Item 111
PAZ

FIFTH AMENDMENT TO RESTRICTIVE COVENANT
FOR ZONING CASE: C14-72-204 (RCA5)

OWNER OF TRACT ONE: NRE Town Lake Property Owner, LLC, a Delaware limited liability company

OWNER OF TRACT TWO: Ballpark Austin, LLC, a Delaware limited liability company

OWNER OF TRACT THREE: NRE Zone, LLC, a Delaware limited liability company

OWNER OF TRACT FOUR: BP Riverside West, LLC, a Delaware limited liability company

OWNER OF TRACT FIVE: NRE Edge, LLC, a Delaware limited liability company

OWNER ADDRESS (TRACTS ONE and TWO): 1801 Century Park West, 5th Floor
Los Angeles, CA 90067

OWNER ADDRESS (TRACTS THREE – FIVE): 3100 McKinnon Street, Suite 250
Dallas, Texas 75201

CITY: The City of Austin, a home-rule city, municipal corporation and political subdivision of the State of Texas, in Travis County, Texas.

CITY COUNCIL: The City Council of the City of Austin.

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.

WHEREAS, Capitol National Bank in Austin, Trustee, Dickson Properties, Inc., Roberta Dickson, Mark Eight Associates, a Texas limited partnership, and Austin Country Club Estates, a Texas limited partnership, as owners of all that certain property consisting of approximately 497 acres of land more particularly described in Zoning Case No. C14-72-204 (the "Original Property") entered into that certain Restrictive Covenant, dated as of January 31, 1975, and recorded in the Real Property Records of Travis County, Texas, on July 24, 1975, in Volume 5234, Page 2079, said restrictive covenant has been amended as follows:

1. The Amendment of Restrictive Covenant was filed of record in Volume 8506, Page 96, of the Real Property Records of Travis County, Texas; and,

2. The Amendment of Restrictive Covenant was filed of record in Volume 12783, Page 599, of the Real Property Records of Travis County, Texas; and,

3. The Second Amendment of Restrictive Covenant was filed of record in Volume 12969, Page 2837, of the Real Property Records of Travis County, Texas; and,

4. The Third Amendment of Restrictive Covenant was filed of record in Volume 13080, Page 2185, of the Real Property Records of Travis County; and,

5. The Fourth Amendment of Restrictive Covenant was filed of record in Document No. 2002137171, of the Real Property Records of Travis County; and,

6. The Amendment to Agreement of Covenants and Restrictions was filed of record in Document No. 2008069653, of the Real Property Records of Travis County; and,

7. The Second Amendment of Restrictive Covenant was filed of record in Document No. 2015032881 of the Real Property Records of Travis County, (cumulatively referred to as the "Restrictive Covenant")

WHEREAS, the Restrictive Covenant provides that the covenant can be modified, amended, or terminated by joint action of both a majority of the members of the City Council and the Owner of the Property at the time of such modification, amendment or termination; and

WHEREAS, NRE Town Lake Property Owner, LLC; Ballpark Austin, LLC; NRE Zone, LLC; BP Riverside West, LLC; and NRE Edge, LLC, as current owners (the "Owner") of the Property on the date of this Fifth Amendment to Restrictive Covenant ("Amendment"), desire to amend the Restrictive Covenant to release approximately 97.09 acres of land, a portion of the Original Property, more particularly described in **Exhibits "A"**, **"B"**, and **"C"** attached hereto and made a part hereof, and generally identified in the map attached as **Exhibit "D"** (the "Released Property"); and

WHEREAS, the City Council agrees the Restrictive Covenant should be amended to release the Released Property.

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreement hereinafter set forth, the City and the Owner agree as follows:

1. The Restrictive Covenant is amended as of the date hereof to release the Released Property from the terms and provisions of the Restrictive Covenant.

2. Except as expressly provided for in this Amendment, each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall continue in full force and effect on and after the effective date of this Amendment.

3. The City Manager, or his designee, shall execute on behalf of the City, this Amendment as authorized by the City Council of the City of Austin. The Amendment shall be filed in the Official Public Records of Travis County, Texas.

EXECUTED this the _____day of _____, 2019.

Owner (Tract One):

NRE Town Lake Property Owner, LLC, a Delaware limited liability company

By: NRE Town Lake Investors, LLC, a Delaware limited liability company, its sole member

By: NRE Town Lake, LLC, a Delaware limited liability company, its Managing Member

By: _____
Name:_____
Title: _____

Owner (Tract Two):

Ballpark Austin, LLC, a Delaware limited liability company

By: Nimes Stuho Ballpark Investors, LLC, a Delaware limited liability company, its managing member

By: NRE Ballpark, LLC, a Delaware limited liability company, its managing member

By: _____
Name:_____
Title: _____

Owner (Tract Three):

NRE Zone, LLC, a Delaware limited liability company

By: BP Student Holdings, LLC, a Delaware limited liability company

By: _____
Name:_____
Title: _____

Owner (Tract Four):

BP Riverside West, LLC, a Delaware limited liability company

By: BP Student Holdings, LLC, a Delaware limited liability company

By: _____
Name:_____
Title: _____

Owner (Tract Five):

NRE Edge, LLC, a Delaware limited liability company

By: BP Student Holdings, LLC, a Delaware limited liability company

By: _____
Name:_____
Title: _____

CITY OF AUSTIN:

By: _____
J. Rodney Gonzales
Assistant City Manager
City of Austin

APPROVED AS TO FORM:

_____
Assistant City Attorney
City of Austin

THE STATE OF CALIFORNIA §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ___ day of _____2019, by _____(name of signer), _____(title of signer) of NRE Town Lake, LLC, a Delaware limited liability company, managing member of NRE Town Lake Investors, LLC, a Delaware limited liability company, sole member of NRE Town Lake Property Owner, LLC, a Delaware limited liability company, on behalf of said company.

_____
Notary Public, State of California

THE STATE OF CALIFORNIA §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ___ day of _____2019, by _____(name of signer), _____(title of signer) of NRE Ballpark, LLC, a Delaware limited liability company, managing member of Nimes Stuho Ballpark Investors, LLC, a Delaware limited liability company, managing member of Ballpark Austin, LLC, a Delaware limited liability company, on behalf of said company.

_____
Notary Public, State of California

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this the _____ day of _____, 2019, by _____ (Name), as _____(Title) of BP Student Holdings, LLC, a Delaware limited liability company, as sole member of NRE Zone, LLC, a Delaware limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this the _____ day of _____, 2019, by _____ (Name), as _____ (Title) of BP Student Holdings, LLC, a Delaware limited liability company, as sole member of BP Riverside West, LLC, a Delaware limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this the _____ day of _____, 2019, by _____ (Name), as _____ (Title) of BP Student Holdings, LLC, a Delaware limited liability company, as sole member of NRE Edge, LLC, a Delaware limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____, 2019, by J. Rodney Gonzales, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of said municipal corporation.

_____
Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767-1088
Attention: C. Curtis, Paralegal

C14-2018-0026

TRACT 2 - 19.130 ACRES
SOUTH PLEASANT VALLEY ROAD
AND EAST RIVERSIDE DRIVE

FN NO. 17-338(MJJ)
NOVEMBER 10, 2017
JOB NO. 222010985

DESCRIPTION

OF 19.130 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOTS 5, 6, 7, 8 AND 9, BLOCK "A" PARKE GREEN SUBDIVISION, OF RECORD IN BOOK 85, PAGES 161A-161B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 19.130 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a P.K. nail found in the easterly right-of-way line of South Pleasant Valley Road (120' R.O.W.), being the common westerly corner of Lot 4, Block "A" of said Parke Green Subdivision and said Lot 5, for the southwesterly corner hereof;

THENCE, N27°30'46"E, along the easterly right-of-way line of South Pleasant Valley Road, being the westerly line of said Parke Green Subdivision, a distance of 1127.94 feet to a 1/2 inch iron rod with "STANTEC" cap set at the northwesterly corner of said Lot 8, for the point of curvature of a curve to the right and northwesterly corner hereof;

THENCE, along said curve to the right, having a radius of 25.00 feet, a central angle of 90°26'18", an arc distance of 39.46 feet, and a chord which bears, N72°29'02"E, a distance of 35.49 feet to a 1/2 inch iron rod with "STANTEC" cap set in the southerly right-of-way line of Elmont Drive (R.O.W. varies) for the end of said curve;

THENCE, along the southerly right-of-way line of Elmont Drive, same being the northerly lines of said Lot 8 and said Lot 9, for the northerly line hereof, the following four (4) courses and distances:

1) S62°31'20"E, a distance of 175.01 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;

2) S65°27'27"E, a distance of 100.17 feet to a cut "X" found in concrete for the point of curvature of a curve to the right, from which a 1/2 inch iron rod with "BURY & PARTNERS" cap found for an angle point in the northerly right-of-way line of Elmont Drive bears, N27°21'15"E, a distance of 69.75 feet;

3) Along said curve to the right, having a radius of 2165.00 feet, a central angle of 04°30'06", an arc distance of 170.11 feet, and a chord which bears S60°19'36"E, a distance of 170.06 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;

4) S58°02'44"E, a distance of 274.84 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the right and northeasterly corner hereof;

EXHIBIT "A"

THENCE, along said curve to the right, having a radius of 25.00 feet, a central angle of 85°35'40", an arc distance of 37.35 feet, and a chord which bears S15°12'11"E, a distance of 33.97 feet to a 1/2 inch iron rod found in the westerly right-of-way line of Wickersham Lane (R.O.W. varies), being the easterly line of said Lot 9, for the end of said curve;

THENCE, along the westerly right-of-way line of Wickersham Lane, same being the easterly lines of said Lot 8 and said Lot 9, for the easterly line hereof, the following five (5) courses and distances:

1) S27°30'27"W, a distance of 145.04 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;

2) S24°50'24"W, a distance of 106.37 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;

3) S27°31'48"W, a distance of 100.03 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;

4) Along said curve to the right, having a radius of 795.00 feet, a central angle of 13°25'16", an arc distance of 186.22 feet, and a chord which bears S34°16'34"W, a distance of 185.80 feet to a 1/2 inch iron rod found for the end of said curve, from which a 1/2 inch iron rod found at a point of curvature in the easterly right-of-way line of Wickersham Lane bears, S48°58'13"E, a distance of 69.81 feet;

5) S40°56'22"W, a distance of 586.01 feet to a P.K. nail found for the common easterly corner of said Lot 4 and said Lot 5, for the southeasterly corner hereof;

THENCE, N62°28'27"W, along the common line of said Lot 4 and said Lot 5, for the southerly line hereof, a distance of 614.12 feet to the **POINT OF BEGINNING**, containing an area of 19.130 acres (833,321 sq. ft.), more or less, within these metes and bounds.

BEARING BASIS: IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

MARK J. JEZISEK DATE
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # 10194230
mark.jezisek@stantec.com



LEGEND

●	1/2" IRON ROD FOUND
○	1/2" IRON ROD WITH "STANTEC" CAP SET
⊗ "X" FOUND	CUT "X" FOUND
● CAP	1/2" IRON ROD WITH "BURY & PARTNERS" CAP FOUND
▲ PK	PK NAIL FOUND
P.O.B.	POINT OF BEGINNING



VICINITY MAP
1"=3000'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S62°31'20"E	175.01'
L2	S85°27'27"E	100.17'
L3	S58°02'44"E	274.84'
L4	S27°30'27"W	145.04'
L5	S24°50'24"W	106.37'
L6	S27°31'48"W	100.03'
L7	N27°21'15"E	69.75'
L8	S48°58'13"E	69.81'

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.46'	25.00'	90°26'18"	N72°29'02"E	35.49'
C2	170.11'	2165.00'	4°30'06"	S60°19'36"E	170.06'
C3	37.35'	25.00'	85°35'40"	S15°12'11"E	33.97'
C4	186.22'	795.00'	13°25'16"	S34°16'34"W	185.80'

FN17-338(MJJ)

11-2017
222018985

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Stantec

1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL
SURVEYOR

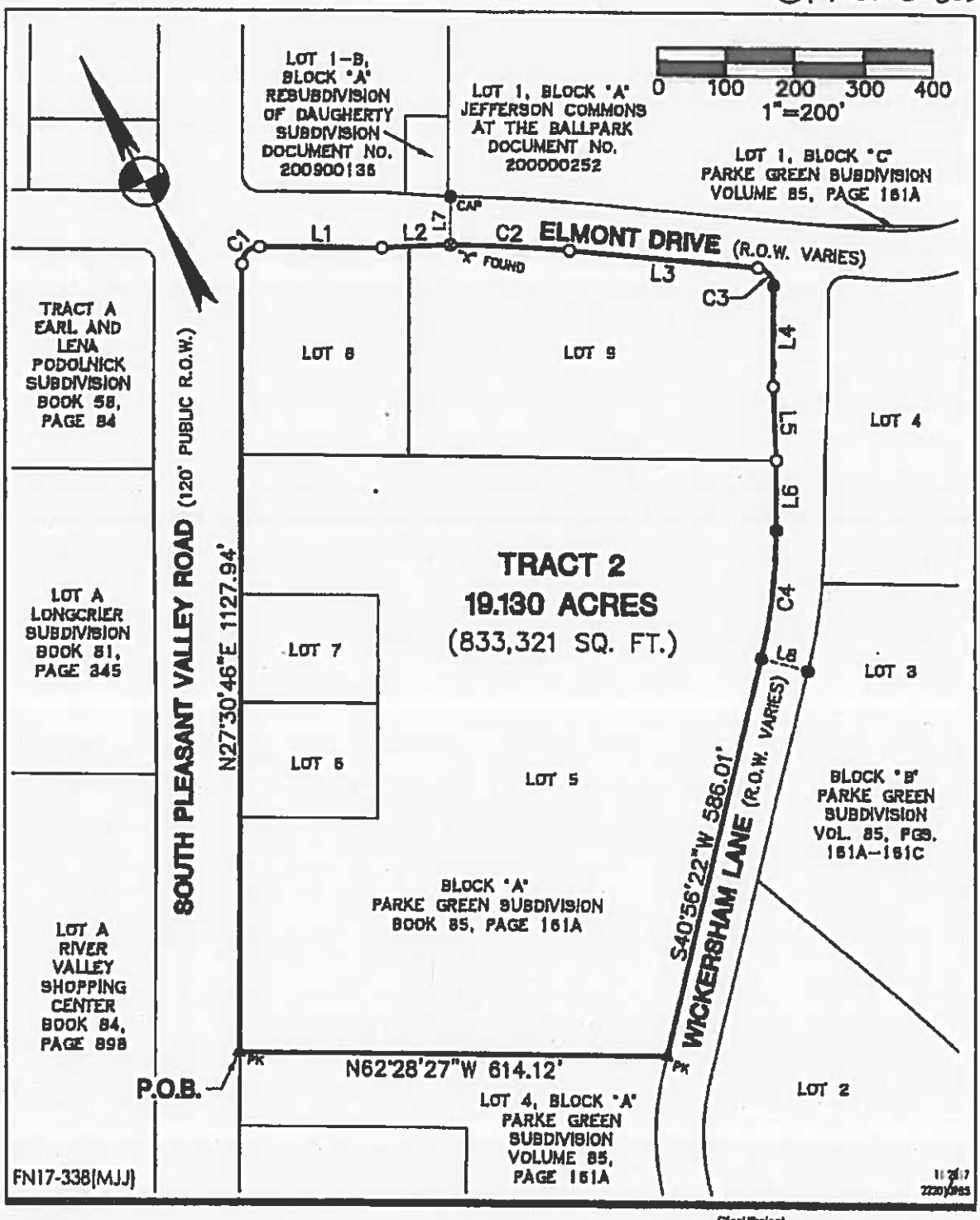
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Client/Project
S PLEASANT VALLEY RD & E RIVERSIDE DR

Figure No.
SHEET 2 OF 2

Title
TRACT 2
ZONING EXHIBIT

C14-2018-0026



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Stantec

1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL
LAND SURVEYOR

11/10/17

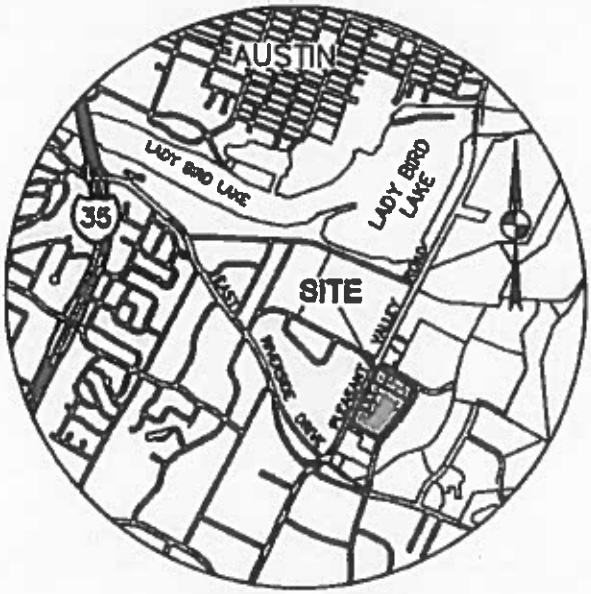
S PLEASANT VALLEY RD & E RIVERSIDE DR

Figure No.
SHEET 1 OF 2

Title
TRACT 2
ZONING EXHIBIT

LEGEND

●	1/2" IRON ROD FOUND
○	1/2" IRON ROD WITH "STANTEC" CAP SET
⊗ "X" FOUND	CUT "X" FOUND
● CAP	1/2" IRON ROD WITH "BURY & PARTNERS" CAP FOUND
▲ PK	PK NAIL FOUND
P.O.B.	POINT OF BEGINNING



VICINITY MAP
1"=3000'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S62°31'20"E	175.01'
L2	S65°27'27"E	100.17'
L3	S58°02'44"E	274.84'
L4	S27°30'27"W	145.04'
L5	S24°50'24"W	106.37'
L6	S27°31'48"W	100.03'
L7	N27°21'15"E	69.75'
L8	S48°58'13"E	69.81'

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.45'	25.00'	90°26'18"	N72°29'02"E	35.49'
C2	170.11'	2165.00'	4°30'06"	S60°19'36"E	170.06'
C3	37.35'	25.00'	85°35'40"	S15°12'11"E	33.97'
C4	186.22'	795.00'	13°25'16"	S34°16'34"W	185.80'

FN17-338(MJJ)

11-2017
222010985

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Stantec

1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
6267
PROFESSIONAL
LAND SURVEYOR
10/17

Client/Project
S PLEASANT VALLEY RD & E RIVERSIDE DR

Figure No.
SHEET 2 OF 2

Title
TRACT 2
ZONING EXHIBIT

C14-2018-0027

TRACT 3 - 36.967 ACRES
SOUTH PLEASANT VALLEY ROAD
AND EAST RIVERSIDE DRIVE

FN NO. 17-339(MJJ)
NOVEMBER 10, 2017
JOB NO. 222010985

DESCRIPTION

OF 36.967 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOTS 1, 2, 3 AND 4, BLOCK "B" PARKE GREEN SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 85, PAGE 161A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 36.967 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly right-of-way line of Wickersham Lane (R.O.W. varies), being the northwesterly corner of said Lot 4, for the point of curvature of a curve to the right, for the northwesterly corner hereof;

THENCE, along said curve to the right having a radius of 25.00 feet, a central angle of 94°59'17", an arc length of 41.45 feet and a chord which bears, N73°56'48"E, a distance of 36.86 feet to a 1/2 inch iron rod found in the southerly right-of-way line of Elmont Drive (R.O.W. varies), being the northerly line of said Lot 4, for the end of said curve;

THENCE, along the southerly right-of-way line of Elmont Drive, being the northerly line of said Lot 4, for the northerly line hereof, the following two (2) courses and distances:

1) S57°56'45"E, a distance of 45.32 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;

2) Along said curve to the left having a radius of 335.00 feet, a central angle of 54°58'09", an arc length of 321.40 feet and a chord which bears, S85°29'36"E, a distance of 309.21 feet to a 1/2 inch iron rod found for the end of said curve;

THENCE, in part along the southerly right-of-way line of Elmont Drive and in part along the southerly line of that certain tract of land conveyed to Pleasant Valley Sportsplex of Austin, Ltd. by deed of record in Volume 13367, Page 3011 of the Real Property Records of Travis County, Texas, for a portion of the northerly line of said Lot 4 and hereof, the following two (2) courses and distances:

1) N67°06'25"E, a distance of 110.10 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right, from which a 1/2 inch iron rod with "STANTEC" cap set in the northerly right-of-way line of Elmont Drive bears, N22°52'29"W, a distance of 70.00 feet;

EXHIBIT "B"

2) Along said curve to the right having a radius of 277.09 feet, a central angle of 32°29'38", an arc length of 157.14 feet and a chord which bears, N83°12'20"E, a distance of 155.05 feet to a calculated point at or near the centerline of a creek, being the westerly line of Lot 1, Block "A" Melrose Addition Section One, a subdivision of record in Volume 98, Page 184 of said Plat Records, being the southeasterly corner of said Pleasant Valley Sportsplex of Austin, Ltd. tract and the northeasterly corner of said Lot 4, for the northeasterly corner hereof;

THENCE, along a line at or near the center of said creek, in part along the westerly line of said Lot 1, Block "A" Melrose Addition Section One and in part along the westerly line of Lot 1, Block "A" Crossing Place Addition, a subdivision of record in Document No. 199900181 of said Official Public Records, being a portion of the easterly line of said Lots 3 and 4, for a portion of the easterly line hereof, the following four (4) courses and distances:

1) S09°24'14"W, a distance of 192.39 feet to a calculated point for the point of curvature of a curve to the right;

2) Along said curve to the right having a radius of 1000.00 feet, a central angle of 20°11'40", an arc length of 352.46 feet and a chord which bears, S19°38'00"W, a distance of 350.64 feet to a calculated point for the end of said curve;

3) S29°35'37"W, a distance of 350.85 feet to a calculated point for the point of curvature of a curve to the right;

4) Along said curve to the right having a radius of 487.79 feet, a central angle of 41°58'26", an arc length of 357.35 feet and a chord which bears, S50°39'33"W, a distance of 349.41 feet to a calculated point at the northwesterly corner of said Lot 1, Block "B", for an angle point hereof;

THENCE, leaving the centerline of said creek, same being the easterly line of said Lot 3, along the common line of said Lot 1, Block "A" Crossing Place Addition and said Lot 1, Block "B", for a portion of the easterly line hereof, the following four (4) courses and distances:

1) S17°57'17"E, a distance of 75.03 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;

2) S15°56'12"E, a distance of 242.45 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the left;

3) Along said curve to the left having a radius of 205.54 feet, a central angle of 25°04'11", an arc length of 89.93 feet and a chord which bears, S28°18'50"E, a distance of 89.22 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;

4) S40°55'11"E, a distance of 123.88 feet to a 1/2 inch iron rod with "STANTEC" cap set in the westerly right-of-way line of Crossing Place (100' R.O.W.), being the southeasterly corner of said Lot 1, Block "A" Crossing Place Addition, being the northeasterly corner of said Lot 1, Block "B";

THENCE, along the westerly right-of-way line of Crossing Place, being a portion of the easterly line of said Lot 1, Block "B", for a portion of the westerly line hereof, the following four (4) courses and distances:

1) S49°17'47"W, a distance of 71.88 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the left;

2) Along said curve to the left having a radius of 693.04 feet, a central angle of 25°59'56", an arc length of 314.48 feet and a chord which bears, S36°08'23"W, a distance of 311.79 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;

3) S23°16'17"W, a distance of 204.51 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the right;

4) Along said curve to the right having a radius of 15.00 feet, a central angle of 88°59'58", an arc length of 23.30 feet and a chord which bears, S67°45'01"W, a distance of 21.03 feet to a 1/2 inch iron rod with "STANTEC" cap set in the northerly right-of-way line of East Riverside Drive (R.O.W. varies), being the southeasterly corner of said Lot 1, Block "B" and the point of curvature of a curve to the left, for the southeasterly corner hereof;

THENCE, along the northerly right-of-way line of East Riverside Drive, being the southerly line of said Lot 1, Block "B", for the southerly line hereof, the following four (4) courses and distances:

1) Along said curve to the left having a radius of 1492.39 feet, a central angle of 08°58'02", an arc length of 233.57 feet and a chord which bears, N73°41'11"W, a distance of 233.33 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;

2) N78°14'21"W, a distance of 443.55 feet to a 1/2 inch iron rod found for an angle point;

3) N70°29'34"W, a distance of 164.97 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;

4) Along said curve to the right having a radius of 25.00 feet, a central angle of 89°05'01", an arc length of 38.87 feet and a chord which bears, N25°57'03"W, a distance of 35.07 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly right-of-way line of Wickersham Lane, being the southwesterly corner of said Lot 1, Block "B" and hereof;

THENCE, along the easterly right-of-way line of Wickersham Lane, being the westerly lines of said Lot 1, Block "B and said Lots 2, 3 and 4, Block "B", for the westerly line hereof, the following eleven (11) courses and distances:

1) N18°35'28"E, a distance of 125.35 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left;

2) Along said curve to the left having a radius of 370.00 feet, a central angle of 12°51'42", an arc length of 83.06 feet and a chord which bears, N12°11'28"E, a distance of 82.88 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a curve to the right;

3) Along said curve to the right having a radius of 580.00 feet, a central angle of 08°00'48", an arc length of 81.12 feet and a chord which bears, N09°46'15"E, a distance of 81.05 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;

4) N12°40'32"E, a distance of 255.33 feet to a 1/2 inch iron rod found for an angle point;

5) N13°42'22"E, a distance of 175.33 feet to the point of curvature of a curve to the right;

6) Along said curve to the right having a radius of 295.00 feet, a central angle of 27°10'00", an arc length of 139.87 feet and a chord which bears, N27°08'26"E, a distance of 138.57 feet to a 1/2 inch iron rod found for the end of said curve;

7) N41°00'08"E, a distance of 612.53 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the left, from which a 1/2 inch iron rod found at a point of curvature in the westerly right-of-way line of Wickersham Lane bears, N48°58'13"W, a distance of 69.81 feet;

8) Along said curve to the left having a radius of 865.00 feet, a central angle 13°25'44", an arc length of 202.74 feet and a chord which bears, N34°12'44"E, a distance of 202.27 feet to a 1/2 inch iron found for the end of said curve;

9) N27°33'23"E, a distance of 100.02 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;

10) N30°12'12"E, a distance of 106.21 feet to a 1/2 inch iron rod with "STANTEC" cap set for an angle point;

11) N27°32'26"E, a distance of 135.07 feet to the **POINT OF BEGINNING**, containing an area of 36.967 acres (1,610,278 sq. ft.), more or less, within these metes and bounds.

BEARING BASIS: IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

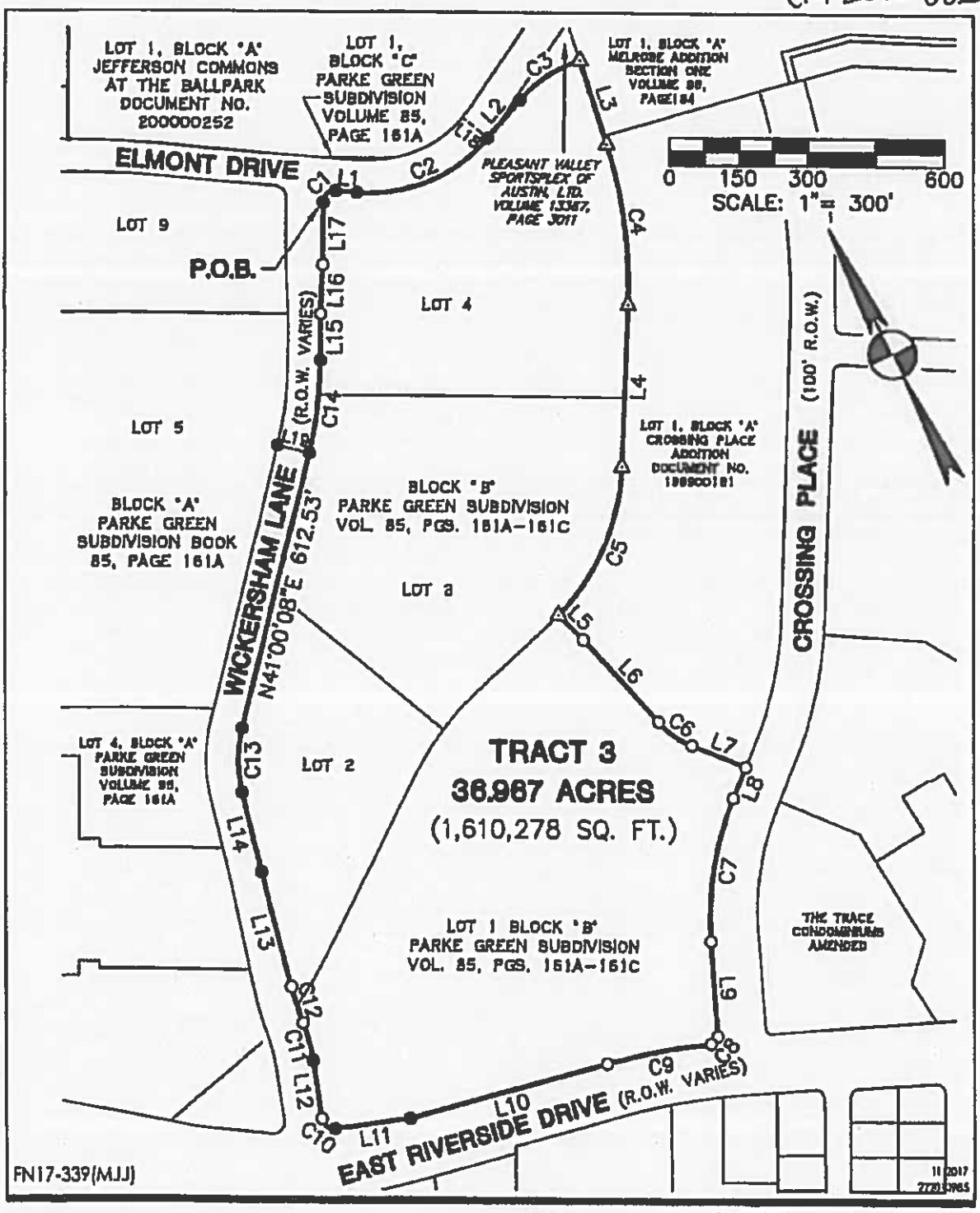
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

MARK J. JEZISEK DATE
R.P.L.S NO. 5267
STATE OF TEXAS
TBPLS # 10194230
mark.jezisek@stantec.com



C14-2018-0027



Client/Project

Stantec

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Austin, TX 78723
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STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL LAND SURVEYOR

11/10/17

S PLEASANT VALLEY RD & E RIVERSIDE DR

Figure No.

SHEET 1 OF 3

Title

TRACT 3
ZONING EXHIBIT



VICINITY MAP
1"=3000'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S57°56'45"E	45.32'
L2	N67°06'25"E	110.10'
L3	S9°24'14"W	192.39'
L4	S29°35'37"W	350.85'
L5	S17°57'17"E	75.03'
L6	S15°56'12"E	242.45'
L7	S40°55'11"E	123.88'
L8	S49°17'47"W	71.88'
L9	S23°16'17"W	204.51'
L10	N78°14'21"W	443.55'

LINE TABLE		
NO.	BEARING	DISTANCE
L11	N70°29'34"W	164.87'
L12	N18°35'28"E	125.35'
L13	N12°40'32"E	255.33'
L14	N13°42'22"E	175.33'
L15	N27°33'23"E	100.02'
L16	N30°12'12"E	108.21'
L17	N27°32'26"E	135.07'
L18	N22°52'29"W	70.00'
L19	N48°58'13"W	69.81'

FN17-339(MJJ)

11-2017
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STATE OF TEXAS
REGISTERED
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LAND SURVEYOR

11/10/17

Client/Project
S PLEASANT VALLEY RD
& E RIVERSIDE DR

Figure No.
SHEET 2 OF 3

Title
TRACT 3
ZONING EXHIBIT

LEGEND

●	1/2" IRON ROD FOUND
O	1/2" IRON ROD WITH "STANTEC" CAP SET
⊗ "X" FOUND	CUT "X" FOUND
●CAP	1/2" IRON ROD WITH "BURY & PARTNERS" CAP FOUND
△	CALCULATED POINT IN CREEK
P.O.B.	POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.45'	25.00'	94°59'17"	N73°56'48"E	36.86'
C2	321.40'	335.00'	54°58'09"	S85°29'36"E	309.21'
C3	157.14'	277.09'	32°29'38"	N83°12'20"E	155.05'
C4	352.46'	1000.00'	20°11'40"	S19°38'00"W	350.64'
C5	357.35'	487.79'	41°58'26"	S50°39'33"W	349.41'
C6	89.93'	205.54'	25°04'11"	S28°18'50"E	89.22'
C7	314.48'	693.04'	25°59'56"	S36°08'23"W	311.79'
C8	23.30'	15.00'	88°59'58"	S67°45'01"W	21.03'
C9	233.57'	1492.39'	8°58'02"	N73°41'11"W	233.33'
C10	38.87'	25.00'	89°05'01"	N25°57'03"W	35.07'
C11	83.06'	370.00'	12°51'42"	N12°11'28"E	82.88'
C12	81.12'	580.00'	8°00'48"	N09°46'15"E	81.05'
C13	139.87'	295.00'	27°10'00"	N27°08'26"E	138.57'
C14	202.74'	865.00'	13°25'44"	N34°12'44"E	202.27'

FN17-339(MJJ)

11-2017
272010985

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LAND SURVEYOR

11/10/17

Client/Project
S PLEASANT VALLEY RD
& E RIVERSIDE DR

Figure No.
SHEET 3 OF 3

Title
TRACT 3
ZONING EXHIBIT

C14-2018-0028

TRACT 1 - 40.994 ACRES
SOUTH PLEASANT VALLEY ROAD
AND EAST RIVERSIDE DRIVE

FN NO. 17-337(MJJ)
NOVEMBER 10, 2017
JOB NO. 222010985

DESCRIPTION

OF 40.994 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOT 1, BLOCK "A" JEFFERSON COMMONS AT THE BALLPARK, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000252 AND LOT 1, BLOCK "A" JEFFERSON COMMONS AT TOWN LAKE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200200244 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 40.994 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the easterly line of South Pleasant Valley Road (120' R.O.W.), being the northwesterly corner of said Lot 1, Block "A" Jefferson Commons at Town Lake and the southwesterly corner of that certain 30.333 acre tract of land conveyed to the City of Austin by deed of record in Document No. 2002253102 of said Official Public Records, for the northwesterly corner hereof;

THENCE, leaving the easterly right-of-way line of South Pleasant Valley Road, along the common line of said 30.333 acre tract and said Lot 1, Block "A" Jefferson Commons at Town Lake, for the northerly line hereof, the following four (4) courses and distances:

1) Along a curve to the right, having a radius of 15.00 feet, a central angle of 89°19'27", an arc length of 23.39 feet, and a chord which bears, N72°02'19"E, a distance of 21.09 feet to a 1/2 inch iron rod found for the end of said curve;

2) S63°35'47"E, a distance of 295.77 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a non-tangent curve to the left;

3) Along said non-tangent curve to the left, having a radius of 850.00 feet, a central angle of 22°32'33", an arc length of 334.42 feet, and a chord which bears, S75°08'18"E, a distance of 332.27 feet to a 1/2 inch iron rod with "STANTEC" cap set for the end of said curve;

4) S86°08'05"E, a distance of 617.05 feet to a calculated point at or near the center of a creek, being the northwesterly corner of Lot 2, Block "A" Melrose Addition Section One, a subdivision of record in Volume 98, Page 184 of the Plat Records of Travis County, Texas and the northeasterly corner of Lot 1, Block "A" Jefferson Commons at Town Lake, for the northeasterly corner hereof;

THENCE, leaving the southerly line of said 30.333 acre tract, along the approximate centerline of said creek, being the westerly lines of said Lot 2 and Lot 1, Block "A" of said Melrose Addition Section One, being the easterly lines of said Lot 1, Block "A" Jefferson Commons at Town Lake and said Lot 1, Block "A" Jefferson Commons at the Ballpark, for the easterly line hereof, the following three (3) courses and distances:

EXHIBIT "C"

1) S27°28'51"W, a distance of 759.87 feet to a calculated point for the point of curvature of a non-tangent curve to the left;

2) Along said non-tangent curve to the left, having a radius of 1337.22 feet, a central angle of 18°07'30", an arc length of 423.02 feet, and a chord which bears, S18°32'28"W, a distance of 421.26 feet to a calculated point for the end of said curve;

3) S09°20'20"W, a distance of 270.14 feet to a calculated point at the northeasterly corner of the easterly terminus of Elmont Drive (R.O.W. varies), being the southeasterly corner of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for the southeasterly corner hereof;

THENCE, along the northerly right-of-way line of Elmont Drive, being a portion of the southerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for a portion of the southerly line hereof, the following three (3) courses and distances:

1) S60°41'25"W, a distance of 332.85 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a non-tangent curve to the right;

2) Along said non-tangent curve to the right, having a radius of 218.36 feet, a central angle of 6°14'42", an arc length of 23.80 feet, and a chord which bears, S63°45'13"W, a distance of 23.79 feet to a 1/2 inch iron rod with "STANTEC" cap set for the point of curvature of a non-tangent curve to the right;

3) Along said non-tangent curve to the right, having a radius of 265.00 feet, a central angle of 37°09'09", an arc length of 171.84 feet, and a chord which bears, S85°46'53"W, a distance of 168.84 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of Lot 1, Block "C" Parke Green Subdivision, of record in Volume 85, Page 161A of said Plat Records, for an angle point hereof;

THENCE, N62°34'36"W, leaving the northerly right-of-way line of Elmont Drive, along the northerly line of said Lot 1, Block "C" Parke Green Subdivision, being a portion of the southerly line of said Lot 1, Block "A" Jefferson Commons at The Ballpark, for a portion of the southerly line hereof, a distance of 173.07 feet to a 1/2 inch iron rod with "BURY & PARTNERS" cap found in the northerly right-of-way line of Elmont Drive, being the westerly corner of said Lot 1, Block "C" Parke Green Subdivision, for an angle point hereof;

THENCE, along the northerly right-of-way line of Elmont Drive, being a portion of the southerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for a portion of the southerly line hereof, the following three (3) courses and distances:

1) N58°06'26"W, a distance of 358.33 feet to a 1/2 inch iron rod with "BURY & PARTNERS" cap found for the point of curvature of a non-tangent curve to the left;

2) Along said non-tangent curve to the left, having a radius of 2235.00 feet, a central angle of 4°30'12", an arc length of 175.67 feet, and a chord which bears, N60°14'17"W, a distance of 175.62 feet to a 1/2 inch iron rod with "BURY & PARTNERS" cap found at the end of said curve, from which a cut "X" found for an angle point in the southerly right-of-way line of Elmont Drive bears, S27°21'15"W, a distance of 69.75 feet;

3) N59°35'00"W, a distance of 3.75 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southwesterly corner of Lot 1-B, Block "A" Resubdivision of Daugherty Subdivision, of record in Document No. 200900136 of said Official Public Records, being the southwesterly corner of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for the southwesterly corner hereof;

THENCE, N27°18'58"E, leaving the northerly right-of-way line of Elmont Drive, along the easterly line of said Lot 1-B and Lot 1-C and 1-D Austin (Pleasant Valley) DTP IV, LLC Addition, a subdivision of record in Document No. 2013050362 of said Official Public Records, being a portion of the westerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, for a portion of the westerly line hereof, a distance of 510.12 feet to a cut "X" found at the northeasterly corner of said Lot 1-C, for an angle point hereof;

THENCE, N62°37'59"W continuing along the westerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark, being the northerly line of said Lot 1-C, for a portion of the westerly line hereof, a distance of 295.96 feet to a 1/2 inch iron rod with "STANTEC" cap set in the easterly right-of-way line of South Pleasant Valley Road, being the northwesterly corner of said Lot 1-C, for an angle point hereof;

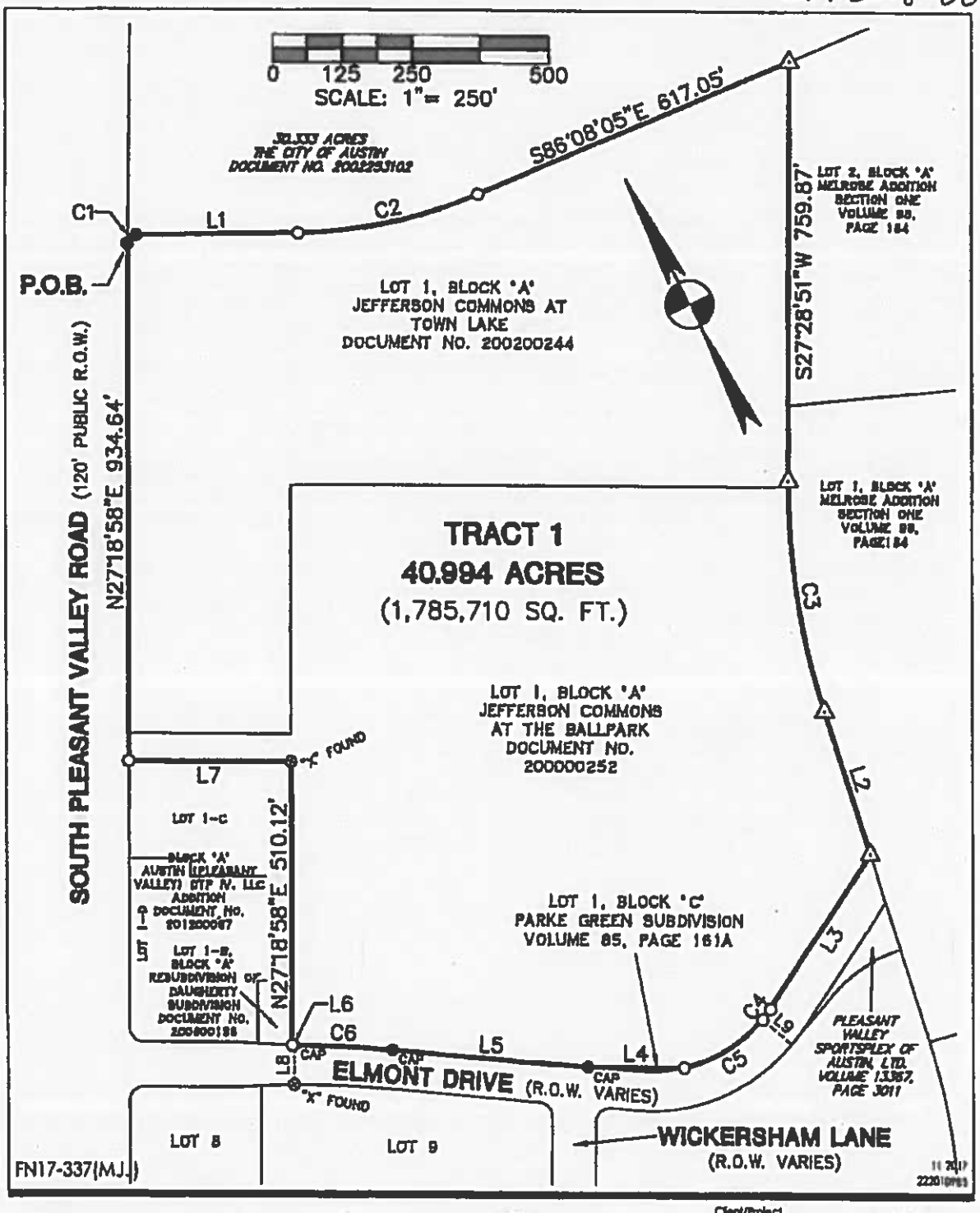
THENCE, N27°18'58"E, along the easterly right-of-way line of South Pleasant Valley Road, being in part along the westerly line of said Lot 1, Block "A" Jefferson Commons at the Ballpark and in part along the westerly line of said Lot 1, Block "A" Jefferson Commons at Town Lake, for a portion of the westerly line hereof, a distance of 934.64 feet to the **POINT OF BEGINNING**, containing an area of 40.994 acres (1,785,710 sq. ft.) of land, more or less, within these metes and bounds.

STANTEC CONSULTING
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1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

MARK J. JEZISEK DATE
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # 10194230
mark.jezisek@stantec.com



C14-2018-0028



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SURVEYOR

11/10/17

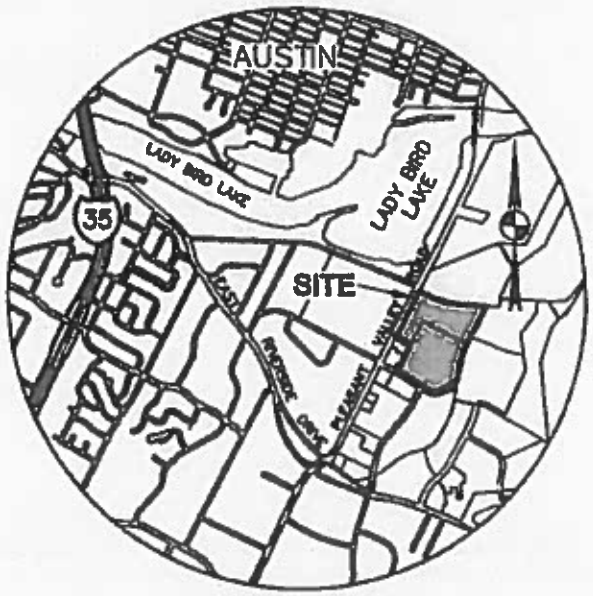
S PLEASANT VALLEY RD
& E RIVERSIDE DR

Figure No.
SHEET 1 OF 2

Title
TRACT 1
ZONING EXHIBIT

LEGEND

●	1/2" IRON ROD FOUND
O	1/2" IRON ROD WITH "STANTEC" CAP SET
⊗ "X" FOUND	CUT "X" FOUND
● CAP	1/2" IRON ROD WITH "BURY & PARTNERS" CAP FOUND
△	CALCULATED POINT IN CREEK
P.O.B.	POINT OF BEGINNING



VICINITY MAP
1"=3000'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S63°35'47"E	295.77'
L2	S9°20'20"W	270.14'
L3	S60°41'25"W	332.85'
L4	N62°34'36"W	173.07'
L5	N58°08'26"W	358.33'
L6	N59°35'00"W	3.75'
L7	N62°37'59"W	295.96'
L8	S27°21'15"W	69.75'
L9	S22°52'29"E	70.00'

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.39'	15.00'	89°19'27"	N72°02'19"E	21.09'
C2	334.42'	850.00'	22°32'33"	S75°08'18"E	332.27'
C3	423.02'	1337.22'	18°07'30"	S18°32'28"W	421.26'
C4	23.80'	218.36'	6°14'42"	S63°45'13"W	23.79'
C5	171.84'	265.00'	37°09'09"	S85°46'53"W	168.84'
C6	175.67'	2235.00'	4°30'12"	N60°14'17"W	175.62'

FN17-337(MJJ)

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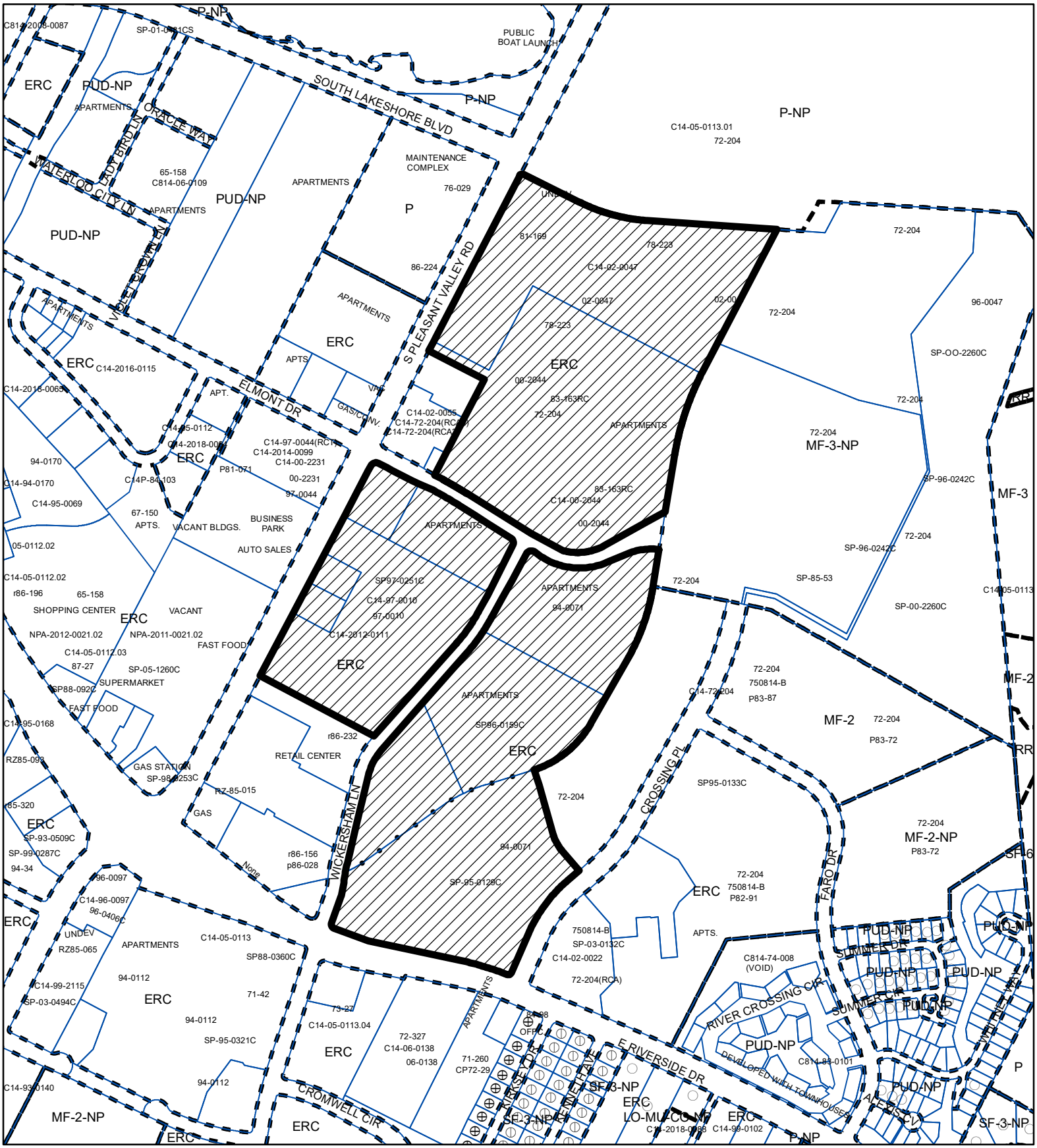
STATE OF TEXAS
REGISTERED
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PROFESSIONAL SURVEYOR

11/10/17

Client/Project
S PLEASANT VALLEY RD & E RIVERSIDE DR

Figure No.
SHEET 2 OF 2

Title
TRACT 1
ZONING EXHIBIT



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

Restrictive Covenant Amendment

CASE#: C14-72-204(RCA5)

1 " = 600 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

Created: 8/5/2019