

**Zoning Case No. C14-2017-0010.SH****RESTRICTIVE COVENANT**

OWNER: Angelos Angelou and John Sasaridis

OWNER ADDRESS: Angelos Angelou  
8801 Golden Rain Cove  
Austin, Texas 78735

John Sasaridis  
5700 Spurflower Drive  
Austin, Texas 78759

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 are acknowledged.

PROPERTY: 9.978 acres (approximately 434,649 square feet) in the Santiago Del Valle Grant, Travis County, Texas, being all of a 9.997 acre tract conveyed to Angelos Angelou and John Sasaridis in a Special Warranty Deed dated August 15, 1995, recorded in Volume 12508, Page 1771 of the Real Property Records of Travis County, Texas; said 9.978 acres of land being more particularly described by metes and bounds in the attached **Exhibit "A."**

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 ("Agreement"). 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. Development on the Property is subject to the recommendations contained in the Neighborhood Traffic Analysis ("NTA") memorandum from the Transportation Development Services division of the Austin Transportation Department (the "Department"), dated July 21, 2020. The NTA memorandum shall be kept on file at the Department.
2. If any person or entity shall violate or attempt to violate this Agreement, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such

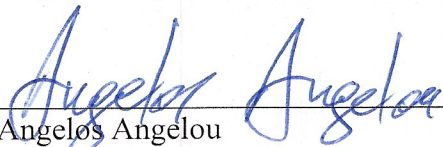
person or entity violating or attempting to violate such Agreement, to prevent the person or entity from such actions, and to collect damages for such actions.

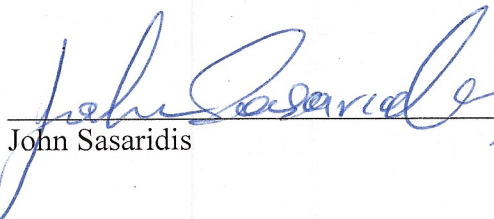
3. If any part of this Agreement is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this Agreement, 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 of the Property, or a portion of the Property, subject to the modification, amendment, or termination at the time of such modification, amendment or termination.

EXECUTED this the 17<sup>th</sup> day of August, 2020.

Owner:

Angelos Angelou and John Sasaridis

  
Angelos Angelou

  
John Sasaridis

THE STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on this the 17<sup>th</sup> day of August 2020,  
by Angelos Angelou.

Notary Public, State of Texas



THE STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on this the 17<sup>th</sup> day of August 2020,  
by John Sasaridis.

Notary Public, State of Texas



APPROVED AS TO FORM:

Name: \_\_\_\_\_  
Assistant City Attorney  
City of Austin





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

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**9.978 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 9.978 ACRES (APPROXIMATELY 434,649 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING ALL OF A 9.997 ACRE TRACT CONVEYED TO ANGELOS ANGELOU AND JOHN SASARIDIS IN A SPECIAL WARRANTY DEED DATED AUGUST 15, 1995 AND RECORDED IN VOLUME 12508, PAGE 1771 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.978 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" rebar found for an angle point in the west right of way line of Nuckols Crossing Road (right-of-way width varies), same being the southeast corner of said 9.997 acre tract;

**THENCE** North 62°38'28" West, with the west right-of-way line of Nuckols Crossing Road same being the south line of the 9.997 acre tract, at a distance of 6.53 feet passing a 1/2" rebar with "M&S 1838" cap found for the northeast corner of Lot 2, Woodway Village Subdivision, a subdivision of record in Document No. 200300024 of the Official Public Records of Travis County, Texas, same being an angle point in the west right-of-way line of Nuckols Crossing Road, from which a 1/2" rebar with "M&S 1838" cap found for the southeast corner of said Lot 2, same being the northeast corner of Lot 1 of said Woodway Village Subdivision, bears South 27°29'04" West, a distance of 40.00 feet, and continuing with the common line of the 9.997 acre tract and Lot 2, for a total distance of 1378.74 feet to a calculated point for the southwest corner of the 9.997 acre tract, being the northwest corner of Lot 2 and also being in the east line of a 14.070 acre tract conveyed to Smith County Affordable Housing, Ltd., in Document No. 2002234962 of the Official Public Records of Travis County, Texas;

**THENCE** North 27°28'26" East, with the common line of the 9.997 acre tract and said 14.070 acre tract, at a distance of 264.30 feet passing a calculated point for the northeast corner of the 14.070 acre tract, same being the southeast corner of Lot 1, King Fisher Creek Subdivision, a subdivision of record in Document No. 200200163 of the Official Public Records of Travis County, Texas, from which a disturbed 1/2" rebar with "Terra Firma" cap found bears South 84°51'28" West, a distance of 0.39 feet, and continuing with the common line of the 9.997 acre tract and Lot 1, for a total distance of 311.63 feet to a 1/2" rebar found for the northwest corner of the 9.997 acre tract, same being the southwest corner of a 4.07 acre tract conveyed to Anna G. Searles in a deed recorded in Document No. 2004152319 of the Official Public Records of Travis County, Texas;

**THENCE** South 63°21'02" East, with the north line of the 9.997 acre tract, same being the south line of said 4.07 acre tract, a distance of 272.40 feet to a calculated point for an



angle point in the north line of the 9.997 acre tract, same being the southeast corner of the 4.07 acre tract, also being the southwest corner of a 3.656 acre tract conveyed to Harris P. Harrell in a deed recorded in Document No. 2004240815 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found bears North 32°22'59" East, a distance of 2.72 feet;

**THENCE** South 63°04'22" East, continuing with the north line of the 9.997 acre tract, same being the south line of said 3.656 acre tract, a distance of 246.90 feet to a 1/2" rebar found for an angle point in the north line of the 9.997 acre tract, same being the southeast corner of the 3.656 acre tract, also being the southwest corner of a 2.58 acre tract conveyed to Harris P. Harrell in a deed recorded in Document No. 2004240814 of the Official Public Records of Travis County, Texas;

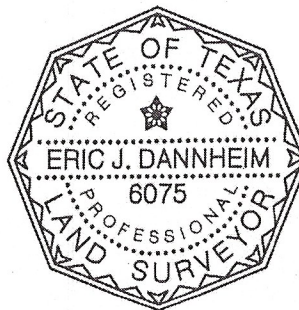
**THENCE** South 62°29'34" East, continuing with the north line of the 9.997 acre tract, in part being the south line of said 2.58 acre tract, and in part being the south line of a 6.72 acre tract conveyed to Mark Sebastian Miles Weindel in a deed recorded in Document No. 2011113526 of the Official Public Records of Travis County, Texas, a distance of 859.06 feet to a 1/2" rebar found in the west right of way line of Nuckols Crossing Road, for the northeast corner of the 9.997 acre tract, same being the southeast corner of said 6.72 acre tract;

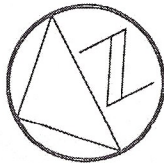
**THENCE** South 27°23'55" West, with the west right of way line of Nuckols Crossing Road, same being the east line of the 9.997 acre tract, a distance of 314.63 feet to the **POINT OF BEGINNING**, containing 9.978 acres of land, more or less.

Surveyed on the ground July 18, 2016. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the Texas Cooperative RTK Network.

Attachments: Drawing 040-114-BD1.

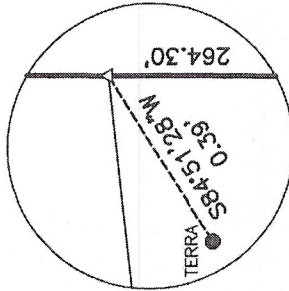
 9/27/17  
Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075  
TBPLS Firm No. 10124500





1" = 100'

LOT 1  
KING FISHER CREEK  
SUBDIVISION  
(200200163)

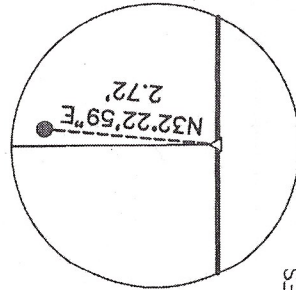


DETAIL A  
NOT TO SCALE

SMITH COUNTY  
AFFORDABLE HOUSING, LTD  
14.070 ACRES  
(2002234962)

BEARING BASIS: THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,  
BASED ON GPS SOLUTIONS FROM THE TEXAS  
COOPERATIVE RTK NETWORK.

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 040-114-BD1



ANNA G. SEARLES  
4.07 ACRES  
(2004152319)

DETAIL B  
NOT TO SCALE

S63°21'02"E  
272.40'  
(S60°03'20"E)  
(272.64')

S63°04'22"E 246.90'  
(S59°46'40"E 246.90')

DETAIL B

N27°28'26"E 311.63'  
(N30°44'20"E 311.69')

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°29'04"W	40.00'

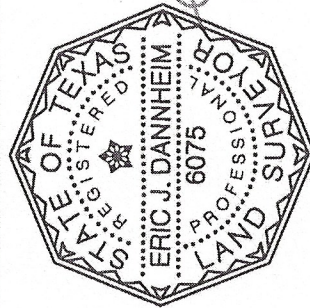
9.978 ACRES

APPROX. 434,649 SQ. FT.

ANGELOS ANGELOU AND  
JOHN SASARIDIS  
9.997 ACRES  
(12508/1771)

N62°38'28"W 1378.74'  
(N59°23'W 1378.51')

LOT 2  
WOODWAY VILLAGE  
SUBDIVISION  
(200300024)



DATE OF SURVEY: 7/18/16  
PLOT DATE: 9/27/17  
DRAWING NO.: 040-114-BD1  
PROJECT NO.: 040-114  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 2 OF 2

Chaparral



SKETCH TO ACCOMPANY A DESCRIPTION OF 9.978 ACRES (APPROXIMATELY 434,649 SQ. FT.)  
IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING ALL OF A 9.997 ACRE  
TRACT CONVEYED TO ANGELOS ANGELOU AND JOHN SASARIDIS IN A SPECIAL WARRANTY DEED  
DATED AUGUST 15, 1995 AND RECORDED IN VOLUME 12508, PAGE 1771 OF THE REAL  
PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

HARRIS P. HARRELL  
2.58 ACRES  
(2004240814)

MARK SEBASTIAN MILES WEINDEL  
6.72 ACRES  
(2011113526)

S62°29'34"E 859.06'  
(S59°15'40"E 858.21')

9.978 ACRES  
APPROX. 434,649 SQ. FT.

ANGELOS ANGELOU AND  
JOHN SASARIDIS  
9.997 ACRES  
(12508/1771)

# LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1838 1/2" REBAR WITH "M&S 1838" CAP FOUND
- TERRA DISTURBED 1/2" REBAR WITH "TERRA FIRMA" CAP FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

LOT 2  
WOODWAY VILLAGE  
SUBDIVISION  
(200300024)

N62°38'28"W 1378.74'  
(N59°23'W 1378.51')

NUCKOLS CROSSING ROAD  
(R.O.W. WIDTH VARIES)

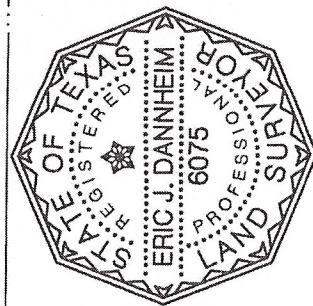
S27°23'55"W 314.63'  
(S30°36'00"W 314.76')

P.O.B.

5/8" 6.53'

1838

1838



*Eric J. Dannheim*  
9/27/17

LOT 1  
WOODWAY VILLAGE SUBDIVISION  
(200300024)

DATE OF SURVEY: 7/18/16  
PLOT DATE: 9/27/17  
DRAWING NO.: 040-114-BD1  
PROJECT NO.: 040-114  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JDB  
SHEET 1 OF 2

*Chaparral*

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