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AUSTIN CITY CLERK
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RESTRICT 2008039766
18 PGS

Zoning Case No. C14-06-0215A
Zoning Case No. C14-06-0215C
Zoning Case No. C14-06-0215D

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.

1-31-08
113-116

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 30th day of January, 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 Bexar §

This instrument was acknowledged before me on this the 30th day of January, 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.

NANCY RANGE HIATT
Notary Public, State of Texas
My Commission Expires
May 13, 2011

Nancy Range Hiatt
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

C14-06-0215A

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

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, 1998, AND RECORDED MARCH 25, 1998 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°29'37", an arc length of 35.54 feet and chord which bears South 78°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°30'54", an arc length of 392.89 feet and chord which bears South 70°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°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°21'24", an arc length of 395.50 feet and chord which bears South 37°39'43" West, a distance of 382.89 feet to a calculated point;

3. South 62°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°20'35", an arc length of 332.56 feet and chord which bear South 41°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

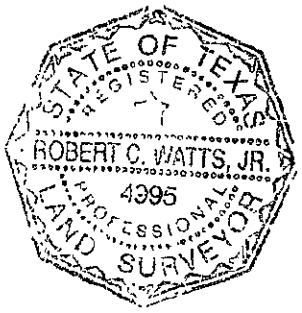
a point of curvature;

2. Along a curve to the right having a radius of 1379.47 feet, a delta angle of 04°33'46", an arc length of 109.86 feet and chord which bears South 81°29'22" East, a distance of 109 83 feet to a TxDOT monument found,

3 South 10°38'48" West, a distance of 16 66 feet to the **POINT OF BEGINNING**, containing 8.365 acres of land, more or less

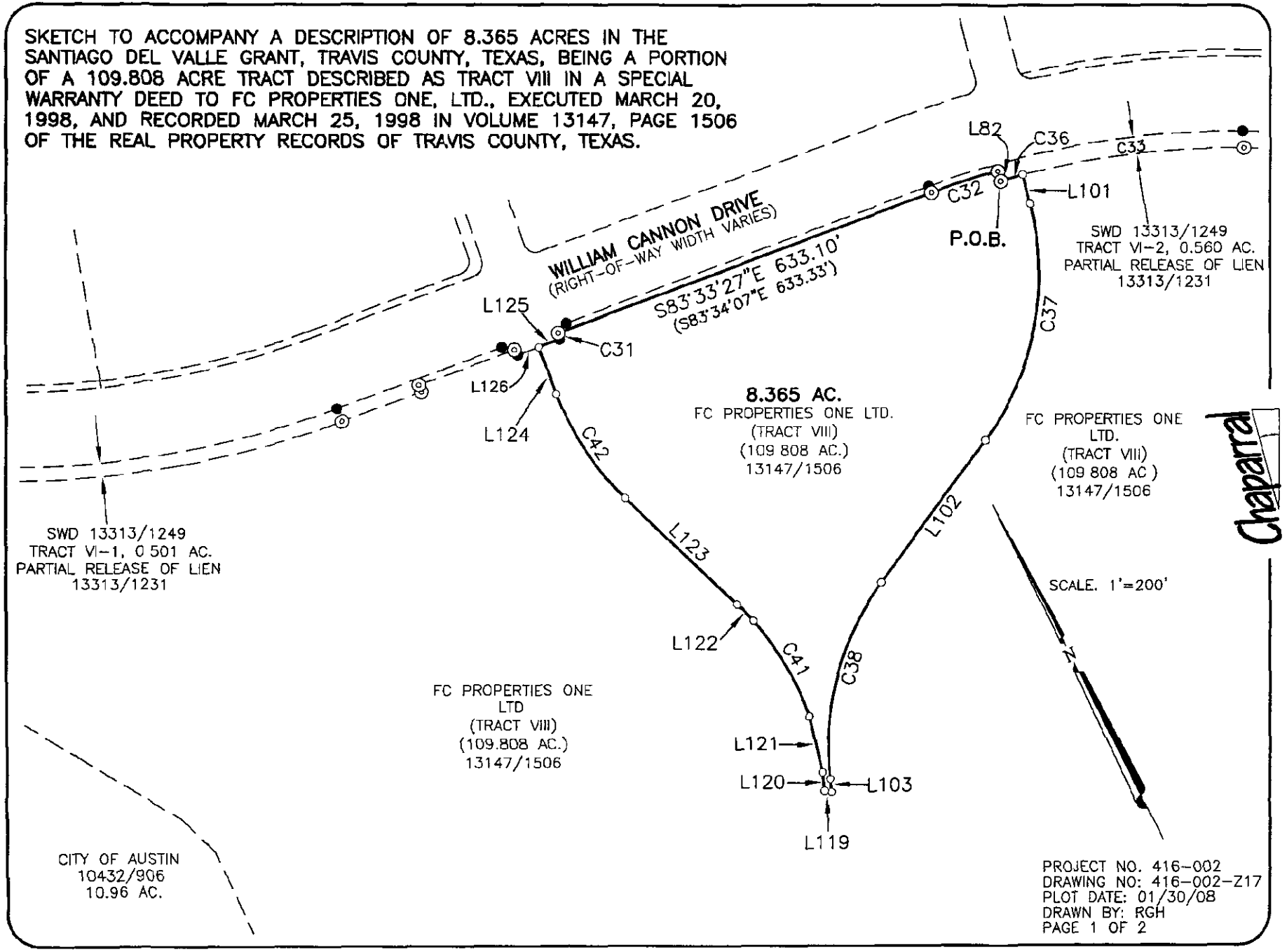
Based upon a survey made on the ground, April, 2004 Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA control network. Attachments: Survey Drawing 416-002-Z17 dwg

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



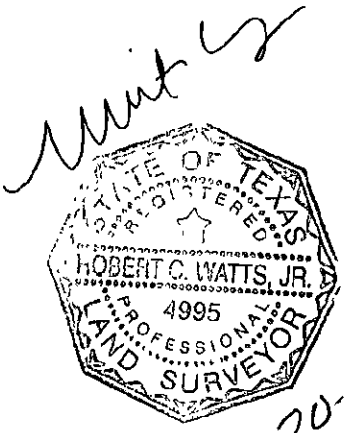
1-30-08

SKETCH TO ACCOMPANY 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, 1998, AND RECORDED MARCH 25, 1998 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



PROJECT NO. 416-002
DRAWING NO: 416-002-Z17
PLOT DATE: 01/30/08
DRAWN BY: RGH
PAGE 1 OF 2

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'



1-30-08

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 01/30/08
DRAWN BY: RGH
PAGE 2 OF 2

C14-06-0215C

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

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, 1998, AND RECORDED MARCH 25, 1998 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°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°37'33", an arc length of 361.61 feet and chord which bears North 69°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°24'30", an arc length of 9.22 feet and chord which bears North 00°22'17" West, a distance of 9 14 feet to a 1/2" rebar with cap set,

2 North 12°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°04'19", an arc length of 73.63 feet and chord which bears North 17°18'36" East, a distance of 73 55 feet to a 1/2" rebar found,

4. North 21°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°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°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°06'02", an arc length of 263 32 feet and chord which bears North 05°47'35" East, a distance of 259 89 feet to a 1/2" rebar with cap set,

3 North 10°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°16'07", an arc length of 85.18 feet and chord which bears North 02°07'23" West, a distance of 84 90 feet to a 1/2" rebar with cap set;

5 South 76°46'30" East, a distance of 372 63 feet to a 1/2" rebar with cap set;

6 South 79°37'48" East, a distance of 342 77 feet to a 1/2" rebar with cap set;

7. South 79°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°51'05", an arc length of 189.20 feet and chord which bears North 19°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

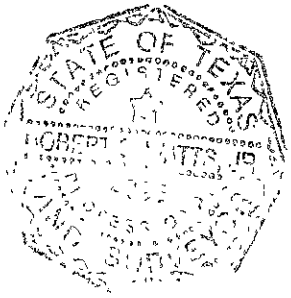
1. Along a curve to the right having a radius of 2814.81 feet, a delta angle of 06°21'20", an arc length of 312.23 feet and chord which bears South 24°20'26" West, a distance of 312.07 feet to a 1/2" rebar found;

2. South 27°32'04" West, a distance of 1263 37 feet to a 1/2" rebar found,

3. South 72°28'00" West, a distance of 37.38 feet to the **POINT OF BEGINNING**, containing 31.293 acres of land, more or less.

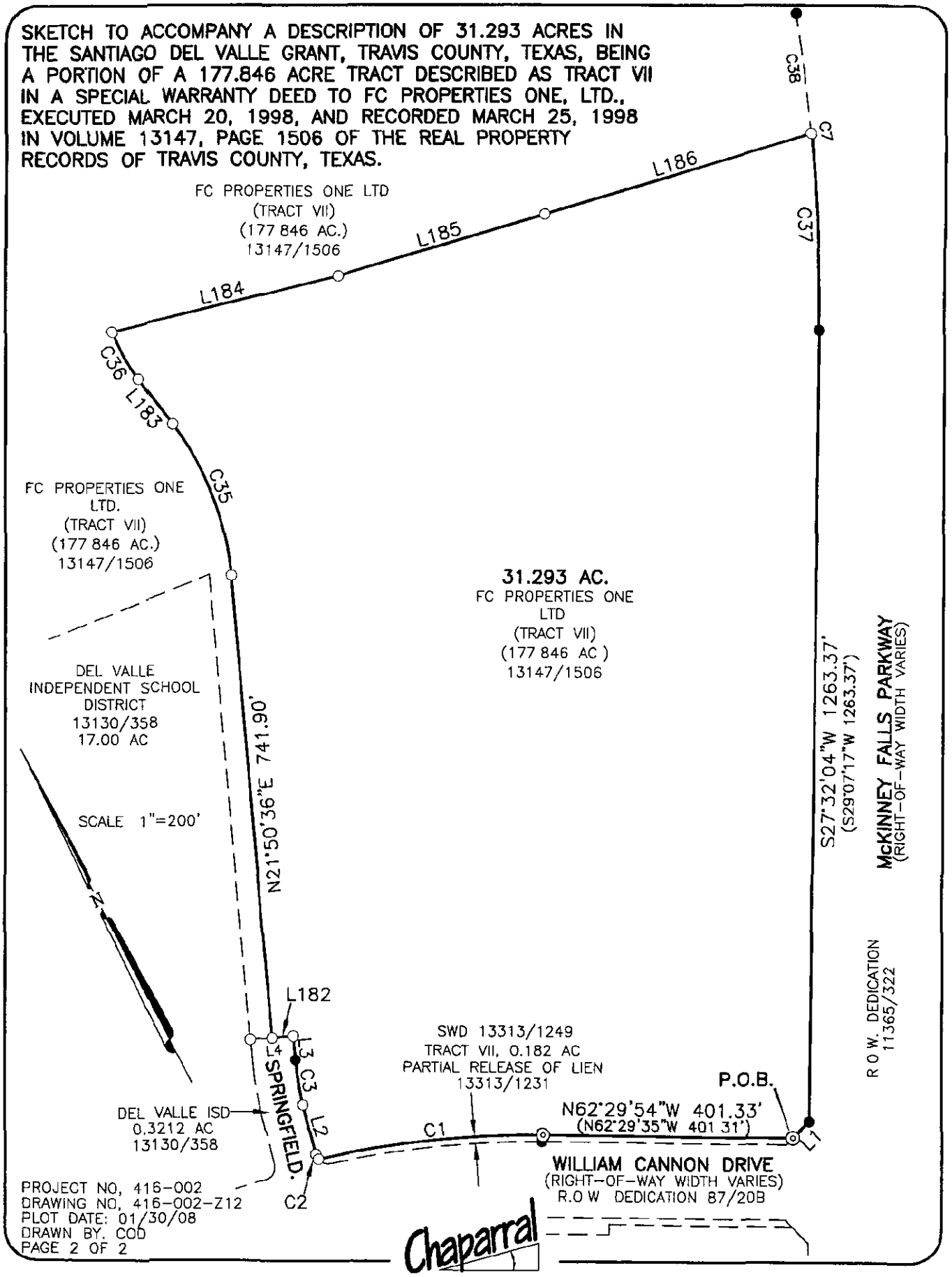
Based upon a survey made on the ground, April, 2004 Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA control network Attachments. Survey Drawing 416-002-Z12.dwg

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



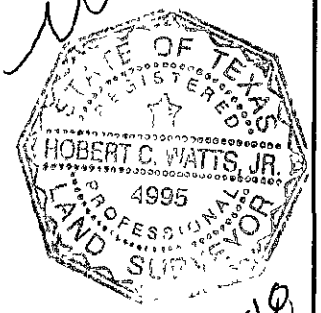
1-30-09

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, 1998, AND RECORDED MARCH 25, 1998 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



PROJECT NO. 416-002
DRAWING NO. 416-002-Z12
PLOT DATE: 01/30/08
DRAWN BY: COD
PAGE 2 OF 2

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'	-



1-30-08

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

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

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 416-002-Z12

PROJECT NO. 416-002
DRAWING NO. 416-002-Z12
PLOT DATE: 01/30/08
DRAWN BY: COD
PAGE 2 OF 2

Chaparral

C14-06-0215D

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

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, 1998, AND RECORDED MARCH 25, 1998 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;

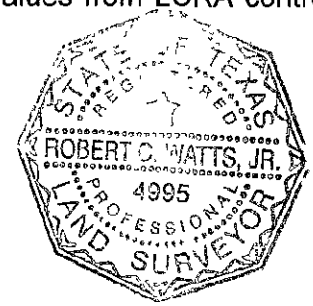
2. South 62°30'20" East, a distance of 107.19 feet to a 1/2" rebar found;

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.

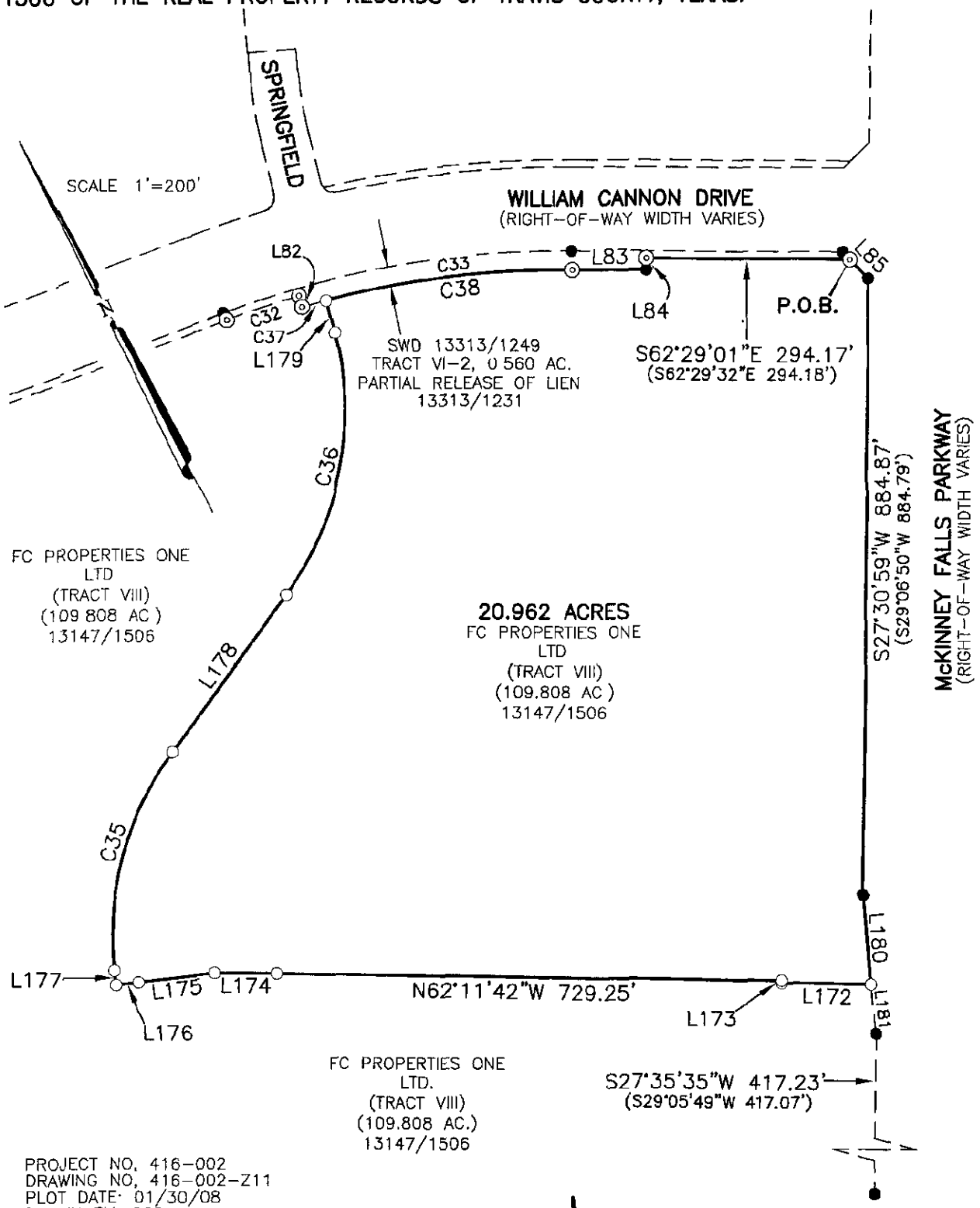
Based upon a survey made on the ground, April, 2004 Bearing Basis Grid azimuth for Texas Central Zone, 1983/93 HARN Values from LCRA control network Attachments. Survey Drawing 416-002-Z11.dwg

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



1-30-08

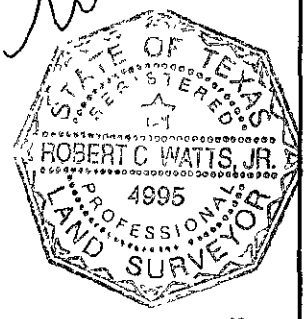
SKETCH TO ACCOMPANY A DESCRIPTION OF 20.962 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 109.808 ACRE TRACT DESCRIBED AS TRACT VIII IN A SPECIAL WARRANTY DEED TO FC PROPERTIES ONE, LTD., EXECUTED MARCH 20, 1998, AND RECORDED MARCH 25, 1998 IN VOLUME 13147, PAGE 1506 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



PROJECT NO. 416-002
DRAWING NO. 416-002-Z11
PLOT DATE: 01/30/08
DRAWN BY: COD
PAGE 1 OF 2

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'	—



1-30-08

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

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PAGE 2 OF 2

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

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 416-002-Z11

Chaparral

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 Mar 13 01:58 PM 2008039766

CLARKMM $84 00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS