



AUSTIN CITY CLERK  
POSTING DATE/TIME

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Zoning Case No C14-06-0134

**RESTRICTIVE COVENANT**

OWNER Lakeline Austin Development, Ltd , a Texas limited partnership

ADDRESS 1508 South Lamar Boulevard, Austin, Texas 78704

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 56 04 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No 551, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" attached and incorporated into this covenant, Save and Except a 2 579 acre tract described in Tract Two in this covenant, and

A 2 579 acre tract of land, more or less, being a part of a 56 04 acre tract out of the Rachel Saul Survey, Abstract No 551, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "B" 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 heirs, successors, and assigns

- 1 Owner shall provide and maintain an eight-foot high stone or masonry fence along the west property line adjacent to Shenandoah Section 5 Subdivision
- 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

11-30-06

# 45

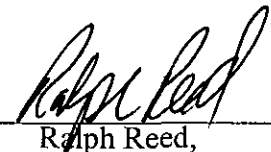
- 5 This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination

EXECUTED this the 27<sup>th</sup> day of November, 2006

**OWNER**

**Lakeline Austin Development, Ltd.,  
a Texas limited partnership**

By GP Lakeline Austin Development, Inc ,  
a Texas corporation,  
its sole general partner

By   
Ralph Reed,  
Vice President

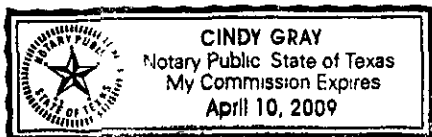
APPROVED AS TO FORM


  
Assistant City Attorney  
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 27<sup>th</sup> day of November, 2006, by Ralph Reed, Vice President of GP Lakeline Austin Development, Inc , a Texas corporation, general partner of Lakeline Austin Development, Ltd , a Texas limited partnership, on behalf of the corporation and the partnership



  
Notary Public, State of Texas

(Tract 1)

**FIELD NOTE DESCRIPTION**

56.04 ACRES OF LAND SITUATED IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF THE TRACT DESCRIBED IN DOCUMENT NO. 2008008709 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TxDOT CONCRETE MONUMENT FOUND ON THE WEST RIGHT-OF-WAY OF RIDGELINE BLVD. AND THE NORTH FUTURE RIGHT-OF-WAY OF RM 620, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SAID FM 620 ROW THE FOLLOWING 2 COURSES AND DISTANCES:

1. S 26°23'02" W 119.28 FEET TO A TxDOT MONUMENT FOUND,
2. S 71°17'25" W 758.22 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 18°11'54" W 118.64 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A 12.4738 ACRE TRACT RECORDED IN DOC NO 9533689 OPRWC;

THENCE WITH THE EAST LINE OF THE SAID 12.4739 ACRE TRACT THE FOLLOWING 3 COURSES AND DISTANCES:

1. N 18°09'28" W 152.59 FEET TO AN IRON ROD FOUND
2. N 18°06'32" W 281.30 FEET TO AN IRON ROD FOUND.
3. N 17°59'38" W 99.26 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 7.05 ACRE TRACT RECORDED IN VOLUME 888, PAGE 796 OPRWC;

THENCE N 18°16'54" W 524.79 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SHENANDOAH SUBDIVISION, SECTION 4;

THENCE N 18°07'58" W 1710.62 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 10.45 ACRE TRACT RECORDED IN VOLUME 1624, PAGE 217 OPRWC;

THENCE WITH THE SOUTH LINE OF THE SAID 10.45 ACRE TRACT THE FOLLOWING 3 COURSES AND DISTANCES:

1. N 03°50'20" E 344.76 FEET TO AN IRON ROD FOUND
2. N 35°21'03" E 179.23 FEET TO AN IRON ROD FOUND.
3. N 65°51'24" E 469.80 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 1.115 ACRE TRACT RECORDED IN DOC NO 9807932 OPRWC;

THENCE S 78°07'45" E 524.00 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 3.04 ACRE TRACT RECORDED IN VOLUME 2717, PAGE 262 OPRWC, AND BEING ALSO ON THE WEST SAID RIGHT-OF-WAY OF RIDGELINE BLD., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

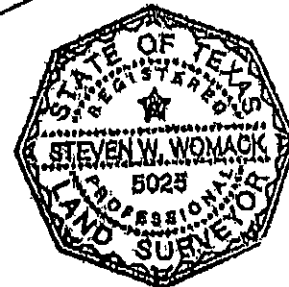
**EXHIBIT "A"**

**RECORDERS MEMORANDUM**  
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clearly legible for satisfactory recordation

THENCE WITH THE SAID ROW THE FOLLOWING 14 COURSES AND DISTANCES:

1. S 04°41'03" E 27.58 FEET TO AN IRON ROD FOUND.
2. WITH A CURVE TO THE RIGHT WHOSE RADIUS=604.15 FEET, TANGENTS=193.78 FEET, ARC=375.04 FEET AND WHOSE CHORD BEARS S 07°10'47" W 369.05 FEET TO AN IRON ROD FOUND.
3. S 24°12'56" W 306.62 FEET TO AN IRON ROD FOUND.
4. WITH A CURVE TO THE LEFT WHOSE RADIUS=1015.66 FEET, TANGENTS=384.76 FEET, ARC=735.59 FEET AND WHOSE CHORD BEARS S 04°09'06" W 719.62 FEET TO AN IRON ROD FOUND.
5. S 16°35'19" E 500.51 FEET TO AN IRON ROD FOUND.
6. WITH A CURVE TO THE LEFT WHOSE RADIUS=1111.80 FEET, TANGENTS=236.29 FEET, ARC=465.64 FEET AND WHOSE CHORD BEARS S 28°33'31" E 462.25 FEET TO AN IRON ROD FOUND.
7. S 40°45'12" E 14.12 FEET TO AN IRON ROD FOUND.
8. WITH A CURVE TO THE LEFT WHOSE RADIUS=301.50 FEET, TANGENTS=22.14 FEET, ARC=44.19 FEET AND WHOSE CHORD BEARS S 36°02'34" E 44.15 FEET TO AN IRON ROD FOUND.
9. S 38°51'43" E 95.59 FEET TO AN IRON ROD FOUND.
10. WITH A CURVE TO THE LEFT WHOSE RADIUS=959.83 FEET, TANGENTS=2.14 FEET, ARC=4.27 FEET AND WHOSE CHORD BEARS S 38°14'49" E 4.27 FEET TO A PK NAIL FOUND.
11. S 43°11'38" E 144.40 FEET TO AN IRON ROD FOUND.
12. S 40°31'46" E 159.12 FEET TO AN IRON ROD FOUND.
13. WITH A CURVE TO THE RIGHT WHOSE RADIUS=600.00 FEET, TANGENTS=117.39 FEET, ARC=231.86 FEET AND WHOSE CHORD BEARS S 29°31'30" E 230.42 FEET TO AN IRON ROD FOUND.
14. S 18°27'24" E 147.93 FEET TO THE POINT OF BEGINNING, CONTAINING 56.04 ACRES OF LAND, MORE OR LESS

*Steven W. Womack*  
5/31/05



#### RECORDERS MEMORANDUM

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(Tract 2: 2.579  
acres out of  
56.04 acres described  
as Tract 1)

EXHIBIT B

FIELD NOTES FOR ZONING  
RACHEL SAUL SURVEY  
2.579 ACRES, 50' STRIP OUT OF TRACT 26  
PAGE 1 OF 1

DESCRIPTION

DESCRIPTION OF 2 579 ACRES OF LAND LOCATED IN  
THE RACHEL SAUL SURVEY, ABSTRACT NO 551,  
WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION  
OF A CERTAIN TRACT OF LAND DESCRIBED IN A DEED  
TO B&W VACKAR PARTNERSHIP AS TRACTS "B" and  
"C", IN VOLUME 1164, PAGE 919, SAID 2.579  
ACRES OF LAND BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a concrete monument found in the west line of said B&W Vackar Partnership tract from which monument an iron rod found at the southwest corner of tract "D" described in said B&W Vackar Partnership deed bears S20°34'55"E, 1,003.25 feet,

THENCE, along said west line N20°34'55"W, passing an iron rod found (0 18' right of said bearing) at 1,147 86 feet for a total distance of 2,185 05 feet to an iron rod set,

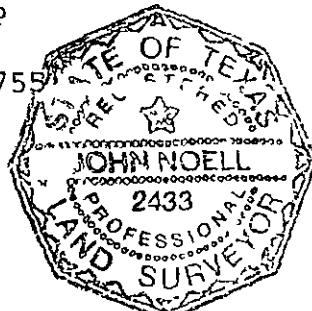
THENCE, N1°23'17"E, 133 65 feet with the south line of a tract of land described in a deed to the City of Austin as recorded in Volume 1624, Page 217 of the Deed Records of Williamson County, Texas, and through the interior of said B&W Vackar Partnership tract "B" to a point;

THENCE, through the interior of said B&W Vackar Partnership, tracts "B" and "C", S20°34'55"E, 2,308.97 feet to a point on the southern line of Tract 26,

THENCE, continuing through the interior of said B&W Vackar Partnership, tract "C", S69°23'58"W, 50 00 feet to THE POINT OF BEGINNING and containing 2 579 acres of land.

The bearing basis for this survey is the east line of Lot 4, Lakeline, Section One, a subdivision of record in Cabinet "H", Slides 173-175, Plat Records of Williamson County, Texas

Field Notes Prepared by  
URBAN DESIGN GROUP  
P O Box 26912  
Austin, Texas 78755  
(512) 346-2353



John Noell, R P L S #2433

Date

8-26-96

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**After Recording, Please Return to  
City of Austin  
Department of Law  
P O Box 1088  
Austin, Texas 78767  
Attention Diana Minter, Paralegal**

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2006105012

*Nancy E Rister*

12/04/2006 12 15 PM

SURRATT \$36 00

NANCY E RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS