



RESTRICT 2006217837

8 PGS

Zoning Case No. C14-06-0184

**RESTRICTIVE COVENANT**

OWNER Austin Christian Fellowship, a Texas non-profit corporation

ADDRESS 6401 Riverplace Blvd , Austin, Texas 78730

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 1 843 acre tract of land, more or less, out of the R L Preece Survey No 2, in Travis County, the tract being more particularly described by metes and bounds in Exhibit "A" attached and 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 successors and assigns

- 1 No building or structure shall be constructed on the Property
- 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
- 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

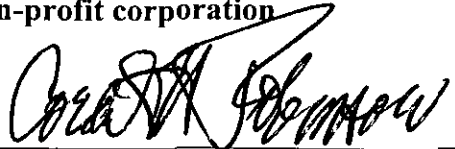
11-2-06

# 52

EXECUTED this the 1st day of November, 2006

OWNER:


Austin Christian Fellowship,  
a Texas non-profit corporation

By   
Cordel Robinson,  
Executive Pastor and Vice President


THE STATE OF TEXAS §

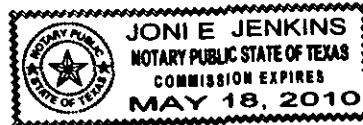
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 1st day of November, 2006, by Cordel Robinson, Executive Pastor and Vice President of Austin Christian Fellowship, a Texas non-profit corporation, on behalf of the corporation

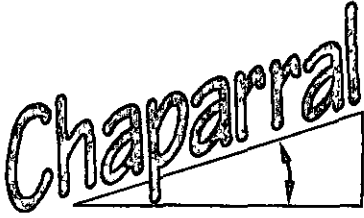
  
Notary Public, State of Texas

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, Paralegal



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

EXHIBIT A

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

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**1.843 AC.  
AUSTIN CHRISTIAN FELLOWSHIP  
ZONING/ANNEXATION DESCRIPTION**

A DESCRIPTION OF 1 843 ACRES (80265 S F ) OF LAND IN THE R L PREECE SURVEY NO 2, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 8 AND 9, BLOCK B, THE PRESERVE AT RIVER PLACE SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NO 200000178, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 1 647 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN CHRISTIAN FELLOWSHIP DATED JANUARY 10, 2000, OF RECORD IN DOCUMENT NO 2000005917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 49 315 ACRE TRACT OF LAND CONVEYED TO RP PRESERVE, LTD , IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 21, 1999, RECORDED IN VOLUME 13356, PAGE 1541, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS, SAID 1 843 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

**BEGINNING** at a 1/2" rebar found for the northwest corner of said Lot 8, being also the northeast corner of Lot 7, Block B, The Preserve at Riverplace Section 2, and in the south line of Lot 1, Austin Christian Fellowship, a subdivision of record in Document No 200200020 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the northwest corner of Lot 3, Block B, The Preserve at Riverplace Section 2, bears North 70°22'21" West, a distance of 760 22 feet,

**THENCE** with the north and east lines of Lot 8, being also the common south line of Lot 1, Austin Christian Fellowship, the following two (2) courses

- 1 South 70°19'39" East, a distance of 137 88 feet to a 1/2" rebar found,
- 2 South 14°48'46" West, a distance of 13 47 feet to a 1/2" rebar found in the north line of a 3 75 acre tract of land described in Volume 3909, Page 1174 of the Deed Records of Travis County Texas,

**THENCE** over and across Lot 8, the following two (2) courses,

- 1 South 68°26'16" West, with the north line of the 3 75 acre tract, a distance of 91 21 feet to a 60D nail found for the northwest corner of the 3 75 acre tract,

- 2 South 23°33'39" East, with the west line of the 3 75 acre tract, a distance of 332 65 feet to a 60D nail found for the southwest corner of the 3 75 acre tract, being also an angle point in the north line of the 1 647 acre tract,

**THENCE** North 66°35'23" East, with the south line of the 3 75 acre tract, being also the north line of the 1 647 acre tract, a distance of 465 28 feet to a cotton spindle found,

**THENCE** North 67°31'56" East, with the south line of the 3 75 acre tract, being also the north line of the 49 315 acre tract, a distance of 24 88 feet to a concrete monument found for the southeast corner of the 3 75 acre tract, being also the northeast corner of the 49 315 acre tract, and an angle point in the west line of a 40 acre tract of land recorded in Volume 11345, Page 325 of the Deed Records of Travis County, Texas,

**THENCE** South 04°58'27" East, with the east line of the 49 315 acre tract, being also the west line of the 40 acre tract a distance of 320 15 feet to a 1/2 rebar found in the east line of the 49 315 acre tract, being also in the west line of the 40 acre tract, and the northeast corner of Lot 12, Block B, the Preserve at River Place Section 2,

**THENCE** over and across the 49 315 acre tract, with the north line of Lots 10, 11, and 12, Block B, of the Preserve at River Place Section 2, and the south line of the 1 647 acre tract the following three (3) courses

- 1 South 85°04'54" West, a distance of 92 68 feet to a 1/2" rebar with cap set,
- 2 North 72°41'09" West, a distance of 99 90 feet to a 1/2" rebar found,
- 3 North 72°38'29" West, a distance of 104 85 feet to a 1/2" rebar found for the northwest corner of Lot 10, Block B, of the Preserve at River Place Section 2, being also the northeast corner of Lot 9, Block B, of the Preserve at River Place Section 2, and in the south line of the 1 647 acre tract,

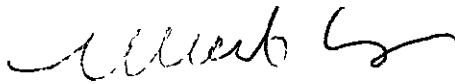
**THENCE** over and across the 1 647 acre tract, and Lots 8 and 9, Block B, of the Preserve at River Place Section 2, the following four (4) courses

- 1 North 24°14'41" East, a distance of 107 44 feet to a 1/2" rebar with cap set,
- 2 North 23°24'37" West, a distance of 54 03 feet to a 1/2" rebar with cap set,
- 3 South 66°30'37" West, a distance of 240 27 feet to a 1/2" rebar with cap set,
- 4 North 23°33'39" West, a distance of 433 70 feet to a 1/2" rebar with cap set in the west line of Lot 8, Block B, of the Preserve at River Place Section 2, being also the east line of Lot 7, Block B, of the Preserve at River Place Section 2, from which a "punch mark" in a sidewalk for the southwest corner of Lot 8,

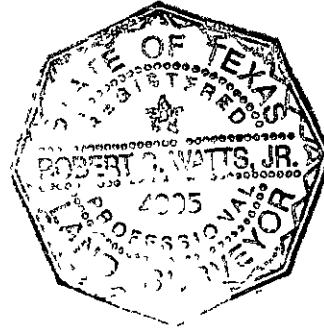
being also the southeast corner of Lot 7, Block B, The Preserve at River Place Section 2, bears South  $18^{\circ}11'36''$  West, a distance of 277.03 feet,

**THENCE** North  $18^{\circ}11'36''$  East, with the west line of Lot 8, being also the east line of Lot 7, Block B, The Preserve at River Place Section 2, a distance of 21 11 feet to the **POINT OF BEGINNING**, containing 1 843 acres of land, more or less

Surveyed on the ground in July, 2006 Bearing Basis Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network Attachments Drawing 014-101-Z3



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

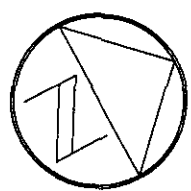


8-16-06

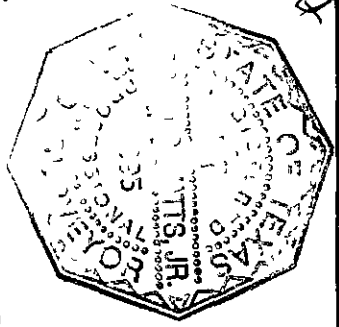
①  
AUSTIN CHRISTIAN  
FELLOWSHIP  
1.647 ACRES  
(2000005917)

②  
RP PRESERVE, LTD  
REMAINDER OF  
49.315 ACRES  
(13356/1541)

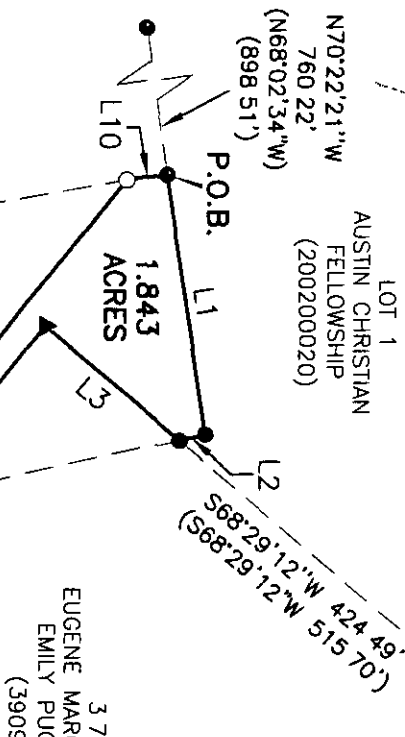
- LEGEND
- 1/2" REBAR FOUND
  - 1/2" REBAR WITH CAP SET
  - CONCRETE MONUMENT FOUND
  - ▲ 60D NAIL FOUND
  - \* COTTON SPINDLE FOUND



SCALE  
1"=100'

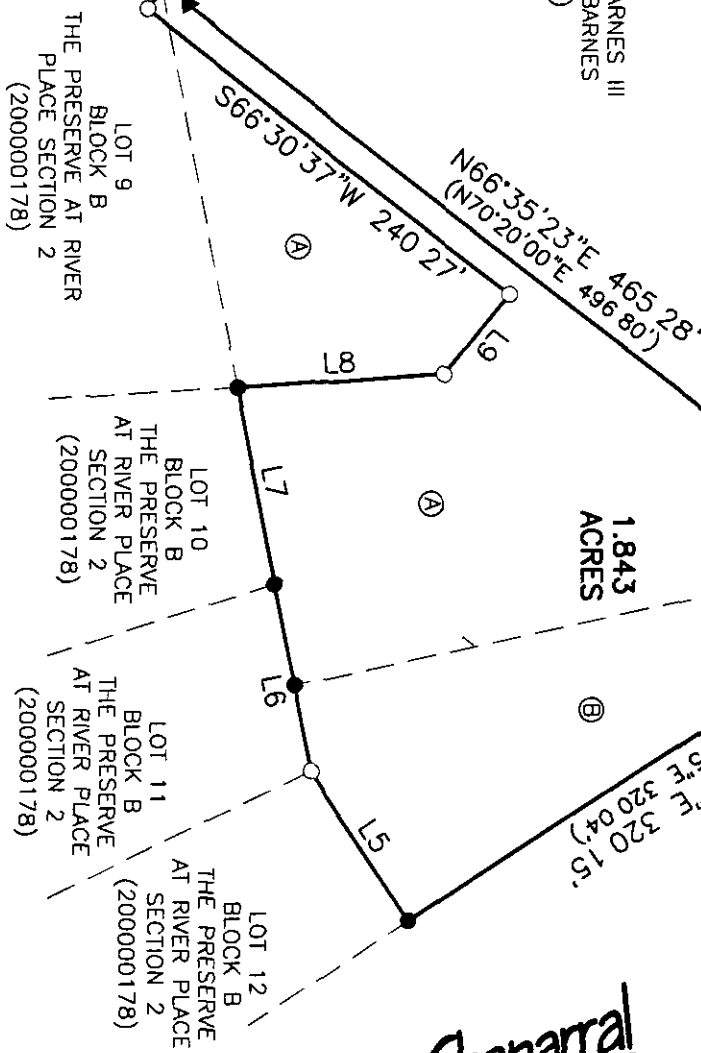


REX L BRADLEY  
(11345/325)  
TRACT 19 - 79.9 AC  
APPROX 40 AC  
(5094/2176)



3.75 AC  
EUGENE MARCUS BARNES III  
EMILY PUCKETT BARNES  
(3909/1174)

MILKY WAY DRIVE  
(50' ROW)



Chaparral

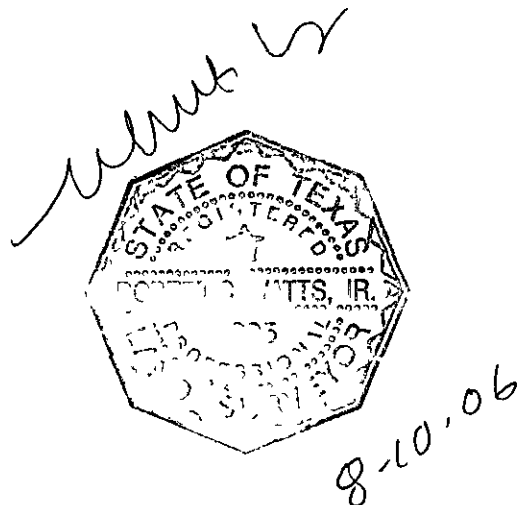
DATE OF SURVEY 7/21/06  
PLOT DATE 08/10/06  
DRAWING NO 014-101-Z3  
PROJECT NO 014-101

R.L. PREECE  
SURVEY NO. 2

SKETCH TO ACCOMPANY A DESCRIPTION OF A DESCRIPTION OF 1.843 ACRES (80265 S.F.) OF LAND IN THE R.L. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 8 AND 9, BLOCK B, THE PRESERVE AT RIVER PLACE SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000178, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 1.647 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN CHRISTIAN FELLOWSHIP DATED JANUARY 10, 2000, OF RECORD IN DOCUMENT NO. 2000005917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 49.315 ACRE TRACT OF LAND CONVEYED TO RP PRESERVE, LTD., IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 21, 1999, RECORDED IN VOLUME 13356, PAGE 1541, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS.

BEARING BASIS GRID AZIMUTH FOR TEXAS CENTRAL ZONE,  
1983/93 HARN VALUES FROM LCRA CONTROL NETWORK

ATTACHMENTS METES AND BOUNDS DESCRIPTION 014-101-Z3



LINE TABLE			RECORD	
No	BEARING	LENGTH	BEARING	LENGTH
L1	S70°19'39"E	137 88'	S70°19'39"E	137 88'
L2	S14°48'46"W	13 47'	S14°48'46"W	13 47'
L3	S68°26'16"W	91 21'		
L4	N67°31'56"E	24 88'	(N69°57'51"E)	(24 98')
L5	S85°04'54"W	92 68'	(S87°21'05"W)	(92 72')
L6	N72°41'09"W	99 90'	(N70°19'59"W)	(99 91')
L7	N72°38'29"W	104 85'	(N70°19'59"W)	(104 88')
L8	N24°14'41"E	107 44'		
L9	N23°24'37"W	54 03'		
L10	N18°11'36"E	21 11'	(N20°32'46"E)	

DATE OF SURVEY 7/21/06  
PLOT DATE 08/10/06  
DRAWING NO 014-101-Z3  
PROJECT NO 014-101

Chaparral

**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.

## **FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, reading "Dana DeBeauvoir". The signature is written in a cursive, flowing style.

2005 Nov 09 12 23 PM 2006217837

CORTEZY \$44.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS