



Zoning Case No. C14-03-0116

RESTRICTIVE COVENANT

OWNER: MISSILE PARTNERS ASSOCIATES, L.P., a Texas limited partnership

ADDRESS: One Maritime Plaza, Suite 1325, San Francisco, CA 94111

OWNER: BERGSTROM PARTNERS, L.P., a Delaware limited partnership

ADDRESS: 816 Congress Avenue, Suite 1540, Austin, TX 78701

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: All those certain tracts of land located generally in The Lockheed Martin Subdivision and the Santiago del Valle Grant, in Travis County, the tracts being more particularly described in Exhibit "A" 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. In this covenant, a Group H-occupancy is an occupancy as defined by the Building and Fire Code, as adopted by the City of Austin.
2. If determined necessary by the Austin Fire Department, a 200-foot setback shall be established between a residential dwelling and a storage or loading area of a Group H-occupancy that manufactures, uses, or generates flammable/combustible liquids and gases, and toxic chemicals.
3. Before construction of any residential dwelling unit on the Property, the Owner shall file a restrictive covenant approved by the City of Austin, in the Official Public Records that identifies the maintenance responsibilities and standards for a portion of a residential lot located in a flood plain.
4. 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.
5. 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.
6. 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.

3-11-04
* Z. 2

7. 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 10th day of March, 2004.

OWNER:

BERGSTROM PARTNERS, L.P.,
a Delaware limited partnership

By: Bergstrom Business Center, L.P.,
a Delaware limited partnership,
its general and administrative partner

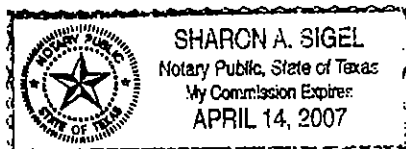
By: Catellus McKinney Falls, LLC,
a Delaware limited liability company,
its general partner

By: 
Gregory J. Weaver,
Vice President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 10th day of March, 2004, by Gregory J. Weaver, Vice President, of Catellus McKinney Falls, LLC, a Delaware limited liability company, general partner of Bergstrom Business Center, L.P., a Delaware limited partnership, general and administrative partner of Bergstrom Partners, L.P., a Delaware limited partnership, on behalf of said limited liability company and limited partnerships.





Notary Public, State of Texas

EXECUTED this the 9th day of March, 2004.

BERGSTROM PARTNERS, L.P.,
a Delaware limited partnership

By: Farallon Missile Management, LLC,
a Delaware limited liability
company, its Co-general partner


By: Farallon Capital Management, L.L.C.,
a Delaware limited liability
company, its manager

By: 
Name: Stephen L. Millham
Title: Managing Member

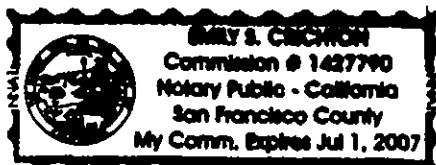
STATE OF CALIFORNIA §
 §
COUNTY OF SAN FRANCISCO §

This instrument was acknowledged before me on March 9th, 2004,
by Stephen L. Millham, Managing Member of Farallon Capital Management, LLC, a Delaware
limited liability company, manager of Farallon Missile Management, LLC, a Delaware limited
liability company, Co-general partner of Bergstrom Partners, L.P., a Delaware limited
partnership, on behalf of said limited liability companies and limited partnership.

Notary Public in and for the State of California



My Commission expires:



EXECUTED this the 9th day of March, 2004.

MISSILE PARTNERS ASSOCIATES, L.P.
a Texas limited partnership

By: Farallon Missile Management, L.L.C., a
Delaware limited liability company, its
general partner

By: Farallon Capital Management, L.L.C., a
Delaware limited liability company, its
Manager

By: [Signature]
Name: Stephen L. Millham
Title: Managing Member

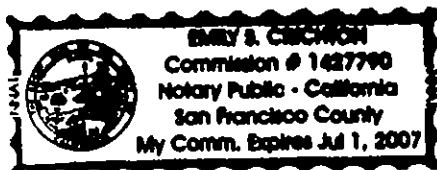
STATE OF CALIFORNIA §
§
COUNTY OF SAN FRANCISCO §

This instrument was acknowledged before me on March 9th, 2004,
by Stephen L. Millham, Managing Member of Farallon Capital Management, LLC, a Delaware
limited liability company, manager of Farallon Missile Management, LLC, a Delaware limited
liability company, general partner of Missile Partners Associations, L.P., a Texas limited
partnership, on behalf of said limited liability companies and limited partnership.

Notary Public in and for the State of California

Emily S. Grichton


My Commission expires:



AFTER RECORDING, PLEASE RETURN TO:

City of Austin
Department of Law
P.O. Box 1088
Austin, Texas 78767
Attn: Diana Minter, Legal Assistant

APPROVED AS TO FORM:


Assistant City Attorney
City of Austin

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

**EXHIBIT "A" TO RESTRICTIVE COVENANT
ZONING CASE NO. C14-03-0116**

THE PROPERTY

Tract One: Lots 1, 4, and 5, Lockheed Martin Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 98, Pages 73-77, of the Plat Records of Travis County, Texas, and

A 19.651 acre tract of land, more or less, out of the Santiago del Valle Grant, the tract of land being more particularly described by metes and bounds attached to this exhibit,

SAVE AND EXCEPT the following:

A tract of land described in the attached Exhibits A-4 and B-4 from an instrument titled Drainage Easement No. 4, recorded in Volume 12806, Page 16, of the Real Property Records of Travis County, Texas; and

A 0.651 acre tract of land out of Lot 4, of the Lockheed Martin Subdivision;
and

A 0.372 acre tract of land out of Lot 4, of the Lockheed Martin Subdivision;
and

A 0.103 acre tract of land out of Lot 5, of the Lockheed Martin Subdivision;

the above tracts more particularly described and attached to this exhibit, and

Tract Two: A tract of land described in the attached Exhibits A-4 and B-4 from an instrument titled Drainage Easement No. 4, recorded in Volume 12806, Page 16, of the Real Property Records of Travis County, Texas:

SAVE AND EXCEPT a 3.259 acre tract of land, more or less, out of Lot 2, of the Lockheed Martin Subdivision, the tract being more particularly described by metes and bounds attached to this exhibit.

C4-93-2115

FIELD NOTES
FOR

FIELD NOTES FOR TRACT 1

TRACT 3 - 19.651 ACRES

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (19.6511 ACRE) TRACT AS CONVEYED TO LOCKHEED MISSILES AND SPACE CO., INC. AS DESCRIBED IN VOLUME 12114, PAGE 2971 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin with aluminum cap found in the northeast R.O.W. line of Burleson Road, at a relocated re-entrant corner of Lot 1, Lockheed Addition, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book 83 Pages 20-23 of the Plat Records of Travis County, Texas, same being at the most Northerly corner of that certain 32,067 Square foot tract of land conveyed to Travis County by Instrument of record in Volume 10689 Page 916 of the Real Property Records of Travis County, Texas, same being at the most Easterly corner of that certain 27,664 Square foot tract of land conveyed to Travis County by instrument of record in Vol. 10999 Pg. 679 of the Real Property Records of Travis County, Texas, same being at the most Southerly corner of that certain (19.6511 Acre) tract of land conveyed to Lockheed Missiles and Space Co., Inc. by instrument of record in Volume 12114 Pg. 2971 of the Real Property Records of Travis County, Texas, for the most Southerly corner and PLACE OF BEGINNING hereof;

THENCE along the Northeast R.O.W. line of Burleson Road, same being the northeast line of the said Travis County 27,664 Square foot tract, the following courses:

N 47 deg. 19' 59" W for a distance of 576.25 feet to a 1/2 inch iron pin with aluminum cap found.

N 46 deg. 22' 18" W for a distance of 379.73 feet to a 1/2 inch iron pin with aluminum cap found at a point of curve to the left, for an angle point in this tract;

THENCE continuing along the northeast R.O.W. line of Burleson Road, along said curve to the left, whose radius is 5774.43 feet, whose arc distance is 219.23 feet, and whose chord bears N 47 deg. 27' 10" W for a distance of 219.22 feet to a 1/2 inch iron pin with aluminum cap found at the point of tangency, for an angle point in this tract;

THENCE continuing along the northeast R.O.W. line of Burleson Road, N 48 deg. 29' 43" W for a distance of 202.51 feet to a 60D Nail Found in a Hackberry Stump at a relocated re-entrant corner of said Lot 1, Lockheed Addition, same being at the most Northerly corner of the said Travis County 27,664 Square foot tract, same

FIELD NOTES FOR

TRACT 3 - 19.651 ACRES

being at the most Westerly corner of the said Lockheed Missiles and Space Co. tract, for the most Westerly corner of this tract;

THENCE along the common dividing lines of the said Lockheed Missiles and Space Co. tract, and the said Lot 1, the following courses:

N 42 deg. 22' 47" E for a distance of 617.35 feet to a concrete monument found

S 47 deg. 38' 49" E for a distance of 1381.86 feet to a concrete monument found

S 42 deg. 46' 13" W for a distance of 626.72 feet to the PLACE OF BEGINNING, containing 19.651 acres of land.

I hereby certify that this metes and bounds description is based upon the Land Title Survey and Plat made by Roy D. Smith, Registered Professional Surveyor No. 4094.

AS SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR 4094 July 16, 1996

Prepared as an attachment to Survey of Tract 3 as surveyed by Roy D. Smith Surveyors, P.C. dated July 16, 1996

lock20.wp

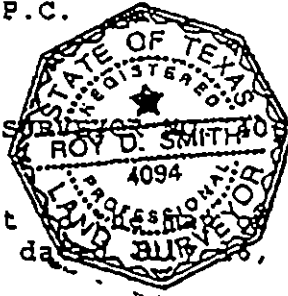


EXHIBIT FOR TRACTS 1 + 2

FIELD NOTES
FOR

DRAINAGE EASEMENT NO. 4

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, LOCKHEED ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK 83, PAGES 20, 21, 22 AND 23 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN DRAINAGE EASEMENT RECORDED IN VOLUME 7887, PAGE 32 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING A DRAINAGE EASEMENT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a concrete monument found at the Northwest corner of the said Lot 1, Lockheed Addition;

THENCE along the Northwest line of the said Lot 1, S 42°24'14" W for a distance of 140.00 feet to a point for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE along the North line of the herein described easement for the following courses:

S 16°53'45" W for a distance of 200.07 feet to an angle point
S 14°51'15" E for a distance of 170.00 feet to an angle point
S 47°06'15" E for a distance of 613.63 feet to an angle point
S 55°13'18" E for a distance of 139.57 feet to an angle point
S 78°15'25" E for a distance of 161.03 feet to an angle point
N 77°35'51" E for a distance of 418.47 feet to an angle point
S 78°10'13" E for a distance of 76.16 feet to an angle point
S 70°44'21" E for a distance of 236.76 feet to an angle point
S 86°03'41" E for a distance of 332.19 feet to an angle point
N 71°41'30" E for a distance of 234.98 feet to an angle point
N 51°38'45" E for a distance of 117.37 feet to an angle point
S 69°07'42" E for a distance of 127.00 feet to an angle point
N 61°31'13" E for a distance of 173.40 feet to an angle point
S 87°46'03" E for a distance of 473.57 feet to an angle point
N 84°41'56" E for a distance of 250.54 feet to an angle point

EXHIBIT A - 4

12806 0025
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

FIELD NOTES
FOR

DRAINAGE EASEMENT NO. 4 - Page Two

S 85°28'12" E for a distance of 132.45 feet to an angle point
N 29°29'04" E for a distance of 129.88 feet to an angle point
N 55°49'51" E for a distance of 214.91 feet to an angle point
N 38°41'41" E for a distance of 261.09 feet to an angle point
N 86°44'20" E for a distance of 113.35 feet to an angle point
S 60°05'04" E for a distance of 506.34 feet to an angle point
S 42°44'26" E for a distance of 355.14 feet to an angle point
S 75°07'29" E for a distance of 150.90 feet to an angle point
S 69°17'20" E for a distance of 221.07 feet to an angle point
S 44°48'37" E for a distance of 430.71 feet to an angle point
S 31°09'05" E for a distance of 281.62 feet to an angle point
S 34°23'18" E for a distance of 413.39 feet to an angle point
S 15°39'27" E for a distance of 246.83 feet to an angle point
S 40°45'24" E for a distance of 145.85 feet to an angle point
S 47°24'45" E for a distance of 77.30 feet to a point in the
Southeast line of the said Lot 1, being in the Northerly line of
McCall Lane, for the Northeast corner hereof;

THENCE along the Southeast line of the said Lot 1, being along the
Northerly r.o.w. line of McCall Lane, S 42°35'15" W for a distance of
709.06 feet to a point for the Southeast corner hereof;

THENCE along the South line of the herein described easement for the
following courses:

N 47°24'45" W for a distance of 111.93 feet to an angle point
N 13°52'53" W for a distance of 873.66 feet to an angle point
N 38°57'48" W for a distance of 592.53 feet to an angle point

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12806 0026

FIELD NOTES
FOR

OPINION EASEMENT NO. 4 - Page Three

N 59°24'48" W for a distance of 319.00 feet to an angle point
N 48°24'37" W for a distance of 439.56 feet to an angle point
N 39°42'06" W for a distance of 248.84 feet to an angle point
N 66°32'13" W for a distance of 143.95 feet to an angle point
S 74°38'33" W for a distance of 219.85 feet to an angle point
S 36°54'20" W for a distance of 137.19 feet to an angle point
S 54°39'20" W for a distance of 218.58 feet to an angle point
S 84°34'55" W for a distance of 704.64 feet to an angle point
S 79°47'42" W for a distance of 283.28 feet to an angle point
N 73°00'05" W for a distance of 169.79 feet to an angle point
S 74°51'01" W for a distance of 347.04 feet to an angle point
N 89°25'24" W for a distance of 350.80 feet to an angle point
N 84°24'01" W for a distance of 61.69 feet to an angle point
W 69°50'55" W for a distance of 161.92 feet to an angle point
N 79°49'27" W for a distance of 262.66 feet to an angle point
S 83°13'44" W for a distance of 163.28 feet to an angle point
S 69°12'10" W for a distance of 162.56 feet to an angle point
N 71°48'45" W for a distance of 440.56 feet to an angle point
N 45°29'32" W for a distance of 402.89 feet to an angle point
N 34°28'39" W for a distance of 241.29 feet to an angle point
N 13°45'08" W for a distance of 233.58 feet to a point in the
Northwest line of the said Lot 1, for the Southwest corner hereof;

THENCE along the Northwest line of the said Lot 1, N 42°24'14" E for a
distance of 275.54 feet to the PLACE OF BEGINNING hereof.

AS SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR
September 18, 1996



Job No. 1519-93

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12806 0027

EXHIBIT TO ACCOMPANY FIELD NOTES FOR DRAINAGE EASEMENT ACROSS
LOT 1, LOCKHEED ADDITION RECORDED IN PLAT BOOK 83, PAGES 20-23

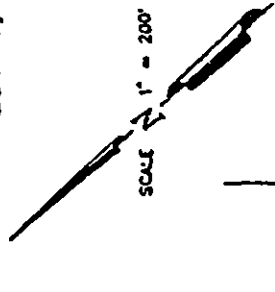
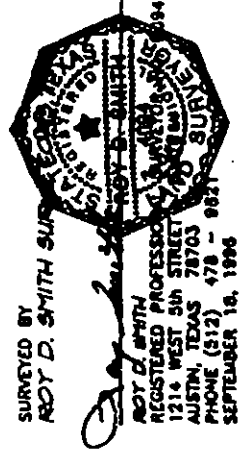


EXHIBIT B-4

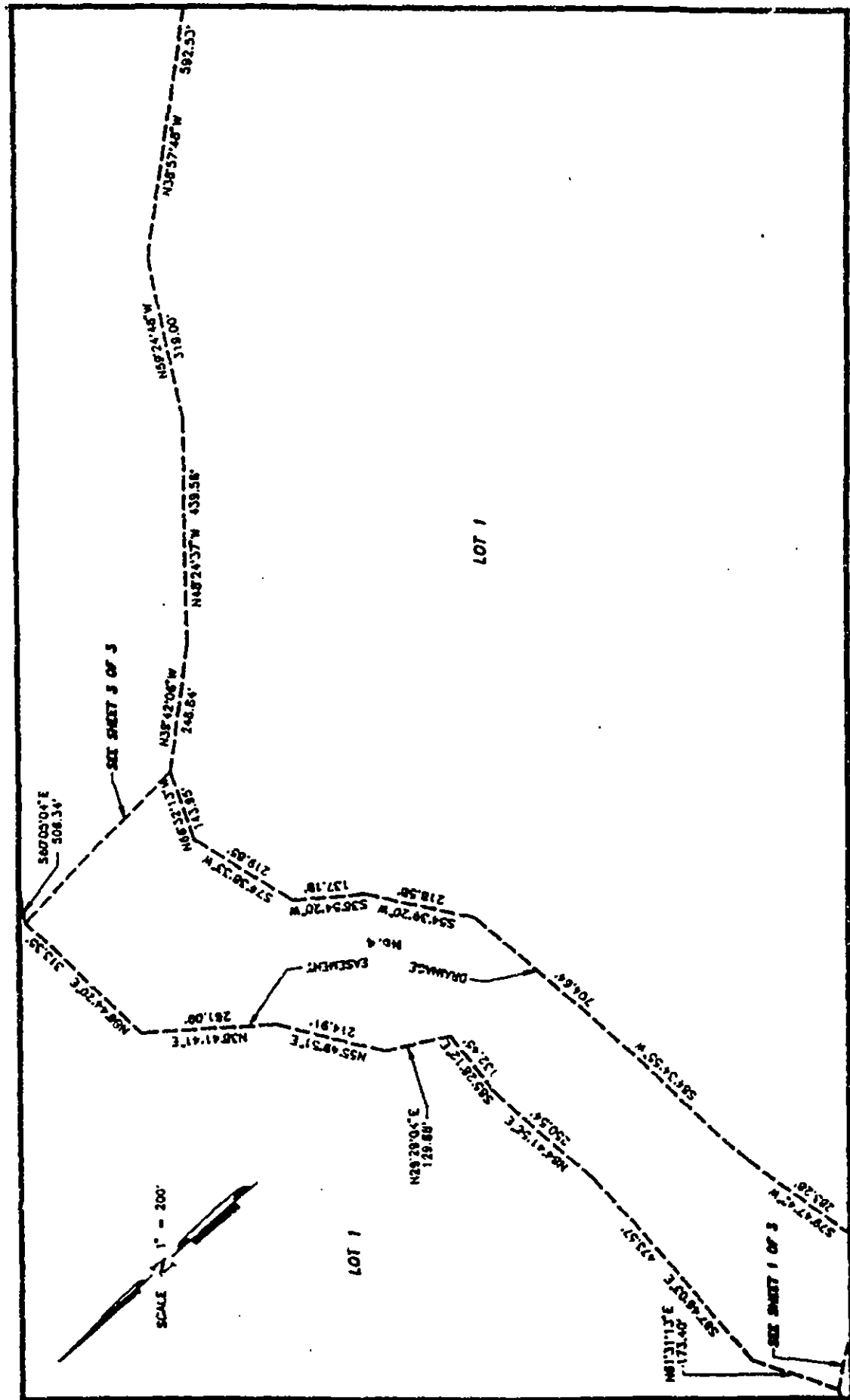
LOT 1

LOT 1



SHEET 1 OF 3

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
12806 0028



0.651 ACRES
PORTION OF LOT 4
LOCKHEED MARTIN SUBDIVISION

FN. NO. 00-513(MM)
DECEMBER 29, 2000
BPI JOB NO. 1094-01.00

DESCRIPTION *SAVE ? EXCEPT FROM TRACT 1*

OF A 0.651 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4, LOCKHEED MARTIN SUBDIVISION RESUBDIVISION OF LOTS 1 AND 1A LOCKHEED ADDITION, A SUBDIVISION OF RECORD IN VOLUME 98, PAGES 73-77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.651 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: *(#2)*

BEGINNING, at a 1/2 inch iron rod found at the southeasterly corner of Lot 3 of said Lockheed Martin Subdivision, being a point in the irregular westerly line of said Lot 4 for the southwesterly corner hereof;


THENCE, N42°26'41"E, along the easterly line of said Lot 3, being in part the irregular westerly line of said Lot 4, same being the westerly line hereof, a distance of 515.45 feet to the northwesterly corner hereof;

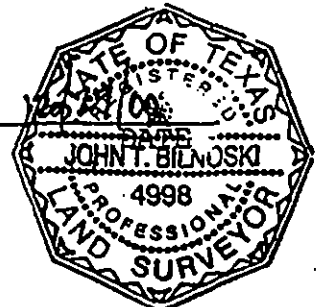
THENCE, leaving the easterly line of said Lot 3, over and across said Lot 4, along the northerly, easterly and southerly lines hereof, the following three (3) courses and distances:

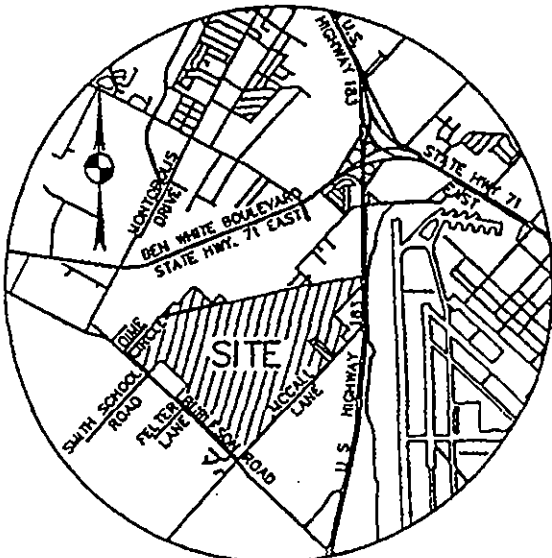
- 1) S47°32'24"E, a distance of 55.00 feet to the northeasterly corner hereof;
- 2) S42°26'41"W, a distance of 515.35 feet to the southeasterly corner hereof;
- 3) N47°38'49"W, a distance of 55.00 feet to the POINT OF BEGINNING, containing an area of 0.651 acres (28,347 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FILED NOTE DESCRIPTION.

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


JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS





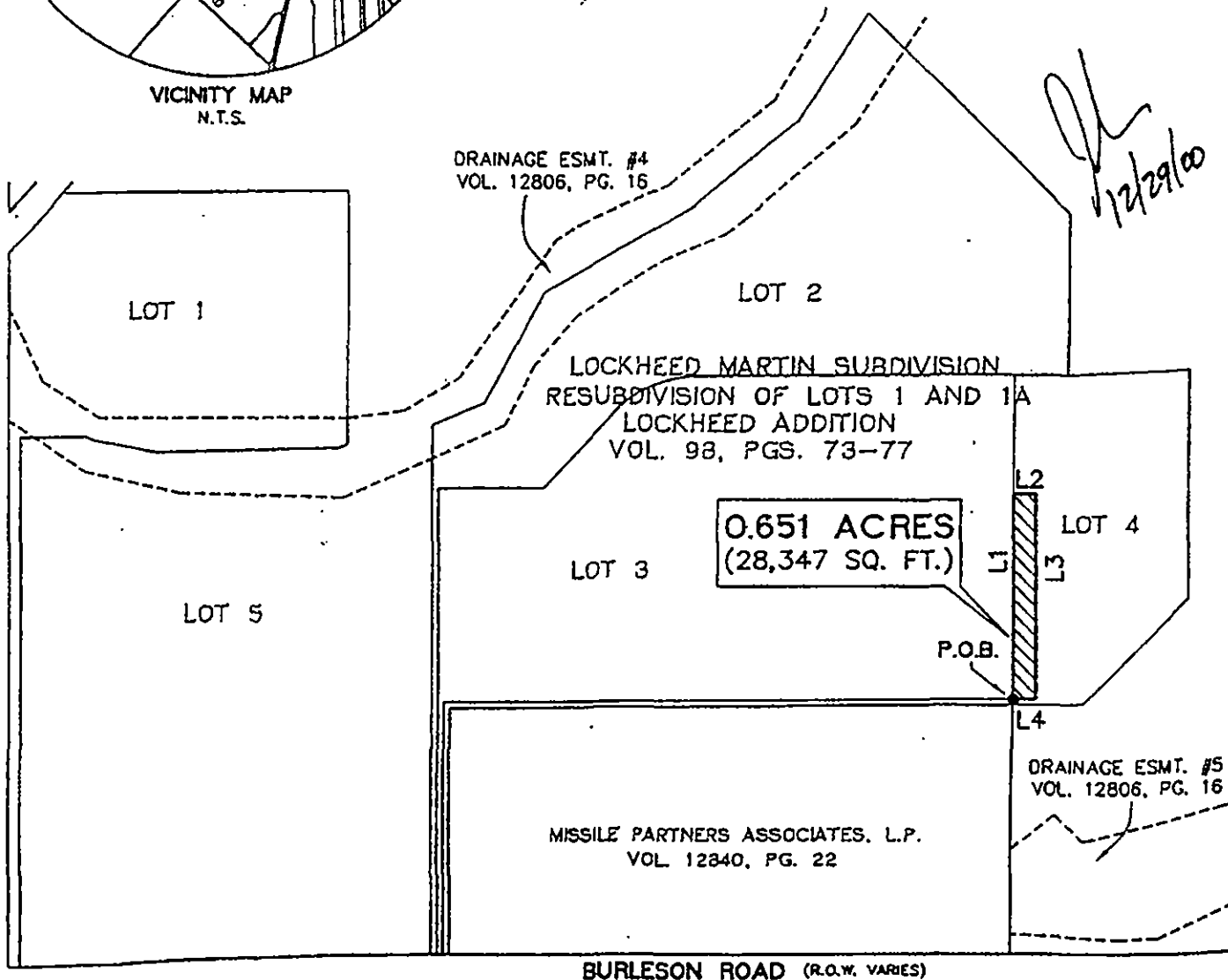
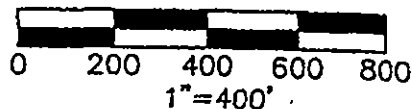
VICINITY MAP
N.T.S.

LINE TABLE

No.	Bearing	Distance
L1	N42°26'41"E	515.45'
L2	S47°32'24"E	55.00'
L3	S42°26'41"W	515.35'
L4	N47°38'49"W	55.00'

LEGEND

- 1/2" IRON ROD FOUND
- P.O.B. POINT OF BEGINNING



Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0023
Bury+Partners, Inc. ©Copyright 2000

SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.651 ACRE TRACT OF LAND SITUATED IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4,
LOCKHEED MARTIN SUBDIVISION RESUBDIVISION OF LOTS 1 AND
1A LOCKHEED ADDITION OF RECORD IN VOL. 98, PGS. 73-77
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

**LOCKHEED MARTIN
SUBDIVISION**

DATE: 12/29/00 FILE: H:\1094\01\109401ex3.dwg FN No.: 00-513MM DRAWN BY: MTH PROJ. No: 1094-01.00

0.372 ACRES.

PORTION OF LOT 4

LOCKHEED MARTIN SUBDIVISION

FN. NO. 00-514(MM)

DECEMBER 29, 2000

BPI JOB NO. 1094-01.00

DESCRIPTION

SALE EXCEPT FROM TRACT 1

OF A 0.372 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4, LOCKHEED MARTIN SUBDIVISION RESUBDIVISION OF LOTS 1 AND 1A LOCKHEED ADDITION, A SUBDIVISION OF RECORD IN VOLUME 98, PAGES 73-77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.372 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at the northeasterly corner of Lot 3 of said Lockheed Martin Subdivision, being the northwesterly corner of said Lot 4, same being a point in the southerly line of Lot 2 of said Lockheed Martin Subdivision for the northwesterly corner hereof;

THENCE, S47°32'24"E, along the northerly line of said Lot 4, being the southerly line of said Lot 2, same being the northerly line hereof, a distance of 55.00 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod found at the southeasterly corner of said Lot 2 bears S47°32'24"E, a distance of 78.07 feet;

THENCE, leaving the southerly line of said Lot 2, over and across said Lot 4, along the easterly and southerly lines hereof, the following two (2) courses and distances:

- 1) S42°26'41"W, a distance of 295.02 feet to the southeasterly corner hereof;
- 2) N47°32'24"W, a distance of 55.00 feet to a point in the irregular westerly line of said Lot 4, being the easterly line of said Lot 3 for the southwesterly corner hereof;

THENCE, N42°26'41"E, along the irregular westerly line of said Lot 4, being the easterly line of said Lot 3, same being the westerly line hereof, distance of 295.02 feet to the POINT OF BEGINNING, containing an area of 0.372 acres (16,226 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FILED NOTE DESCRIPTION.

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

JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS





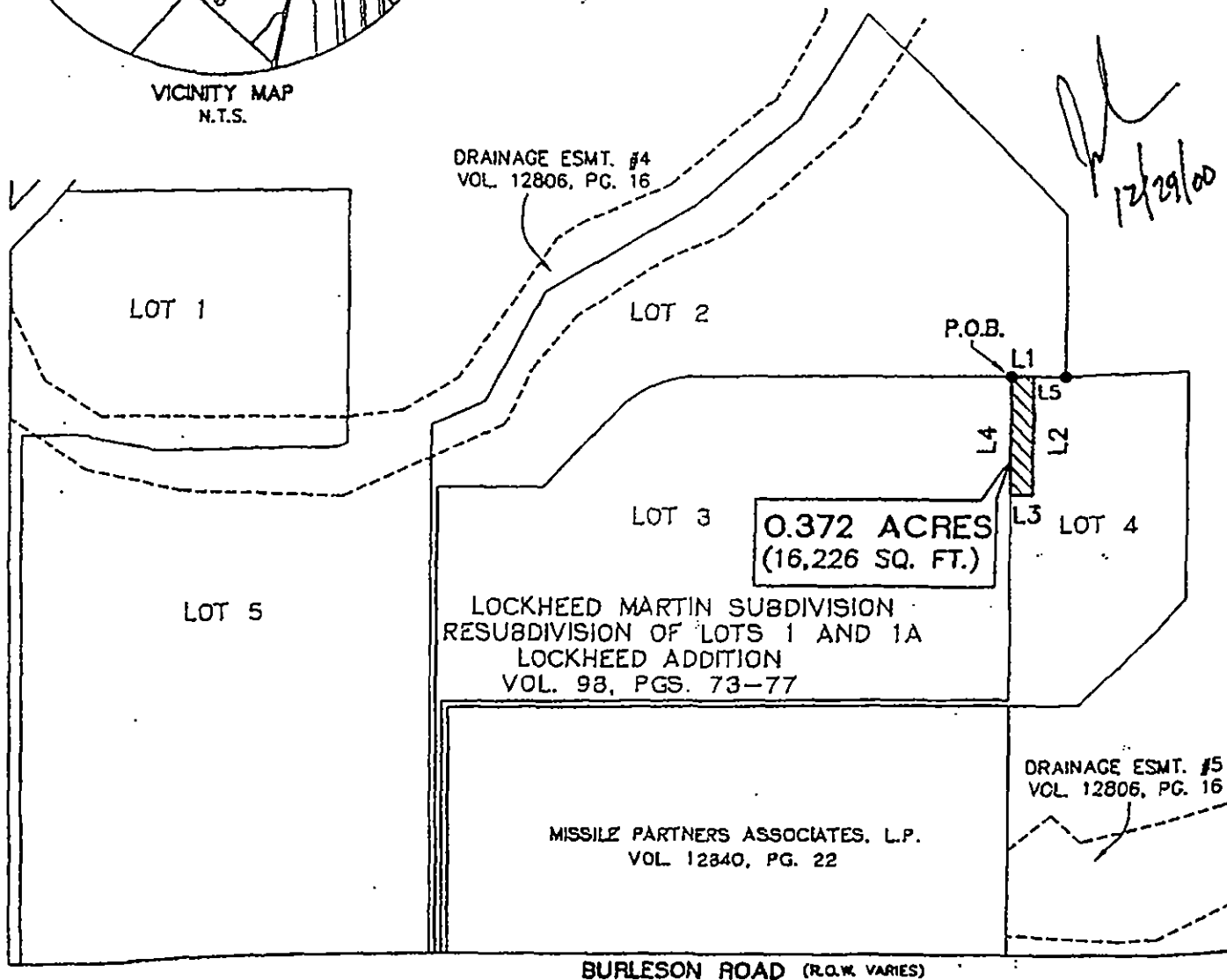
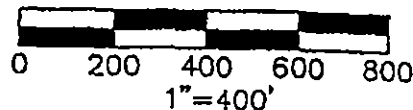
VICINITY MAP
N.T.S.

LINE TABLE

No.	Bearing	Distance
L1	S47°32'24"E	55.00'
L2	S42°26'41"W	295.02'
L3	N47°32'24"W	55.00'
L4	N42°26'41"E	295.02'
L5	S47°32'24"E	78.07'

LEGEND

- 1/2" IRON ROD FOUND
- P.O.B. POINT OF BEGINNING



Bury+ Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/228-0811 Fax 512/228-0323
Bury+Partners, Inc. ©Copyright 2000

SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.372 ACRE TRACT OF LAND SITUATED IN THE CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4,
LOCKHEED MARTIN SUBDIVISION RESUBDIVISION OF LOTS 1 AND
1A LOCKHEED ADDITION OF RECORD IN VOL. 98, PGS. 73-77
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

**LOCKHEED MARTIN
SUBDIVISION**

DATE: 12/29/00 FILE: H:\1094\01\109401ex4.dwg FN No.: 00-514MM DRAWN BY: MTH PROJ. No: 1094-01.00

0.103 ACRES
PORTION OF LOT 5
LOCKHEED MARTIN SUBDIVISION

FN. NO. 00-518(MM)
DECEMBER 29, 2000
BPI JOB NO. 1094-01.00

DESCRIPTION

SAID & EXCEPT FROM TRACT

OF A 0.103 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, LOCKHEED MARTIN SUBDIVISION RESUBDIVISION OF LOTS 1 AND 1A LOCKHEED ADDITION, A SUBDIVISION OF RECORD IN VOLUME 98, PAGES 73-77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 01.03 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(#4)

COMMENCING, at a 1/2 inch iron rod found in the northerly right-of-way line of Burleson Road (80' R.O.W.), being the southwesterly corner of Lot 2 of said Lockheed Martin Subdivision, same being a point in the southerly line of said Lot 5;

THENCE, leaving the northerly line of Burleson Road, along the westerly line of said Lot 2, being the southerly line of said Lot 5, a distance of 633.02 feet to the POINT OF BEGINNING and southeasterly corner hereof;

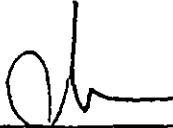
THENCE, leaving the westerly line of said Lot 2, over and across said Lot 5, along the southerly, westerly and northerly lines hereof, the following three (3) courses and distances:

- 1) N47°38'49"W, a distance of 6.50 feet to the southwesterly corner hereof;
- 2) N42°22'47"E, a distance of 691.81 feet to the northwesterly corner hereof;
- 3) S70°10'00"E, a distance of 7.04 feet to a 1/2 inch iron rod with cap set for the northeasterly corner hereof, being the northwesterly corner of said Lot 2, same being an angle point in the southerly line of said Lot 5;

THENCE, S42°22'47"E, along the westerly line of said Lot 2, being the southerly line of said Lot 5, same being the easterly line hereof, a distance of 694.51 feet to the POINT OF BEGINNING, containing an area of 0.103 acres (4,506 sq. ft.) of land, more or less, within these metes and bounds,

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FILED NOTE DESCRIPTION.

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


JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS

12/29/00
DATE



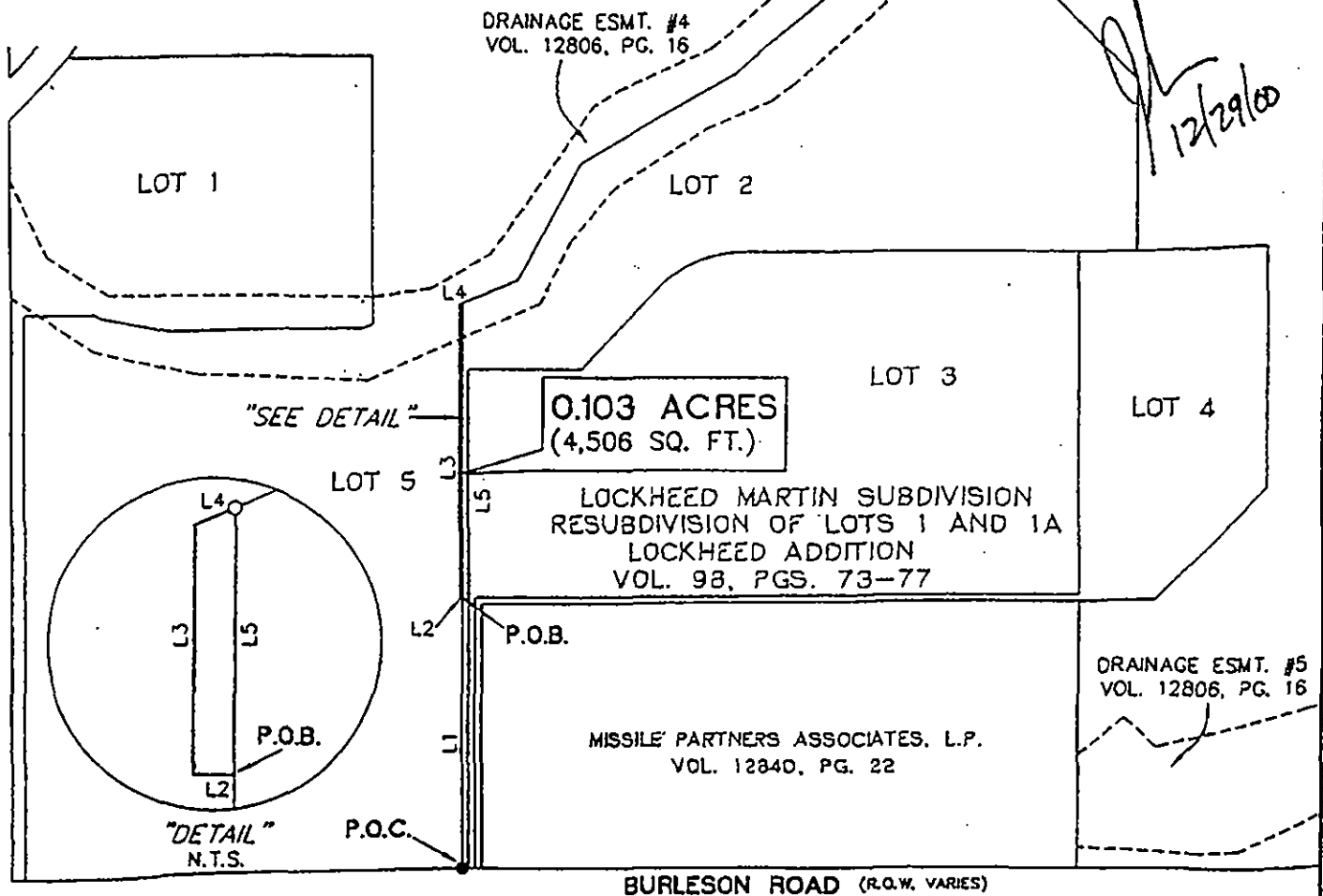
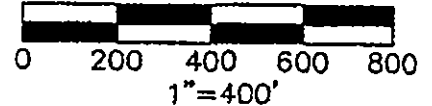
VICINITY MAP
N.T.S.

LINE TABLE

No.	Bearing	Distance
L1	N42°22'47"E	633.02'
L2	N47°38'49"W	6.50'
L3	N42°22'47"E	691.81'
L4	S70°10'00"E	7.04'
L5	S42°22'47"W	694.51'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0811 Fax 512/328-0223
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SKETCH TO ACCOMPANY DESCRIPTION
OF A 0.103 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 5, LOCKHEED MARTIN SUBDIVISION RESUBDIVISION OF LOTS 1 AND 1A LOCKHEED ADDITION OF RECORD IN VOL. 98, PGS. 73-77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

**LOCKHEED MARTIN
SUBDIVISION**

DATE: 12/29/00 FILE: H:\1094\01\109401ex6.dwg FN No.: 00-518MM DRAWN BY: MTH PROJ. No: 1094-01.00

3.259 ACRES
PORTION OF LOT 2
LOCKHEED MARTIN SUBDIVISION

04-93-010
FN. NO. 00-515(MM)
DECEMBER 29, 2000
BPI JOB NO. 1094-01.00

DESCRIPTION *SAVE EXCEPT FROM TRACT 2*

OF A 3.259 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, LOCKHEED MARTIN SUBDIVISION RESUBDIVISION OF LOTS 1 AND 1A LOCKHEED ADDITION, A SUBDIVISION OF RECORD IN VOLUME 98, PAGES 73-77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.259 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found at the southeasterly corner of said Lot 2, being a point in the northerly line of Lot 4 of said Lockheed Martin Subdivision, same being an angle point in the irregular southerly line of Lot 5 of said Lockheed Martin Subdivision;

THENCE, leaving the northerly line of said Lot 4, along the easterly and in part the northerly lines of said Lot 2, being the irregular southerly line of said Lot 5, the following two (2) courses and distances:

- 1) N42°26'08"E, a distance of 401.23 feet to a 1/2 inch iron rod found at the northeasterly corner of said Lot 2;
- 2) N02°33'53"W, a distance of 568.83 feet to the POINT OF BEGINNING and southeasterly corner hereof, being in the southerly line of that certain Drainage Easement No. 4 of record in Volume 12806, Page 16 of the Real Property Records of Travis County, Texas;

THENCE, leaving the northerly line of said Lot 2, over and across said Lot 2, along the southerly line hereof, being the southerly line of said Drainage Easement No. 4, the following eight (8) courses and distances:

- 1) S74°49'45"W, a distance of 213.50 feet to an angle point;
- 2) N89°25'44"W, a distance of 350.80 feet to an angle point;
- 3) N84°24'21"W, a distance of 61.69 feet to an angle point;
- 4) N69°51'15"W, a distance of 161.92 feet to an angle point;
- 5) N79°49'47"W, a distance of 262.66 feet to an angle point;
- 6) S83°13'24"W, a distance of 163.28 feet to an angle point;
- 7) S69°11'50"W, a distance of 162.56 feet to an angle point;

- 8) N71°48'48"W, a distance of 199.47 feet to a point in the westerly line of said Lot 2, being the irregular southerly line of said Lot 5, for the southwesterly corner hereof;


THENCE, N42°22'47"E, leaving the southerly line of said Drainage Easement No. 4, in part along the westerly line of said Lot 2, being the irregular southerly line of said Lot 5, same being the westerly line hereof, a distance of 82.51 feet to a 1/2 inch iron rod with cap set for the northwesterly corner hereof, being the northwesterly corner of said Lot 2;

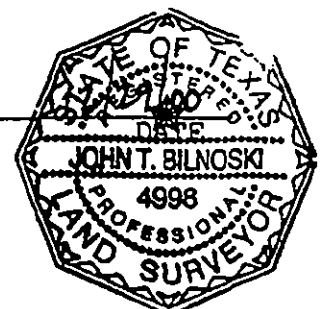
THENCE, in part along the northerly line of said Lot 2, being the irregular southerly line of said Lot 5, same being the northerly line hereof, the following six (6) courses and distances:

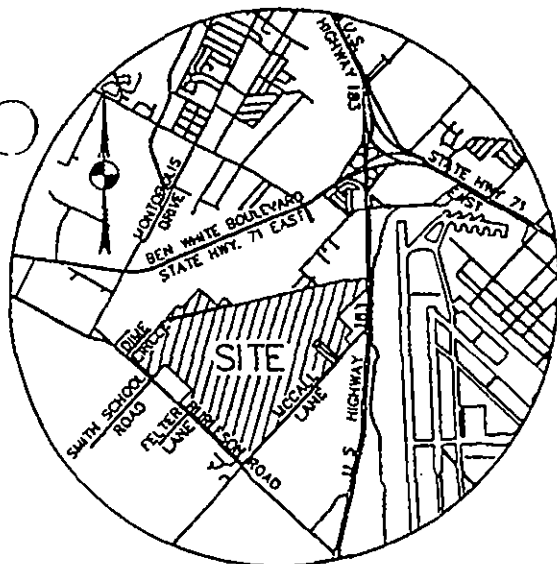
- 1) S70°10'00"E, a distance of 142.09 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N71°00'00"E, a distance of 310.52 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S76°54'59"E, a distance of 427.90 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) S86°59'59"E, a distance of 332.35 feet to a 1/2 inch iron rod with cap set for an angle point;
- 5) N74°17'01"E, a distance of 306.75 feet to a 1/2 inch iron rod with cap set for an angle point hereof, being the most northerly corner of said Lot 2;
- 6) S02°33'53"E, a distance of 123.83 feet to the POINT OF BEGINNING, containing an area of 3.259 acres (141,983 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FILED NOTE DESCRIPTION.

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


JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS

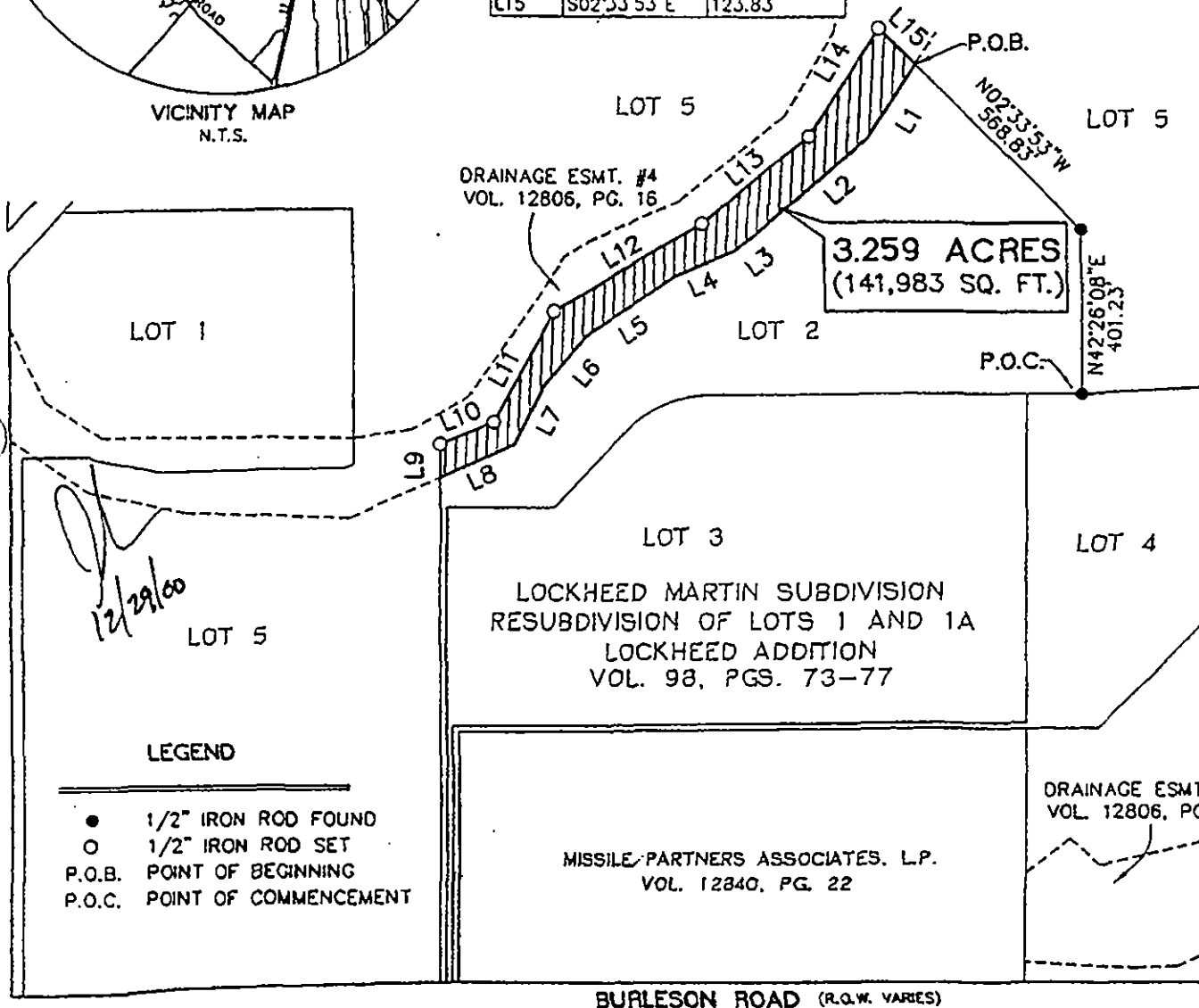
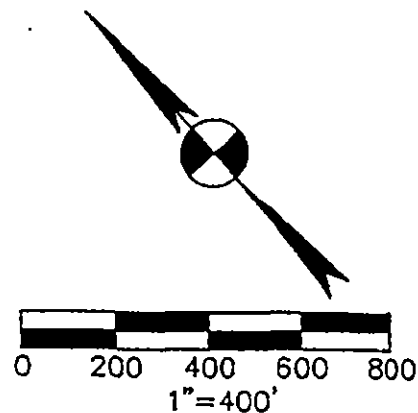




VICINITY MAP
N.T.S.

LINE TABLE

No.	Bearing	Distance
L1	S74°49'45"W	213.50'
L2	N89°25'44"W	350.80'
L3	N84°24'21"W	61.69'
L4	N69°51'15"W	161.92'
L5	N79°49'47"W	262.66'
L6	S83°13'24"W	163.28'
L7	S69°11'50"W	162.56'
L8	N71°48'48"W	199.47'
L9	N42°22'47"E	82.51'
L10	S70°10'00"E	142.09'
L11	N71°00'00"E	310.52'
L12	S76°54'59"E	427.90'
L13	S86°59'59"E	332.35'
L14	N74°17'01"E	306.75'
L15	S02°33'53"E	123.83'



LEGEND

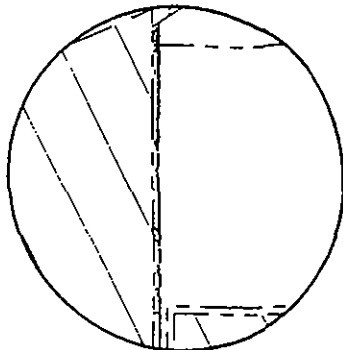
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

SKETCH TO ACCOMPANY DESCRIPTION

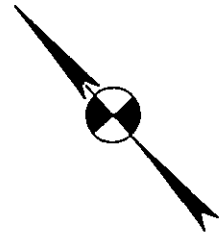
OF A 3.259 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, LOCKHEED MARTIN SUBDIVISION RESUBDIVISION OF LOTS 1 AND 1A LOCKHEED ADDITION OF RECORD IN VOL. 98, PGS. 73-77 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

LOCKHEED MARTIN SUBDIVISION

WAY 183



BLOW UP OF: (4) 0.103
AC. OUT OF LOT 5
SCALE: 1" = 400'



TRACT 1 = LOTS 1, 4, 5 AND 19.6511 AC. TRACT
SAVE AND EXCEPT:



(1) COA DRAINAGE EASEMENT #4



(2) 0.651 AC. OUT OF LOT 4



(3) 0.372 AC. OUT OF LOT 4



(4) 0.103 AC. OUT OF LOT 5



TRACT 2 = COA DRAINAGE EASEMENT #4
SAVE AND EXCEPT:



(1) 3.259 AC. OUT OF LOT 2

Bury+Partners
Consulting Engineers and Surveyors
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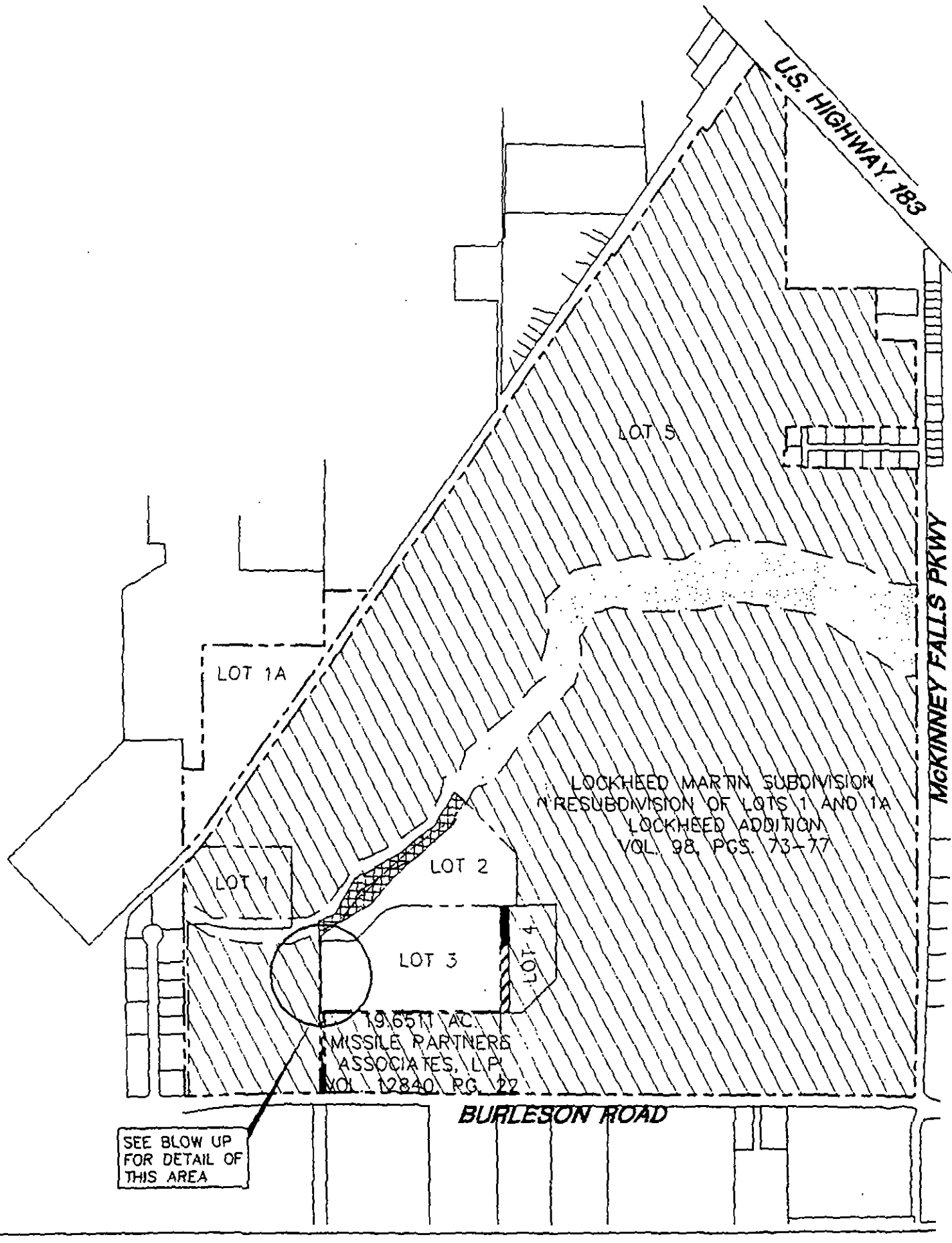
COLORADO CROSSING
FIELDNOTES EXHIBITS

CATELLUS COMMERCIAL
DEVELOPMENT CORPORATION

FORMER LOCKHEED TRACT

SCALE: 1"=1000' DATE: 07/28/03
FILE: C:\30\CDM\1400306\0132
DRAWN BY: SB
DESIGNED BY: B.A.
REVIEWED BY: JBX
PROJECT NO.: 1400-32.08

SHEET
XX



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 Mar 23 11:44 AM 2004053528

GONZALES \$64.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

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