

**RESTRICTIVE COVENANT**

OWNER: MVE Venture, LTD., a Texas limited partnership and  
Austin Goodnight Ranch, L.P., a Texas limited partnership

OWNER ADDRESS: MVE Venture, Ltd., a Texas limited partnership  
4504 Congress Avenue; Austin, TX 78745-1908

Austin Goodnight Ranch, L.P., a Texas limited partnership  
610 West 5<sup>th</sup> Street, Suite 601; Austin, TX 78701

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: 701.655 acres of land, out of the Santiago Del Valle Grant, City of  
Austin, Travis County, the tract of land being more particularly  
described by metes and bounds in **Exhibit "A"** incorporated into  
this restrictive covenant, SAVE and EXCEPT a 6.125 acre tract  
(Tract K) described in a Special Warranty Deed to Austin  
Goodnight Ranch L.P., recorded in Document No. 2011035151 of  
the Official Public Records of Travis County, Texas and further  
described in **Exhibit "A-1"** incorporated into this restrictive  
covenant, for a total of 695.53 acres.

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. A site plan or building permit for the Property may not be approved, released, or issued,  
if the completed development or uses of the Property, considered cumulatively with all  
existing or previously authorized development and uses, generate traffic that exceeds the  
total traffic generation for the Property as specified in that certain Traffic Impact  
Analysis ("TIA") prepared by HDR, Inc., dated March 15, 2019, or as amended, and  
approved by the Director of the Austin Transportation Department. All development on  
the Property is subject to the Austin Transportation Department's staff memorandum  
dated January 4, 2021 ("memorandum") and any amendments to the memorandum that  
address subsequent TIA updates for the Property. The TIA and memorandum shall be  
kept on file at the Austin Transportation 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Owner:

MVE Venture, Ltd., a Texas limited partnership

By: MVE Venture GP, LLC, a Texas limited liability company,  
its general partner

By: \_\_\_\_\_  
C. Dean Goodnight, member

Austin Goodnight Ranch, L.P., a Texas limited partnership

By: Austin Goodnight Ranch GP LLC, a Texas limited liability  
company, its general partner

By: Benchmark Land & Exploration, Inc., a Texas  
corporation, its member and manager

By: \_\_\_\_\_  
Myra J. Goepp, Vice President

**THE STATE OF TEXAS                   §**  
**COUNTY OF TRAVIS                   §**

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by C. Dean Goodnight as member of MVE Venture GP, LLC, a Texas limited liability company, member of MVE Venture, Ltd., a Texas limited partnership, on behalf of said partnership.

\_\_\_\_\_  
Notary Public, State of Texas

**THE STATE OF TEXAS                   §**  
**COUNTY OF TRAVIS                   §**

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Myra J. Goepp, as Vice President of Benchmark Land & Exploration, Inc., a Texas corporation, member and manager of Austin Goodnight Ranch GP LLC, a Texas limited liability company, general partner of Austin Goodnight Ranch L.P., a Texas limited partnership, on behalf of said partnership.

\_\_\_\_\_  
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

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**701.655 ACRES  
GOODNIGHT RANCH**

A DESCRIPTION OF 701.655 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, CONSISTING OF:

A PORTION OF A 679.66 ACRE TRACT AND A 0.805 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD. DATED MAY 2, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 22.818 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO M.V.E. VENTURE DATED DECEMBER 28, 1989 AND RECORDED IN VOLUME 11093, PAGE 219 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 175.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO BENCHMARK LAND DEVELOPMENT, INC. DATED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF AN 85.600 ACRE TRACT DESCRIBED IN A CASH WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 30, 2006 AND RECORDED IN DOCUMENT NO. 2006197891 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 26.519 ACRE TRACT AND A 2.495 ACRE TRACT, BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 0.023 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH, L.P. AND RECORDED IN DOCUMENT NO. 2007076804 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF VERTEX BOULEVARD (70' RIGHT-OF-WAY WIDTH) DESCRIBED IN DOCUMENT NO. 200800081 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 2.031 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO

AUSTIN GOODNIGHT RANCH, L.P., DATED JANUARY 31, 2006 AND RECORDED IN DOCUMENT NO. 2006022592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 6.125 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P., DATED MARCH 18, 2011 AND RECORDED IN DOCUMENT NO. 2011035151 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 6.658 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 29, 2007 AND RECORDED IN DOCUMENT NO. 2007211337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 0.828 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO TRAVIS COUNTY, TEXAS, DATED AUGUST 9, 2011 AND DESCRIBED IN DOCUMENT NO. 2011118719 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF SLAUGHTER LANE EAST DESCRIBED IN DOCUMENT NO. 2007094816 AND DOCUMENT NO. 2010044359 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 24.529 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN GOODNIGHT RANCH, L.P., DATED APRIL 4, 2011 AND RECORDED IN DOCUMENT NO. 2011053055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 0.144 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED APRIL 14, 2011 AND RECORDED IN DOCUMENT NO. 2011053054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 701.655 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the north right-of-way line of Old Lockhart Highway (right-of-way width varies), being the southeast corner of the 679.66 acre tract, being also the southwest corner of Lot 1 of Capitol View Estates, a subdivision of record in Volume 45, Page 13 of the Plat Records of Travis County, Texas;

**THENCE** with the north right-of-way line of Old Lockhart Highway and the south line of the 679.66 acre tract the following ten (10) courses and distances:

1. North 52°14'14" West, a distance of 88.15 feet to a 1/2" rebar found;

2. North 41°41'09" West, a distance of 711.88 feet to a 1/2" iron pipe found;
3. North 40°58'33" West, a distance of 460.57 feet to a 1/2" rebar found;
4. North 35°38'06" West, a distance of 332.61 feet to a 1/2" iron pipe found;
5. North 38°14'16" West, a distance of 94.62 feet to a 1/2" iron pipe found;
6. North 34°52'34" West, a distance of 116.37 feet to a 1/2" iron pipe found;
7. North 36°52'03" West, a distance of 761.83 feet to a 1/2" iron pipe found;
8. North 36°04'28" West, a distance of 525.66 feet to a 3/4" iron pipe found;
9. North 37°05'20" West, a distance of 350.14 feet to a metal fence post found;
10. North 35°03'44" West, a distance of 102.42 feet to a 3/4" iron pipe found for the southeast corner of the 0.805 acre tract;

**THENCE** North 36°56'38" West, with the north right-of-way line of Old Lockhart Highway and the south line of the 0.805 acre tract, a distance of 158.54 feet to a 3/4" iron pipe found for the southwest corner of the 0.805 acre tract, being in the south line of the 679.66 acre tract;

**THENCE** North 36°41'16" West, with the north right-of-way line of Old Lockhart Highway and the south line of the 679.66 acre tract, a distance of 400.57 feet to a 1/2" rebar found for a southwest corner of the 679.66 acre tract, being the southeast corner of a 0.994 acre tract of land described in Volume 12478, Page 528 of the Real Property Records of Travis County, Texas;

**THENCE** North 28°56'17" East, with the west line of the 679.66 acre tract and the east line of the 0.994 acre tract, a distance of 321.00 feet to a calculated point for the northeast corner of the 0.994 acre tract, being a southeast corner of a 3.59 acre tract of land described in Document No. 2009200063 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of the 679.66 acre tract and the 3.59 acre tract the following two (2) courses and distances:

1. North 28°50'57" East, a distance of 437.63 feet to a 1/2" rebar found for the northeast corner of the 3.59 acre tract;
2. North 60°15'24" West, a distance of 130.11 feet to a 1/2" rebar found for the northwest corner of the 3.59 acre tract, being an angle point in the east line of a 16.46 acre tract of land described in Document No. 2004222100 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of the 679.66 acre tract and the 16.46 acre tract the following three (3) courses and distances:

1. North 59°54'43" West, a distance of 44.13 feet to a 1/2" rebar found;
2. North 29°01'25" East, a distance of 1551.18 feet to a 3/4" iron pipe found for the northeast corner of the 16.46 acre tract;
3. North 62°41'57" West, a distance of 345.07 feet to a 1/2" iron pipe found for the northwest corner of the 16.46 acre tract, being the northeast corner of Lot 7, Block D, Perkins Park, Section One, a subdivision of record in Volume 50, Page 78 of the Plat Records of Travis County, Texas;

**THENCE** North 62°57'34" West, with the south line of the 679.66 acre tract and the north line of Perkins Park, Section One, a distance of 310.24 feet to a 1/2" rebar found for the northwest corner of Lot 8, Block K, Perkins Park, Section One, being the northeast corner of a 6.59 acre tract of land described in Document No. 2000167421 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of the 679.66 acre tract and the 6.59 acre tract the following three (3) courses and distances:

1. North 62°54'58" West, a distance of 162.11 feet to a 1" iron pipe found for the northwest corner of the 6.59 acre tract;
2. South 29°33'50" West, a distance of 963.76 feet to a 1/2" rebar with Chaparral cap set;
3. South 29°33'00" West, a distance of 753.69 feet to a 1/2" rebar found in the north right-of-way line of Old Lockhart Highway, being an angle point in the southwest line of the 679.66 acre tract, being also the southwest corner of the 6.59 acre tract;

**THENCE** with the common right-of-way line of Old Lockhart Highway and the 679.66 acre tract the following five (5) courses and distances:

1. North 26°32'14" West, a distance of 566.22 feet to a 1/2" rebar found;
2. North 18°08'20" West, a distance of 141.82 feet to a 1/2" rebar found;
3. North 07°42'27" East, a distance of 89.82 feet to a 1/2" rebar found;
4. North 28°37'37" East, a distance of 229.06 feet to a 1" iron pipe found;

5. North 29°33'21" East, at a distance of 460.01 feet, passing a 1/2" rebar with Chaparral cap set for the south corner of the 0.828 acre tract, continuing with the common right-of-way line of Old Lockhart Highway and the 0.828 acre tract, in all, a distance of 670.57 feet to a 3/4" iron pipe found;

**THENCE** North 30°58'10" East, with the common right-of-way line of Old Lockhart Highway and the 0.828 acre tract, same being the west line of the 679.66 acre tract, a distance of 129.75 feet to a 1/2" rebar found in the south line of a 1.5 acre tract of land described in Volume 11234, Page 365 of the Real Property Records of Travis County, Texas;

**THENCE** with the common line of the 0.828 acre tract and the 1.5 acre tract, same being the west line of the 679.66 acre tract, the following three (3) courses and distances:

1. South 26°34'49" East, a distance of 11.29 feet to a 1/2" rebar found;
2. North 27°27'35" East, a distance of 172.54 feet to a 1/2" rebar found;
3. North 26°27'24" East, at a distance of 227.52 feet passing a 1/2" rebar found for an angle point in the south right-of-way line of Slaughter Lane East (right-of-way width varies) as described in Document No. 2008134870 of the Official Public Records of Travis County, Texas, being in the west line of the said 85.600 acre tract, being also the northeast corner of a 1.5 acre tract described in Volume 11234, Page 365 of the Real Property Records of Travis County, Texas, continuing with the south right-of-way line of Slaughter Lane East and the west line of the 0.828 acre tract, in all, a distance of 229.16 feet to a 1/2" rebar found for an angle point in the south right-of-way line of Slaughter Lane East, being the northwest corner of the 0.828 acre tract;

**THENCE** North 26°54'47" East, with the west line of the 679.66 acre tract, crossing Slaughter Lane East, a distance of 146.04 feet to a 1/2" rebar with Chaparral cap found in the north right-of-way line of Slaughter Lane East, being a point in the west line of the 175.000 acre tract and also being in the east line of a 67.95 acre tract described in Document No. 2002232017 of the Official Public Records of Travis County, Texas;

**THENCE** North 26°54'47" East, with the west line of the 679.66 acre tract, the west line of the 175.000 acre tract and the east line of the 67.95 acre tract, a distance of 1458.21 feet to a 1/2" rebar found for an angle point in the east line of the 67.95 acre tract, being the southeast corner of the 1.477 acre tract;

**THENCE** North 26°55'30" East, with the west line of the 697.66 acre tract, the west line of the 175.000 acre tract and the east line of the 1.477 acre tract, at a distance of 351.90 feet, passing an angle point in the west line of the 85.600 acre tract, continuing with the west line of the 85.600 acre tract, the west line of the 697.66 acre tract and the east line of the 1.477 acre tract, in all, a distance of 364.88 feet to a 1/2" rebar found at



an angle point in the west line of the 85.600 acre tract, being the northeast corner of the 1.477 acre tract and being also an angle point in the south right-of-way line of Nuckols Crossing Road (70' right-of-way width);

**THENCE** with the common line of Nuckols Crossing Road, the 85.600 acre tract and the 679.66 acre tract, the following seven (7) courses and distances:

1. North  $27^{\circ}13'23''$  East, a distance of 107.04 feet to a 1/2" rebar found;
2. North  $36^{\circ}26'26''$  East, a distance of 98.94 feet to a 3/4" iron pipe found;
3. North  $27^{\circ}09'55''$  East, a distance of 1122.38 feet to a 3/4" iron pipe found;
4. With a curve to the right, having a radius of 136.02 feet, an arc length of 214.24 feet, and a chord which bears North  $72^{\circ}14'38''$  East, a distance of 192.77 feet to a 3/4" iron pipe found;
5. South  $62^{\circ}37'40''$  East, a distance of 734.70 feet to a nail found in a fence post;
6. With a curve to the left, having a radius of 990.40 feet, an arc length of 286.98 feet, and a chord which bears South  $70^{\circ}56'14''$  East, a distance of 285.97 feet to a 1/2" rebar found;
7. South  $79^{\circ}14'59''$  East, a distance of 524.60 feet to a 1/2" rebar with cap set for the northeast corner of the 85.600 acre tract, being in the north line of the 679.66 acre tract;

**THENCE** with the south right-of-way line of Nuckols Crossing Road and the north line of the 679.66 acre tract the following two (2) courses and distances:

1. South  $79^{\circ}14'59''$  East, a distance of 645.80 feet to a 3/4" iron pipe found, from which, a 1/2" rebar found bears South  $84^{\circ}49'23''$  East, a distance of 5.32 feet;
2. South  $85^{\circ}18'25''$  East, at a distance of 77.47 feet, passing a 1/2" rebar with cap set for the intersection of Nuckols Crossing Road and Vertex Boulevard, continuing with the prolongation of the south right-of-way line of Nuckols Crossing Road, in all, a distance of 178.50 feet to a 1/2" rebar found for the southwest corner of Lot 1, Gentry Estates, a subdivision of record in Volume 75, Page 88 of the Plat Records of Travis County, Texas, being also the northwest corner of a 15.604 acre tract described in Document No. 2006099949 of the Official Public Records of Travis County, Texas;

**THENCE** crossing the 679.66 acre tract with the east right-of-way line of Vertex Boulevard and the west line of the 15.604 acre tract, the following two (2) courses and distances:

1. South  $31^{\circ}49'52''$  West, a distance of 11.02 feet to a 1/2" rebar with Chaparral cap found;
2. With a curve to the left, having a radius of 1050.00 feet, an arc length of 631.79 feet, and a chord which bears South  $14^{\circ}35'36''$  West, a distance of 622.31 feet to a 1/2" rebar with Chaparral cap found for the southeast termination of Vertex Boulevard, being also a point in the east line of a 2.495 acre described in Document No. 2006099945 of the Official Public Records of Travis County, Texas;

**THENCE** continuing across the 679.66 acre tract with the west line of the 15.604 acre tract and the east line of the 2.495 acre tract the following two (2) courses and distances:

1. With a curve to the left, having a radius of 1050.00 feet, an arc length of 356.17 feet, and a chord which bears South  $12^{\circ}21'43''$  East, a distance of 354.46 feet to a 1/2" rebar with Chaparral cap found;
2. South  $22^{\circ}04'46''$  East, a distance of 217.30 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of said 15.604 acre tract, being the northwest corner of said 26.519 acre tract;

**THENCE** continuing across the 679.66 acre tract with the common line of the 15.604 acre and 26.519 acre tracts, the following three (3) courses and distances:

1. North  $89^{\circ}49'06''$  East, a distance of 173.88 feet to a 1/2" rebar with Chaparral cap found;
2. North  $84^{\circ}49'06''$  East, a distance of 389.86 feet to a 1/2" rebar with Chaparral cap found;
3. North  $00^{\circ}06'16''$  East, a distance of 814.03 feet to a 1/2" rebar with Chaparral cap found for an angle point in the north line of the 26.519 acre tract, being in the north line of the 679.66 acre, same being the northeast corner of the 15.604 acre tract, and being also a point in the south line of Lot 1 of said Gentry Estates;

**THENCE** South  $61^{\circ}01'04''$  East, with the north line of the 26.519 acre tract, the north line of the 679.66 acre tract and the south line of Lot 1, Gentry Estates, a distance of 484.73 feet to a 3/4" iron pipe found for the southeast corner of Lot 1, Gentry Estates, being the southwest corner of Block B of Final Plat of Thaxton Place, a subdivision of record in Document No. 200800080 of the Official Public Records of Travis County, Texas;

**THENCE** South  $61^{\circ}02'12''$  East, with the , the north line of the 679.66 acre tract, the north line of the 26.519 acre tract and the south line of Block B of Thaxton Place, at a distance of 509.80 feet, passing the northwest corner of the 2.031 acre tract, continuing

with the north line of the 679.66 acre tract, the north line of the 2.031 acre tract, the north line of the 26.519 acre tract, and the south line of Block B of Thaxton place, in all, a distance of 549.85 feet to a 1/2" rebar found for the northeast corner of the 679.66 acre tract, the northeast corner of the 2.031 acre tract, the northeast corner of the 26.519 acre tract, and also being the southeast corner of Block B of Thaxton Place and a point in the west line of Lot 13, Block X of Sheldon 230, Section 1, Phase 1 a subdivision of record in Document No. 200500225 of the Official Public Records of Travis County, Texas

**THENCE** South 26°18'36" West, with the east line of the 697.66 acre tract, the east line of the 2.031 acre tract, the east line of the 26.519 acre tract, and the west lines of Block X of Sheldon 230, Section 1, Phase 1, Block DD of Sheldon 230 Section 1, Phase 3 a subdivision of record in Document No. 200600032 of the Official Public Records of Travis County, Texas, Baythorne Drive (60' right-of-way described in Document No. 200700032 of the Official Public Records of Travis County, Texas, and Block DD of Sheldon 230 Section 1, Phase 2 a subdivision of record in Document No. 200600033 of the Official Public Records of Travis County, Texas, a distance of 2090.63 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of Block DD of Sheldon 230 Section 1, Phase 2, being the northwest corner of the 6.125 acre tract;

**THENCE** South 63°39'27" East, with the north line of the 6.125 acre tract and the south line of Block DD of Sheldon 230 Section 1, Phase 2, a distance of 375.16 feet to a 1/2" rebar with Chaparral cap set for the northeast corner of the 6.125 acre tract, being the northwest corner of a 22.802 acre tract described in Document No. 2007210182 of the Official Public Records of Travis County, Texas;

**THENCE** South 26°22'18" West, with the east line of the 6.125 acre tract, the west line of the 22.802 acre tract and the west line of a 7.598 acre tract described in Document No. 2009200351, a distance 721.24 feet to a 1/2" rebar with Chaparral cap found for the northeast termination of Slaughter Lane East, described in Document 2010044359 of the Official Public Records of Travis County, Texas, being a point in the west line of the 22.802 acre tract;

**THENCE** South 26°22'18" West, with the east termination of Slaughter Lane East and the west line of the 22.802 acre tract, a distance of 141.81 feet to a 1/2" rebar found for the southeast termination of Slaughter Lane East, being the southwest corner of the 22.802 acre tract, the northwest corner of the 22.818 acre tract and being also the northeast corner of the 6.658 acre tract;

**THENCE** South 63°41'20" East, with the north line of the 22.818 acre tract and the south line of the 22.802 acre tract, at a distance of 1246.34 feet passing 1/2" rebar found, in all, a distance of 1246.85 feet to a calculated point for the northeast corner of the 22.818 acre tract, being the southeast corner of the 22.802 acre tract, being in the west right-of-way line of an apparent road;

**THENCE** with the east line of the 22.818 acre tract and the west line of the apparent road the following two (2) courses and distances:

1. South  $13^{\circ}52'34''$  West, a distance of 157.47 feet to a 1/2" rebar found;
2. South  $27^{\circ}10'07''$  West, a distance of 638.82 feet to a 1/2" rebar with Chaparral cap set for the southeast corner of the 22.818 acre tract, being in the north right-of-way line of Capitol View Drive (60' right-of-way width), being also the northeast corner of Lot 15-B, Resubdivision of Lots 14 & 15, Capitol View Estates, a subdivision of record in Volume 47, Page 100 of the Plat Records of Travis County, Texas;

**THENCE** North  $62^{\circ}33'37''$  West, with the south line of the 22.818 acre tract and the north line of Lot 15-B, a distance of 561.95 feet to a 1/2" rebar found for the northwest corner of Lot 15-B, being an angle point in the east line of the 679.66 acre tract;

**THENCE** South  $27^{\circ}16'23''$  West, with the east line of the 679.66 acre tract, the west line of the said Resubdivision of Lots 14 & 15, Capitol View Estates, the west line of Capitol View Estates, the west line of the Resubdivision of Lots 10, 11, 21, 22 & 23, Capitol View Estates, a subdivision of record in Volume 48, Page 1 of the Plat Records of Travis County, Texas, the west line of the Resubdivision of Lot 5, Capitol View Estates, a subdivision of record in Volume 55, Page 47 of the Plat Records of Travis County, Texas, and the west line of the Resubdivision of Lot 4, Capitol View Estates, a subdivision of record in Volume 58, Page 66 of the Plat Records of Travis County, Texas, a distance of 4347.40 feet to the **POINT OF BEGINNING**, containing 701.655 acres of land, more or less.

Initial survey of 679.66 acre tract made in April 2005, updated January 2013 to reflect current ownership and deed information. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA Control Network. Attachments: Drawing 471-001-TAX DISTRICT.dwg.

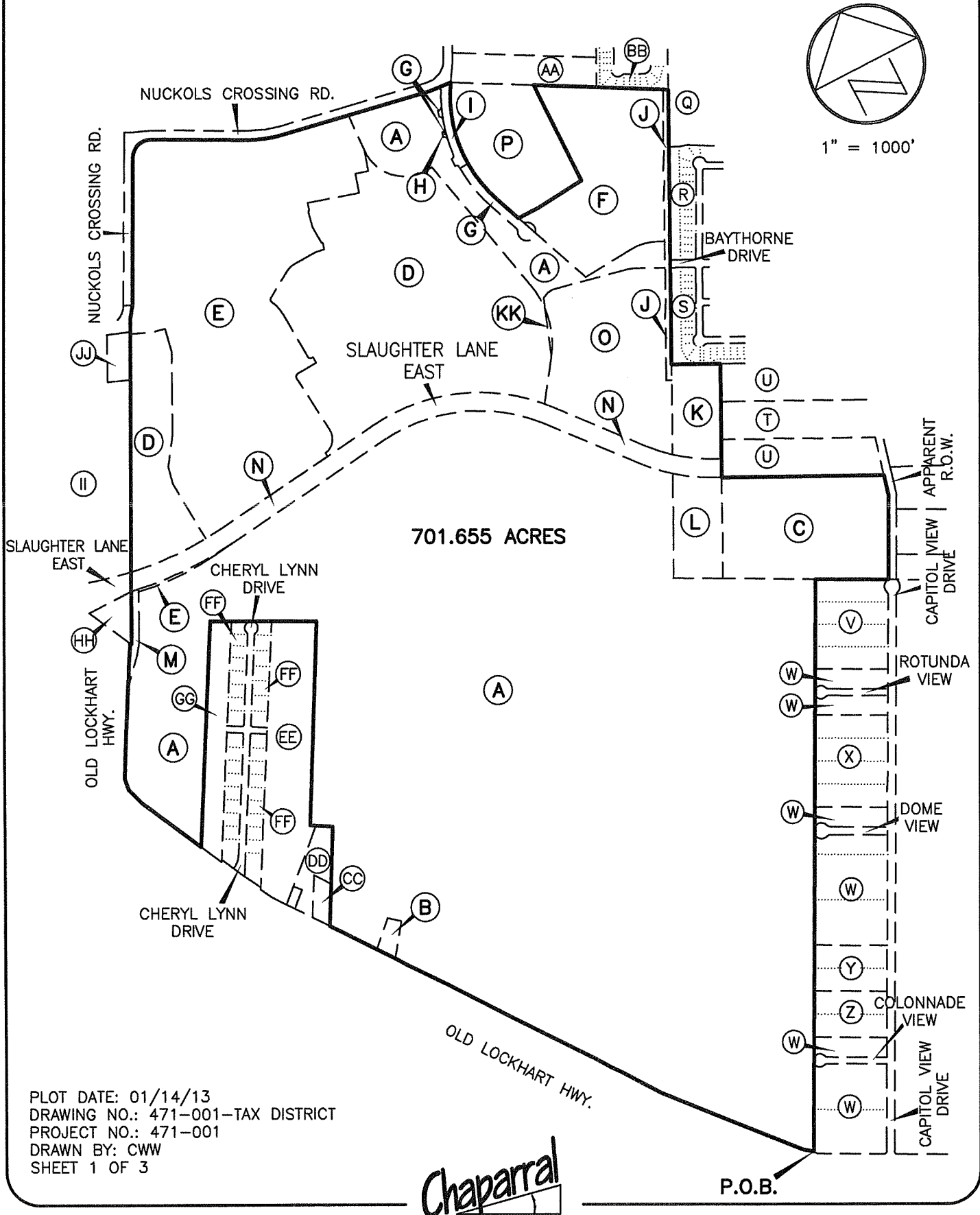
*Robert C. Watts, Jr.*  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



*1-14-13*

SKETCH TO ACCOMPANY A DESCRIPTION OF 701.655 ACRES IN THE  
SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS

\*SEE SHEETS 2 AND 3 FOR OWNER INFORMATION



PLOT DATE: 01/14/13  
DRAWING NO.: 471-001-TAX DISTRICT  
PROJECT NO.: 471-001  
DRAWN BY: CWW  
SHEET 1 OF 3

Chaparral

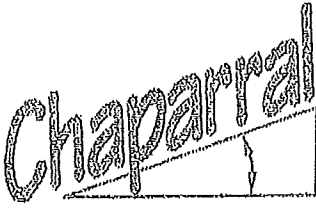
**701.655 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS;  
CONSISTING OF:**

- (A) A PORTION OF A 679.66 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD. DATED MAY 2, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (B) ALL OF A 0.805 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD. DATED MAY 2, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (C) ALL OF A 22.818 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO M.V.E. VENTURE DATED DECEMBER 28, 1989 AND RECORDED IN VOLUME 11093, PAGE 219 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- (D) ALL OF A 175.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO BENCHMARK LAND DEVELOPMENT, INC. DATED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (E) ALL OF AN 85.600 ACRE TRACT DESCRIBED IN A CASH WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 30, 2006 AND RECORDED IN DOCUMENT NO. 2006197891 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (F) ALL OF A 26.519 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (G) ALL OF A 2.495 ACRE TRACT, BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (H) ALL OF A 0.023 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH, L.P. AND RECORDED IN DOCUMENT NO. 2007076804 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (I) ALL OF VERTEX BOULEVARD (70' RIGHT-OF-WAY WIDTH) DESCRIBED IN DOCUMENT NO. 200800081 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (J) ALL OF A 2.031 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P., DATED JANUARY 31, 2006 AND RECORDED IN DOCUMENT NO. 2006022592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (K) ALL OF A 6.125 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P., DATED MARCH 18, 2011 AND RECORDED IN DOCUMENT NO. 2011035151 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (L) ALL OF A 6.658 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 29, 2007 AND RECORDED IN DOCUMENT NO. 2007211337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (M) ALL OF A 0.828 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO TRAVIS COUNTY, TEXAS, DATED AUGUST 9, 2011 AND DESCRIBED IN DOCUMENT NO. 2011118719 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (N) THE PORTIONS OF SLAUGHTER LANE EAST DESCRIBED IN DOCUMENT NO. 2007094816 AND DOCUMENT NO. 2010044359 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (O) ALL OF A 24.529 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN GOODNIGHT RANCH, L.P., DATED APRIL 4, 2011 AND RECORDED IN DOCUMENT NO. 2011053055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (KK) ALL OF A 0.144 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED APRIL 14, 2011 AND RECORDED IN DOCUMENT NO. 2011053054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ADJOINING PROPERTIES (NOT PART OF 701.655 ACRES):**

- (P) A 15.604 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2006099949 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (Q) SHELTON 230 SECTION1, PHASE 1, RECORDED IN DOCUMENT NO. 200500225 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (R) SHELTON 230 SECTION1, PHASE 3, RECORDED IN DOCUMENT NO. 200600032 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (S) SHELTON 230 SECTION 1, PHASE 2, RECORDED IN DOCUMENT NO. 200600033 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (T) A 7.598 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2009200351, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (U) PORTION OF 22.802 ACRES DESCRIBED IN DOCUMENT NO. 2007210182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (V) RESUBDIVISION OF LOTS 14 & 15 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 47, PAGE 100 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (W) CAPITOL VIEW ESTATES, RECORDED IN VOLUME 45, PAGE 13 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (X) RESUBDIVISION OF LOTS 10, 11, 21, 22, & 23 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 48, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (Y) RESUBDIVISION OF LOT 5 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 55, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (Z) RESUBDIVISION OF LOT 4 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 58, PAGE 66 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (AA) GENTRY ESTATES, RECORDED IN VOLUME 75, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (BB) FINAL PLAT OF THAXTON PLACE, RECORDED IN DOCUMENT NO. 200800080 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (CC) A 0.994 ACRE DESCRIBED IN VOLUME 12478, PAGE 528 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- (DD) A 3.59 ACRE TRACT, SAVE AND EXCEPT 1.00 ACRE DESCRIBED IN DOCUMENT NO. 2009200063 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (EE) A 16.46 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2004222100 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (FF) PERKINS PARK SECTION ONE, RECORDED IN VOLUME 50, PAGE 78 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (GG) A 6.59 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000167421 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (HH) A 1.5 ACRE TRACT DESCRIBED IN VOLUME 11234, PAGE 365 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- (II) A 67.95 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2002232017 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (JJ) A 1.477 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2003115738 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.





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

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**6.125 ACRES  
THE SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 6.125 ACRES (APPROXIMATELY 266,798 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 236.54 ACRE TRACT CONVEYED TO KB HOME LONE STAR LP IN SPECIAL WARRANTY DEED DATED APRIL 30, 2003 AND RECORDED IN DOCUMENT NO. 2003099256 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.125 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with Chaparral cap found for the northeast termination of Slaughter Lane East (right-of-way width varies) as described in Document No. 2010044359 of the Official Public Records of Travis County, Texas, being in the east line of the said 236.54 acre tract, being also in the west line of a 22.802 acre tract described in Document No. 2007210182 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the southeast termination of Slaughter Lane East, being the southwest corner of the said 22.802 acre tract, being the northwest corner of a 22.818 acre tract described in Volume 8478, Page 700 of the Deed Records of Travis County, Texas, being also the northeast corner of a 6.658 acre tract described in Document No. 2007211337 of the Official Public Records of Travis County, Texas, bears South 26°22'18" West, a distance of 141.81 feet;

**THENCE** with the north right-of-way line of Slaughter Lane East and over and across the said 236.54 acre tract with a curve to the right, having a radius of 1346.00 feet, a delta angle of 16°03'55", an arc length of 377.41 feet, and a chord which bears North 58°06'08" West, a distance of 376.17 feet to a 1/2" rebar with Chaparral cap found for an angle point in the north right-of-way line of Slaughter Lane East, being in the west line of the said 236.54 acre tract, being also in the east line of a 679.66 acre tract described in Document No. 2005078856 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with Chaparral cap found for an angle point in the north right-of-way line of Slaughter Lane East, being in the east line of the said 679.66 acre tract, bears South 26°18'36" West, a distance of 0.25 feet;

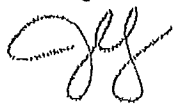
**THENCE** North 26°18'36" East with the west line of the said 236.54 acre tract, the east line of the said 679.66 acre tract and the east line of a 2.031 acre tract described in Document No. 2006022592 of the Official Public Records of Travis County, Texas, a distance of 684.82 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of Lot 1, Block DD, Sheldon 230, Section 1, Phase 2, a subdivision of record in Document No. 200600033 of the Official Public Records of Travis County, Texas;



**THENCE** South  $63^{\circ}39'27''$  East over and across the said 236.54 acre tract and with the south line of said Lot 1, a distance of 375.16 feet to a 1/2" rebar with Chaparral cap found in the east line of the said 236.54 acre tract, being the northwest corner of the said 22.802 acre tract, from which a 1/2" rebar with Chaparral cap found for the northwest termination of Capitol View Drive (60' right-of-way width) as described in Volume 5064, Page 2307 of the Deed Records of Travis County, Texas, being the northeast corner of the said 22.802 acre tract, bears South  $63^{\circ}39'27''$  East, a distance of 1055.76 feet;

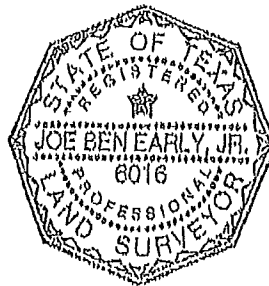
**THENCE** South  $26^{\circ}22'18''$  West with the east line of the said 236.54 acre tract, the west line of the said 22.802 acre tract and the west line of a 7.598 acre tract described in Document No. 2009200350 of the Official Public Records of Travis County, Texas, a distance of 721.24 feet to the **POINT OF BEGINNING**, containing 6.125 acres of land, more or less.

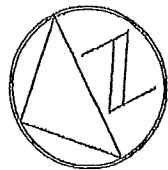
Surveyed on the ground March 18, 2009. Bearing Basis: Grid azimuth for Texas central zone; 1983/93 HARN values from LCRA control network. Attachments: Drawing 471-001-6.125AC



8/24/10

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

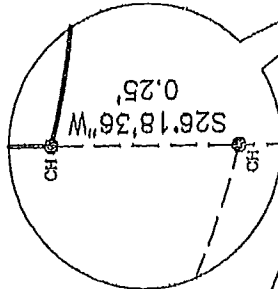




1" = 200'

AUSTIN GOODNIGHT RANCH, L.P.  
2.031 ACRES  
(2006022592)

MVE VENTURE, LTD.  
PORTION OF 679.66 ACRES  
(2005078856)



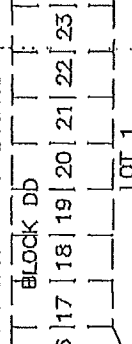
SLAUGHTER LANE EAST  
(140' R.O.W.) (2007094816)

MVE VENTURE, LTD.  
PORTION OF 679.66 ACRES  
(2005078856)

DATE OF SURVEY: 03/18/09  
PLOT DATE: 8/24/10  
DRAWING NO.: 471-001-6.125AC  
PROJECT NO.: 471-001  
DRAWN BY: JBE  
SHEET 1 OF 1

SHELDON 230  
SECTION 1, PHASE 2  
(200600033)

IPSWICH BAY DRIVE



S63°39'27\"/>

6.125 ACRES  
APPROX. 266,798  
SQ. FT.

KB HOME  
LONE STAR LP  
PORTION OF  
236.54 ACRES  
(2003099256)

N58°06'08\"/>

SLAUGHTER LANE EAST  
(R.O.W. VARIES)  
(2010044359)

AUSTIN GOODNIGHT RANCH, L.P.  
6.658 ACRES  
(2007211337)

S63°39'27\"/>

DANNELLY TRACT, LTD.  
PORTION OF 22.802 ACRES  
(2007210182)

DONALD J. REESE, TRUSTEE  
JOHN L. NEEDHAM, TRUSTEE  
JEREMY L. SMITH, TRUSTEE  
7.598 ACRES  
(2009200350)

DANNELLY TRACT, LTD.  
PORTION OF 22.802 ACRES  
(2007210182)

PROPOSED  
SLAUGHTER LANE  
EXTENSION

S26°22'18\"/>

M.V.E. VENTURE  
22.818 ACRES  
(11093/219)  
(DESCRIBED IN  
8478/700)

BEARING BASIS: GRID AZIMUTH FOR TEXAS  
CENTRAL ZONE, 1983/93 HARN VALUES  
FROM LCRA CONTROL NETWORK  
ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 471-001-6.125AC

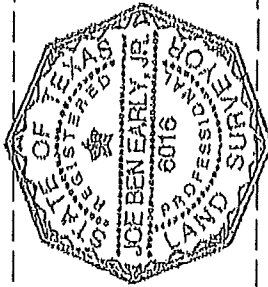
Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF  
6.125 ACRES (APPROXIMATELY 266,798 SQ. FT.)  
IN THE SANTIAGO DEL VALLE GRANT, TRAVIS  
COUNTY, TEXAS, BEING A PORTION OF A 236.54  
ACRE TRACT CONVEYED TO KB HOME LONE  
STAR LP IN SPECIAL WARRANTY DEED DATED  
APRIL 30, 2003 AND RECORDED IN DOCUMENT  
NO. 2003099256 OF THE OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS.

CAPITOL VIEW DRIVE  
(60' R.O.W.) (5084/2307)

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH  
CHAPARRAL CAP FOUND
- ( ) RECORD INFORMATION



8/24/10

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