

RESTRICTIVE COVENANT
Zoning Case No. C814-2023-0057

OWNER: Garwald Company, Inc., a Texas corporation

OWNER ADDRESS: PO Box 122
Smithville, Texas, 78957

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: 3.9555 acres of land, more or less, being out of the Isaac Decker Survey No. 20, Abstract No. 8, in Travis County, Texas, being all of a called 3.955 acre tract of land conveyed by deed recorded in Document No. 2019011895 of the Official Public Records of Travis County, Texas, and being a portion of a called 6.951 acre tract of land conveyed by deed recorded in Volume 10565, Page 321 of the Real Property Records of Travis County, Texas, said 3.9555 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”), and generally identified in the map attached as **Exhibit “B”**.

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 BOE dated March 20, 2024, updated October 10, 2024, and approved by the Director of the Transportation and Public Works Department. All development on the Property is subject to the Transportation and Public Works Department’s staff memorandum dated April 25, 2024 updated November 19, 2024 (“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 Transportation and Public Works 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.

(Remainder of page intentionally left blank)

EXECUTED this the _____ day of _____, 2025.

OWNER:

Garwald Company, Inc.,
a Texas corporation

By: _____
Rogan B. Giles, Jr., President

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned notary, on this day personally appeared Rogan B. Giles, Jr., as President of Garwald Company, Inc., a Texas corporation, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on ____ ____, 2025.

[Seal]

Notary Public, State of _____

APPROVED AS TO FORM:

Name: _____

Assistant City Attorney
City of Austin

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



EXHIBIT "___"

PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.9555 ACRES (172,301 SQUARE FEET) OF LAND MORE OR LESS, BEING OUT OF ISAAC DECKER SURVEY NO. 20, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.955 ACRE LEASE TRACT FROM GARWALD COMPANY, INC. TO 200 E. RIVERSIDE, LLC, RECORDED IN DOCUMENT NO. 2019011895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.R.R.T.C.T.), AND BEING A PORTION OF A CALLED 6.951 ACRE TRACT CONVEYED TO GARWALD COMPANY, INC. IN VOLUME 10565, PAGE 321 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND IN VOLUME 5692, PAGE 1763 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 3.9555 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron pipe found the north corner of said 3.955 acre lease tract, being in the northwest line of said 6.951 acre tract, being in the southeast line of Lot A, Mae Crockett Estate Subdivision No. 2, a subdivision recorded in Volume 77, Page 232 of the Plat Records of Travis County, Texas (P.R.T.C.T.), said Lot A having been conveyed to Mae Crockett Partners, Ltd. in Document No. 2017093381 (O.P.R.T.C.T.), being in the southeast line of a 60' private access easement as dedicated in said Mae Crockett Estate Subdivision, and being the west corner of Lot 1, Riverside Square subdivision, a subdivision recorded in Document No. 200600245 (O.P.R.T.C.T.), said Lot 1, Riverside Square having been conveyed to CWS Riverside Square, L.P. (described as "Tract 1") in Document No. 2014181757 (O.P.R.T.C.T.), for the north corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch pipe found for an angle point in the east line of said Lot A, being in the northwest line of said Lot 1, Riverside Square, and being an angle point in the south line of Lot 1, Miller Subdivision, a subdivision recorded in Volume 77, Page 284 (P.R.T.C.T.), said Lot 1, Miller Subdivision having been conveyed to Richard T. Suttle, Jr., as trustee, in Document No. 2015198181 (O.P.R.T.C.T.), bears, N37°38'13"E, a distance of 105.10 feet;

THENCE, with the northeast line of said 3.955 acre lease tract, over and across said 6.951 acre tract, and with the southwest line of said Lot 1, Riverside Square, **S36°09'46"E**, a distance of **457.21** feet to a 1/2-inch iron rod found for the east corner hereof, said point being the east corner of said 3.955 acre lease tract, being in the southeast line of said 6.951 acre tract, being the south corner of said Lot 1, Riverside Square, and being in the northwest line of a called 3.889 acre tract conveyed to CWS Riverside 300, L.P. in Document No. 2006204578 (O.P.R.T.C.T.), from which a mag nail found in concrete for the east corner of said 6.951 acre tract, being the east corner of said Lot 1, Riverside Square, being the north corner of said 3.889 acre tract, bears, N53°49'25"E, a distance of 165.28 feet;

THENCE, with the southeast line of said 3.955 acre lease tract, with the southeast line of said 6.951 acre tract, and with the northwest line of said 3.889 acre tract, **S53°49'25"W**, a distance of **441.95** feet to a mag nail in concrete found for the south corner hereof, said point being in the northeast right-of-way line of East Riverside Drive (right-of-way varies), being the south corner of said 3.955 acre lease tract, and being the south corner of said 6.951 acre tract;

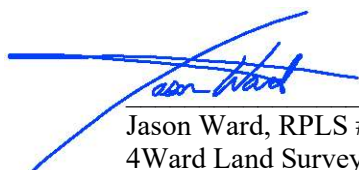
THENCE, with the northeast right-of-way line of said East Riverside Drive, with the southwest line of said 3.955 acre lease tract, and with the southwest line of said 6.951 acre tract, the following three (3) courses and distances:

- 1) **N26°28'10"W**, a distance of **0.11** feet to a calculated point for a point of curvature hereof,
- 2) Along a curve to the left, whose radius is **636.21** feet, whose arc length is **146.23** feet, and whose chord bears **N33°03'39"W**, a distance of **145.91** feet to a 1/2-inch iron rod found for a point of tangency hereof, and
- 3) **N39°39'43"W**, a distance of **182.51** feet to a calculated point for the west corner hereof, said point being the west corner of said 3.955 acre lease tract, being the west corner of said 6.951 acre tract, and being the south corner of said Lot A, Mae Crockett Estate Subdivision, from which a 1/2-inch iron rod found bears **N14°12'39"W**, a distance of 0.67 feet, also from which a 1/2-inch iron rod found in the northeast right-of-way line of said East Riverside Drive, being the west corner of said Lot A, Mae Crockett Estate, and being the south corner of Lot 1, Mae Crockett Estate Subdivision, a subdivision recorded in Volume 75, Page 123 (P.R.T.C.T.), bears, **N39°39'43"W**, a distance of 358.58 feet;

THENCE, leaving the northeast right-of-way line of said East Riverside Drive, with the northwest line of said 3.955 acre lease tract, with the northwest line of said 6.951 acre tract, and with the southeast line of said Lot A, same being the southeast line of said 60' private access easement, **N37°38'13"E**, a distance of **463.58** feet to the **POINT OF BEGINNING** and containing 3.9555 Acres (172,301 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000055574278. See attached sketch (reference drawing: 01332 Exhibit.dwg).


1/26/2022
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



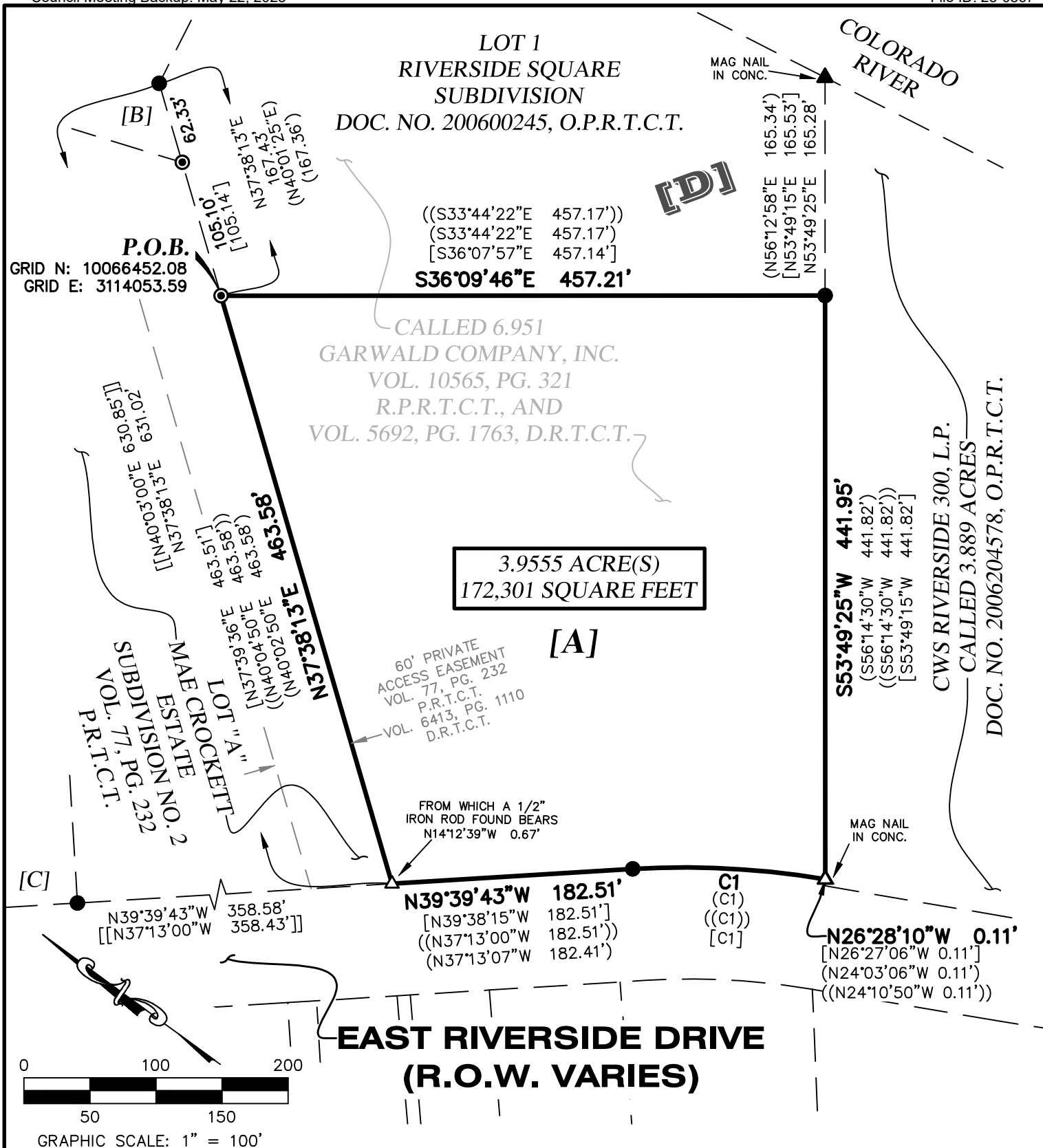


EXHIBIT FOR
3.9555 ACRES
City of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	1/26/2022
Project:	01332
Scale:	1" = 100'
Reviewer:	DV
Tech:	DV
Field Crew:	SV/JJ
Survey Date:	NOV. 2021
Sheet:	1 OF 2

[A]
CALLED 3.955 ACRE
LEASE TRACT
LESSOR: GARWALD
COMPANY, INC.
LESSEE: 200 E. RIVERSIDE, LLC
DOC. NO. 2019011895, O.P.R.T.C.T.
OWNER: GARWALD
COMPANY, INC.
3.955 ACRE REMAINDER
OF 6.951 ACRES
10565, PG. 321, R.P.R.T.C.T., AND
5692, PG. 1763, D.R.T.C.T.

[B] **LOT 1** **[C]** **LOT 1, MAE CROCKETT**
MILLER SUBDIVISION ESTATE SUBDIVISION
VOL. 77, PG. 284 VOL. 75, PG. 123
P.R.T.C.T. P.R.T.C.T.

[D]
ISAAC DECKER
LEAGUE
SURVEY NO. 20
ABSTRACT NO. 8

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	636.21'	146.23'	13°10'10"	N33°03'39"W	145.91'

RECORD CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	636.21'	146.38'	13°10'59"	N30°38'53"W	146.06'
((C1))	636.21'	146.38'	13°10'59"	N30°38'53"W	146.06'
[C1]	636.21'	146.38'	13°10'59"	N30°38'53"W	146.06'

EXHIBIT FOR
3.9555 ACRES
City of Austin,
Travis County, Texas

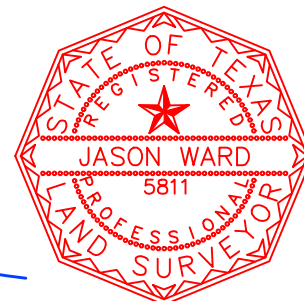
LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CALCULATED POINT
	NAIL FOUND AS NOTED
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. NO. 200600245
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2019011895
[[.....]]	RECORD INFORMATION PER PLAT VOL. 77, PG. 232
((.....))	RECORD INFORMATION PER DEED VOL. 11956 PG. 1468

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000055574278.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



1/26/2022

TCAD PARCEL187830
COA GRID #J21



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	1/26/2022
Project:	01332
Scale:	N/A
Reviewer:	DV
Tech:	DV
Field Crew:	SV/JJ
Survey Date:	NOV. 2021
Sheet:	2 OF 2

