



Zoning Case No. C14-04-0019

Zoning Case No. C14-04-0020

**RESTRICTIVE COVENANT**

OWNER: Old San Antonio Road, L.P. a Texas limited partnership,  
by Lukers, Inc., a Texas corporation, its general partner

ADDRESS: 1100 Nucces, Austin, TX 78701

OWNER: Haviland Lake Partners, L.P., a Texas limited partnership,  
by CETARA, LLC, a Texas limited liability company, its general partner

ADDRESS: 910 Heritage Center, Suite A, Round Rock, TX 78664

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 One: A 3.40 acre tract of land, more or less, out of the Santiago del  
Valle Grant, in Travis County, the tract of land being more particularly  
described by metes and bounds in Exhibit "A" incorporated into this  
covenant, and

Tract Two: A 62.897 acre tract of land, more or less, out of the Santiago  
del Valle Grant, in Travis County, the tract of land being more particularly  
described by metes and bounds in Exhibit "B" incorporated into this  
covenant, and

Tract Three: A 4.781 acre tract of land, more or less, out of the Santiago  
del Valle Grant, in Travis County, the tract of land being more particularly  
described by metes and bounds in Exhibit "C" incorporated into this  
covenant, and

Tract Four: A 56.495 acre tract of land, more or less, out of the Santiago  
del Valle Grant, in Travis County, the tract of land being more particularly  
described by metes and bounds in Exhibit "D" incorporated into this  
covenant.

WHEREAS, the Owners 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 Owners 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 as specified in that certain Traffic Impact Analysis  
("TIA") prepared by Wilbur Smith Associates, dated February 2004, or as amended and  
approved by the Director of the Watershed Protection and Development Review  
Department. All development on the Property is subject to the recommendations

6-17-04  
# 2-7, 2-8

contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated March 31, 2004. The TIA shall be kept on file at the Watershed Protection and Development Review Department.

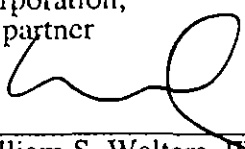
2. The minimum square footage for a restaurant (limited) use and restaurant (general) use on a stand-alone pad site is 300 square feet
3. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law 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.
4. 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.
5. 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.
6. 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 18<sup>th</sup> day of May, 2004.

**OWNERS:**

**Old San Antonio Road, L. P.,  
a Texas limited partnership**

By: Lukers, Inc.,  
a Texas corporation,  
its general partner

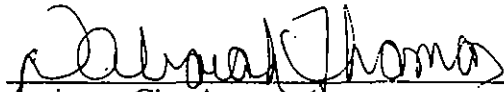
By:   
William S. Walters, III,  
President

**Haviland Lake Partners, L.P.,  
a Texas limited partnership**

By: CETARA, LLC,  
a Texas limited liability company,  
its general partner

By:   
Jeffrey M. Drinkard, President

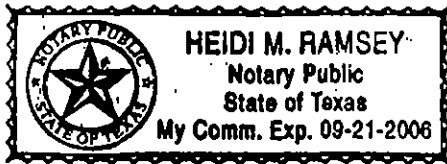
APPROVED AS TO FORM:


  
Assistant City Attorney  
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 19<sup>th</sup> day of May, 2004 by William S. Walters, III, President of Lukers, Inc., a Texas corporation, and the corporation acknowledged this instrument as General Partner on behalf of Old San Antonio Road, L.P., a Texas limited partnership.

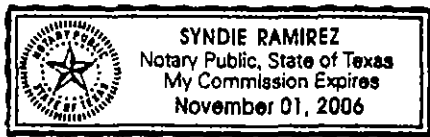


  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 18<sup>th</sup> day of May, 2004 by Jeffrey N. Drinkard, President of CETARA, LLC, a Texas limited liability company, and the company acknowledged this instrument as General Partner on behalf of Haviland Lake Partners, L.P., a Texas limited partnership.



  
Notary Public, State of Texas

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

FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
3.40 ACRES OF LAND  
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 3.40 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 3.40 ACRE TRACT CONVEYED TO OLD SAN ANTONIO ROAD, LP BY DEED OF RECORD IN DOCUMENT NUMBER 2003211419 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 3.40 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

**BEGINNING**, at a 1/2 inch diameter iron pipe found at the intersection of the west right-of-way line of Interstate Highway No. 35 with the north right-of-way line of F.M. Highway No. 1626 at the southeast corner of the said 3.40 acre tract;

THENCE, N 62°20'42" W, a distance of 364.54 feet along the north right-of-way line of F.M. Highway No. 1626 to a 1/2 inch diameter iron pipe found at the southwest corner of the 3.40 acre tract, the same being an exterior corner of that certain 125.714 acre tract called Tract Three in a deed to The Riddell Family Limited Partnership recorded in Volume 12246, Page 585 of the Real Property Records of Travis County, Texas;

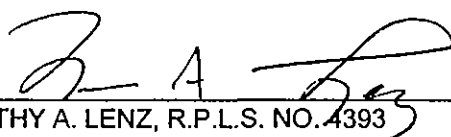
THENCE, N 17°41'22" E, a distance of 418.33 feet to a 1/2 inch diameter iron pipe found at the northwest corner of the said 3.40 acre tract, the same being an interior corner of the said Riddell Family Limited Partnership tract;

THENCE, S 62°22'21" E, a distance of 353.58 feet to a 1/2 inch diameter steel pin found with cap stamped CA INC RPLS 2988 on the west right-of-way line of Interstate Highway No. 35 at the northeast corner of the said 3.40 acre tract, the same being an exterior corner of the said Riddell Family Limited Partnership tract;

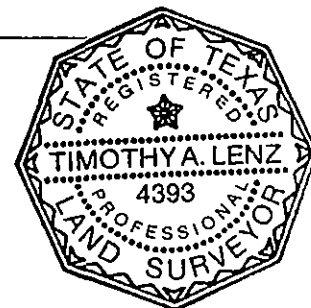
THENCE, along and with the west right-of-way line of Interstate Highway No. 35 and east line of the said 3.40 acre tract, the following two (2) courses and distances:

- 1) S 16°02'35" W, 273.55 feet to a 1/2 inch diameter steel pin found;
- 2) With a curve to the right, having a central angle of 0°44'41", a radius of 11309.30 feet, an arc of 146.99 feet and a chord bearing and distance of S 16°33'29" W, 146.99 feet to the **PLACE OF BEGINNING**, containing 3.40 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

  
TIMOTHY A. LENZ, R.P.L.S. NO. 4393  
Lenz & Associates, Inc.  
1714 Fort View Road, Suite 101  
Austin, Texas 78704  
(512) 443-1174

11-20-03



# MAP TO ACCOMPANY FIELD NOTES

THE RIDDELL FAMILY LIMITED PARTNERSHIP, A  
TEXAS LIMITED PARTNERSHIP  
VOL. 12246, PG. 0585  
TRACT THREE  
(125.714 AC.)

SCALE: 1"=100'



INTERSTATE  
HIGHWAY No. 35

**3.40 AC.**

OLD SAN ANTONIO ROAD, LP,  
a Texas limited partnership  
DOCUMENT No. 2003211419  
TRACT II

(S19°51'00"W~418.35')  
N17°41'22"E~418.33'

(N60°15'00"W~354.49')  
S62°22'21"E~353.58'

1/2" SPF W/CAP MARKED  
'CA INC. RPLS 2988'

S16°02'35"W~273.55'  
(S18°31'00"W~272.82')

N72°33'39"E~1.25'

N71°32'35"W~2.04'

S73°54'33"E~299.56'

1/2" SPF W/CAP MARKED  
'CA INC. RPLS 2988'

S16°33'29"W~146.99'  
A=146.99' R=11309.30'  
(N18°55'19"E~147.51'  
A=147.51' R=11309.30')

5/8"

**F.M. 1626**

N62°20'42"W~364.54'  
(N59°55'00"W~364.60')

P.O.B.

## LEGEND

- TYPE 1-HIGHWAY CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- ⊙ 1/2" PIPE FOUND
- (BRG.~DIST.) RECORD CALL

PREPARED BY:  
**LENZ & ASSOCIATES, INC.**  
1714 FORT VIEW ROAD, SUITE 101  
AUSTIN, TEXAS 78704

BASIS OF BEARINGS:  
TEXAS STATE PLANE COORDINATE  
SYSTEM, NAD 83 (GRID), CENTRAL ZONE  
BASED ON CITY OF AUSTIN MONUMENT  
NUMBER F-11-2001 AND F-14-3002.

TRACT 1  
CS-MU

C14-04-0020

FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
62.897 ACRES OF LAND  
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 62.897 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 67.678 ACRE TRACT CONVEYED TO HAVILAND LAKE PARTNERS, LP BY DEED OF RECORD IN DOCUMENT NUMBER 2003211417 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 62.897 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the west right-of-way line of Interstate Highway Number 35, the same being the west line of that certain 2.806 acre tract conveyed to the State of Texas by deed recorded in Volume 1634, Page 129 of the Deed Records of Travis County, Texas, at the southeast corner of the said 67.678 acre Haviland Lake Partners, LP tract, the same being the northeast corner of that certain 56.495 acre tract conveyed to Old San Antonio Road, LP by deed of record in Document Number 2003211419 of the Official Public Records of Travis County, Texas;

**THENCE**, N 17°32'21" E, a distance of 199.74 feet, along the west right-of-way line of Interstate Highway Number 35 and the said 2.806 acre State of Texas tract, to a point for the **PLACE OF BEGINNING** of the herein described tract;

**THENCE**, traversing the interior of the said 67.678 acre tract, the following five (5) courses and distances:

- 1) N 72°30'02" W, 333.22 feet to a point;
- 2) Along a curve to the left, having a central angle of 04°58'46", a radius of 1500.00 feet, an arc of 130.36 feet and a chord bearing and distance of N 74°59'25" W, 130.32 feet to a point;
- 3) N 77°28'49" W, 536.61 feet to a point;
- 4) Along a curve to the right, having a central angle of 08°56'23", a radius of 1500.00 feet, an arc of 234.04 feet and a chord bearing and distance of N 73°00'37" W, 233.81 feet to a point;
- 5) N 68°32'25" W, a distance of 722.47 feet to a point on the west line of the said 67.678 acre tract and east line of Old San Antonio Road, from which a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southwest corner of the said 67.678 acre tract bears S 25°51'43" W, 60.19 feet;

**THENCE**, along and with the west line of the said 67.678 acre tract and east line of Old San Antonio Road, the following five (5) courses and distances:

- 1) N 25°51'43" E, 54.70 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 2) N 11°06'43" E, 195.29 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;

- 3) N 25°36'43" E, 253.80 feet to a ½ inch diameter steel pin found with aluminum cap;
- 4) N 27°26'35" E, 967.06 feet to a concrete right-of-way monument found;
- 5) N 70°23'54" E, 147.85 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the intersection with the curving south right-of-way line of F.M. Highway No. 1626, from which a concrete right-of-way monument found bears N 04°36'20" W, 4.27 feet and a ½ inch diameter steel pin found with aluminum cap bears S 24°05'00" W, 0.54 feet and a concrete right-of-way monument found at the west end of said curve bears a chord bearing and distance of N 70°34'01" W, 303.15 feet:

THENCE, along the south right-of-way of F.M. Highway No. 1626 and north line of the said 67.678 acre tract, with a curve to the right, having a central angle of 03°27'12", a radius of 1869.86 feet, an arc of 112.70 feet and a chord bearing and distance of S 64°11'26" E, 112.68 feet to a ½ inch diameter iron pipe found at the east end of the said curve;

THENCE, S 62°20'42" E, continuing along the south right-of-way line of F.M. Highway No. 1626 and north line of the said 67.678 acre tract, passing an iron pipe found at a distance of 1263.81 feet and continuing a total distance of 1564.06 feet to a concrete right-of-way monument found for angle point;

THENCE, S 22°36'58" E, a distance of 70.86 feet, continuing along the south right-of-way line of F.M. Highway No. 1626, the same being the north line of the said 67.678 acre tract to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the intersection with the curving west right-of-way line of Interstate Highway No. 35, from which a concrete right-of-way monument found 0.93 feet east of the actual right-of-way line bears S 22°36'58" E, 1.44 feet;

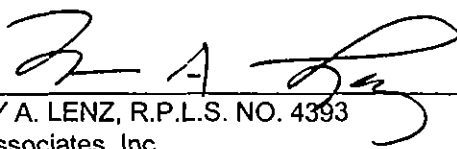
THENCE, along and with the west right-of-way line of Interstate Highway No. 35, the same being the west line of the said 2.806 acre tract conveyed to the State of Texas in Volume 1634, Page 129 and east line of the said 67.678 acre tract, the following four (4) courses and distances:

- 1) With a curve to the right, having a central angle of 0°02'37", a radius of 11309.30 feet, an arc of 8.59 feet and a chord bearing and distance of S 17°35'49" W, 8.59 feet to a 5/8 inch diameter steel pin found, from which a concrete right-of-way monument found 0.83 feet east of the actual right-of-way line bears S 37°24'02" E, 1.01 feet;
- 2) S 17°33'47" W, passing a 5/8 inch diameter steel pin found at 431.94 feet and continuing a total distance of 832.00 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. for angle point, from which a concrete right-of-way monument found bears S 18°15'03" E, 0.58 feet;

62.897 Acres  
Page 3 of 3

- 3) S 31°35'57" W, 205.62 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. for angle point, from which a concrete right-of-way monument found 0.91 feet east of the of the actual right-of-way line bears S 64°34'52" E, 0.92 feet and another concrete right-of-way monument found 0.91 feet east of the actual right-of-way line bears S 64°34'52" E, 0.92 feet and S 17°32'21" W, 4500.37 feet;
- 4) THENCE, S 17°32'21" W, 150.46 feet to the **PLACE OF BEGINNING**, containing 62.897 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

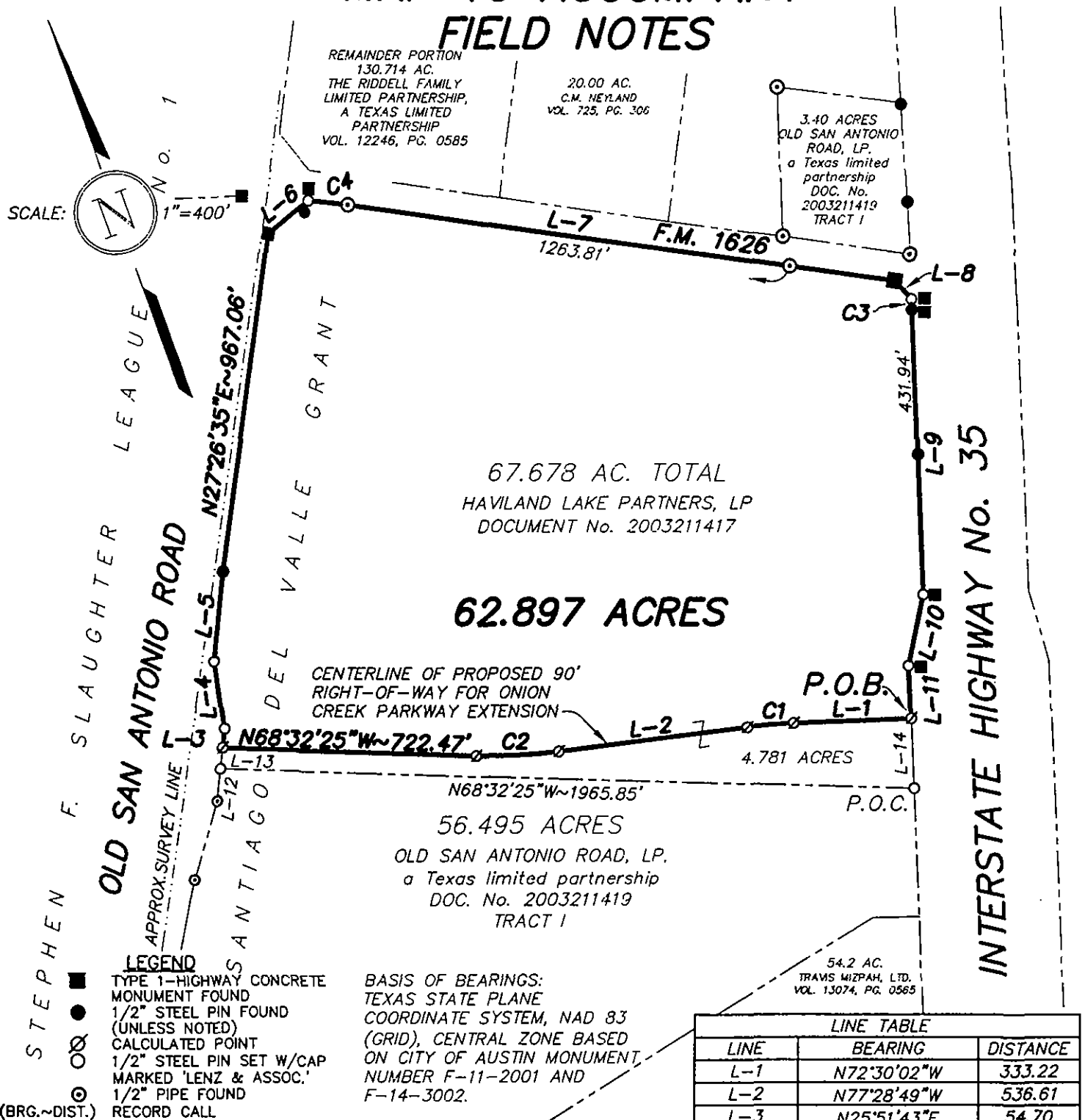
  
TIMOTHY A. LENZ, R.P.L.S. NO. 4393  
Lenz & Associates, Inc.  
1714 Fort View Road, Suite 101  
Austin, Texas 78704  
(512) 443-1174

2002-1078(62.897AcZoning).doc





# MAP TO ACCOMPANY FIELD NOTES



CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	4°58'46"	1500.00	65.22	130.36	130.32	N74°59'25"W
C2	8°56'23"	1500.00	117.26	234.04	233.81	N73°00'37"W
C3	0°02'37"	11309.30	4.30	8.59	8.59	S17°35'49"W
C4	3°27'12"	1869.86	56.37	112.70	112.68	S64°11'26"E

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N72°30'02"W	333.22
L-2	N77°28'49"W	536.61
L-3	N25°51'43"E	54.70
L-4	N11°06'43"E	195.29
L-5	N25°36'43"E	253.80
L-6	N70°23'54"E	147.85
L-7	S62°20'42"E	1564.06
L-8	S22°36'58"E	70.86
L-9	S17°33'47"W	832.00
L-10	S31°35'57"W	205.62
L-11	S17°32'21"W	150.46
L-12	S25°51'43"W	91.20
L-13	S25°51'43"W	60.19
L-14	N17°32'21"E	199.74

PREPARED BY:

**LENZ & ASSOCIATES, INC.**

1714 FORT VIEW ROAD, SUITE 101

AUSTIN, TEXAS 78704

TRAVIS  
11-2

FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
4.781 ACRES OF LAND  
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 4.781 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 67.678 ACRE TRACT CONVEYED TO HAVILAND LAKE PARTNERS, LP BY DEED OF RECORD IN DOCUMENT NUMBER 2003211417 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 4.781 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the west right-of-way line of Interstate Highway Number 35, the same being the west line of that certain 2.806 acre tract conveyed to the State of Texas by deed recorded in Volume 1634, Page 129 of the Deed Records of Travis County, Texas, at the southeast corner of the said 67.678 acre Haviland Lake Partners, LP tract, the same being the northeast corner of that certain 56.495 acre tract conveyed to Old San Antonio Road, LP by deed of record in Document Number 2003211419 of the Official Public Records of Travis County, Texas;

THENCE, N 68°32'25" W, a distance of 1965.85 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the east line of Old San Antonio Road at the southwest corner of the said 67.678 acre tract and northwest corner of the said 56.495 acre tract, from which an iron pipe found on the east line of Old San Antonio Road bears S 25°51'43" W, 91.20 feet;

THENCE, N 25°51'43" E, a distance of 60.19 feet along the west line of the said 67.678 acre tract and east line of Old San Antonio Road to a point;

THENCE, traversing the interior of the said 67.678 acre tract, the following five (5) courses and distances:

- 1) S 68°32'25" E, 722.47 feet to a point;
- 2) Along a curve to the left, having a central angle of 8°56'23", a radius of 1500.00 feet, an arc of 234.04 feet and a chord bearing and distance of S 73°00'37" E, 233.81 feet to a point;
- 3) S 77°28'49" E, 536.61 feet to a point;
- 4) Along a curve to the right, having a central angle of 04°58'46", a radius of 1500.00 feet, an arc of 130.36 feet and a chord bearing and distance of S 74°59'25" E, 130.32 feet to a point;
- 5) S 72°30'02" E, 333.22 feet to a point on the east line of the said 67.678 acre tract and west right-of-way line of Interstate Highway Number 35 and the said 2.806 acre tract;

EXHIBIT C

4.781 Acres

Page 2 of 2

THENCE, S 17°32'21" W, a distance of 199.74 feet to the **PLACE OF BEGINNING**, containing 4.781 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

*T A Lenz*

11-20-03

TIMOTHY A. LENZ, R.P.L.S. NO. 4393

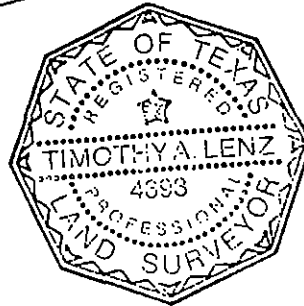
Lenz & Associates, Inc.

1714 Fort View Road, Suite 101

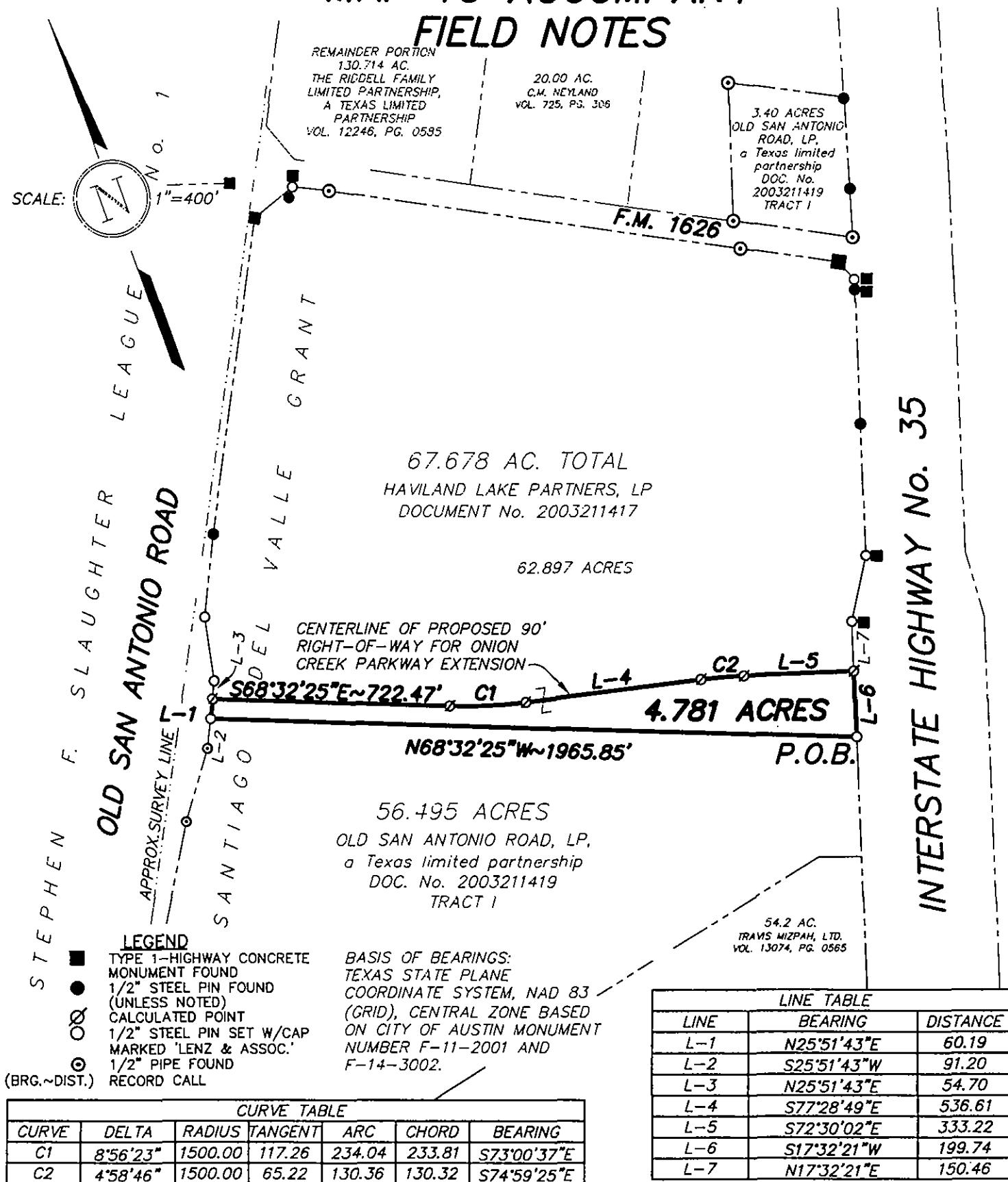
Austin, Texas 78704

(512) 443-1174

2002-1078(4.781AcZoning).doc



# MAP TO ACCOMPANY FIELD NOTES



PREPARED BY:  
**LENZ & ASSOCIATES, INC.**  
1714 FORT VIEW ROAD, SUITE 101  
AUSTIN, TEXAS 78704

FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
56.495 ACRES OF LAND  
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 56.495 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 56.495 ACRE TRACT CONVEYED TO OLD SAN ANTONIO ROAD, LP BY DEED OF RECORD IN DOCUMENT NUMBER 2003211419 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 56.495 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the west right-of-way line of Interstate Highway Number 35, the same being the west line of that certain 2.806 acre tract conveyed to the State of Texas by deed recorded in Volume 1634, Page 129 of the Deed Records of Travis County, Texas, at the northeast corner of the said 56.495 acre Old San Antonio Road, LP tract, the same being the southeast corner of that certain 67.678 acre tract conveyed to Haviland Lake Partners, LP by deed of record in Document Number 2003211417 of the Official Public Records of Travis County, Texas;

THENCE, S 17°32'21" W, along the west line of the said 2.806 acre tract and west right-of-way line of Interstate Highway Number 35, passing a 5/8 inch diameter steel pin found at 50.07 feet, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at a distance of 260.79 feet and continuing a **total distance of 368.19 feet** to a point in the centerline of Onion Creek at the southwest corner of the said 2.806 acre tract and southeast corner of the said 56.495 acre tract;

THENCE, along the south line(s) of the said 56.495 acre tract, with the general location of the centerline of Onion Creek, the following eight (8) courses and distances:

- 1) N 71°05'38" W, 130.49 feet to a point;
- 2) S 77°33'59" W, passing a concrete dam at 664.70 feet and continuing a total distance of 779.92 feet to a point;
- 3) S 73°40'43" W, 730.89 feet to a point;
- 4) S 67°02'43" W, 316.58 feet to a point;
- 5) S 60°47'43" W, 308.24 feet to a point;
- 6) S 45°27'43" W, 263.81 feet to a point;
- 7) S 49°47'43" W, 363.78 feet to a point;

- 8) S 66°45'43" W, 116.33 feet to a point at the southerly most or southwest corner of the said 56.495 acre tract, the same being the southeast corner of Lot 1, Golden Lake Estates, a subdivision of record in Book 71, Page 01 of the Plat Records of Travis County, Texas;

THENCE, N 05°26'52" E, along the west line of the said 56.495 acre tract, the same being the east line of the said Lot 1, Golden Lake Estates, passing a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at 48.28 feet and continuing a total distance of 543.45 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. at the southerly most corner of that certain 0.14 acre Save and Except portion of a 10.62 acre tract described in a Deed of Trust recorded in Volume 7828, Page 665, from which a ½ inch diameter iron pipe found at the northwest corner of the said 10.62 acre tract and 0.14 acre Save and Except portion bears N 05°26'52" E, 170.02 feet;

THENCE, N 27°48'29" E, along the west line of the said 56.495 acre tract, a distance of 192.76 feet, crossing the said 10.62 acres to a ½ inch diameter iron pipe found at the northeast corner of the said 0.14 acre Save and Except portion of the 10.62 acre tract, the same being the southerly most corner of that certain 0.04 acre Save and Except tract as described in Volume 7828, Page 665;

THENCE, N 27°48'29" E, a distance of 265.07 feet, along the west line of the said 56.495 acre tract and east line of the said 0.04 acre Save and Except tract to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the east line of Old San Antonio Road, at the northerly most corner of the said 0.04 acre Save and Except tract, from which a ½ inch diameter iron pipe found bears S 32°31'33" W, 121.66 feet;

THENCE, along and with the east line of Old San Antonio Road, the same being the west line(s) of the said 56.495 acre tract, the following four (4) courses and distance:


- 1) N 32°31'33" E, 165.07 feet to a ½ inch diameter iron pipe found;
- 2) N 30°57'34" E, 913.72 feet to a ½ inch diameter iron pipe found;
- 3) N 35°51'31" E, 234.67 feet to a ½ inch diameter iron pipe found;
- 4) N 25°51'43" E, 91.20 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc, at the northwest corner of the said 56.495 acre tract and southwest corner of the said 67.678 acre Haviland Lake Partners, LP tract, from which a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. bears N 25°51'43" E, 114.89 feet;

56.495 Acres

Page 3 of 3

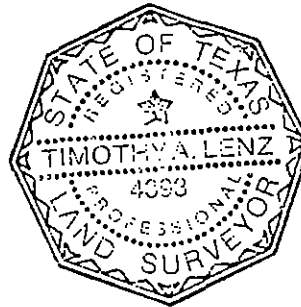
THENCE, S 68°32'25" E, a distance of 1965.85 feet along the common line between the said 56.495 acre and 67.678 acre tracts to the **PLACE OF BEGINNING**, containing 56.495 acres of land, more or less.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

 11-20-03  
TIMOTHY A. LENZ, R.P.L.S. NO. 4393

Lenz & Associates, Inc.  
1714 Fort View Road, Suite 101  
Austin, Texas 78704  
(512) 443-1174

2002-1078(56.495AcZoning).doc



# MAP TO ACCOMPANY FIELD NOTES

## LEGEND

- TYPE 1-HIGHWAY CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- ⊙ 1/2" PIPE FOUND (BRG.~DIST.) RECORD CALL

F.M. 1626

SCALE: 1"=400'

67.678 AC. TOTAL  
HAVILAND LAKE PARTNERS, LP  
DOCUMENT No. 2003211417

62.897 ACRES

CENTERLINE OF PROPOSED 90'  
RIGHT-OF-WAY FOR ONION  
CREEK PARKWAY EXTENSION

4.781 ACRES

S56°32'25"E~1965.85'

P.O.B.

**56.495 ACRES**

**OLD SAN ANTONIO ROAD, LP,  
a Texas limited partnership  
DOC. No. 2003211419  
TRACT I**

54.2 AC.  
TRAVIS WIZPAH, LTD.  
VOL. 13074, PG. 0565

## LINE TABLE

LINE	BEARING	DISTANCE
L-1	S17°32'21"W	368.19
L-2	N71°05'38"W	130.49
L-3	S77°33'59"W	779.92
L-4	S73°40'43"W	730.89
L-5	S67°02'43"W	316.58
L-6	S60°47'43"W	308.24
L-7	S45°27'43"W	263.81
L-8	S49°47'43"W	363.78
L-9	S66°45'43"W	116.33
L-10	N05°26'52"E	543.45
L-11	N27°48'29"E	457.83
L-12	N32°31'33"E	165.07
L-13	N30°57'34"E	913.72
L-14	N35°51'31"E	234.67
L-15	N25°51'43"E	91.20
L-16	S17°32'21"W	350.21

"SECOND TRACT"  
212 AC.

JOHN C. BYBEE AND WIFE MARGARET BYBEE TO  
HERMAN F. HEEP  
VOLUME 573, PAGE 301

BASIS OF BEARINGS:  
TEXAS STATE PLANE COORDINATE  
SYSTEM, NAD 83 (GRID), CENTRAL  
ZONE BASED ON CITY OF AUSTIN  
MONUMENT NUMBER F-11-2001 AND  
F-14-3002.

PREPARED BY:  
**LENZ & ASSOCIATES, INC.**  
1714 FORT VIEW ROAD, SUITE 101  
AUSTIN, TEXAS 78704



# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2004 Jun 28 10:05 AM 2004122664

GONZALES \$46.00

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.