

**RESTRICTIVE COVENANT**

OWNERS: (Tract 1)  
AGAPE CHRISTIAN MINISTRIES AUSTIN, INC., A TEXAS NON-PROFIT CORPORATION, 1011 Gattis School Road, Suite 105, Round Rock, TX, 78664

(Tract 2)  
RDO PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY  
2209 Hazeltine Lane, Austin, Texas, 78747

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: Tract 1:  
An 11.844 acre tract of land in the William Cannon League Number 19, Abstract Number 6, Travis County, Texas, said 11.844 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this covenant; and

Tract 2:  
A 31.189 acre tract of land out of the William Cannon League, Travis County, Texas, being all of a 3.84 acre tract of land conveyed by General Warranty Deed, recorded in Document No. 2010057618, Official Public Records of Travis County, Texas, all of a 24.81 acre tract of land conveyed by General Warranty Deed, recorded in Document No. 2010057619, Official Public Records of Travis County, Texas, and all of a 2.546 acre tract of land conveyed by General Warranty Deed, recorded in Document No. 2010060938, Official Public Records of Travis County, Texas, said 31.189 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this covenant

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant (“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. The Property is subject to the Traffic Impact Analysis (“TIA”) prepared by HDR Engineering, Inc., dated June 30, 2022. Development on the Property is subject to the recommendations contained in a memorandum from the Transportation Development Services division of the Austin Transportation Department (Department) dated October 6, 2022. The TIA and 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

OWNER (Tract 1): Agape Christian Ministries Austin,  
Inc., a Texas non-profit corporation

By: \_\_\_\_\_  
Lawrence A. Wilkerson, President

OWNER (Tract 2) : RDO Properties, LLC, a Texas  
limited liability company

By: \_\_\_\_\_  
Bobby J. Ormand, Jr. Member

By: \_\_\_\_\_  
Carolyn D. Ormand, Member

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

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_2023, by Lawrence A. Wilkerson, as President of Agape Christian Ministries Austin, Inc., a Texas non-profit corporation, on behalf of said corporation.

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

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

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_2023, Bobby J. Ormand, Jr. as a Member of RDO Properties, LLC, a Texas 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 \_\_\_\_\_2023, Carolyn D. Ormand as a Member of RDO Properties, LLC, a Texas limited liability company, on behalf of said company.

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

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: A. van Niman, Paralegal



**LEGAL DESCRIPTION**

DESCRIPTION OF 11.844 ACRES OF LAND IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS; SAID 11.844 ACRES OF LAND BEING COMPRISED OF THE FOLLOWING THREE TRACTS OF LAND: 6.868 ACRES OF LAND IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 6.98 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY WITH VENDOR'S LIEN TO AGAPE CHRISTIAN MINISTRIES, INC. OF RECORD IN DOCUMENT NO. 2002132796, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN CALLED 4,889 SQUARE FEET OF LAND DESCRIBED IN THE STREET DEED TO THE CITY OF AUSTIN OF RECORD IN DOCUMENT NO. 2003131417, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. 1.309 ACRES OF LAND IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF TRACT "A", BYRD SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 76, PAGE 162, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT "A", BYRD SUBDIVISION BEING THAT CERTAIN CALLED TRACT OF LAND DESIGNATED AS TRACT 1 AND CONVEYED IN THE GIFT DEED TO AGAPE CHRISTIAN MINISTRIES, INC. OF RECORD IN DOCUMENT NO. 2021068263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. 3.667 ACRES OF LAND IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED TRACT 2 CONVEYED IN THE GIFT DEED TO AGAPE CHRISTIAN MINISTRIES, INC. OF RECORD IN DOCUMENT NO. 2021068263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT 2, BEING ALL OF THAT CERTAIN CALLED 5.00 ACRE TRACT OF LAND, ORIGINALLY DESCRIBED IN A DEED TO OSCAR E. HERRON OF RECORD IN VOLUME 665, PG. 447, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND SUBSEQUENTLY DESCRIBED IN SAID DOCUMENT NO. 2021068263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT TRACT "A", BYRD SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 76, PAGE 162, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING THE EASTERLY HALF OF THAT CERTAIN PORTION OF BYRDHILL LANE, A 20 FOOT WIDE RIGHT-OF-WAY, PERMANENTLY CLOSED BY THE CITY OF AUSTIN AND DESCRIBED BY ORDINANCE NO. 851205-V RECORDED IN VOLUME 10677, PAGE 217, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 6.868 ACRES, 1.309 ACRES AND 3.667 ACRES, TOTALING 11.844 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 3/4-inch iron pipe found at an angle point in the east right-of-way line of Byrdhill Lane, a 20 foot wide right-of-way, as shown on said Byrd Subdivision, in the east line of a 20 foot wide private lane, as described in said Volume 665, Page 447, Deed Records of Travis County, Texas and as shown on Survey Plan No. 6423 prepared on February 1938, and revised July 3, 1968 and August 6, 1975 by Metcalfe Engineering Company for R. M. Wright, said 3/4-inch iron pipe found at the southwest corner of the said 5.00 acre tract, at the southwest corner of a 20 foot by 60 foot tract dedicated for street purpose as shown on said Byrd Subdivision, same being the northwest corner of the said 6.98 acre tract, for a northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron found in the intersecting west right-of-way line of said Byrdhill Lane and the curving east right-of-way line of Peaceful Hill Lane, a variable width right-of-way, as shown on Amended Plat of Beaconridge II, a subdivision according to the plat or map of recorded in Volume 72, Page 23, Plat Records of Travis County, Texas, at the south corner of a tract of land dedicated for street purposes as shown on Beaconridge VI-A, a subdivision according to the plat or map of record in Volume 82, Page 144, Plat Records of Travis County, Texas bears the following two (2) courses and distances: N 57°17'29" W, 20.47 feet and S 34°14'42" W, 59.51 feet;

**THENCE** S 55°54'58" E, leaving the east line of said 20 foot wide private lane, with the east right-of-way of said Byrdhill Lane, with the south line of the said 5.00 acre tract, with the south line of the said 20 foot by 60 foot street dedication, Byrd Subdivision, with the north line of the said 6.98 acre tract, with a north line of the tract described herein, a distance of 20.14 feet to a 5/8-inch iron pipe found at an angle point in the east right-of-way line of said Byrdhill Road, same being the southeast corner of the said 20 foot by 60 foot street dedication, Byrd Subdivision, at the southwest corner of said Tract "A", Byrd Subdivision, for a re-entrant corner of the tract described herein;

**THENCE** N 33°56'05" E, leaving the north line of the said 6.98 acre tract, crossing the 5.00 acre tract, with the east right-of-way line of said Byrdhill Lane, with the east line of the said 20 foot by 60 foot street dedication, Byrd Subdivision, with the most westerly west line of said Tract "A", Byrd Subdivision, with a west line of the tract described herein, a distance of 59.97 feet to a 5/8-inch iron pipe found in the south line of said Tract 2, at an angle point in the east right-of-way line of said



Byrdhill Lane, same being the northeast corner of the said 20 foot by 60 foot street dedication, Byrd Subdivision, at the most westerly northwest corner of said Tract "A", Byrd Subdivision, for a re-entrant corner of the tract described herein;

**THENCE** N 55°50'59" W, continuing across the 5.00 acre tract, with the east right-of-way line of said Byrdhill Lane, with the north line of the said 20 foot by 60 foot street dedication, Byrd Subdivision, with the south line of said Tract 2, with a south line of the tract described herein, a distance of 19.98 feet to a 3/4-inch iron pipe found in the east line of the said 20 foot wide private lane and the west line of the said 5.00 acre tract, at an angle point in the east right-of-way line of said Byrd Street, at the northwest corner of the said 20 foot by 60 foot street dedication, Byrd Subdivision, at the southerly southwest corner of said Tract 2, for a southwest corner of the tract described herein, from which a 1/2-inch iron rod found in the west right-of-way line of said Byrdhill Lane, at the northeast corner of the said street dedication tract, Beaconridge VI-A, same being the southeast corner of Lot 2, said Beaconridge VI-A, bears N 00°18'39" W, a distance of 35.92 feet;

**THENCE** N 34°05'02" E, with the east right-of-way line of said Byrdhill Lane, with the east line of the said 20 foot wide private lane and the west line of the said 5.00 acre tract, with the west line of said Tract 2, with a west line of the tract described herein, a distance of 167.68 feet to 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set at the southeast corner of the said closed portion of Byrdhill Lane right-of-way, for a re-entrant corner of said Tract 2, for a re-entrant corner of the tract described herein;

**THENCE** N 55°54'58" W, leaving the west line of the said 5.00 acre tract, crossing said Byrdhill Lane, crossing the said 20 foot wide private lane, with a south line of the closed portion of Byrdhill Lane right-of-way, with a south line of said Tract 2, with a south line of the tract described herein, a distance of 9.60 feet to 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set in the center-line of said Byrdhill Lane, same being the center-line of the said 20 wide foot private lane, as found monumented by this survey, at the southwest corner of the said easterly half of the closed portion of Byrdhill Lane right-of-way, for a southwest corner of said Tract 2, for a southwest corner of the tract described herein;

**THENCE** N 34°14'20" E, with the center-line of the said closed portion of Byrdhill Lane, with the center-line of the said 20 foot wide private lane, with the west line of said Tract 2, with the west line of the tract described herein, at a distance of 100.00 feet pass a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-on-line reference, and continuing at a distance of 160.53 feet pass a calculated point in intersecting west line of said Tract 2 and the approximate south line of a Drainage and Public Utility Easement (P.U.E.) Lot as shown on Meadowcreek Sec. 2 Ph. 1, a subdivision according to the map or plat of record in Volume 71, Page 30, Plat Records of Travis County, Texas, same being the south line of a called 0.42 acre tract of land shown in the Quitclaim Deed to the City of Austin of record in Volume 9477, Page 494, Real Property Records of Travis County, Texas, said south line of the said 0.42 acre tract being in conflict with the north line of said Tract 2 and the north line of the said 5.00 acre tract, and continuing for a total distance of 175.83 feet to a calculated point near the approximate north bank of Boggy Creek, for the northwest corner of said Tract 2, for the northern terminus of the center-line of the said closed portion of Byrdhill Lane right-of-way and the said 20 foot wide private lane, for the northwest corner of the tract described herein, from which a calculated point for the northeast corner of Lot 1, said Beaconridge VI-A bears S 58°59'33" W, a distance of 21.92 feet;

**THENCE** S 76°21'48" E, over and across Boggy Creek, crossing the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, with the most northerly north line of said Tract 2, with the most northerly north line of the tract described herein, at a distance of 19.21 feet pass a calculated point for the northeast corner of the said 20 foot wide private lane, for the northeast corner of the said closed portion of Byrdhill Lane right-of-way, for the northwest corner of the said 5.00 acre tract, and continuing with the most northerly north line of said Tract 2, with a northerly north line of the said 5.00 acre tract, at a distance of 181.36 feet pass a calculated point in the intersecting northerly north line of said Tract 2, same being the northerly north line of the said 5.00 acre tract and the south line of the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, for the west corner of a certain called 519 square foot tract of land described in the Quitclaim Deed to the City of Austin of record in Volume 9452, Page 883, Real Property Records of Travis County, Texas, at a distance of 269.24 feet pass a calculated point in the intersecting northerly north line of said Tract 2, same being the northerly north line of the said 5.00 acre tract and the south line of the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, for the east corner of the said 519 square foot tract, and continuing a total distance of 414.95 feet to a calculated point near the approximate north bank of Boggy Creek, for the most northerly northeast corner of the said 5.00 acre tract and said Tract 2, for the most northerly northeast corner of the tract described herein, from which a 1/2-inch iron rod found in the north right-of-way line of Dittmar Road, a variable width right-of-way, at the southeast corner of Lot 15, Block "N", said Meadowcreek Sec. 2 Ph. 1, bears N 06°20'57" E, a distance of 78.86 feet, and also from said calculated point, a calculated point in the south right-of-way line of said Dittmar Road, for the northeast corner of the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and said 0.42 acre tract bears N 74°25'27" E, a distance of 8.61 feet;



**THENCE** S 35°26'20" W, crossing Boggy Creek, continuing across the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, with an east line of said Tract 2, with an east line of the said 5.00 acre tract, with an east line of the tract described herein, a distance of 55.60 feet to a calculated point near the approximate center-line of Boggy Creek, for a re-entrant corner of the said 5.00 acre tract and said Tract 2, for a re-entrant corner of the tract described herein;

**THENCE** S 64°06'40" E, continuing across the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, with the approximate center-line of Boggy Creek, with a north line of said Tract 2 and a north line of the said 5.00 acre tract, with a north line of the tract described herein, a distance of 76.00 feet to a calculated point for the northwest corner of a 10 foot wide private lane as described in said Volume 665, Page 447, Deed Records of Travis County, Texas and as shown on said Metcalfe Survey Plan No. 6423, for the easterly northeast corner of the said 5.00 acre tract and said Tract 2, for the easterly northeast corner of the tract described herein; (note: Travis Central Appraisal District indicates the said 10 foot private lane is Property ID 843498 and is currently owned by Delton Hubach and others, no current record vesting deed information found or listed);

**THENCE** S 34°55'20" W, leaving the approximate center-line of Boggy Creek, with the most easterly east line of said Tract 2 and of the said 5.00 acre tract, with the west line of the said 10 foot wide private lane, with the most easterly east line of the tract described herein, at a distance of 93.90 feet pass a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-on-line reference, and continuing for a total distance of 293.90 feet to a 3/4-inch iron pipe found at the most easterly southeast corner of said Tract 2, same being the northeast corner of said Tract "A", Byrd Subdivision, for a point in the east line of the tract described herein;

**THENCE** S 34°55'20" W, continuing with the most easterly east line of the said 5.00 acre tract, continuing with the west line of the said 10 foot wide private lane, with the east line of said Tract "A", Byrd Subdivision, continuing with the most easterly east line of the tract described herein, a distance of 209.86 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for the southeast corner of said Tract "A", Byrd Subdivision, for the southeast corner of the said 5.00 acre tract, for the northeast corner of the said 6.98 acre tract, for a point in the east line of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "TERRA FIRMA" found for reference, bears N 53°18'49" E, a distance of 0.54 feet;

**THENCE**, continuing with the west line of the said 10 foot wide private lane, with the east line of the said 6.98 tract, continuing with the east line of the tract described herein, the following three (3) courses and distances:

1. S 34°55'20" W, a distance of 652.80 feet to a 3/4-inch iron pipe found at the southwest corner of the said 10 foot wide private lane, at a southeast corner of the said 6.98 acre tract, for a southeast corner of the tract described herein, from which a 3/4-inch iron pipe found at the southeast corner of the said 10 foot wide private lane, same being an angle point in the west line of that certain called 3.84 acres described in the General Warranty Deed to RDO Properties, LLC, of record in Document No. 2010057618, Official Public Records of Travis County, Texas bears S 62°33'18" E, a distance of 10.15 feet,
2. N 62°33'18" W, at a distance of 2.16 feet pass the apparent west line of Unit 52, Varrado Condominiums, as shown on the Declaration of Condominium Regime for Verrado Condominiums of record in Document No. 2017062630, Official Public Records of Travis County, Texas, and continuing for a total distance of 3.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner of the said 6.98 acre tract, for a re-entrant corner of the tract described herein, and from which a 1/2-inch iron rod found for the apparent north corner of said Unit 52, Varrado Condominiums bears N 47°39'21" W, a distance of 10.40 feet, and
3. S 42°07'24" W, a distance of 42.18 feet to a 1/2-inch iron pipe found at the most southerly southeast corner of the said 6.98 acre tract, same being the northeast corner of Trt. 1, Hattie M. Marx Subd., a subdivision according to the plat or map of record in Volume 55, Page 324, Plat Records of Travis County, Texas, at an angle point in the west line of said Unit 52, Varrado Condominiums, for the most southerly southeast corner of the tract described herein;

**THENCE** N 54°30'13" W, leaving the west line of said Unit 52, Varrado Condominiums, with the most southerly south line of the said 6.98 acre tract, with the north line of said Trt. 1, Hattie M. Marx Subd., with the most southerly south line of the tract described herein, at a distance of 410.75 feet pass a 1/2-inch iron found at an angle point in the east right-of-way line of said Peaceful Hill Lane, at the northwest corner of said Trt. 1, Hattie M. Marx Subd., and continuing for a total distance of 419.75 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point in the east right-of-way line of said Peaceful Hill Road, for the southeast corner of the said 4,889 square foot City of Austin tract, for the southwest corner of the tract described herein, from which a calculated point in the east line of the said 20 foot wide private



lane, for the southwest corner of the said 6.98 acre tract, same being the southwest corner of the said 4,889 square foot City of Austin tract bears N 54°30'13" W, a distance of 9.06 feet;

**THENCE**, crossing the said 6.98 tract, with the east right-of-line of Peaceful Hill Lane, with the east line of the said 4,889 square foot City of Austin tract, with a west line of the tract described herein, the following four (4) courses and distances:

1. N 35°24'56" E, a distance of 22.83 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
2. with the arc of a curve to the left, having a radius of 1,347.70 feet, an arc distance of 25.48 feet, and a chord which bears N 34°57'59" E, a distance of 25.48 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
3. N 34°11'18" E, a distance of 415.43 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and
4. with the arc of a curve to the left, having a radius of 320.30 feet, an arc distance of 79.43 feet, and a chord which bears N 26°56'11" E, a distance of 79.23 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set in the intersecting curving east right-of-way line of said Peaceful Hill Lane and the east right-of-way line of said Byrdhill Lane, in the west line of the said 6.98 acre tract, for the north corner of the said 4,889 square foot City of Austin tract, in the east line of the said 20 foot wide private lane, for the end of a non-tangent curve in the east line of the tract described herein;

**THENCE** N 34°05'02" E, leaving the curving east right-of-way line of said Peaceful Hill Lane, with the east right-of-way line of said Byrdhill Lane, with the west line of the said 6.98 acre tract, with the east line of the said 20 foot wide private lane, continuing with a west line of the tract described herein, a distance of 142.15 feet to the **POINT OF BEGINNING** and containing 11.844 acres of land, more or less.

**BEARING BASIS:** Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of May and June, 2021.

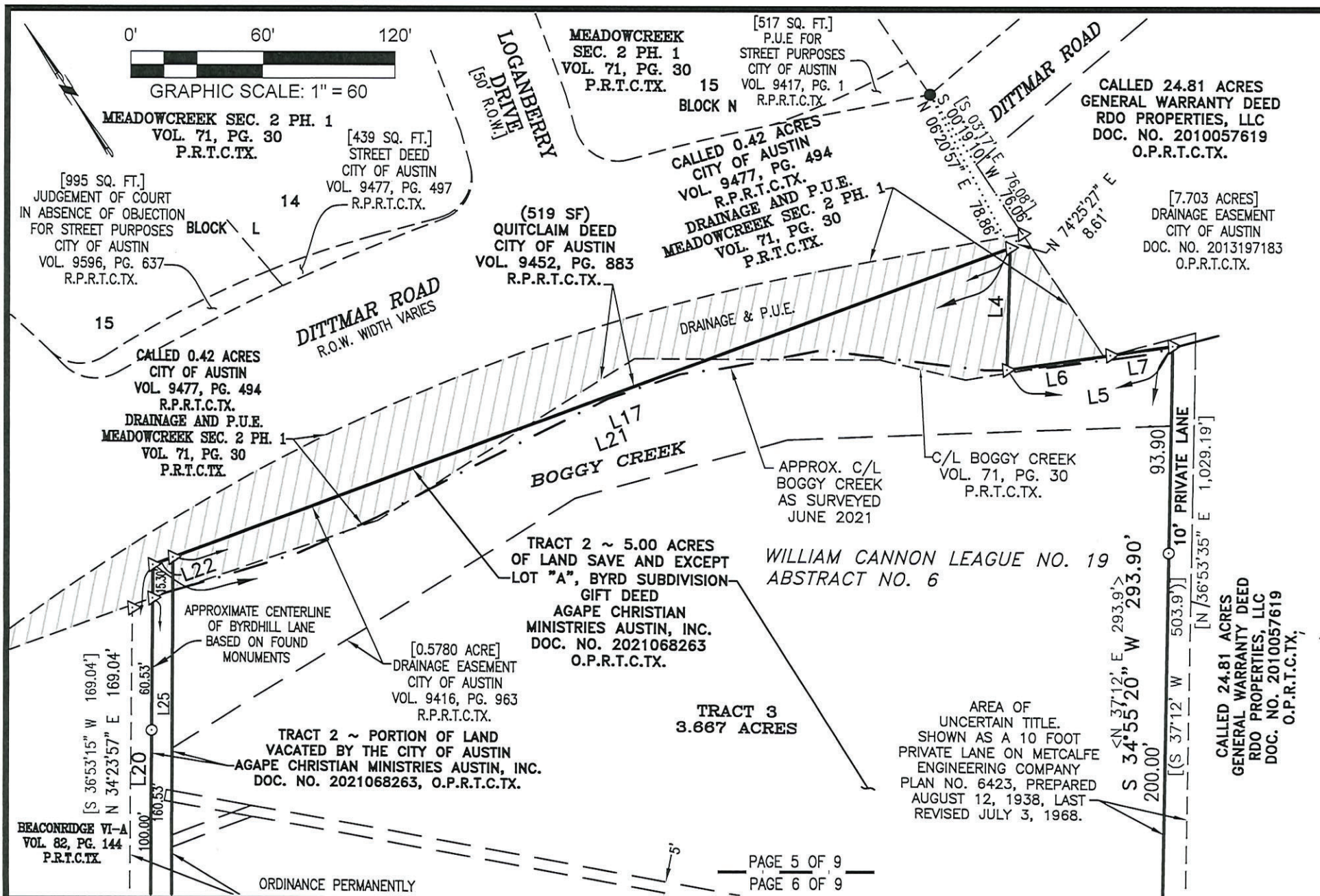
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 12<sup>th</sup> day of July 2021 A.D.

LDC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

  
Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas







TBPE NO: 16384 • TBPLS NO: 10194101  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
LDCTEAMS.COM



SURVEY SKETCH to Accompany Description:  
**BOUNDARY EXHIBIT**  
11.884 ACRES OUT OF  
THE WILLIAM CANNON LEAGUE NO. 19, A-6,  
TRAVIS COUNTY, TEXAS  
FILE No. 1431  
PAGE 5 OF 9





WILLIAM CANNON LEAGUE NO. 19  
ABSTRACT NO. 6

{4,889 SQ. FT.}  
STREET DEED  
CITY OF AUSTIN  
DOC. NO. 2003131417  
O.P.R.T.C.TX.

OVERALL  
TOTAL AREA  
11.844 ACRES

TRACT 1  
6.868 ACRES  
(6.98 ACRES)  
WARRANTY DEED W/ VENDOR'S LIEN  
AGAPE CHRISTIAN MINISTRIES, INC.  
DOC. NO. 2002132796  
O.P.R.T.C.TX.

AREA OF  
UNCERTAIN TITLE.  
SHOWN AS A 10 FOOT  
PRIVATE LANE ON METCALFE  
ENGINEERING COMPANY  
PLAN NO. 6423, PREPARED  
AUGUST 12, 1938, LAST  
REVISED JULY 3, 1968.

(S 37°15' W 652.84')  
S 34°55'20" W 652.80'

CALLED 24.81 ACRES  
GENERAL WARRANTY DEED  
RDO PROPERTIES, LLC  
DOC. NO. 2010057619  
O.P.R.T.C.TX.

[N 36°53'35" E 1,029.19']

PAGE 7 OF 9  
FILE No. 1431.

AMENDED PLAT OF  
BEACONRIDGE II  
VOL. 72, PG. 23  
P.R.T.C.TX.

<N 36°27' E 649.2'>  
(N 36°27' E 649.20')  
N 34°05'02" E 649.20'

N 34°11'18" E 415.43'  
{S 36°34'08" W 415.43'}

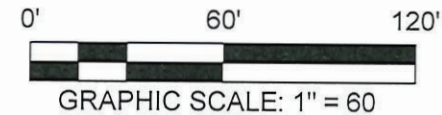


TBPE NO: 16384 • TBPLS NO: 10194101  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
LDCTEAMS.COM



SURVEY SKETCH to Accompany Description:  
BOUNDARY EXHIBIT  
11.884 ACRES OUT OF  
THE WILLIAM CANNON LEAGUE NO. 19, A-6,  
TRAVIS COUNTY, TEXAS





OVERALL  
TOTAL AREA  
11.844 ACRES

TRACT 1  
6.868 ACRES  
(6.98 ACRES)

WARRANTY DEED W/ VENDOR'S LIEN  
AGAPE CHRISTIAN MINISTRIES, INC.  
DOC. NO. 2002132796  
O.P.R.T.C.TX.

CALLED 3.84 ACRES  
GENERAL WARRANTY DEED  
RDO PROPERTIES, LLC  
DOC. NO. 2010057618  
O.P.R.T.C.TX.

AREA OF  
UNCERTAIN TITLE.  
SHOWN AS A 10 FOOT  
PRIVATE LANE ON METCALFE  
ENGINEERING COMPANY  
PLAN NO. 6423, PREPARED  
AUGUST 12, 1938, LAST  
REVISED JULY 3, 1968.

PEACEFUL HILL LANE

R.O.W. WIDTH VARIES

{4,889 SQ. FT.}  
STREET DEED  
CITY OF AUSTIN  
DOC. NO. 2003131417  
O.P.R.T.C.TX.

WILLIAM CANNON LEAGUE NO. 19  
ABSTRACT NO. 6

<S 52°07' E 430.64'>  
(N 52°07' W 428.84')  
N 54°30'13" W 428.80'

419.75'

[S 52°07' E 410.75'  
{410.64'}]

5' ELECTRIC LINES AND  
SYSTEMS EASEMENT  
CITY OF AUSTIN  
VOL. 3385, PG. 905  
D.R.T.C.TX.

TRT. 1

HATTIE M. MARX SUBD.  
VOL. 55, PG. 324  
P.R.T.C.TX.

# CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1,347.70' {1,347.70'}	25.48' {25.48'}	N 34°57'59" E {S 37°20'49" W}	25.48' {25.48'}
C2	320.30' {320.30'}	79.43' {79.43'}	N 26°56'11" E {S 29°19'01" W}	79.23' {79.23'}

AMENDED PLAT OF  
BEACONBRIDGE II  
VOL. 72, PG. 23  
P.R.T.C.TX.

BLOCK "C"

[N 37°53' E 306.42']

10' PRIVATE LANE  
[N 36°53'49" E 132.53']

L8 L9  
L10 L13

1/2" IPF UNDER  
WOOD PRIVACY  
FENCE  
UNIT 52

DECLARATION OF  
CONDOMINIUM REGIME  
FOR VERRADO CONDOMINIUMS  
DOC. NO. 2017062630  
O.P.R.T.C.TX.

UNIT 51

FILE No. 1441

PAGE 8 OF 9

TBPE NO: 16384 • TBPLS NO: 10194101  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
LDCTEAMS.COM



SURVEY SKETCH to Accompany Description:  
**BOUNDARY EXHIBIT**  
11.884 ACRES OUT OF  
THE WILLIAM CANNON LEAGUE NO. 19, A-6,  
TRAVIS COUNTY, TEXAS



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 34°05'02" E ((N 36°27' E)) <N 36°27' E>	59.99' ((60.00')) <60.0'>
L2	N 33°56'05" E ((N 36°27' E))	59.97' ((60.00'))
L3	N 34°05'02" E [(N 36°27' E)] <N 36°27' E>	346.90' [(346.90')] <346.90'>
L4	S 35°26'20" W [(S 37°43' W)] <N 37°43' E>	55.60' [(55.6')] <55.6'>
L5	S 64°06'40" E [(S 61°50' E)] <N 61°50' W>	76.00'
L6	S 64°06'40" E [(S 61°50' E)] <N 61°50' W>	47.50' [(47.5')] <47.5'>
L7	S 64°06'40" E [(S 61°50' E)] <N 61°50' W>	28.50' [(28.5')] <28.5'>
L8	N 62°33'18" W (N 60°38' W) <S 60°52' E>	3.00' (3.00') <3.0'>

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	N 62°33'18" W <S 60°52' E>	10.15' <10.1'>
L10	S 42°07'24" W (S 44°30' W) <N 46°02' E>	42.18' (42.20') <42.2'>
L11	N 35°24'56" E {S 37°47'46" W}	22.83' {22.73'}
L12	N 35°31'02" E {N 37°53'52" E}	35.08' {34.98'}
L13	S 62°33'18" E <S 60°52' E> [N 60°35'11" W]	13.15' <13.1'> [12.95']
L14	S 34°23'57" W [S 36°56'11" W]	90.34' [90.29']
L15	S 34°14'42" W [S 36°46' W]	59.51' [59.51']
L16	S 34°53'43" W <N 37°12' W>	59.73' <60.0'>
L17	S 76°21'48" E [(S 74°04' E)] <S 74°04' E>	405.22' [(404.8')] <404.8'>
L18	S 57°17'29" E [S 53°59' E]	20.47' [20.52']

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	N 55°54'58" W	9.60'
L20	N 34°14'30" E	175.83'
L21	S 76°21'48" E	414.95'
L22	S 76°21'48" E	9.73'
L23	N 55°54'58" W	19.21'
L24	N 34°05'02" E	167.68'
L25	N 34°05'02" E	179.22'
L26	S 34°23'57" W	21.00' [21.00']
L27	S 34°23'57" W	13.09'
L28	N 55°54'58" W	9.61'

#### LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ IRON PIPE FOUND, SIZE NOTED
- TF 1/2" IRON ROD W/ PLASTIC CAP STAMPED "TERRA FIRMA" FOUND
- ⊙ 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" SET
- △ CALCULATED POINT
- ( ) RECORD INFORMATION PER DOC. NO. 2002132796, O.P.R.T.C.TX.
- [( )] RECORD INFORMATION PER DOC. NO. 2021068263, O.P.R.T.C.TX.
- { } RECORD INFORMATION PER DOC. NO. 2003131417, O.P.R.T.C.TX.
- (( )) RECORD INFORMATION PER VOL. 76, PG. 162, P.R.T.C.TX.
- < > RECORD INFORMATION PER METCALFE ENGINEERING COMPANY PLAN NO. 6423, PREPARED AUGUST 12, 1938, LAST REVISED JULY 3, 1968.
- [ ] OTHER RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- IPF IRON PIPE FOUND

#### NOTES:

- BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999956.

[[[ ]]] DRAINAGE & P.U.E. TRACT AS SHOWN ON VOL. 71, PG. 30, P.R.T.C.TX. AND A 0.42 ACRE TRACT AS CONVEYED IN VOL. 9477, PG. 494, D.R.T.C.TX.

FILE No. 1441

PAGE 9 OF 9

TBPE NO: 16384 • TBPLS NO: 10194101  
5508 HIGHWAY 290 WEST, SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
LDCTEAMS.COM



SURVEY SKETCH to Accompany Description:  
**BOUNDARY EXHIBIT**  
11.884 ACRES OUT OF  
THE WILLIAM CANNON LEAGUE NO. 19, A-6,  
TRAVIS COUNTY, TEXAS

# EXHIBIT B

31.189 Acre Zoning Description  
Graham Development  
Job No. 9250-00

## LEGAL DESCRIPTION

FIELD NOTES FOR 31.189 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE, TRAVIS COUNTY, TEXAS; BEING ALL OF THE CALLED 3.84 ACRE TRACT OF LAND AS CONVEYED TO RDO PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2010057618 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THE CALLED 24.81 ACRE TRACT OF LAND AS CONVEYED TO RDO PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2010057619 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THE CALLED 2.546 ACRE TRACT OF LAND AS CONVEYED TO RDO PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2010060938 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 31.189 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found on the west right-of-way line of Congress Avenue (a variable width public right-of-way) at the southeast corner of the above described 3.84 acre tract of land, for the most easterly southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the north line of a called 3.613 acre tract of land described as Tract 2 as conveyed to Devon/South Congress, LLC, a Delaware limited liability company, by General Warranty Deed recorded in Document Number 2017090198 of the Official Public Records of Travis County, Texas, and the south line of said 3.84 acre tract, N 75°26'01" W a distance of 548.41 feet to a calculated point at the northwest corner of said 3.613 acre tract, at the northeast corner of the above described 2.546 acre tract, for an interior corner of the herein described tract;

THENCE, with the west line of said 3.613 acre tract and the east line of said 2.546 acre tract, S 45°47'14" W a distance of 82.26 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, continuing with the west line of said 3.613 acre tract and the east line of said 2.546 acre tract, S 25°03'01" W a distance of 56.51 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, continuing with the west line of said 3.613 acre tract and the east line of said 2.546 acre tract, S 57°24'45" W a distance of 37.75 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the west line of said 3.613 acre tract and the east line of said 2.546 acre tract, S 12°34'19" W a distance of 106.70 feet to a metal fence post found on the north line of a called 2.891 acre tract of land described as Tract 1 as conveyed to Devon/South Congress, LLC, a Delaware limited liability company, by said General Warranty Deed recorded in Document Number 2017090198 of the Official Public Records of Travis County, Texas, at the southwest corner of said 3.613 acre tract and the southeast corner of said 2.546 acre tract, for the most southerly corner of the herein described tract;

THENCE, with the south line of said 2.546 acre tract and the north line of said 2.891 acre tract, N 75°45'00" W, a distance of 317.50 feet to a calculated point on the northeast line of a called 7.50 acre tract of land as conveyed to Peaceful Hill Partners, LLC, a Texas limited liability company, by General Warranty Deed recorded in Document Number 2014126556 of the Official Public Records of Travis County, Texas, at the southwest corner of said 2.546 acre tract, at the northwest corner of said 2.891 acre tract, for the southwest corner of the herein described tract;

THENCE, with the west line of said 2.546 acre tract and the northeast line of said 7.50 acre tract, N 18°27'19" W, passing a 60D nail found at a distance of 107.65 feet and continuing on for a total distance of 312.45 feet to a 1/2-inch iron rod found at the northwest corner of said 2.546 acre tract, at the southwest corner of said 3.84 acre tract, for an angle point of the herein described tract;

THENCE, with the northeast line of said 7.50 acre tract and the southwest line of said 3.84 acre tract, N 18°18'35" W a distance of 32.19 feet to a 1/2-inch iron pipe found at the southeast corner of a called 10 foot wide lane as described to A. Hubach and Edward Hubach in Volume 238, Page 323 of the Deed Records of Travis County, Texas, at the most westerly corner of said 3.84 acre tract, for an angle point of the herein described tract, from which a 1/2-inch iron rod found at an angle point of a called 6.98 acre tract of land as conveyed to Agape Christian Ministries, Inc. by Warranty Deed with Vendor's Lien recorded in Document Number 2002132796 of the Official Public Records of Travis County, Texas, at the southwest corner of said 10 foot wide lane bears N 16°35'11" W a distance of 13.71 feet;

THENCE, with the northwest line of said 3.84 acre tract and the southeast line of said 10 foot wide lane, N 34°57'00" E, passing at a distance of 132.46 feet a 1/2-inch iron rod found at the northwest corner of said 3.84 acre tract and the southwest corner of said 24.81 acre tract, and continuing on with the northwest line of said 24.81 acre tract and the southeast line of said 10 foot wide lane a total distance of 1,161.66 feet to a calculated point in the centerline of Boggy Creek at the northeast corner of said 10 foot wide lane, at an interior corner of said 24.81 acre tract, for an interior corner of the herein described tract;

THENCE, along the centerline of said Boggy Creek with the northeast line of said 10 foot wide lane and a southwest line of said 24.81 acre tract, N 70°57'40" W, passing at a distance of 11.59 feet the northwest corner of said 10 foot wide lane and the most easterly corner of the remainder of a called 5.00 acre tract of land described as Tract 2 as conveyed to Agape Christian Ministries Austin, Inc. by Gift Deed recorded in Document Number 2021068263 of the Official Public Records of Travis County, Texas, and continuing with the common southwest line of said 24.81 acre tract and the northeast line of said remainder of 5.00 acres tract for a total distance of 43.00 feet to a calculated point at the southeast corner of a drainage and public utility easement lot as designated by MEADOWCREEK SEC. 2 PH. 1, a subdivision as recorded in Volume 71, Page 30 of the Plat Records of Travis County, Texas, for an exterior corner of the herein described tract;

THENCE, departing the centerline of said Boggy Creek with the east line of said MEADOWCREEK SEC. 2 PH. 1 and a west line of said 24.81 acre tract, N 00°21'47" E a distance of 105.84 feet to a 1/2-inch iron rod found on the south right-of-way line of Dittmar Road (a variable width public right-of-way), at the northwest corner of said 24.81 acre tract, for the northwest corner of the herein described tract;

THENCE, with the north line of said 24.81 acre tract, N 83°33'06" E a distance of 165.55 feet to a 1/2-inch iron rod with a cap stamped "HOLT CARSON" found for an angle point of the herein described tract;



THENCE, continuing with the north line of said 24.81 acre tract, N 56°05'46" E a distance of 103.90 feet to a 1/2-inch iron rod with a cap stamped "HOLT CARSON" found for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, N 66°06'22" E a distance of 86.56 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, N 76°47'34" E a distance of 83.82 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, S 86°48'26" E a distance of 90.89 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, S 80°25'26" E a distance of 74.11 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, N 76°10'34" E a distance of 74.87 feet to a calculated point for an angle point of the herein described tract;

THENCE, with the north line of said 24.81 acre tract, N 74°46'34" E a distance of 71.15 feet to a calculated point for an angle point of the herein described tract;

THENCE, with the north line of said 24.81 acre tract, N 79°23'34" E a distance of 133.97 feet to a calculated point at the intersection of the south right-of-way line of said Dittmar Road with the west right-of-way line of said Congress Avenue for the northeast corner of the herein described tract;

THENCE, with the west right-of-way line of said Congress Avenue, S 14°03'59" W a distance of 543.75 feet to a broken TxDOT Type I concrete monument found for an angle point of the herein described tract;

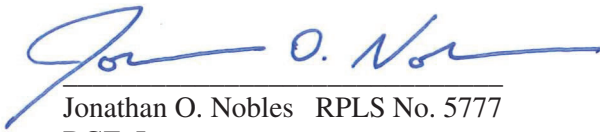
THENCE, continuing with the west right-of-way line of said Congress Avenue, S 35°48'56" W a distance of 107.70 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, continuing with the west right-of-way line of said Congress Avenue, S 14°00'39" W a distance of 497.73 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, continuing with the west right-of-way line of said Congress Avenue, S 07°52'41" E a distance of 107.69 feet to a broken TxDOT Type I concrete monument found for an angle point of the herein described tract;

THENCE, continuing with the west right-of-way line of said Congress Avenue, S 13°56'33" W, passing a 1/2-inch iron rod found at the southeast corner of said 24.81 acre tract and the northeast corner of said 3.84 acre tract at a distance of 211.64 feet and continuing on for a total distance of 362.94 feet to the **POINT OF BEGINNING** and containing 31.189 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE, Inc. under my supervision on August 19, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. This document was prepared under 22 Texas Administrative Code § 138.95 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it is prepared. A sketch accompanies this description.

  
Jonathan O. Nobles RPLS No. 5777

BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
Telephone: (512) 879-0400  
TBPELS Licensed Surveying Firm No. 10106502

08/26/2021

Date



Client: Graham Development  
Date: August 24, 2021  
Job No.: 9250-00  
TCAD No. 0426090205, 0426090206 & 0428090209  
Austin Grid: G14 & G15

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



AGAPE CHRISTIAN MINISTRIES AUSTIN, INC.  
REMAINDER OF A  
CALLED 5.00 ACRES  
DOC. NO. 2021068263 O.P.R.T.C.

TRACT "A"  
BYRD SUBDIVISION  
VOL. 76, PG. 162  
P.R.T.C. 1,161.66'

AGAPE CHRISTIAN  
MINISTRIES, INC.  
CALLED 6.98 ACRES  
DOC. NO. 2002132796  
O.P.R.T.C.

A. HUBACH AND  
EDWARD HUBACH  
CALLED 10' WIDE LANE  
VOL. 238, PG. 323  
D.R.T.C.

MATCH LINE SHEET 6

MATCH LINE SHEET 5

31.189 ACRES

RDO PROPERTIES, LLC  
CALLED 24.81 ACRES  
DOC. NO. 2010057619 O.P.R.T.C.

RDO PROPERTIES, LLC  
CALLED 3.84 ACRES  
DOC. NO. 2010057618 O.P.R.T.C.

RDO PROPERTIES, LLC  
CALLED 2.546 ACRES  
DOC. NO. 2010060938 O.P.R.T.C.

DEVON/SOUTH CONGRESS, LLC  
TRACT 2  
CALLED 3.613 ACRES  
DOC. NO. 2017090198 O.P.R.T.C.

DEVON/SOUTH CONGRESS, LLC  
TRACT 1  
CALLED 2.891 ACRES  
DOC. NO. 2017090198 O.P.R.T.C.

PEACEFUL HILL PARTNERS, LLC  
CALLED 7.50 ACRES  
DOC. NO. 2014126559 O.P.R.T.C.

CONGRESS AVENUE  
(R.O.W. WIDTH VARIES)

P.O.B.

SCALE: 1"=200'

SHEET 5

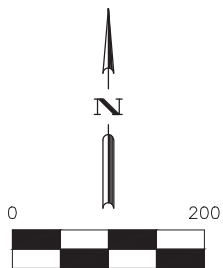
OF 7



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TBPELS Licensed Surveying Firm No. 10106502

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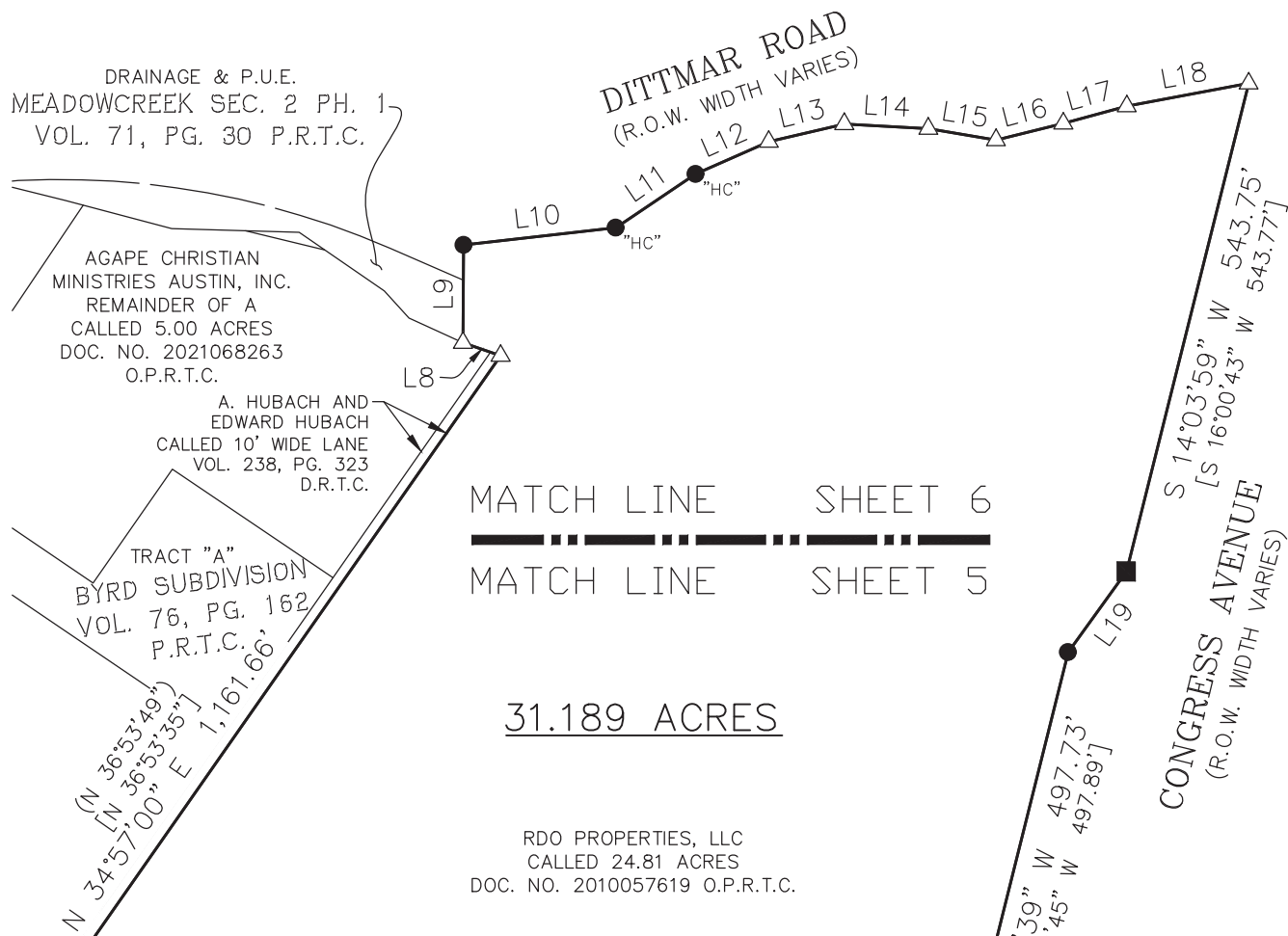
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



BEARING ORIENTATION IS  
BASED ON THE TEXAS STATE  
PLANE COORDINATE SYSTEM,  
CENTRAL ZONE 4203, NAD-83.

## LEGEND

P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT
NO.	NUMBER
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
( )	RECORD INFO., DOC. NO. 2010057618
[ ]	RECORD INFO., DOC. NO. 2010057619
{ }	RECORD INFO., DOC. NO. 2010060938
●	FOUND 1/2" IRON ROD
●"HC"	FOUND 1/2" IRON ROD W/CAP "HOLT CARSON"
⊙	FOUND 1/2" IRON PIPE
▲	FOUND 60D NAIL
◆	FOUND METAL FENCE POST
■	FOUND TxDOT TYPE I MONUMENT
△	CALCULATED POINT



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TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'

SHEET 6

OF 7

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 45°47'14" W	82.26'
L2	S 25°03'01" W	56.51'
L3	S 57°24'45" W	37.75'
L4	S 12°34'19" W	106.70'
L5	N 75°45'00" W	317.50'
L6	N 18°27'19" W	312.45'
L7	N 18°18'35" W	32.19'
L8	N 70°57'40" W	43.00'
L9	N 00°21'47" E	105.84'
L10	N 83°33'06" E	165.55'
L11	N 56°05'46" E	103.90'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	N 66°06'22" E	86.56'
L13	N 76°47'34" E	83.82'
L14	S 86°48'26" E	90.89'
L15	S 80°25'26" E	74.11'
L16	N 76°10'34" E	74.87'
L17	N 74°46'34" E	71.15'
L18	N 79°23'34" E	133.97'
L19	S 35°48'56" W	107.70'
L20	S 07°52'41" E	107.69'
L21	S 13°56'33" W	362.94'
L22	N 16°35'11" W	13.71'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	{S 47°36'29" W}	{82.20'}
L2	{S 27°11'08" W}	{56.58'}
L3	{S 58°55'49" W}	{37.68'}
L4	{S 15°12'11" W}	{107.02'}
L5	{N 73°33'26" W}	{317.63'}
L6	{N 16°28'25" W}	{312.44'}
L7	(N 16°32'33" W)	(32.22')
L8	[N 69°00'58" W]	[43.00']
L9	[N 02°22'48" E]	[105.81']
L10	[N 85°27'48" E]	[165.45']
L11	[N 58°00'48" E]	[103.72']

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	[N 68°05'16" E]	[86.70']
L13	[N 78°44'16" E]	[83.82']
L14	[S 84°51'44" E]	[90.89']
L15	[S 78°28'44" E]	[74.11']
L16	[N 78°07'16" E]	[74.87']
L17	[N 76°43'16" E]	[71.15']
L18	[N 81°20'16" E]	[133.97']
L19	[S 37°44'49" W]	[107.60']
L20	[S 05°51'27" E]	[107.60']
L21	[S 15°48'59" W]	



**BGE, Inc.**  
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728  
 Tel: 512-879-0400 • [www.bgeinc.com](http://www.bgeinc.com)  
 TBPELS Licensed Surveying Firm No. 10106502

SCALE: ~  
 SHEET 7  
 OF 7



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