



Zoning Case No. C814-04-0061

RESTRICTIVE COVENANT

OWNER: Ribelin Ranch Partnership, Ltd., a Texas limited partnership
ADDRESS: 1351 TI Boulevard, Suite 105, Richardson, TX 75081
OWNER: Charles and Martha Ribelin
ADDRESS: 3857 Miller Park, Garland, TX 75042
OWNER: The Francis Family Trust
ADDRESS: 5420 FM 1562, Leonard, TX 75452
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: A 428.069 acre tract of land, more or less, out of the S.P.R.R. Co. Survey No. 1, the John E. Linn Survey No. 454, the J.W. Preece Survey No. 2 and the A.E. Patton Survey No. 539, Abstract 601, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant, and

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 Owners 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 John F. Hickman and Associates, dated April 23, 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 contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated June 11, 2004. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
2. Within Tract 1B, as described by the attached Exhibit "B" incorporated for all purposes, liquefied fuels (gasoline and diesel) may not be sold by service stations.

6/17/04
38

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 15th day of June, 2004.

OWNERS:

**Ribelin Ranch Partnership Ltd.,
A Texas limited partnership**

By: 

Frank Ribelin,
General Partner

Charles Ribelin

Martha Ribelin

OWNERS:

The Francis Family Trust

By: _____

Thomas L. Francis, Trustee

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.

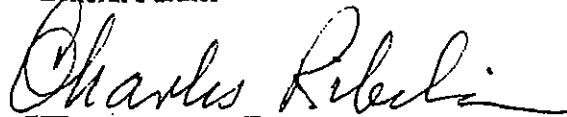
EXECUTED this the 15 day of JUNE, 2004.

OWNERS:


**Ribelin Ranch Partnership Ltd.,
A Texas limited partnership**

By: _____

Frank Ribelin,
General Partner



Charles Ribelin



Martha Ribelin

OWNERS:

The Francis Family Trust

By: _____

Thomas L. Francis, Trustee

OWNERS:

The Francis Family Trust

By: Thomas L. Francis
Thomas L. Francis, Trustee

By: Lucia R. Francis
Lucia R. Francis, Trustee

APPROVED AS TO FORM:

Deborah Thomas
Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2004 by Frank Ribelin, General Partner on behalf of Ribelin Ranch Partnership, Ltd., a Texas limited partnership.

Notary Public, State of Texas

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2004 by Charles Ribelin.

By: _____
Lucia R. Francis, Trustee

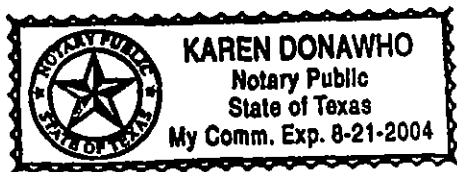
APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 15th day of June, 2004
by Frank Ribelin, General Partner on behalf of Ribelin Ranch Partnership, Ltd., a Texas limited
partnership.



Karen Donawho
Notary Public, State of Texas

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2004
by Charles Ribelin.

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2004
by Martha Ribelin.

By: Lucia R. Francis, Trustee

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 15 day of _____, 2004 by Frank Ribelin, General Partner on behalf of Ribelin Ranch Partnership, Ltd., a Texas limited partnership.

Notary Public, State of Texas

THE STATE OF NC §

COUNTY OF Guilford §

This instrument was acknowledged before me on this the 15 day of June, 2004 by Charles Ribelin.

Jaith A. Gentry
Notary Public, State of ~~Texas~~ NC

NC
THE STATE OF ~~TEXAS~~ §

COUNTY OF Guilford §

This instrument was acknowledged before me on this the 15 day of June, 2004 by Martha Ribelin.

Ribelin Restrictive Covenant

Faith A. Gentry
Notary Public, State of ~~Texas~~ NC

NC
THE STATE OF ~~TEXAS~~ §
COUNTY OF Guilford §

This instrument was acknowledged before me on this the 15 day of June, 2004
by Thomas L. Francis, Trustee for The Francis Family Trust.

Faith A. Gentry
Notary Public, State of ~~Texas~~ NC

NC
THE STATE OF ~~TEXAS~~ §
COUNTY OF Guilford §

This instrument was acknowledged before me on this the 17 day of June, 2004
by Lucia R. Francis, Trustee for The Francis Family Trust.

Faith A. Gentry
Notary Public, State of ~~Texas~~ NC

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

Ribelin Restrictive Covenant

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF _____ §

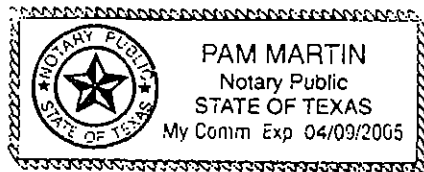
This instrument was acknowledged before me on this the ____ day of _____
, 2004 by Martha Ribelin.

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Hunt §

This instrument was acknowledged before me on this the 15 day of June
, 2004 by Thomas L. Francis, Trustee for The Francis Family Trust.

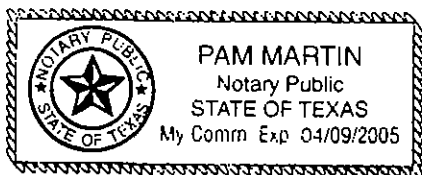


Pam Martin
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Hunt §

This instrument was acknowledged before me on this the 15 day of June
, 2004 by Lucia R. Francis, Trustee for The Francis Family Trust.



Pam Martin
Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

428.069 ACRES
RIBELIN RANCH

A DESCRIPTION OF 428.069 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1, THE JOHN E. LINN SURVEY NO. 454, THE J.W. PREECE SURVEY NO. 2 AND THE A.E. PATTON SURVEY NO. 539 ABSTRACT 601, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED AS PARCEL ONE AND ALL OF A 1.73 ACRE TRACT DESCRIBED AS PARCEL TWO IN STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, OF RECORD IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 428.069 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

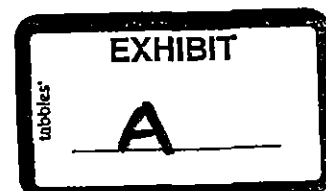
BEGINNING at a ½" rebar with cap set in the north right-of-way line of R.M. 2222 (right-of-way width varies) for the southwest corner of said 1.73 acre tract, from which a ½" rebar found for Point of Curvature Station 86+33.5 of said R.M. 2222 bears along a curve to the left having a radius of 1482.40 feet, an arc length of 264.95 feet and chord of North 86°57'51" West, a distance of 264.60 feet;

THENCE North 28°07'40" East, with the west line of the 1.73 acre tract, passing at a distance of 10.36 feet a ½" rebar found for the southeast corner of Lot 1, Kallestad Laboratories Subdivision, a subdivision of record in Volume 87, Page 6D-7A of the Plat Records of Travis County, Texas, and continuing for a total distance of 183.57 feet to a ½" rebar found for the northeast corner of said Lot 1, being in the south line of the 740.5 acre tract;

THENCE with the north line of Kallestad Laboratories Subdivision and the south line of said 740.5 acre tract, the following two (2) courses:

1. North 62°07'56" West, a distance of 636.64 feet to a ½" rebar found;
2. North 62°07'15" West, a distance of 350.03 feet to a 5/8" rebar found for the northwest corner of Kallestad Laboratories Subdivision, being in the north termination of McNeil Road (120' right-of-way width) and the northeast corner of Austin Center/3M, a subdivision of record in Volume 87, Page 7B-7C of the Plat Records of Travis County, Texas;

THENCE with the north termination of McNeil Drive and the north lines of Lots 4, 3 and 2 of said Austin Center/3M subdivision and the south and west lines of the 740.5 acre tract, the following five (5) courses:



1. North 62°06'52" West, a distance of 608.03 feet to a 60D nail found;
2. North 17°08'47" East, a distance of 599.82 feet to a ½" rebar with cap set;
3. North 62°51'39" West, a distance of 802.36 feet to a ½" rebar found;
4. North 07°05'27" East, a distance of 332.70 feet to a 60D nail found;
5. North 06°55'25" East, a distance of 256.24 feet to a 60D nail found for the northeast corner of Lot 2, Austin Center/3M and the southeast corner of Lot 2, Four Points Centre P.U.D., a subdivision of record in Document No. 200200080 of the Official Public Records of Travis County, Texas;

THENCE with the east line of said Lot 2 and the west line of the 740.5 acre tract, the following three (3) courses:

1. North 06°56'08" East, a distance of 377.78 feet to a 60D nail found;
2. North 06°48'14" East, a distance of 978.92 feet to a 60D nail found;
3. North 06°59'28" East, a distance of 426.52 feet to a ½" rebar found for the northeast corner of Lot 2 and in the south line of a 1.3015 acre City of Austin Right-of-Way Vacation described in Volume 13241, Page 787 of the Real Property Records of Travis County, Texas;

THENCE with the south lines of said 1.3015 acre Right-of-Way Vacation being also the line described in a Boundary Line Agreement of record in Volume 8913, Page 222 of the Real Property Records of Travis County, Texas, the following two (2) courses:

1. South 64°27'45" East, a distance of 179.59 feet to a 5/8" rebar found;
2. South 62°31'01" East, a distance of 421.35 feet to a ½" rebar with cap set for the easternmost corner of the 1.3015 acre Right-of-Way Vacation and in the south line of Lot 1, W.T.P. NO. 4 Subdivision, a subdivision of record in Volume 86, Page 190D-191B;

THENCE with the south and east lines of said Lot 1, W.T.P. NO. 4 Subdivision and said Boundary Agreement Line the following thirteen (13) courses:

1. South 55°33'51" East, a distance of 46.37 feet to a ½" rebar with cap set;

2. South 66°09'08" East, a distance of 198.46 feet to a ½" rebar with cap set;
3. South 44°29'03" East, a distance of 72.53 feet to a 5/8" rebar found;
4. North 75°33'16" East, a distance of 99.37 feet to a ½" rebar with cap set;
5. North 80°13'23" East, a distance of 101.42 feet to a ½" rebar found;
6. North 76°43'58" East, a distance of 148.63 feet to a 5/8" rebar found;
7. North 27°22'21" East, a distance of 351.62 feet to a 5/8" rebar found;
8. North 31°24'24" East, a distance of 300.03 feet to a 5/8" rebar found;
9. North 27°07'13" East, a distance of 389.07 feet to a 5/8" rebar found;
10. North 27°45'57" East, a distance of 532.09 feet to a 5/8" rebar found;
11. North 27°24'36" East, a distance of 432.08 feet to a ½" rebar with cap found;
12. North 26°57'02" East, a distance of 400.95 feet to a 60D nail found;
13. North 27°23'56" East, a distance of 501.64 feet to a ½" rebar found in the south line of a 133.475 acre tract of land described in Volume 11905, Page 928 of the Real Property Records of Travis County, Texas, for the northeast corner of Lot 1 and a northwest corner of the 740.5 acre tract, from which a ½" iron pipe found in the south line of said 133.475 acre tract and the north line of Lot 1 bears North 59°39'33" West, a distance of 141.46 feet;

THENCE with the west lines of the 740.5 acre tract and the south lines of the 133.475 acre tract, the following eight (8) courses:

1. South 61°23'33" East, a distance of 269.87 feet to a 60D nail found;
2. South 51°47'17" East, a distance of 263.72 feet to a 60D nail found;
3. South 47°41'55" East, a distance of 267.27 feet to a ½" rebar with cap set;
4. South 52°17'26" East, a distance of 189.76 feet to a ½" iron pipe found;

5. South 47°21'27" East, a distance of 152.67 feet to a 60D nail found;
6. South 55°03'18" East, a distance of 79.33 feet to a 60D nail found;
7. South 58°59'20" East, a distance of 64.18 feet to a cotton spindle found;
8. South 63°54'37" East, a distance of 365.83 feet to a ½" pipe found for the southeast corner of the 133.475 acre tract;

THENCE with the west lines of the 740.5 acre tract and the east line of the 133.475 acre tract, the following two (2) courses:

1. North 29°05'27" East, a distance of 204.69 feet to a ½" iron pipe found;
2. North 82°40'23" East, a distance of 93.62 feet to a ½" iron pipe found;

THENCE over and across the 740.5 acre tract, the following twenty-four (24) courses:

1. South 58°08'11" East, a distance of 489.16 feet to a ½" rebar with cap set;
2. South 44°25'11" West, a distance of 275.04 feet to a nail with shiner set;
3. South 06°52'25" West, a distance of 174.89 feet to a nail with shiner set;
4. South 02°43'40" East, a distance of 340.83 feet to a nail with shiner set;
5. North 67°40'31" West, a distance of 202.08 feet to a nail with shiner set;
6. South 33°15'36" West, a distance of 157.78 feet to a ½" rebar with cap set;
7. North 85°08'03" West, a distance of 205.25 feet to a ½" rebar with cap set;
8. South 41°51'53" West, a distance of 692.31 feet to a ½" rebar with cap set;
9. South 07°04'09" West, a distance of 141.06 feet to a nail with shiner set;
10. South 78°59'12" West, a distance of 126.15 feet to a nail with shiner set;
11. South 37°21'14" West, a distance of 476.65 feet to a nail with shiner set;

12. South 16°11'39" East, a distance of 224.21 feet to a ½" rebar with cap set;
13. North 75°52'59" West, a distance of 43.01 feet to a nail with shiner set;
14. North 70°45'51" West, a distance of 270.11 feet to a nail with shiner set;
15. South 53°21'39" West, a distance of 137.57 feet to a ½" rebar with cap set;
16. South 09°18'45" East, a distance of 110.94 feet to a ½" rebar with cap set;
17. South 80°41'15" West, a distance of 677.00 feet to a ½" rebar with cap set;
18. South 09°18'45" East, a distance of 427.75 feet to a ½" rebar with cap set;
19. North 80°40'30" East, a distance of 1633.58 feet to a ½" rebar with cap set;
20. South 09°19'30" East, a distance of 50.00 feet to a ½" rebar with cap set;
21. North 80°40'30" East, a distance of 93.01 feet to a ½" rebar with cap set;
22. North 88°40'30" East, a distance of 93.01 feet to a ½" rebar with cap set;
23. North 01°19'30" West, a distance of 50.00 feet to a ½" rebar with cap set;
24. North 88°40'30" East, a distance of 1575.02 feet to a ½" rebar found in the east line of the 740.5 acre tract and the west line of a 942.272 acre tract of land described in Volume 13030, Page 1960 of the Real Property Records of Travis County, Texas;

THENCE with the east line of the 740.5 acre tract and the west line of said 942.272 acre tract, the following twenty (20) courses:

1. South 28°21'45" West, a distance of 84.03 feet to a cotton spindle found;
2. South 28°24'49" West, a distance of 137.35 feet to a 60D nail found;
3. South 28°32'09" West, a distance of 126.99 feet to a ½" rebar found;
4. South 28°30'32" West, a distance of 318.18 feet to a ½" rebar found;

5. South 28°06'17" West, a distance of 252.87 feet to a ½" rebar found;
6. South 28°27'33" West, a distance of 254.98 feet to a ½" rebar found;
7. South 29°16'34" West, a distance of 123.59 feet to a ½" rebar found;
8. South 26°14'35" West, a distance of 115.14 feet to a ½" rebar found;
9. South 27°31'43" West, a distance of 91.76 feet to a ½" rebar found;
10. South 27°52'03" West, a distance of 79.95 feet to a ½" rebar found;
11. South 26°58'26" West, a distance of 82.70 feet to a ½" rebar with cap set;
12. South 28°21'39" West, a distance of 137.46 feet to a ½" rebar found;
13. South 27°50'56" West, a distance of 114.43 feet to a ½" rebar with cap set;
14. South 29°05'50" West, a distance of 115.25 feet to a ½" rebar found;
15. South 28°24'20" West, a distance of 173.92 feet to a ½" rebar found;
16. South 28°34'08" West, a distance of 87.57 feet to a T-post in concrete found;
17. South 28°15'31" West, a distance of 254.75 feet to a ½" rebar found;
18. South 28°00'56" West, a distance of 105.25 feet to T-post in concrete found;
19. South 28°22'36" West, a distance of 212.93 feet to a ½" rebar found;
20. South 28°31'44" West, a distance of 195.65 feet to a ½" rebar found for the northeast corner of 32.76 acre tract of land described as Tract 1 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas;

THENCE North 74°27'35" West, with the southeast line of the 740.5 acre tract and the north line of said 32.76 acre tract, a distance of 1351.34 feet to a ½" rebar found for the northwest corner of the 32.76 acre tract;

THENCE with the east line of the 740.5 acre tract and the west line of the 32.76 acre

tract, the following two (2) courses:

1. South $26^{\circ}16'44''$ West, a distance of 628.20 feet to a 60D nail found;
2. South $26^{\circ}23'26''$ West, a distance of 323.37 feet to a $\frac{1}{2}$ " rebar with cap set for a southeast corner of the 740.5 acre tract, the southwest corner of the 32.76 acre tract, the northeast corner of the 1.73 acre tract and the northwest corner of a 0.31 acre tract of land described as Tract 2 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas;

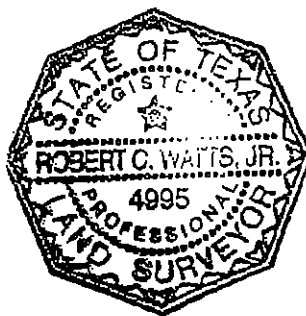
THENCE South $26^{\circ}43'14''$ West, with the east line of the 1.73 acre tract and the west line of said 0.31 acre tract, a distance of 109.68 feet to a $\frac{1}{2}$ " rebar with cap set in the north right-of-way line of R.M. 2222 for the southwest corner of the 0.31 acre tract and the southeast corner of the 1.73 acre tract, from which a $\frac{1}{2}$ " rebar found for Point of Tangency Station 94+67.4 of R.M. 2222 bears along a curve to the right having a radius of 1482.40, an arc length of 12.06 feet and chord of South $58^{\circ}58'02''$ East, a distance of 12.06 feet;

THENCE with the north right-of-way line of R.M. 2222 and the south line of the 1.73 acre tract, along a curve to the left having a radius of 1482.40 feet, an arc length of 585.85 feet and chord which bears North $70^{\circ}31'19''$ West, a distance of 582.05 feet to the **POINT OF BEGINNING**, containing 426.069 acres of land, more or less.

Surveyed on the ground February, 2004. Bearing Basis is Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 328-001-T1.



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



3-11-04



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**45.845 ACRES
RIBELIN RANCH**

A DESCRIPTION OF 45.845 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1, THE J.W. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED AS PARCEL ONE AND ALL OF A 1.73 ACRE TRACT DESCRIBED AS PARCEL TWO IN STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, OF RECORD IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 45.845 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar with cap set in the north right-of-way line of R.M. 2222 (right-of-way width varies) for the southwest corner of said 1.73 acre tract, from which a ½" rebar found for Point of Curvature Station 86+33.5 of said R.M. 2222 bears along a curve to the left having a radius of 1482.40 feet, an arc length of 264.95 feet and chord of North 86°57'51" West, a distance of 264.60 feet;

THENCE North 28°07'40" East, with the west line of the 1.73 acre tract, passing at a distance of 10.36 feet a ½" rebar found for the southeast corner of Lot 1, Kallestad Laboratories Subdivision, a subdivision of record in Volume 87, Page 6D-7A of the Plat Records of Travis County, Texas, and continuing for a total distance of 183.57 feet to a ½" rebar found for the northeast corner of said Lot 1, being in the south line of the 740.5 acre tract;

THENCE with the north line of Kallestad Laboratories Subdivision and the south line of said 740.5 acre tract, the following two (2) courses:

1. North 62°07'56" West, a distance of 636.64 feet to a ½" rebar found;
2. North 62°07'15" West, a distance of 350.03 feet to a 5/8" rebar found for the northwest corner of Kallestad Laboratories Subdivision, being in the north termination of McNeil Road (120' right-of-way width) and the northeast corner of Austin Center/3M, a subdivision of record in Volume 87, Page 7B-7C of the Plat Records of Travis County, Texas, from which a 60D nail found angle point in the north line of Lot 4, Austin Center/3M, bears North 62°06'52" West, a distance of 608.03 feet;

THENCE over and across the 740.5 acre tract, the following four (4) courses:

1. North 35°50'26" East, a distance of 113.50 feet to a calculated point for a point of



curvature;

2. Along a curve to the right having a radius of 1958.08 feet, an arc length of 809.91 feet and chord which bears North 49°18'43" East, a distance of 804.15 feet to a calculated point;
3. North 61°05'33" East, a distance of 984.62 feet to a calculated point;
4. South 30°22'37" East, a distance of 1224.48 feet to a calculated point in a southeast line of the 740.5 acre tract and the north line of a 32.76 acre tract described as Tract 1 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas, from which a ½" rebar found for the southeast corner of the 740.5 acre tract, the northeast corner of said 32.76 acre tract and in the west line of a 942.272 acre tract of land described in Volume 13030, Page 1960 of the Real Property Records of Travis County, Texas, bears South 74°27'35" East, a distance of 986.22 feet;

THENCE North 74°27'35" West, with a south line of the 740.5 acre tract and the north line of said 32.76 acre tract, a distance of 365.12 feet to a ½" rebar found for the northwest corner of the 32.76 acre tract;

THENCE with an east line of the 740.5 acre tract and the west line of the 32.76 acre tract, the following two (2) courses:

1. South 26°16'44" West, a distance of 628.20 feet to a 60D nail found;
2. South 26°23'26" West, a distance of 323.37 feet to a ½" rebar with cap set for a southeast corner of the 740.5 acre tract, the southwest corner of the 32.76 acre tract, the northeast corner of the 1.73 acre tract and the northwest corner of a 0.31 acre tract of land described as Tract 2 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas;

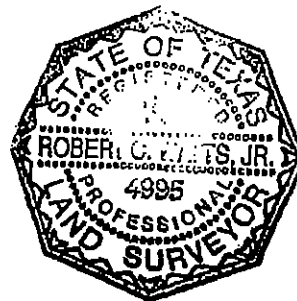
THENCE South 26°43'14" West, with the east line of the 1.73 acre tract and the west line of said 0.31 acre tract, a distance of 109.68 feet to a ½" rebar with cap set in the north right-of-way line of R.M. 2222 for the southwest corner of the 0.31 acre tract and the southeast corner of the 1.73 acre tract, from which a ½" rebar found for Point of Tangency Station 94+67.4 of R.M. 2222 bears along a curve to the right having a radius of 1482.40, an arc length of 12.06 feet and chord of South 58°58'02" East, a distance of 12.06 feet;

THENCE with the north right-of-way line of R.M. 2222 and the south line of the 1.73 acre tract, along a curve to the left having a radius of 1482.40 feet, an arc length of 585.85 feet and chord which bears North 70°31'19" West, a distance of 582.05 feet to the **POINT OF BEGINNING**, containing 45.845 acres of land, more or less.

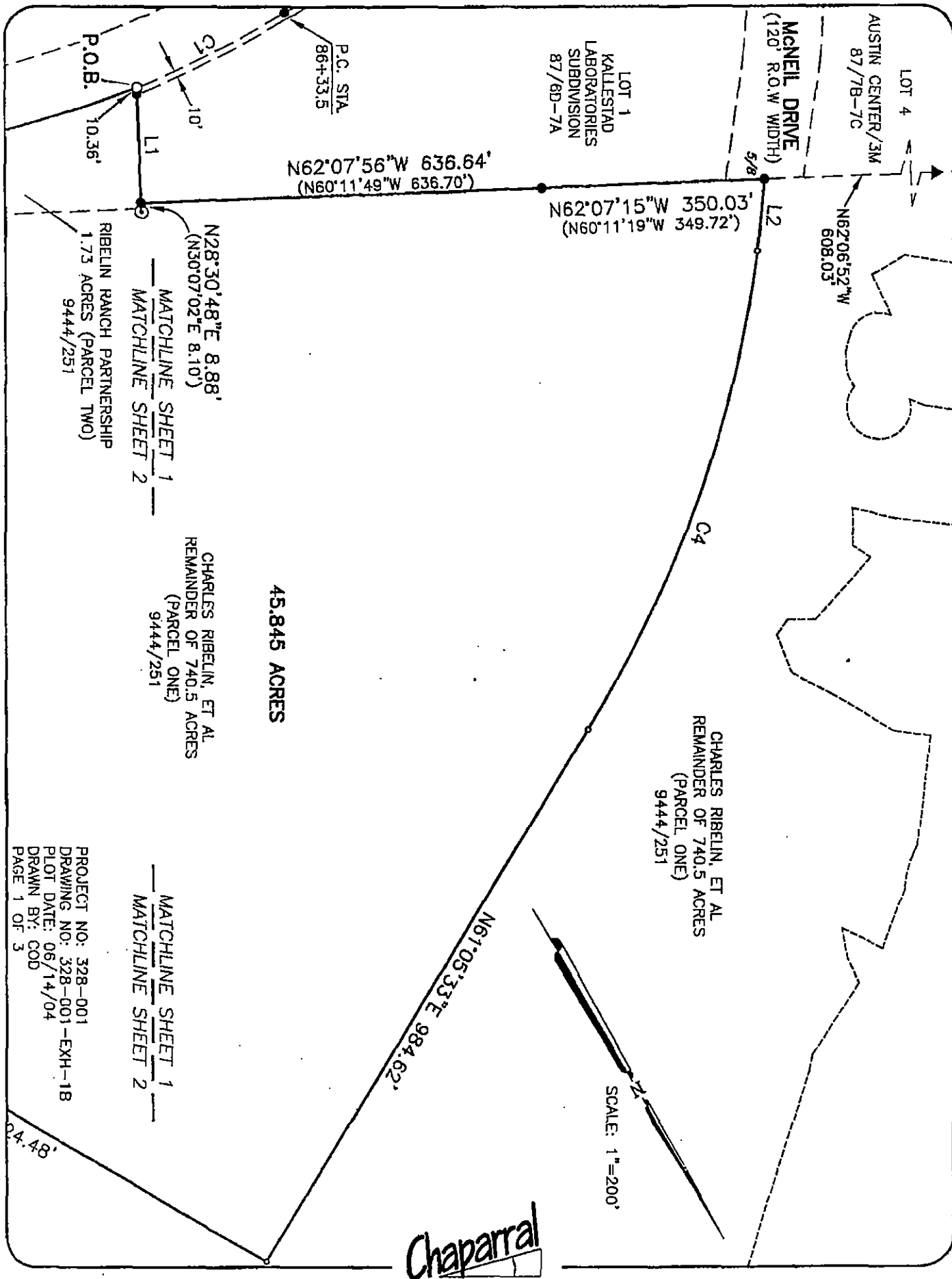
Surveyed on the ground February, 2004. Bearing Basis is Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 328-001-EXH-1B.



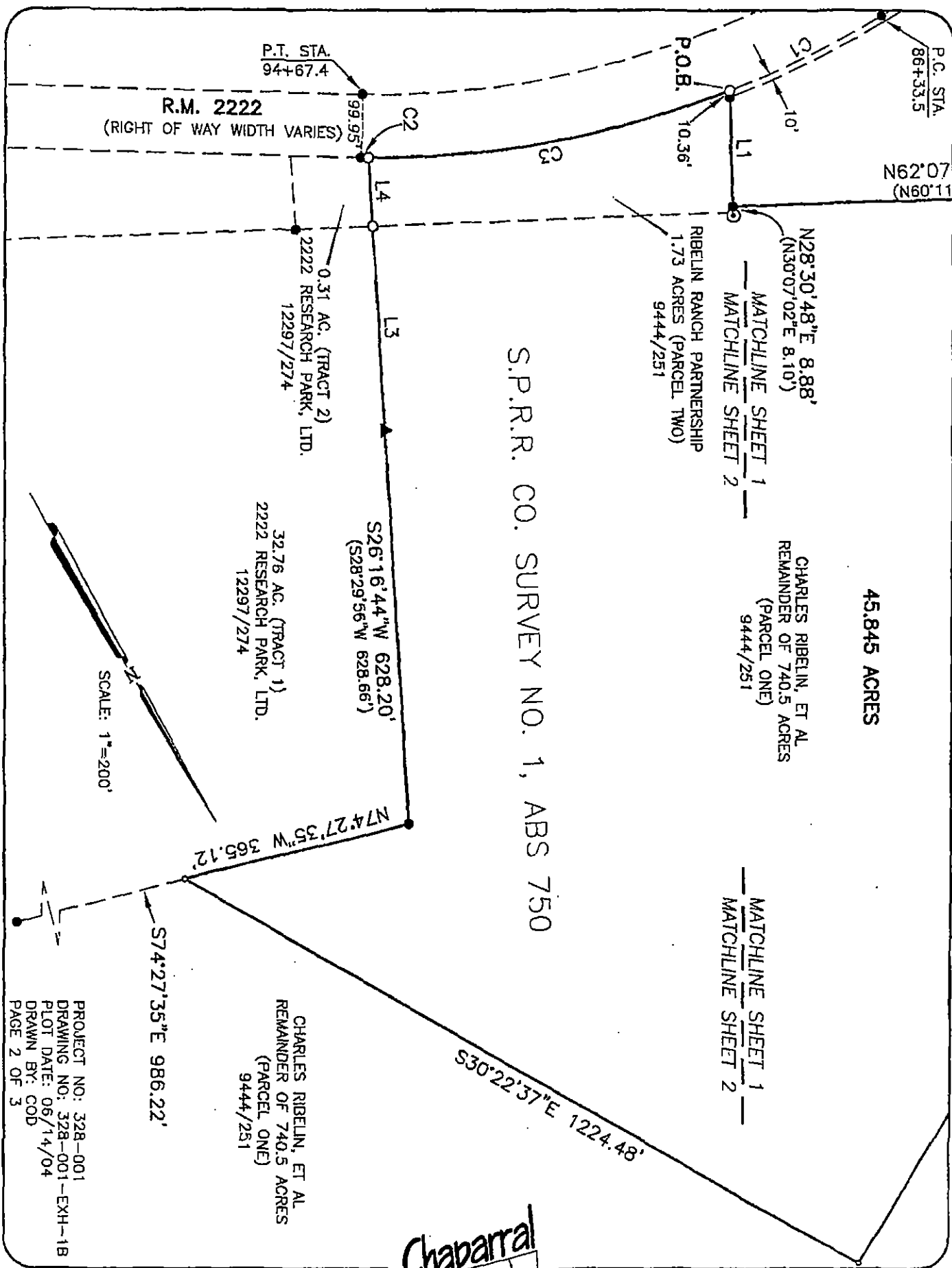
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



6-14-04



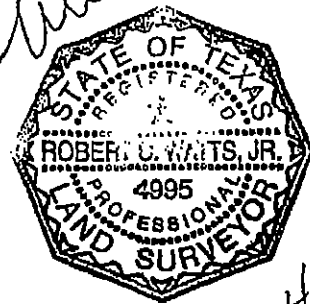
PROJECT NO: 328-001
DRAWING NO: 328-001-EXH-1B
PLOT DATE: 06/14/04
DRAWN BY: COD
PAGE 1 OF 3



A SKETCH TO ACCOMPANY A DESCRIPTION OF 45.845 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1, THE J.W. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED AS PARCEL ONE AND ALL OF A 1.73 ACRE TRACT DESCRIBED AS PARCEL TWO IN STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, OF RECORD IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ 60D NAIL FOUND
- CALCULATED POINT



6-14-04

LINE TABLE

No.	BEARING	LENGTH	(RECORD)
L1	N28°07'40"E	183.57'	(N30°07'02"E 183.68')
L2	N35°50'26"E	113.50'	
L3	S26°23'26"W	323.37'	
L4	S26°43'14"W	109.68'	

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD)
C1	10°14'26"	1482.40'	132.83'	264.95'	264.60'	N86°57'51"W	(N85°02'02"W 264.55')
C2	0°27'58"	1482.40'	6.03'	12.06'	12.06'	N58°58'02"W	(S56°49'E 12.04')
C3	22°38'37"	1482.40'	296.80'	585.85'	582.05'	N70°31'19"W	(N68°25'W 582.60')
C4	23°41'56"	1958.08'	410.83'	809.91'	804.15'	N49°18'43"E	

Chaparral

PROJECT NO: 328-001
DRAWING NO: 328-001-EXH-1B
PLOT DATE: 06/14/04
DRAWN BY: COD
PAGE 3 OF 3

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 Jul 23 12:01 PM 2004141336

TORREZR \$54.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS