



Zoning Case No. C14-04-0124  
Zoning Case No. C14-04-0126  
Zoning Case No. C14-04-0160

**RESTRICTIVE COVENANT**

OWNER: Edwin Tabb Harrell

ADDRESS: 10116 Old San Antonio Road, Austin, TX 78748

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 50.805 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant; and

A 58.440 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1 and 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

A 13.886 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1 and 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

A 5.162 acre tract of land, more or less, out of the S.F. Slaughter League Survey No. 1 and 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 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. The minimum square footage for a restaurant (limited) use and restaurant (general) use on a stand-alone pad site is 300 square feet.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.

12-2-04

2-18, 2-20, 2-21

3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 24TH day of NOVEMBER, 2004.

OWNER:

  
Edwin Tabb Harrell

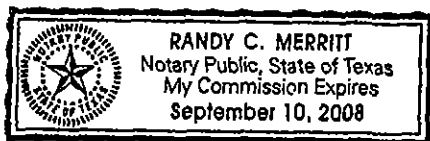
APPROVED AS TO FORM:

  
Assistant City Attorney  
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 24<sup>th</sup> day of November, 2004 by Edwin Tabb Harrell.



  
Notary Public, State of Texas

DESCRIPTION

DESCRIPTION OF 50.805 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EDWIN TABB HARRELL OF RECORD IN VOLUME 13125, PAGE 203 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 50.805 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the north line of said Harrell tract, for the southeast corner of that certain tract of land described in Street Deed to the City of Austin of record in Volume 11532, page 2216 of the Real Property Records of Travis County, Texas, for the southwest corner of that certain tract of land described in deed to Able J. and Mary Ann Theriot of record in Document No. 1999055181 of the Official Public Records of Travis County, Texas and for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the north line of said Harrell tract, the south line of said Theriot tract and the north line of the herein described tract, S65°11'44"E at a distance of 1443.78 feet passing a 1/2 inch iron rod with cap set in all a total distance of 1543.17 feet to a point for the northeast corner of the herein described tract, from which a 1/2 inch iron rod with "Chaparral" cap found for the northwest corner of that certain tract of land described in deed to C.M. Gatton, Trustee of record in Document No. 2004059500 of the Official Public Records of Travis County, Texas, bears S65°11'44"E a distance of 922.42 feet;

THENCE over and across said Harrell tract, S12°16'49"W a distance of 2323.85 feet to a point in the centerline of Slaughter Creek, for the southeast corner of the herein described tract;

THENCE with the south line of the herein described tract, with the meanders of the centerline of said Slaughter Creek, the following six (6) courses:

1. S45°45'21"W a distance of 227.21 feet;
2. S43°30'00"W a distance of 191.36 feet;
3. S48°09'12"W a distance of 171.09 feet;
4. S46°46'38"W a distance of 211.45 feet;
5. S47°09'17"W a distance of 254.03 feet;
6. S74°36'31"W a distance of 363.01 feet to a point in the east right of way line of South First Street (120' R.O.W.) as described in Cause No. 2330 of record in Document No. 2000081379 of the Official Public Records of Travis County, Texas, for the southwest corner of the herein described tract;

THENCE with the east right-of-way line of South First Street and the west line of the herein described tract N21°20'02"E, passing at a distance of 96.75 feet a 1/2 inch iron rod found in all a total distance of 249.53 feet to a 1/2 inch iron rod with aluminum cap set;

EXHIBIT A

THENCE leaving the east right-of-way line of South First Street with the west line of the herein described tract the following ten (10) courses:

1. N76°34'45"E a distance of 166.35 feet to a 1/2 inch iron rod with aluminum cap set;
2. N46°56'14"E a distance of 1128.23 feet to a 1/2 inch iron rod with aluminum cap set;
3. N32°19'57"W a distance of 552.11 feet to a 1/2 inch iron rod with aluminum cap set;
4. N05°18'17"E a distance of 429.00 feet to a 1/2 inch iron rod with aluminum cap set;
5. N37°24'55"E a distance of 277.94 feet to a 1/2 inch iron rod with aluminum cap set;
6. N13°13'17"W a distance of 83.26 feet to a 1/2 inch iron rod with aluminum cap set;
7. N88°14'58"W a distance of 437.26 feet to a 1/2 inch iron rod with aluminum cap set;
8. N53°43'58"W a distance of 283.69 feet to a 1/2 inch iron rod with aluminum cap set in the east right-of-way line of said South First Street;

THENCE with the east right-of-way line of said South First Street, the west line of the herein described tract the following two (2) courses:

1. N03°23'56"W a distance of 923.92 feet to a 1/2 inch iron rod with cap found at the beginning of a curve to the left, from which a 1/2 inch iron rod with "Harris" cap found in the west right of way line of said South First Street bears S86°35'25"W a distance of 120.06 feet;
2. With the arc of said curve to the left a distance of 405.76 feet, having a radius of 3952.97 feet, a central angle of 05°52'53", and a chord which bears N06°20'29"W a distance of 405.59 feet to the POINT OF BEGINNING, containing 50.805 acres of land within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing basis: Grid North, Texas State Plane Coordinate System NAD83 (CORS) Central Zone.

I hereby certify that this description was prepared from a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.

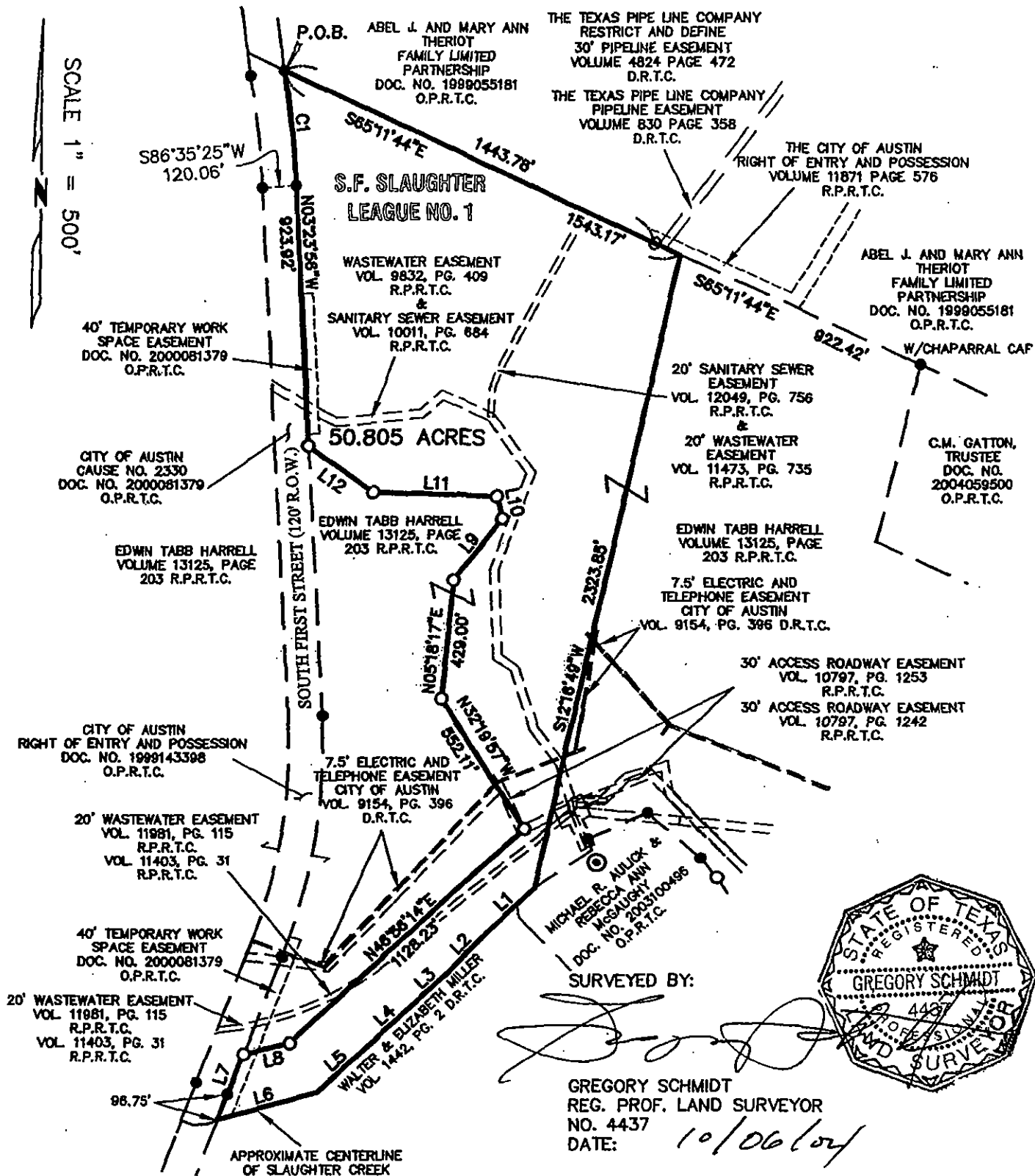
Gregory Schmidt, Registered Professional  
Land Surveyor No. 4437

Date:

10/06/04



SHEET 1 OF 2

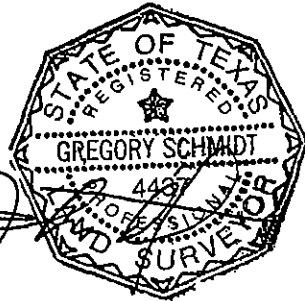


### LEGEND

- 1/2" IRON ROD WITH ALUMINUM CAP SET  
● 1/2" IRON ROD FOUND (UNLESS STATED)  
P.O.B. POINT OF BEGINNING  
D.R.T.C. DEED RECORDS OF TRAVIS COUNTY  
P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY  
P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

**SURVEYED BY:**

GREGORY SCHMIDT  
REG. PROF. LAND SURVEYOR  
NO. 4437  
DATE: 10/06/0



**3103 Bee Cave Road, Suite 202**

**Austin, Texas 78746-6819**

**Tel.: (512) 327-2946**

**Fax: (512) 327-2973**

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# SKETCH TO ACCOMPANY FIELD NOTES

## SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°45'21"W	227.21'
L2	S43°30'00"W	191.36'
L3	S48°09'12"W	171.09'
L4	S46°46'38"W	211.45'
L5	S47°09'17"W	254.03'
L6	S74°38'31"W	363.01'
L7	N21°20'02"E	249.53'
L8	N78°34'45"E	166.35'
L9	N37°24'55"E	277.94'
L10	N13°13'17"W	83.26'
L11	N88°14'58"W	437.26'
L12	N53°43'58"W	283.69'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	405.76	3952.97	5°52'53"	203.06	405.59	N06°20'29"W



Cunningham | Allen

Engineers • Surveyors

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973

DESCRIPTION

DESCRIPTION OF 58.440 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, AND THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EDWIN TABB HARRELL OF RECORD IN VOLUME 13125, PAGE 203 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 58.440 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with "Chaparral" cap found in the west right-of-way line of Interstate Highway 35, same being in the west line of that certain tract of land described in Condemnation No. 145 to the State of Texas, of record in Volume 1, Page 212 of the Commissioners Court Records of Travis County, Texas, and for the southeast corner of that certain tract of land described in deed to C.M. Gatton, Trustee of record in Document No. 2004059500 of the Official Public Records of Travis County, Texas, and for the most easterly northeast corner and POINT OF BEGINNING of the herein described tract, from which a 5/8" iron rod found in the east line of said Gatton tract, the west line of said Condemnation 145 and the west right-of-way line of said Interstate Highway 35, bears N12°58'08"W a distance of 352.75 feet;

THENCE S12°58'08"W with the west right of way line of said Interstate Highway No. 35, the west line of said Condemnation No. 145 and with the east line of the herein described tract, a distance of 433.28 feet to a 1/2 inch iron rod with aluminum cap set, from which a 5/8 inch iron rod found (TxDot Station 1310+00, 150' Rt.) in the west right-of-way line of Interstate Highway No. 35 bears S12°58'08"W a distance of 214.03 feet;

THENCE leaving the west right-of-way line of Interstate Highway No. 35, S85°20'34"W a distance of 1006.93 feet to a 1/2 inch iron rod with aluminum cap set ;

THENCE S03°19'41"W at a distance of 627.60 feet passing a 1/2 inch iron rod with aluminum cap set in a barbed wire fence on the occupied north line of Old San Antonio Road, in all a total distance of 628.84 feet to a point;

THENCE with a line 28 feet north and parallel with the centerline of pavement of Old San Antonio Road, N77°22'55"W a distance of 138.54 feet to a point;

THENCE N19°23'27"E at a distance of 2.90 feet passing a 1/2 inch iron with "Carson Bush" cap found for the most easterly southeast corner of that certain tract of land said to contain 0.765 acres of land in deed to Michael Richard Aulick and Rebecca Ann McGaughy of record in Document No. 2001042924 of the Official Public Records of Travis County, Texas, in all a total distance of 41.54 feet to a 1/2 inch iron rod with "Carson Bush" cap found for the most easterly northeast

EXHIBIT B

corner of said 0.765 acre tract;

THENCE continuing with the south line of the herein described tract and with the northeast line of said 0.765 acre tract the following five (5) courses:

1. N42°04'55"W a distance of 58.26 feet to a 1/2 inch iron rod with "Carson Bush" cap found;
2. N40°44'31"W a distance of 52.55 feet to a 1/2 inch iron rod with "Carson Bush" cap found;
3. N32°40'25"W a distance of 224.97 feet to a 1/2 inch iron rod with cap set;
4. N37°34'57"W a distance of 91.05 feet to a 1/2 inch iron rod with "Carson Bush" cap found;
5. N48°51'32"W a distance of 248.75 feet to a 1/2 inch iron rod with "Carson Bush" cap found for the northernmost corner of said 0.765 acre tract;

THENCE continuing with the south line of the herein described tract and with the northwest line of said 0.765 acre tract, S65°54'44"W a distance of 228.63 feet to a 1/2 inch iron rod with "Carson Bush" cap found for the westernmost corner of said 0.765 acre tract;

THENCE with the southwest line of said 0.765 acre tract, S20°08'36"E a distance of 43.10 feet to the centerline of Slaughter Creek for the southwest corner of said 0.765 acre tract, same being a corner in the north line of that certain tract of land described as Tract 1, said to contain 3.354 acres of land in deed to Michael Richard Aulick and wife Rebecca Ann McGaughy of record in Volume 12070, Page 438 of the Real Property Records of Travis County, Texas, from which a 1/2 inch iron pipe found bears S20°09'26"E a distance of 49.34 feet;

THENCE continuing with the south line of the herein described tract, with the meanders of the centerline of said Slaughter Creek, S55°33'43"W a distance of 244.70 feet to a point for the southwest corner of the herein described tract;

THENCE over and across said Harrell tract with the west line of the herein described tract, N12°16'49"E a distance of 2323.85 feet to a point in the south line of that certain tract of land described in deed to Abel J. Theriot and Mary Ann Theriot of record in Document No. 1999055181 of the Official Public Records of Travis County, Texas, same being a point in the north line of said Harrell tract, for the northwest corner of the herein described tract, from which a 1/2 inch iron rod found in the east right-of-way line of South First Street (120' R.O.W.), for the southeast corner of that certain tract of land described in Street Deed to the City of Austin of record in Volume 11532, Page 2216 of the Real Property Records of Travis County, Texas, for the southwest corner of said Theriot tract, bears N65°11'44"W a distance of 1543.17 feet;

THENCE with the north line of said Harrell tract, the south line of said Theriot tract and the north line of the herein described Tract, S65°11'44"E a distance of 922.42 feet to a 1/2 inch iron rod



with "Chaparral" cap found for the northwest corner of said Gatton tract and for the northernmost northeast corner of the herein described tract, from which a 1/2 inch iron rod found for the southernmost southeast corner of said Theriot tract and the southwest corner of said Janssen tract bears S65°11'44"E a distance of 383.35 feet;

THENCE with the west line of said Gatton tract, S12°58'08"W a distance of 653.06 feet to a 1/2 inch iron rod with "Chaparral" cap found;

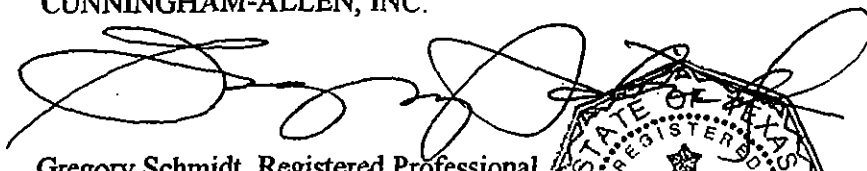
THENCE with the south line of said Gatton tract, S65°05'53"E a distance of 1000.04 feet to the POINT OF BEGINNING, containing 58.440 acres of land within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing basis: Grid North, Texas State Plane Coordinate System NAD83 (CORS) Central Zone.

I hereby certify that this description was prepared from a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.

  
Gregory Schmidt, Registered Professional  
Land Surveyor No. 4437

Date:

10/04/04



# SKETCH TO ACCOMPANY FIELD NOTES

SHEET 1 OF 2

SCALE 1" = 500'

THE TEXAS PIPE LINE COMPANY  
RESTRICT AND DEFINE  
30' PIPELINE EASEMENT  
VOLUME 4824 PAGE 472  
D.R.T.C.

THE TEXAS PIPE LINE COMPANY  
PIPELINE EASEMENT  
VOLUME 830 PAGE 358  
D.R.T.C.

THE CITY OF AUSTIN  
RIGHT OF ENTRY AND POSSESSION  
VOLUME 11871 PAGE 576  
R.P.R.T.C.

ABEL J. AND MARY ANN  
THERIOT  
FAMILY LIMITED  
PARTNERSHIP  
DOC. NO. 1999055181  
O.P.R.T.C.

S.F. SLAUGHTER  
LEAGUE NO. 1

SANTIAGO DEL  
VALLE GRANT

EDWIN TABB HARRELL  
VOLUME 13125, PAGE  
203 R.P.R.T.C.

EDWIN TABB HARRELL  
VOLUME 13125, PAGE  
203 R.P.R.T.C.

7.5' ELECTRIC AND  
TELEPHONE EASEMENT  
CITY OF AUSTIN  
VOL. 9154, PG. 398 D.R.T.C.

WASTEWATER EASEMENT  
VOL. 9832, PG. 408  
R.P.R.T.C.

UNITARY SEWER EASEMENT  
VOL. 10011, PG. 884  
R.P.R.T.C.

30' ACCESS ROADWAY EASEMENT  
VOL. 10797, PG. 1253  
R.P.R.T.C.

30' ACCESS ROADWAY EASEMENT  
VOL. 10797, PG. 1242  
R.P.R.T.C.

30' ACCESS ROADWAY  
EASEMENT  
VOL. 10797, PG. 1242  
R.P.R.T.C.

W/CARSON  
BUSH CAP

WATER & WASTEWATER  
EASEMENT  
VOL. 10011, PG. 659  
R.P.R.T.C.

20' WASTEWATER EASEMENT  
VOL. 11981, PG. 115  
R.P.R.T.C.  
VOL. 11403, PG. 31  
R.P.R.T.C.

SEE DETAIL  
SHEET 2

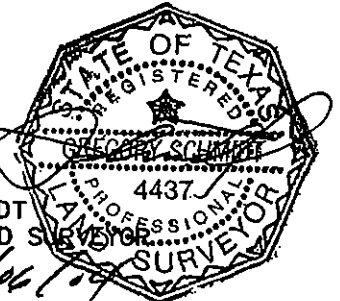
OLD BARBEDWIRE  
FENCE

RIGHT OF ENTRY AND  
POSSESSION  
DOC. NO. 1999143397  
O.P.R.T.C.  
20' TEMPORARY WORK SPACE  
EASEMENT  
DOC. NO. 2000081378  
O.P.R.T.C.

RIGHT OF ENTRY AND  
POSSESSION  
DOC. NO. 1999143397  
O.P.R.T.C.  
20' TEMPORARY WORK SPACE  
EASEMENT  
DOC. NO. 2000081378  
O.P.R.T.C.

SURVEYED BY:

GREGORY SCHMIDT  
REG. PROF. LAND SURVEYOR  
NO. 4437  
DATE: 10/16/04



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**CA**  
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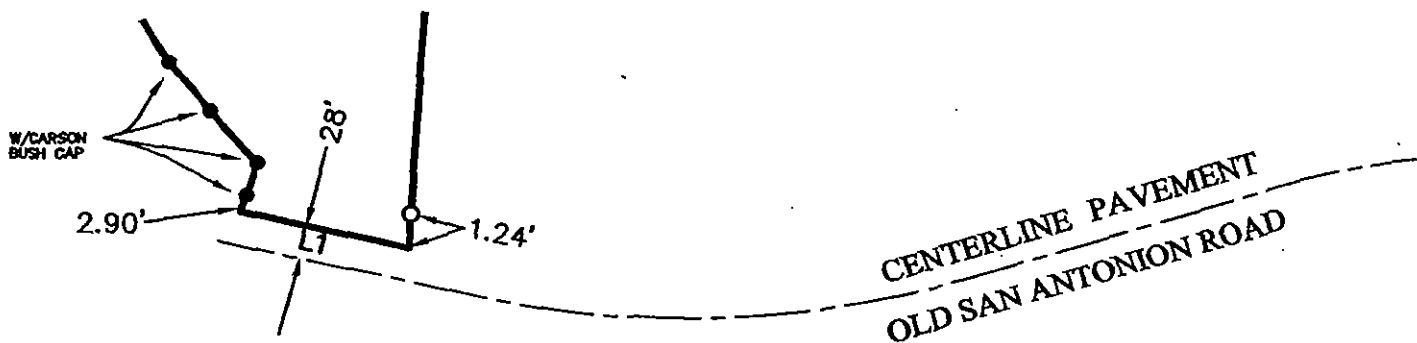
## LEGEND

- 1/2" IRON ROD WITH ALUMINUM CAP SET
- 1/2" IRON ROD FOUND (UNLESS STATED)
- C.R.T.C. COMMISSIONERS COURT RECORDS OF TRAVIS COUNTY
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

# SKETCH TO ACCOMPANY FIELD NOTES

## SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°22'55"W	138.54'
L2	N19°23'27"E	41.54'
L3	N42°04'55"W	58.26'
L4	N40°44'31"W	52.55'
L5	N32°40'25"W	224.97'
L6	N37°34'57"W	91.05'
L7	N48°51'32"W	248.75'
L8	S65°54'44"W	228.63'
L9	S20°08'36"E	43.10'
L10	S55°33'43"W	244.70'
L11	S12°58'08"W	214.03'
L12	N12°58'08"E	352.72'
L13	N12°55'33"E	300.41'



DETAIL  
NOT TO SCALE

**CA**  
**Cunningham | Allen**  
Engineers • Surveyors

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C14-04-0126

DESCRIPTION

DESCRIPTION OF 13.886 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1 AND THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EDWIN TABB HARRELL OF RECORD IN VOLUME 13125, PAGE 203 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.886 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with aluminum cap set in the occupied north line of Old San Antonio Road in the west right-of-way line of Interstate Highway No. 35 (300' R.O.W.), for the easternmost southeast corner of the herein described tract, same being the southwest corner of that certain tract of land described in Condemnation No. 145 to the State of Texas, of record in Volume 1, Page 212 of the Commissioners Court Records of Travis County, Texas, from which a fence post of an old barbed wire fence bears N72°13'23"W a distance of 1.37 feet;

THENCE with the west right-of-way line of Interstate Highway No. 35, S35°19'42"W a distance of 58.60 feet to a point for the southernmost southeast corner of the herein described tract, from which a 1/2 inch iron rod for an angle point in the west right-of-way line of Interstate Highway No. 35, and the east line of said Harrell tract, same being the northwest corner of that certain tract of land described in right-of-way deed to the State of Texas of record in Volume 1636, Page 374 of the Deed Records of Travis County, Texas, bears S35°19'42"W a distance of 72.41 feet;

THENCE over and across said Harrell tract with a line 28 feet north and parallel with the centerline of pavement of Old San Antonio Road, the following four (4) courses:

1. With the arc of a curve to the left an arc distance of 193.87 feet, having a radius of 603.00 feet, a central angle of 18°25'16", and a chord which bears S81°51'24"W a distance of 193.04 feet to a point;
2. S72°38'46"W a distance of 256.19 feet to a point at the beginning of a curve to the right;
3. With the arc of said curve to the right a distance of 377.68 feet, having a radius of 722.00 feet, a central angle of 29°58'19", and a chord which bears S87°37'56"W a distance of 373.39 feet to a point;
4. N77°22'55"W a distance of 70.73 feet to a point for the southwest corner of the herein described tract;

THENCE continuing over and across said Harrell tract N03°19'41"E at a distance of 1.24 feet passing a 1/2 inch iron rod with cap set in said barbed wire fence line, in all a total distance of 628.84 feet to a 1/2 inch iron rod with aluminum cap set for the northwest corner of the herein described tract;

EXHIBIT C

THENCE N85°20'34"E a distance of 1006.93 feet to a 1/2 inch iron rod with aluminum cap set in the west right-of-way line of Interstate Highway No. 35 and the west line of said Condemnation No. 145 for the northeast corner of the herein described tract from which a 1/2 inch iron rod with "Chaparral" cap found in the west right-of-way line of Interstate Highway No. 35 bears N12°58'08"E a distance of 433.28 feet;

THENCE with the west right of way line of said Interstate Highway No. 35, the west line of said Condemnation No. 145 and with the east line of the herein described tract, S12°58'08"W passing at a distance of 214.03 feet a 5/8 inch iron rod found (TxDot Station 1310+00, 150' Rt.), in all a total distance of 572.59 feet to the POINT OF BEGINNING containing 13.886 acres within these metes and bounds.

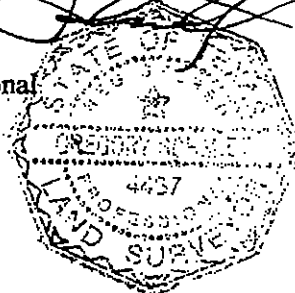
Reference is herein made to the sketch accompanying this metes and bounds description

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I hereby certify that this description was prepared from a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.

Gregory Schmidt, Registered Professional  
Land Surveyor No. 4437  
Date: 9/12/04



# SKETCH TO ACCOMPANY FIELD NOTES

SHEET 1 OF 1

SCALE 1" = 200'

EDWIN TABB HARRELL  
VOLUME 13125, PAGE 203  
R.P.R.T.C.

7.5' ELECTRIC AND  
TELEPHONE EASEMENT  
CITY OF AUSTIN  
VOL. 9154, PG. 396  
D.R.T.C.

10' ELECTRIC AND  
TELEPHONE EASEMENT  
CITY OF AUSTIN  
VOL. 2179, PG. 263  
D.R.T.C.

RIGHT OF ENTRY AND POSSESSION  
DOC. NO. 1999143397 O.P.R.T.C.  
0' TEMPORARY WORK SPACE EASEMENT  
CITY OF AUSTIN  
EXHIBIT F  
DOC. NO. 2000081378 O.P.R.T.C.

S.F. SLAUGHTER LEASE NO. 7  
APPROXIMATE SURVEY LINE  
SANTO DEL VALLE GRANT

RIGHT OF ENTRY AND POSSESSION  
DOC. NO. 1999143397 O.P.R.T.C.  
15' WASTEWATER EASEMENT  
CITY OF AUSTIN  
EXHIBIT B  
DOC. NO. 2000081378  
O.P.R.T.C.

20' TELEPHONE EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE COMPANY  
VOL. 4725, PG. 1567  
D.R.T.C.

W/CHAPARRAL  
CAP

N12°58'08"E 433.28'

MRS. E.R. HARRELL  
CONDEMNATION NO. 145  
VOL. 1, PG. 212 C.C.R.T.C.

INTERSTATE HIGHWAY 35

DOT STATION  
1310+00  
150' RT.

N85°20'34"E

1006.93'  
RIGHT OF ENTRY & POSSESSION  
DOC. NO. 1999143397 O.P.R.T.C.  
TEMPORARY WORK SPACE EASEMENT  
CITY OF AUSTIN  
EXHIBIT E  
DOC. NO. 2000081378 O.P.R.T.C.

WATER & WASTEWATER  
EASEMENT  
VOL. 10011, PG. 659  
R.P.R.T.C.

EDWIN TABB HARRELL  
VOLUME 13125, PAGE 203  
R.P.R.T.C.

13.886 ACRES

WATER EASEMENT  
CITY OF AUSTIN  
VOL. 4908, PG. 1849  
D.R.T.C.

30' ACCESS ROADWAY  
EASEMENT  
VOL. 10797, PG. 1242  
R.P.R.T.C.

30' ACCESS ROADWAY  
EASEMENT  
VOL. 10797, PG. 1253  
R.P.R.T.C.

OLD BARBEDWIRE  
FENCE

CENTERLINE  
OLD SAN ANTONIO ROAD

## LEGEND

✕  
F.P.

BARBED WIRE FENCE  
FENCE POST

●

1/2" IRON ROD FOUND (UNLESS STATED)

C.C.R.T.C.

COMMISSIONERS COURT RECORDS OF TRAVIS COUNTY

D.R.T.C.

DEED RECORDS OF TRAVIS COUNTY

R.P.R.T.C.

REAL PROPERTY RECORDS OF TRAVIS COUNTY

O.P.R.T.C.

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

P.O.B.

POINT OF BEGINNING

SURVEYED BY:

GREGORY SCHMIDT  
REG. PROF. LAND SURVEYOR  
NO. 4437  
DATE: 9/17/04

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	193.87	603.00	18°25'16"	97.78	193.04	S81°51'24"W
C2	377.68	722.00	29°58'19"	193.27	373.39	S87°37'56"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°19'42"W	58.60'
L2	N77°22'55"W	70.73'
L3	S35°19'42"W	72.41'

3103 Bee Cave Road, Suite 202

Austin, Texas 78746-6819

Tel.: (512) 327-2946

Fax: (512) 327-2973

CA

Cunningham | Allen

Engineers • Surveyors

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ENT: -  
TE: 9/16/04  
CREW: DED/IP  
OFFICE: CG, BW  
F.R.: -  
PROJ #: 277.1101  
FILE NAME: REVISED ZONING AREA 4

C14-04-0160

DESCRIPTION

DESCRIPTION OF 5.162 ACRES OF LAND SITUATED IN THE S. F. SLAUGHTER LEAGUE SURVEY NO. 1, AND THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EDWIN TABB HARRELL OF RECORD IN VOLUME 13125, PAGE 203 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.162 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap set in the west right of way line of Interstate Highway No. 35 (400' R.O.W.) for the northwest corner of that certain tract of land described in Right-Of-Way Deed to the State of Texas of record in Volume 1636, Page 374 of the Deed Records of Travis County, Texas;

THENCE with the west right of way line of said Interstate Highway No. 35, the east line of said Right-Of-Way tract, and with the east line of the herein described tract S12°57'25"W at a distance of 20.30 feet passing a 5/8 inch iron rod found (TxDOT Station 1315+00, 200' Rt.), in all a total distance of 320.46 feet to a point in the centerline of Slaughter Creek for the southeast corner of the herein described tract;

THENCE with the meanders of the centerline of said Slaughter Creek and with the south and west line of the herein described tract, the following nine (9) courses:

1. S86°36'09"W a distance of 36.60 feet;
2. N86°49'00"W a distance of 101.81 feet;
3. S87°57'39"W a distance of 151.81 feet;
4. S85°11'25"W a distance of 332.60 feet;
5. N86°04'57"W a distance of 191.63 feet;
6. N61°11'51"W a distance of 100.53 feet;
7. N39°22'29"W a distance of 48.76 feet;
8. N04°27'15"W a distance of 126.03 feet;
9. N05°39'35"E a distance of 53.96 feet to a point for the northwest corner of the herein described tract;

THENCE with a line 28 feet south and parallel with the centerline of pavement of Old San Antonio Road, and with the north line of the herein described tract the following four (4) courses:

1. S77°22'55"E a distance of 234.47 feet to a point at the beginning of a curve to the left;
2. With the arc of said curve to the left a distance of 406.98 feet, having a radius of 778.00 feet, a central angle of 29°58'19", and a chord which bears N87°37'56"E a distance of 402.35 feet to a point;
3. N72°38'46"E a distance of 256.19 feet to a point at the beginning of a curve to the right;
4. With the arc of said curve to the right a distance of 136.74 feet, having a radius of 547.00 feet, a central angle of 14°19'21", and a chord which bears N79°48'27"E a distance of

EXHIBIT D

136.38 feet to a point for the northeast corner of the herein described tract, from which a 1/2 inch iron rod set in the west right-of-way line of said Interstate Highway 35 (300' R.O.W.), for the southwest corner of that certain tract of land described in Condemnation No. 145 to the State of Texas, of record in Volume 1, Page 212 of the Commissioners Court Records of Travis County, Texas, bears N35°19'42"E a distance of 128.05 feet;

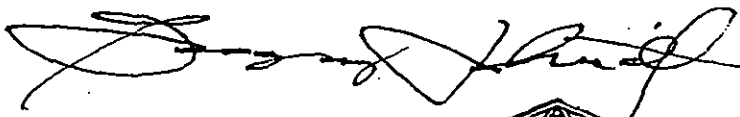
THENCE S35°19'42"W a distance of 2.96 feet to the POINT OF BEGINNING, containing 5.162 acres of land within these metes and bounds.

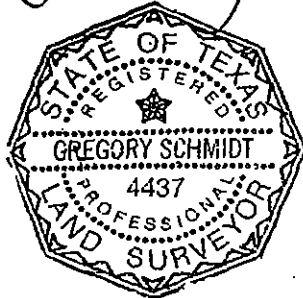
Reference is herein made to the sketch accompanying this metes and bounds description

Bearing basis: Grid North, Texas State Plane Coordinate System NAD83 (CORS) Central Zone.

I hereby certify that this description was prepared from a survey made on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.

  
Gregory Schmidt  
Registered Professional  
Land Surveyor No. 4437  
Date: 9/17/04





SCALE 1" = 200'

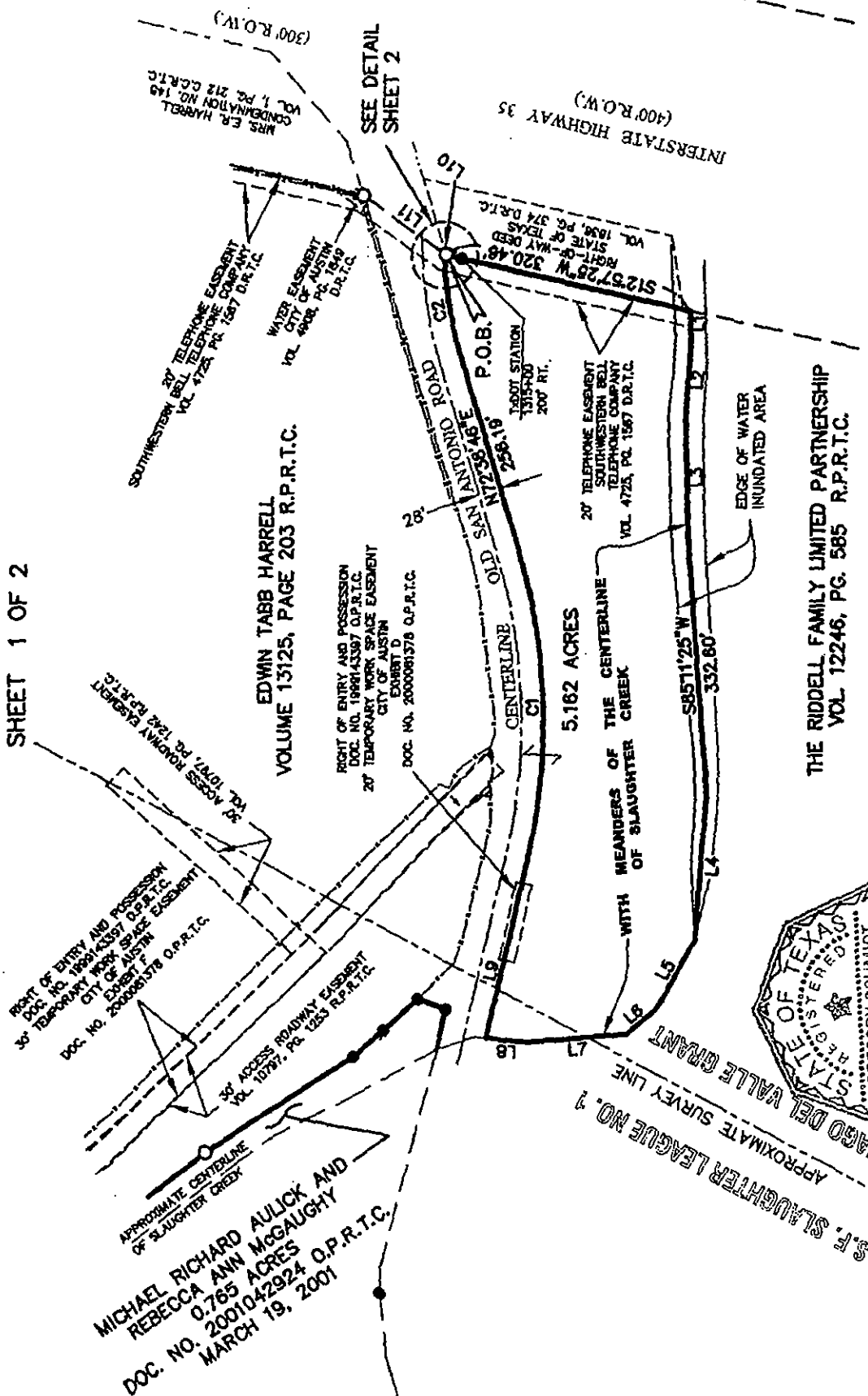


**Cunningham | Allen**  
Engineers - Surveyors

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Tel: (512) 327-2946  
Fax: (512) 327-2973

FIELD NOTES

SHEET 1 OF 2



# LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- 1/2" IRON ROD W/CAP SET (UNLESS STATED)
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING

THE RIDGELL FAMILY LIMITED PARTNERSHIP  
VOL. 12246, PG. 585 R.P.R.T.C.



SURVEYED BY:

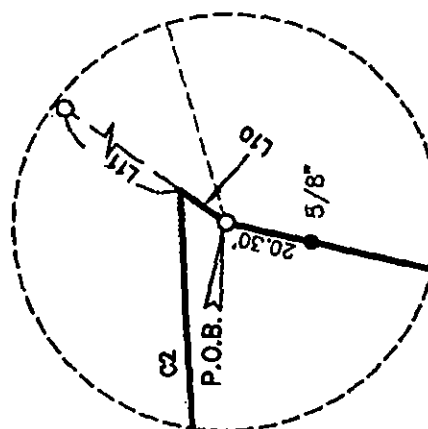
GREGORY SCHMIDT  
REG. PROF. LAND SURVEYOR  
NO. 4437  
DATE: 9/17/04

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CLIENT: - DANCE - PROJ # -

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L5	N61°11'51"W	100.53'
L6	N39°22'29"W	48.76'
L7	N04°27'15"W	126.03'
L8	N05°39'35"E	53.96'
L9	S77°22'55"E	234.47'
L10	S35°19'42"W	2.96'
L11	N35°19'42"E	128.05'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	406.98	778.00	29°58'19"	208.28
C2	138.74	547.00	14°19'21"	68.73
				138.38
				N79°48'27"E



DETAIL  
(NOT TO SCALE)

**CA**  
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Fax: (512) 327-2973

DATE:

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CLIENT: - OFFICE: - PROJ # -

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Department of Law  
P. O. Box 1088  
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Attention: Diana Minter, Legal Assistant

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OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2004 Dec 10 01:08 PM 2004229287

GONZALES \$50.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS