

RESTRICTIVE COVENANT

OWNER: Lexington 281, L.P., a Texas limited partnership

ADDRESS: 1800 Valley View Lane, Suite 300;
Farmers Branch, Dallas County, Texas 75234

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 1:
Being all that property described on Exhibit A attached hereto SAVE and EXCEPT the 14.305 acre parcel on Exhibit B attached hereto and SAVE and EXCEPT the 17.876 acre parcel described on Exhibit C attached hereto,

Tract 2:
Being all that property described on Exhibit B attached hereto (cumulatively referred to as the "Property"),

WHEREAS, the Owner (the "Owner", whether one or more), 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 ("Agreement"). 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. At the time of site plan, a revised Traffic Impact Analysis ("TIA") shall be conducted. One hundred (100) percent of fiscal surety for improvements identified in the revised and approved TIA shall be posted prior to issuance of the site development permit for the 626th unit. Identified improvements shall be conducted prior to the issuance of any Certificate of Occupancy after construction of the 626th unit.
2. To the greatest extent practicable, satisfaction of parkland dedication requirements at site plan should include: (1) a trail connection between Ross Road and Barkley

Meadows Park; and (2) access to parkland (whether public or private) within a quarter mile of each residential home.

3. If any person or entity shall violate or attempt to violate this Agreement, 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, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this Agreement 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, or a portion of the Property, subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the _____ day of _____, 2015.

OWNER:

Lexington 281, L.P., a Texas limited partnership

By: Centamtar Terras, L.L.C., a Texas limited liability company, its general partner

By: CTMGT, L.L.C., a Texas limited liability company, its manager

By: _____
Mehrdad Moayed
Manager

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 ____ day of _____, 2015
by Mehrdad Moayedi, Manager of Lexington 281, L.P., a Texas limited partnership, on behalf of
said company.

Notary Public, State of Texas

DESCRIPTION OF A 130.42 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC. IN DECEMBER 2015, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, IN TRAVIS COUNTY, TEXAS, SAID 130.42 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 218.753 ACRE TRACT CONVEYED TO LEXINGTON 281, L.P., IN DOCUMENT NUMBER 2007024509, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 130.42 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic "KC ENG." cap found in the west Right-of-Way (ROW) line of Ross Road, as described in Volume 13230 Page 88, Real property Records, Travis County, Texas, (based on a 100' ROW), same being the northeast corner of that 23.730 acre tract described in a deed to Del Valle Independent School District (DVISD) and recorded in Document Number 2001062687, Official Public Records, Travis County, Texas, also being an east corner of the said 218.753 acre (Remainder) tract, for an east corner of this tract and the **POINT OF BEGINNING;**

THENCE leaving said Ross Road ROW, and with the north line of the said DVISD tract, same being a south line of the said 218.753 acre (Remainder) tract, the following six (6) courses and distances:

1. N60°04'14"W, a distance of 832.33 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
2. S30°04'16"W, a distance of 238.74 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
3. N60°00'54"W, a distance of 208.79 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
4. S63°25'15"W, a distance of 315.52 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
5. N60°02'09"W, a distance of 585.25 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found, and
6. S30°02'26"W, a distance of 298.27 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the most west corner of the said DVISD tract, same being the northwest corner of a 32.154 acre tract described in a deed to DVISD and recorded in Volume 9117, Page 846, Real Property Records, Travis County, Texas, also being the northeast corner of Deerwood Subdivision, a subdivision of record in Volume 100, Page 120, Plat Records, Travis County, Texas, also being an ell corner of the said 218.753 acre (Remainder) tract, and a south corner of the tract described herein;

THENCE with the north line of the said Deerwood Subdivision, same being the south lines of the said 218.753 acre (Remainder) tract, the following three (3) courses and distances:

1. N59°52'33"W, a distance of 1159.28 feet to a 1/2 inch iron rod with plastic "CHAPARRAL" cap found,
2. S30°05'35"W, a distance of 998.20 feet to a 1/2 inch iron rod with plastic "CHAPARRAL" cap found, and
3. N60°01'49"W, a distance of 609.98 feet to a 1 inch iron pipe found;

THENCE leaving the north line of said Deerwood Subdivision and crossing said 218.753 acre (Remainder) tract, the following eight (8) courses and distances:

1. N59°30'04"W, a distance of 211.90 feet to a calculated point,
2. N63°32'47"E, a distance of 332.03 feet to a calculated point,
3. with a curve to the left a distance of 211.80 feet, through a central angle of 22°40'57", having a radius of 535.00 feet, and whose chord bears N52°12'18"E, a distance of 210.42 feet to a calculated point,
4. N40°51'49"E, a distance of 360.93 feet to a calculated point,
5. with a curve to the right a distance of 109.46 feet, through a central angle of 11°06'02", having a radius of 565.00 feet, and whose chord bears N46°24'51"E, a distance of 109.29 feet to a calculated point,
6. N51°57'52"E, a distance of 261.31 feet to a calculated point,
7. N34°19'49"W, a distance of 70.15 feet to a calculated point, and
8. N38°02'08"W, a distance of 152.46 feet to a calculated point in the west line of said 218.753 acre (Remainder) tract, same being the east line of a called 82.560 acre tract described in Document Number 2009076434, Official Public Records, Travis County, Texas;

THENCE with the east line of said 82.560 acre tract, same being the west line of said 218.753 acre (Remainder) tract, N55°35'02"E, a distance of 3554.27 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found in the south line of that 106.190 acre tract described in a deed to Carolyn Barkley and Janet Barkley-Booher and recorded in Document Number 2000063776, Official Public Records, Travis County, Texas, same being the north line of the said 218.753 acre (Remainder) tract, for the northernmost corner of the tract described herein;

THENCE with the south line of said 106.190 acre tract, same being the north line of said 218.753 acre (Remainder) tract, S60°28'08"E, a distance of 222.26 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for a northeast corner of said 218.753 acre (Remainder) tract, same being the northeast corner of Lot 143, Block G, Lexington Parke Section One, a subdivision of record in Document Number 200400121, Official Public Records, Travis County, Texas, also being the northwest corner of Lot 144, Block G, of said Lexington Parke Section One subdivision;

THENCE leaving the south line of said 106.190 acre tract, with the west line of said Lexington Parke Section One subdivision, the following fifteen (15) courses and distances:

1. N81°06'20"W, a distance of 172.39 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of Lot 142, Block G, of said Lexington Parke Section One subdivision, same being the northeast corner of Lot 141, Block G, of said Lexington Parke Section One subdivision,
2. S74°48'44"W, a distance of 80.44 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of said Lot 141, Block G, same being the northeast corner of Lot 140, Block G, of said Lexington Parke Section One subdivision,
3. S52°37'16"W, a distance of 129.25 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of Lot 139, Block G, of said Lexington Parke Section One subdivision, same being the northeast corner of Lot 138, Block G, of

Jose Antonio Navarro Grant

Lexington Parke

- said Lexington Parke Section One subdivision,
4. S45°45'19"W, a distance of 138.44 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of Lot 136, Block G, of said Lexington Parke Section One subdivision, same being the northeast corner of Lot 135, Block G, of said Lexington Parke Section One subdivision,
 5. S44°43'50"W, a distance of 67.37 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the west corner of said Lot 135, Block G, same being the north corner of Lot 134, Block G, of said Lexington Parke Section One subdivision,
 6. S34°10'59"W, a distance of 60.42 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the west corner of said Lot 134, Block G, same being the north corner of Lot 133, Block G, of said Lexington Parke Section One subdivision,
 7. S26°16'34"W, a distance of 79.47 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the west corner of said Lot 133, Block G, same being the north corner of Lot 132, Block G, of said Lexington Parke Section One subdivision,
 8. S18°35'36"W, a distance of 44.47 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for an angle point in the west line of said Lot 132, Block G,
 9. S11°27'52"W, a distance of 65.04 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 132, Block G, same being the northwest corner of Lot 131, Block G, of said Lexington Parke Section One subdivision,
 10. S04°38'01"W, a distance of 53.98 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 131, Block G, of said Lexington Parke Section One subdivision,
 11. S01°27'26"E, a distance of 1297.03 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of Lot 103, Block G, same being the north corner of Lot 133, Block G, of said Lexington Parke Section One subdivision,
 12. N88°32'34"E, a distance of 170.00 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found in the east ROW line of Saint Thomas Drive, a 50 foot ROW dedicated to the public in said Lexington Parke Section One subdivision, for an angle point in the west line of Lot 9, Block K, of said Lexington Parke Section One subdivision,
 13. S01°27'26"E, a distance of 42.32 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for an angle point in the west line of said Lot 9, Block K,
 14. with a curve to the left a distance of 51.05 feet, through a central angle of 10°38'14", having a radius of 275.00 feet, and whose chord bears S06°46'33"E, a distance of 50.98 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 9, Block K, and
 15. N88°32'34"E, a distance of 250.61 feet to a calculated point in the south line of Lot 14, Block K, of said Lexington Parke Section One subdivision,

THENCE leaving the west line of said Lexington Parke Section One subdivision, and crossing said 218.753 acre (Remainder) tract, the following four (4) courses and distances:

1. S41°34'24"W, a distance of 66.43 feet to a calculated point,
2. S01°26'51"E, a distance of 351.59 feet to a calculated point,
3. S26°58'51"E, a distance of 72.42 feet to a calculated point, and
4. N63°01'09"E, a distance of 121.36 feet to a calculated point, in the curving west ROW

line of Fort Lexington Drive, a 64 foot ROW dedicated to the public in said Lexington Parke Section One subdivision;

THENCE with the west ROW line of said Fort Lexington Drive, with a curve to the left a distance of 60.08 feet, through a central angle of 10°22'08", having a radius of 332.00 feet, and whose chord bears S26°58'51"E, a distance of 60.00 feet to a calculated point;

THENCE leaving the west ROW line of said Fort Lexington Drive, and crossing said 218.753 acre (Remainder) tract, the following four (4) courses and distances:

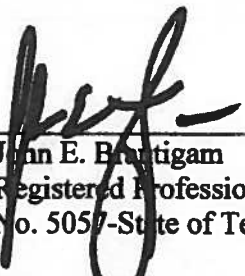
1. S63°01'09"W, a distance of 121.36 feet to a calculated point,
2. S26°58'51"E, a distance of 101.50 feet to a calculated point,
3. S59°25'22"E, a distance of 379.01 feet to a calculated point, and
4. S40°14'01"E, a distance of 236.92 feet to a calculated point in the curving west ROW line of said Ross Road;

THENCE with the west ROW line of the said Ross Road, same being the east line of said 198.92 acre (Remainder) tract the following two (2) courses and distances;

1. with a curve to the left a distance of 189.67 feet, through a central angle of 10°21'00", having a radius of 1050.00 feet, and whose chord bears S35°07'00"W, a distance of 189.42 feet to a 1/2 inch iron rod found, and
2. S29°54'39"W a distance of 212.89 feet to the **POINT OF BEGINNING** and containing 130.42 acres of land, more or less.

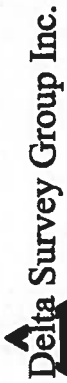
BEARING BASIS: Found 2 1/2 inch iron rod with plastic "KC ENG." Caps in the west ROW line of Ross Road as dedicated in Volume 13230 Page 88, Real Property Records, Travis County, Texas, held called bearing of N30°39'48"E and found distance of 1084.73 feet.

I, John Brautigam, hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during December 2015, and is true and correct to the best of my knowledge and belief.


John E. Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700





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QUAD MONTOPOLIS
PROJECT BERDOLL TRACT
DWG. 130.42ACZONING

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NOTE: ALL CORNERS ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.
SEE PAGE 6 OF 6 FOR LINE AND CURVE DATA

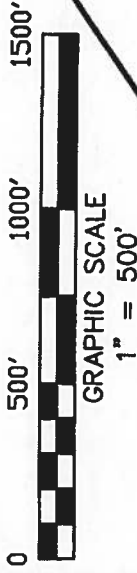
LEGEND

- IRON PIPE FOUND
- ⊙ 1/2" IRON ROD W/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND
- REAL PROPERTY RECORDS, TRANS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, TRANS COUNTY, TEXAS
- DEED RECORDS, TRANS COUNTY, TEXAS
- PLAT RECORDS, TRANS COUNTY, TEXAS
- RIGHT OF WAY
- () RECORD INFORMATION

130.42 ACRES

SKETCH TO ACCOMPANY FIELD NOTES

JOSE ANTONIO NAVARRO GRANT
TRANS COUNTY, TEXAS
DECEMBER 2015



82,580 ACRES
TRANS COUNTY A POLITICAL SUBDIVISION
OF THE STATE OF TEXAS
DOC. NO. 2008078434
O.P.R.T.C.T.X.

N53°02'E 354.27'

S01°27'26"E 1297.03'

130.42 ACRES

REMAINDER OF 218.753 ACRE TRACT
LEXINGTON 281, L.P.
DOC. NO. 2007024508
O.P.R.T.C.T.X.

REMAINDER OF 78.813 ACRE TRACT
PHIL BERDOLL ET AL.
VOLUME 11029 PAGE 121
R.P.R.T.C.T.X.

REMAINDER OF 218.753 ACRE TRACT
LEXINGTON 281, L.P.
DOC. NO. 2007024508
O.P.R.T.C.T.X.

S30°05'35"W 998.20'

N59°52'33"W 1159.28'

DEERWOOD SUBDIVISION
VOLUME 100 PAGE 120
R.P.R.T.C.T.X.

N60°01'49"W 609.98'

DEERWOOD SUBDIVISION
VOLUME 100 PAGE 120
R.P.R.T.C.T.X.

BEARING BAIRS FOUND TWO 1/2 INCH IRON RODS WITH PLASTIC "O.D. END" CAPS IN THE
WEST CORNER OF CROSS ROAD AS DEPICTED IN VOLUME 13030 PAGE 88 R.P.R.T.C.T.X.
FIELD CALLED BEARING OF N53°30'46"E AND FOUND DISTANCE OF 1084.73 FEET.

50' BUFFER

50' BUFFER

POINT OF BEGINNING

N60°04'14"W 832.33'

N60°02'09"W 585.25'

REMAINDER OF 32.124 ACRE TRACT
DEL VALLE INDEPENDENT SCHOOL DISTRICT
VOLUME 9117 PAGE 848
R.P.R.T.C.T.X.

23,720 ACRE TRACT
DEL VALLE INDEPENDENT SCHOOL DISTRICT
DOC. NO. 2001023807
O.P.R.T.C.T.X.

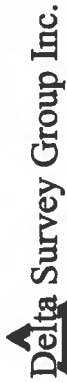
ROSS ROAD
VOLUME 13030 PAGE 88
R.P.R.T.C.T.X.

LEXINGTON PARK SECTION ONE
DOC. NO. 200400121
O.P.R.T.C.T.X.

TRACT 2
48.433 ACRES
LUCORSE BEARS 2010, L.P.
DOC. NO. 200400121
O.P.R.T.C.T.X.

LEXINGTON PARK SECTION ONE
DOC. NO. 200400121
O.P.R.T.C.T.X.

100.780 ACRE TRACT
DOC. NO. 200400121
O.P.R.T.C.T.X.



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QUAD MONTOPOLIS
PROJECT BERDOLL TRACT
DWG. 130.42ACZONING

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CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	535.00'	211.80'	210.42'	N52°12'18"E	22°40'57"
C2	565.00'	109.46'	109.29'	N46°24'51"E	11°06'02"
C3	275.00'	51.05'	50.98'	S06°46'33"E	10°38'14"
C4	332.00'	60.08'	60.00'	S26°58'51"E	10°22'08"
C5	1050.00'	189.67'	189.42'	S35°07'00"W	10°21'00"

130.42 ACRES LINE AND CURVE DATA

LINE	BEARING	DISTANCE
L1	S30°04'16"W	238.74'
L2	N60°00'54"W	208.79'
L3	S63°25'15"W	315.52'
L4	S30°02'26"W	298.27'
L5	N59°30'04"W	211.90'
L6	N63°32'47"E	332.03'
L7	N40°51'49"E	360.93'
L8	N51°57'52"E	261.31'
L9	N34°19'49"W	70.15'
L10	N38°02'08"W	152.46'
L11	S60°28'08"E	222.26'
L12	N81°06'20"W	172.39'
L13	S74°48'44"W	80.44'
L14	S52°37'16"W	129.25'
L15	S45°45'19"W	138.44'
L16	S44°43'50"W	67.37'
L17	S34°10'59"W	60.42'
L18	S26°16'34"W	79.47'
L19	S18°35'36"W	44.47'
L20	S11°27'52"W	65.04'
L21	S04°38'01"W	53.98'
L22	N88°32'34"E	170.00'
L23	S01°27'26"E	42.32'
L24	N88°32'34"E	250.61'
L25	S41°34'24"W	66.43'
L26	S01°26'51"E	351.59'
L27	S26°58'51"E	72.42'
L28	N63°01'09"E	121.36'
L29	S63°01'09"W	121.36'
L30	S26°58'51"E	101.50'
L31	S59°25'22"E	379.01'
L32	S40°14'01"E	236.92'
L33	S29°54'39"W	212.89'

BEARING BASIS: FOUND TWO 1/2 INCH IRON RODS WITH PLASTIC "KC ENG." CAPS IN THE WEST ROW LINE OF ROSS ROAD AS DEDICATED IN VOLUME 13230 PAGE 88, R.P.R. I.C.TX, HELD CALLED BEARING OF N30°39'48"E AND FOUND DISTANCE OF 1084.73 FEET.

SKETCH TO ACCOMPANY FIELD NOTES

JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
DECEMBER 2015

BEING A 14.305 ACRE TRACT, DESCRIBED BY DELTA SURVEY GROUP, INC., IN JULY 2008, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 30.030 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231574 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 36.749 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231573 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 14.305 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic "Chaparral" cap found in a south line of said 36.749 acre tract, same being an east corner of said 30.030 acre tract, also being a north corner of Deerwood Subdivision a subdivision of record in Volume 100, Page 120 of the Plat Records, Travis County, Texas, for the **POINT OF BEGINNING**;

THENCE leaving the south line of said 36.749 acre tract and with a south line of said 30.030 acre tract, same being a north line of said Deerwood Subdivision, S30°05'35"W a distance of 998.20 feet to a 1/2 inch iron rod with plastic "Chaparral" cap found for a north corner of said Deerwood Subdivision, same being a south corner of said 30.030 acre tract;

THENCE continuing with said common line, N60°01'49"W a distance of 609.98 feet; N59°30'04"W a distance of 211.90 feet to a 3/4 inch iron pipe found for a north corner of said Deerwood Subdivision, same being a south corner of said 30.030 acre tract;

THENCE leaving said common line and crossing said 30.030 acre and said 36.749 acre tract the following six (6) courses and distances:

1. N63°32'47"E a distance of 332.03 feet to a calculated point,
2. with the arc of a curve to the left a distance of 211.80 feet, through a central angle of 22°40'57", with a radius of 535.00 feet, and whose chord bears N52°12'18"E, a distance of 210.42 feet to a calculated point,
3. N40°51'49"E a distance of 360.93 feet to a calculated point,
4. With the arc of a curve to the right a distance of 109.46 feet, through a central angle of 11°06'02", with a radius of 565.00 feet, and whose chord bears N46°24'51"E, a distance of 109.29 feet to a calculated point,
5. N51°57'52"E a distance of 261.31 feet to a calculated point, and

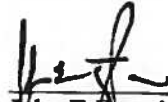
Lexington Parke
14.305 Acre

Page 2 of 3

6. S34°07'18"E a distance of 404.39 feet to the **POINT OF BEGINNING** and containing 14.305 acres of land, more or less.

BEARING BASIS: Lexington Parke Section One, Document Number 200400121, Official Public Records, Travis County, Texas

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during July 2008, and is true and correct to the best of my knowledge and belief.



John E Brautigam
Registered Professional Land Surveyor
No. 5057 - State of Texas

07-25-08
Date

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

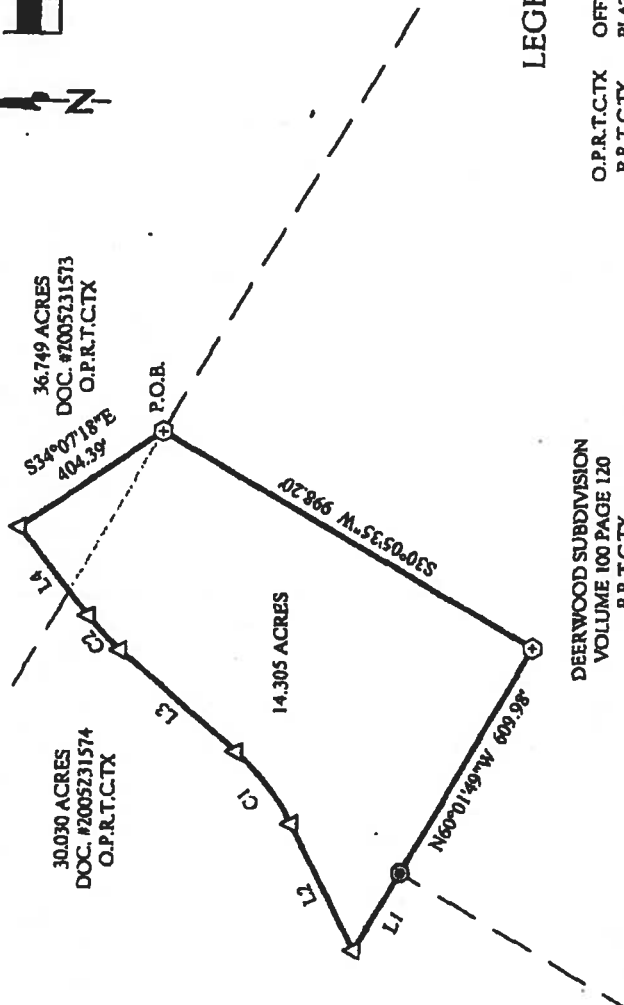


JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
JULY 2008



GRAPHIC SCALE

1" = 400'



LEGEND

- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX PLAT RECORDS, TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ⊕ 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND
- ⊙ 3/4 INCH IRON PIPE FOUND
- Δ CALCULATED POINT

DEERWOOD SUBDIVISION
VOLUME 100 PAGE 120
P.R.T.C.TX

LINE	BEARING	DISTANCE
L1	N59°30'04"W	211.90'
L2	N63°32'47"E	332.03'
L3	N40°51'49"E	360.93'
L4	N51°57'52"E	261.31'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	535.00'	211.80'	210.42'	N52°12'18"E	22°40'57"
C2	565.00'	109.46'	109.29'	N46°24'51"E	11°06'02"

8213 Brodie Lane Ste. 102 Austin, TX 78745
office (512) 282-5200 fax (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD MONTFOLIS

PROJECT LEXINGTON PARKS

DWG.

BEING A 17.876 ACRE TRACT, DESCRIBED BY DELTA SURVEY GROUP, INC., IN JULY 2008, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 30.030 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231574 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 36.749 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231573 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 17.876 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic "Chapparal" cap found in the north right-of-way (R.O.W.) line of Pearce Road (R.O.W. 90'), same being a south corner of said 30.030 acre tract, also being a south corner of Deerwood Subdivision a subdivision of record in Volume 100, Page 120 of the Plat Records, Travis County, Texas, for the **POINT OF BEGINNING;**

THENCE with the north right-of-way line of said Pearce Lane, same being a southwest line of said 30.030 acre tract, N59°44'19"W a distance of 780.00 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found for a northwest corner of said 30.030 acre tract, same being a southwest corner of a remainder of 78.813 acres conveyed to Phil Berdoll, ET AL. by deed of record in Volume 11659, page 121 of the Real Property Records, Travis County, Texas;

THENCE leaving the North right-of-way line of said Pearce Road and with a south line of said 78.813 acre tract, same being a north line of said 30.030 acre tract, N53°35'37"E a distance of 1755.84 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found for an east corner of said 78.813 acre tract, same being a north corner of said 30.030 acre tract, also being a south corner of a remainder of 745.12 acre tract conveyed to Ivy Berdoll Family Farms, Inc., by deed of record in Volume 10846, Page 237 of the Real Property Records, Travis County, Texas, also being a west corner of said 36.749 acre tract;

THENCE with a south line of said 745.12 acre tract, same being a north line of said 36.749 acre tract, N55°34'36"E a distance of 290.93 feet to a calculated point;

THENCE leaving said common line and crossing said 36.749 acre tract and said 30.030 acre tract the following eight (8) courses and distances:

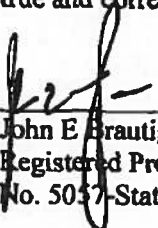
1. S38°02'08"E a distance of 152.50 feet to a calculated point,
2. S34°19'49"E a distance of 70.15 feet to a calculated point,
3. S51°57'52"W a distance of 261.31 feet to a calculated point,

4. with the arc of a curve to the left a distance of 109.46 feet, through a central angle of $11^{\circ}06'02''$, with a radius of 565.00 feet, and whose chord bears $S46^{\circ}24'51''W$, a distance of 109.29 feet to a calculated point,
5. $S40^{\circ}51'49''W$ a distance of 360.93 feet to a calculated point,
6. with the arc of a curve to the right a distance of 211.80 feet, through a central angle of $22^{\circ}40'57''$, with a radius of 535.00 feet, and whose chord bears $S52^{\circ}12'18''W$, a distance of 210.42 feet to a calculated point,
7. $S63^{\circ}32'47''W$ a distance of 332.03 feet to a calculated point, and
8. $S59^{\circ}30'04''E$ a distance of 211.90 feet to a $3/4$ inch iron pipe found for a south corner of said 30.030 acre tract, same being a north corner of said Deerwood Subdivision;

THENCE with a south line of said 30.030 acre tract, same being a north line of said Deerwood Subdivision, $S30^{\circ}29'33''W$ a distance of 612.61 feet to the **POINT OF BEGINNING** and containing 17.876 acres of land, more or less.

BEARING BASIS: Lexington Parke Section One, Document Number 200400121, Official Public Records, Travis County, Texas

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during July 2008, and is true and correct to the best of my knowledge and belief.



John E Brautigam
Registered Professional Land Surveyor
No. 5037-State of Texas

07-25-08
Date

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745



JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
JULY 2008



GRAPHIC SCALE

1" = 400'

REMAINDER OF 745.12 ACRE TRACT
IVY BERDOLL FAMILY FARMS, INC.
VOLUME 10846 PAGE 237
R.P.R.T.C.TX.

REMAINDER OF 78.13 ACRE TRACT
PHIL BERDOLL, ET AL
VOLUME 11659 PAGE 121
R.P.R.T.C.TX.

36.749 ACRES
DOC. #2005231573
O.P.R.T.C.TX.

30.030 ACRES
DOC. #2005231574
O.P.R.T.C.TX.

17.876 ACRES

DEERWOOD
SUBDIVISION
VOLUME 100 PAGE
120 P.R.T.C.TX.

S30°29'33"W
612.61'

N59°44'19"W 780.00'
PEARCE ROAD
(90' R.O.W.)

LEGEND

- REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- PLAT RECORDS, TRAVIS COUNTY, TEXAS
- POINT OF BEGINNING
- 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- 3/4 INCH IRON PIPE FOUND
- CALCULATED POINT

- R.P.R.T.C.TX.
- O.P.R.T.C.TX.
- P.R.T.C.TX.
- P.O.B.
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- ⊗
- △

Delta Survey Group Inc.

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QUAD MONTOPOLE
PROJECT LEXINGTON PARKE
DWG.

LINE	BEARING	DISTANCE
L1'	S51°57'52"W	261.31'
L2	S40°51'49"W	360.93'
L3	S63°32'47"W	332.03'
L4	S59°30'04"E	211.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	565.00'	109.46'	109.29'	S46°24'51"W	11°06'02"
C2	515.00'	211.30'	210.42'	S52°12'18"W	22°40'57"

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