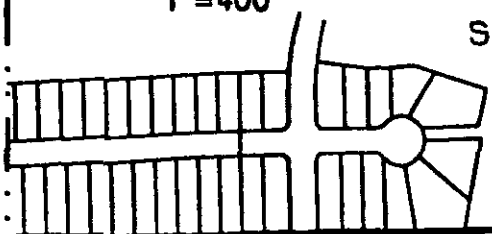
OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT  
NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT  
CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF  
RECORD IN DOCUMENT NOS. 966530 AND 966531 OF THE  
OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**



AVERY RANCH WEST  
PHASE ONE  
CABINET T  
SLIDES 53-60

LOT 1  
BLOCK "A"  
AVERY CHURCH  
SUBDIVISION  
CAB. CC  
SLIDES 240-241



N68°49'16"E 1847.55'  
(N68°49'57"E 1847 90')

N67°23'01"E  
220.40'

L11  
(L11)

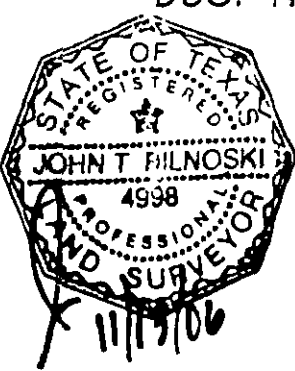
P.O.B.-TRACT 1  
P.O.C.-TRACT 2

MATCH LINE SEE SHEET 6 OF 7

**TRACT 1**  
**268.705 ACRES**  
(11,704,776 SQ. FT.)

334 ACRES  
WILLIAM A. SAVAGE  
DOC. NO. 9666530  
DOC. NO. 9666531

ROUND ROCK INDEPENDENT  
SCHOOL DISTRICT  
46.37 ACRES  
DOC. NO. 2002001208



S20°02'52"E 815.16'  
(S20°02'11"E 815.36')  
S19°52'02"E 1092.55'  
(S19°51'21"E 1092.91')  
S20°14'35"E 327.89'  
(S20°14'35"E 327.89')  
S20°27'52"E 664.53'  
(S20°27'52"E 664.47')

L1

L2

(L2)

LOT 1, BLOCK "A"  
PARMER/LAKELINE  
SUBDIVISION  
CABINET S  
SLIDES 187-188

**PARMER LANE WEST (F.M. 734)**  
(200' R.O.W.)

**LAKELINE**

SHEET 2 OF 7

MATCH LINE SEE SHEET 3 OF 7

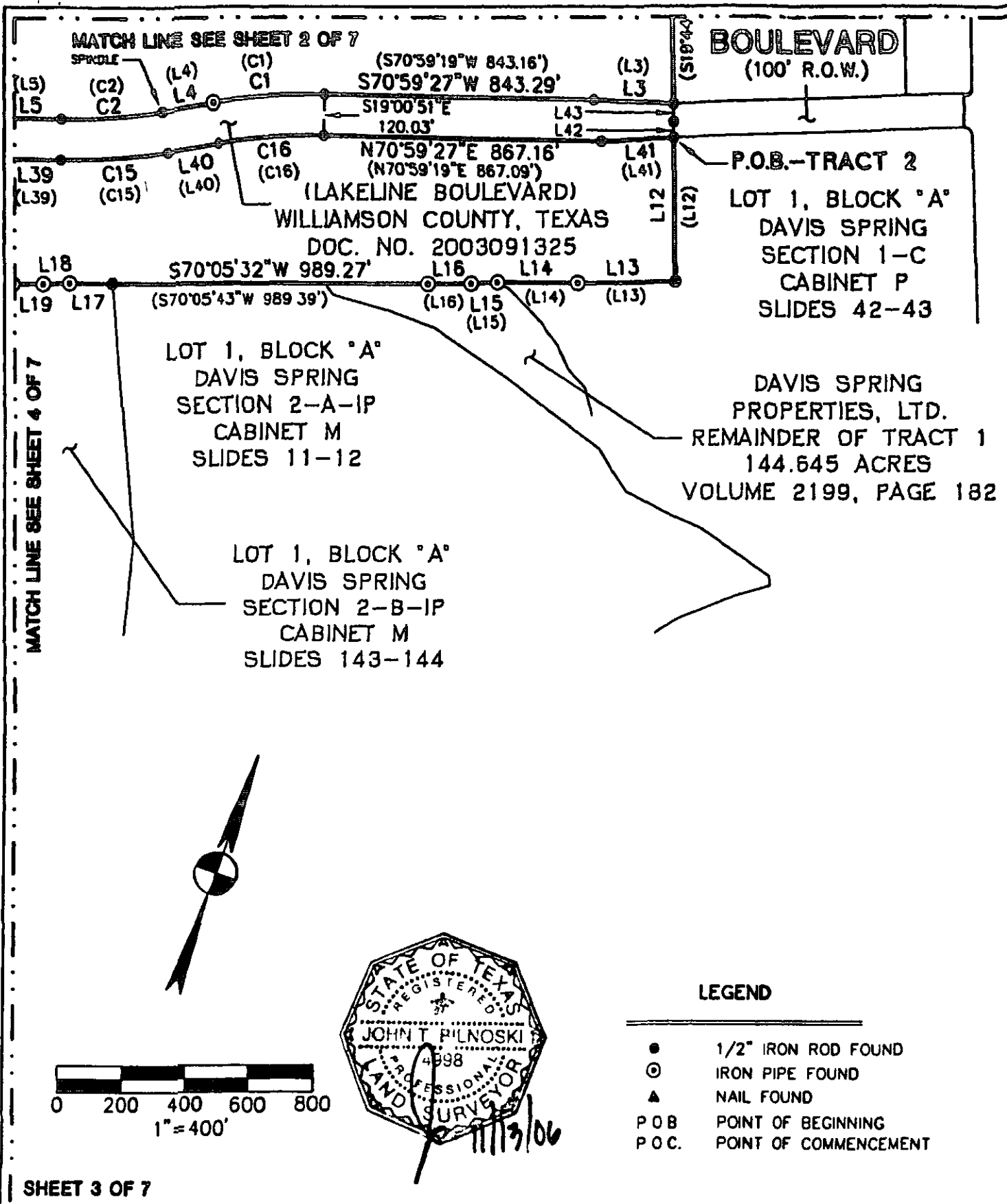
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OF 326.798 ACRE OUT OF THE RACHEL SALA SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**



**SHEET 3 OF 7**

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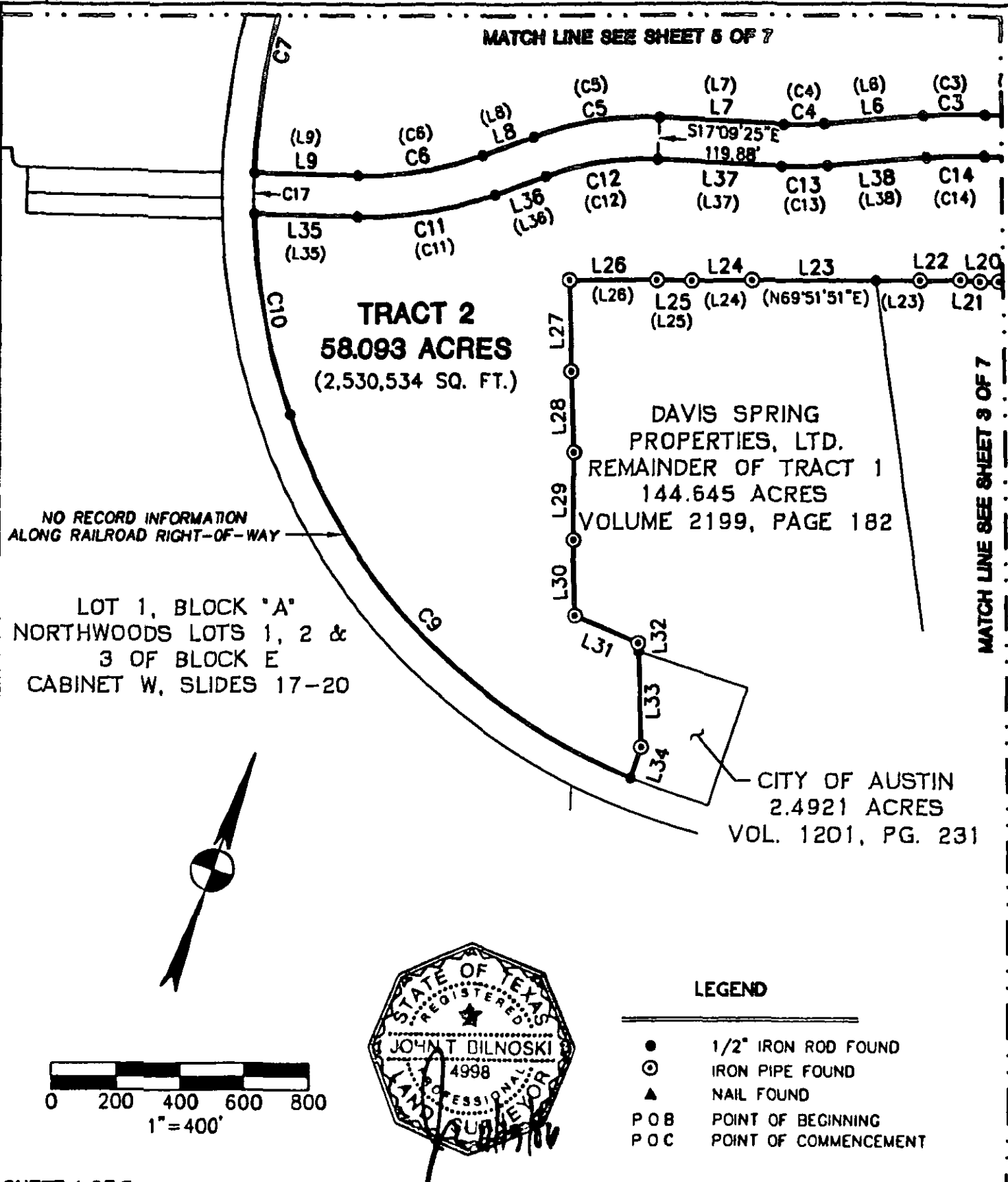
OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A SAVAGE OF RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC**  
**LAKELINE STATION**

**SHEET 3 OF 7**



MATCH LINE SEE SHEET 5 OF 7



SHEET 4 OF 7

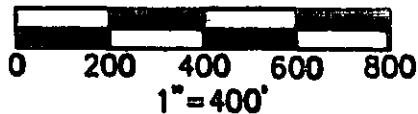
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**SKETCH TO ACCOMPANY DESCRIPTION**

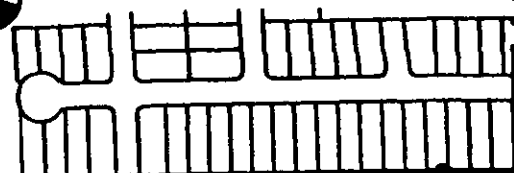
OF 328 798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT  
NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT  
CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF  
RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE  
OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**



CONTINENTAL HOMES  
OF TEXAS, L.P.  
TRACT 1, 92.657 ACRES  
DOC. NO. 2004043865

AVERY RANCH WEST  
PHASE II  
CABINET U  
SLIDES 181-187



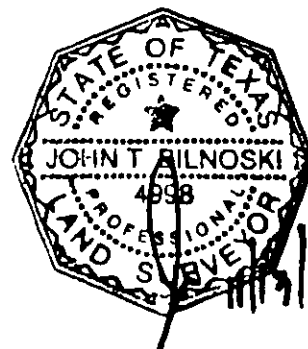
LCRA TRANSMISSIONS  
SERVICES CORPORATION  
DOC. NO. 2003022895

CAPITAL METROPOLITAN  
TRANSPORTATION AUTHORITY  
(RAILROAD R.O.W.)  
DOC. NO. 2000020773

FLEUR LAND, LTD.  
104.79 ACRES  
DOC. NO. 9815649

NO RECORD INFORMATION  
ALONG RAILROAD RIGHT-OF-WAY

MATCH LINE SEE SHEET 2 OF 7



SHEET 5 OF 7

MATCH LINE SEE SHEET 4 OF 7

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OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT  
NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT  
CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF  
RECORD IN DOCUMENT NOS. 9668530 AND 9668531 OF THE  
OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**

LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S20°15'03"E | 328.20 |
| L2   | S20°16'09"E | 219.64 |
| L3   | S72°41'24"W | 247.02 |
| L4   | S61°12'52"W | 158.84 |
| L5   | S70°29'09"W | 186.60 |
| L6   | S65°15'46"W | 298.39 |
| L7   | S72°51'47"W | 380.20 |
| L8   | S51°23'41"W | 167.68 |
| L9   | S71°04'44"W | 326.06 |
| L10  | N02°20'35"W | 248.85 |
| L11  | N68°50'48"E | 82.94  |
| L12  | S19°37'26"E | 419.89 |
| L13  | S69°16'36"W | 301.55 |
| L14  | S70°25'28"W | 249.80 |
| L15  | S67°44'04"W | 81.64  |
| L16  | S69°21'12"W | 133.40 |
| L17  | S69°55'29"W | 130.17 |
| L18  | S68°43'25"W | 80.26  |
| L19  | S69°20'02"W | 92.38  |
| L20  | S67°07'04"W | 55.34  |
| L21  | S74°11'15"W | 60.77  |
| L22  | S67°56'57"W | 123.56 |
| L23  | S69°51'19"W | 508.04 |
| L24  | S69°10'11"W | 184.97 |
| L25  | S71°44'18"W | 107.42 |
| L26  | S70°04'29"W | 268.76 |
| L27  | S20°43'18"E | 271.22 |
| L28  | S21°30'49"E | 240.79 |
| L29  | S19°42'58"E | 266.35 |
| L30  | S21°18'24"E | 232.22 |
| L31  | S85°56'57"E | 211.19 |
| L32  | S22°17'34"E | 26.04  |
| L33  | S21°30'47"E | 293.66 |
| L34  | S01°09'40"E | 99.22  |
| L35  | N71°04'44"E | 324.28 |
| L36  | N51°23'41"E | 167.68 |
| L37  | N72°51'47"E | 380.20 |
| L38  | N65°15'46"E | 298.39 |
| L39  | N70°29'09"E | 186.60 |
| L40  | N61°12'52"E | 158.84 |
| L41  | N67°37'08"E | 225.15 |
| L42  | S19°54'32"E | 46.63  |
| L43  | S20°04'57"E | 52.81  |

RECORD LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L2   | S20°16'09"E | 219.64 |
| L3   | S72°37'24"W | 246.95 |
| L4   | S61°11'47"W | 158.90 |
| L5   | S70°31'30"W | 186.64 |
| L6   | S65°15'38"W | 298.42 |
| L7   | S72°51'54"W | 380.26 |
| L8   | S51°23'30"W | 167.78 |
| L9   | S71°07'17"W | 326.00 |

|     |             |        |
|-----|-------------|--------|
| L11 | N68°50'48"E | 82.94  |
| L12 | S19°38'42"E | 421.89 |
| L13 | S69°18'24"W | 301.61 |
| L14 | S70°25'55"W | 249.80 |
| L15 | S67°45'29"W | 81.64  |
| L16 | S69°22'31"W | 133.51 |
| L17 | S70°05'43"W | 130.05 |
| L18 | S68°37'40"W | 80.44  |
| L19 | S69°16'35"W | 92.17  |
| L20 | S66°52'52"W | 55.34  |
| L21 | S74°20'34"W | 60.97  |
| L22 | S67°57'24"W | 123.46 |
| L23 | S69°54'34"W | 133.10 |
| L24 | S69°09'18"W | 185.32 |
| L25 | S71°42'09"W | 107.41 |
| L26 | S70°05'39"W | 268.84 |
| L27 | S20°45'47"E | 271.40 |
| L28 | S21°32'33"E | 240.58 |
| L29 | S19°41'04"E | 266.44 |
| L30 | S21°14'40"E | 232.27 |
| L31 | S86°07'45"E | 211.56 |
| L32 | S21°25'30"E | 26.38  |
| L33 | S19°23'00"E | 293.94 |
| L34 | S00°55'00"E | 99.32  |
| L35 | N71°07'17"E | 324.31 |
| L36 | N51°23'30"E | 167.78 |
| L37 | N72°51'54"E | 380.26 |
| L38 | N65°15'38"E | 298.42 |
| L39 | N70°31'30"E | 186.64 |
| L40 | N61°11'47"E | 158.90 |
| L41 | N67°34'36"E | 225.15 |
| L42 | S19°38'40"E | 46.42  |
| L43 | S20°26'46"E | 53.15  |

SHEET 6 OF 7

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## SKETCH TO ACCOMPANY DESCRIPTION

OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9668530 AND 9668531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**

**CURVE TABLE**

| NO. | DELTA     | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-----|-----------|---------|------------|--------------|---------------|
| C1  | 9°47'17"  | 2060.00 | 351.91     | 351.49       | S66°05'47"W   |
| C2  | 9°19'55"  | 1940.00 | 315.98     | 315.63       | S65°52'27"W   |
| C3  | 5°15'48"  | 2060.00 | 189.24     | 189.17       | S67°53'17"W   |
| C4  | 7°36'06"  | 940.00  | 124.71     | 124.62       | S69°06'35"W   |
| C5  | 21°28'25" | 1060.00 | 397.27     | 394.95       | S62°06'27"W   |
| C6  | 19°44'06" | 1140.00 | 392.66     | 390.72       | S61°15'45"W   |
| C7  | 24°50'56" | 1920.00 | 832.69     | 826.18       | N05°31'40"W   |
| C8  | 11°06'12" | 4674.76 | 905.92     | 904.51       | N01°00'59"E   |
| C9  | 47°43'28" | 1887.89 | 1572.52    | 1527.45      | N63°33'13"W   |
| C10 | 18°09'01" | 1920.00 | 608.22     | 605.68       | N30°49'46"W   |
| C11 | 19°43'48" | 1260.00 | 433.89     | 431.75       | N61°15'36"E   |
| C12 | 21°28'28" | 940.00  | 352.31     | 350.25       | N62°06'17"E   |
| C13 | 7°36'05"  | 1060.00 | 140.63     | 140.53       | N69°06'16"E   |
| C14 | 5°15'57"  | 1940.00 | 178.30     | 178.24       | N67°53'20"E   |
| C15 | 9°19'42"  | 2060.00 | 335.39     | 335.02       | N65°52'22"E   |
| C16 | 9°47'19"  | 1940.00 | 331.44     | 331.04       | N66°05'45"E   |
| C17 | 3°34'55"  | 1920.00 | 120.03     | 120.01       | S19°46'22"E   |

**RECORD CURVE TABLE**

| NO. | DELTA     | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-----|-----------|---------|------------|--------------|---------------|
| C1  | 9°47'32"  | 2060.00 | 352.07     | 351.64       | S66°05'33"W   |
| C2  | 9°19'43"  | 1940.00 | 315.86     | 315.51       | S65°51'38"W   |
| C3  | 5°15'52"  | 2060.00 | 189.28     | 189.21       | S67°53'34"W   |
| C4  | 7°36'16"  | 940.00  | 124.76     | 124.67       | S69°03'46"W   |
| C5  | 21°28'24" | 1060.00 | 397.27     | 394.95       | S62°07'42"W   |
| C6  | 19°43'47" | 1140.00 | 392.56     | 390.62       | S61°15'23"W   |
| C11 | 19°43'47" | 1260.00 | 433.88     | 431.74       | N61°15'23"E   |
| C12 | 21°28'24" | 940.00  | 352.29     | 350.24       | N62°07'42"E   |
| C13 | 7°36'16"  | 1060.00 | 140.69     | 140.58       | N69°03'46"E   |
| C14 | 5°15'52"  | 1940.00 | 178.25     | 178.19       | N67°53'34"E   |
| C15 | 9°19'43"  | 2060.00 | 335.40     | 335.03       | N65°51'38"E   |
| C16 | 9°47'32"  | 1940.00 | 331.56     | 331.16       | N66°05'33"E   |
| C17 | 3°34'03"  | 1920.00 | 120.03     | 120.01       | N19°41'16"W   |

**SHEET 7 OF 7**

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**SKETCH TO ACCOMPANY DESCRIPTION**

OF 326.798 ACRE OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 334 ACRE TRACT CONVEYED TO WILLIAM A. SAVAGE OF RECORD IN DOCUMENT NOS. 9666530 AND 9666531 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

**SUMMIT/PACIFIC  
LAKELINE STATION**

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*Nancy E. Rister*

01/22/2008 10 10 AM

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WILLIAMSON COUNTY, TEXAS