2 pgs 202000169

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME FINAL PLAT OF CIELO SOUTH

OWNERS NAME: TC/F ROUND ROCK, LP, GLENWOOD ROUND ROCK, LP AND GLENWOOD ROUND ROCK GP, LLC

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE 2020146870

RETURN:

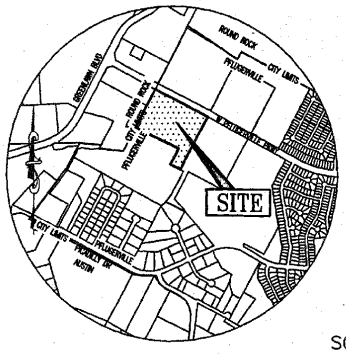
CITY OF PFLUGERVILLE

202000169

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas
Aug 18, 2020 08:18 AM
Fee: $75.00 MEDINAE

$75.00 8/18/20 202000169

FINAL PLAT OF CIELO SOUTH



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 100'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND
- 1/2" CAPPED IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- MAG NAIL FOUND
- SURVEY LINE
- 6' SIDEWALK (UNLESS OTHERWISE NOTED)
- PUBLIC UTILITY EASEMENT
- EXISTING DRAINAGE/ELECTRIC EASEMENTS
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- Ⓐ BLOCK

DAVID WILSON LEPPIN (16.00 ACRES) VOL. 7489, PG. 534

CIELO AUSTIN DEVELOPMENT, LLC (REMAINDER OF 49.771 ACRES) DOC. 2017169129

FINAL PLAT OF BRANSON NORTH DOCUMENT NO. 201800310 GREENLAWN VILLAGE CONDOS

BM #2 N:10146895.93 E:3138460.85 ELEV:795.16

WEST PFLUGERVILLE PARKWAY (120' R.O.W.)

BM #1 N:10146488.52 E:3139146.40 ELEV:794.00

APPROXIMATE SURVEY LINE

S62°07'05"E 1099.11'

EXISTING 10' SIDEWALK

10' PUE

OVERHEAD AND UNDERGROUND ELECTRIC SUPPLY LINE ESMT. VOL. 9394, PG. 470

DRAINAGE UTILITY AND ACCESS ESMT. DOC NO 2008172703 PART 1 (0.632 ACRES)

FINAL PLAT OF BRANSON CONDOMINIUMS SOUTH DOCUMENT NO. 201600295 GREENLAWN VILLAGE CONDOS

OVERHEAD AND UNDERGROUND ELECTRIC SUPPLY LINE ESMT. VOL. 9394, PG. 470

Ⓐ LOT 1 FINAL PLAT HOLLYBROOK RANCH, DOCUMENT NO. 201700088

LOT 1 BLOCK "A"

N27°39'36"E 798.16'

S27°45'35"W 1101.07'

ROUND ROCK CITY LIMITS

PFLUGERVILLE CITY LIMITS

DRAINAGE EASEMENT HEREBY DEDICATED

ZONE X

N30°00'00"E 104.14'

98.61'

35.02'

Ⓐ LOT 2 FINAL PLAT HOLLYBROOK RANCH, DOCUMENT NO. 201700088

N63°11'55"W 882.90'

APPROXIMATE 100 YEAR FEMA FLOOD PLAIN

(32.537 ACRE) CITY OF AUSTIN VOL.10570 PG. 764

FEMA 100 YR FLOODPLAIN

ZONE AE

BFE=784

SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232

JAMES CASPER SURVEY NO. 103, ABSTRACT NO. 2538

N27°47'55"E 320.16'

SURVEY TIE TO THE SOUTHWEST CORNER OF JAMES CASNER SURVEY No. 103, ABSTRACT 2538 S27°45'W, 88.1' +/-

N62°16'28"W 210.16'

(32.537) ACRE CITY OF AUSTIN VOL.10570 PG. 764

APPROXIMATE 100 YEAR FEMA FLOOD PLAIN

BFE=783

APPROXIMATE SURVEY LINE

1.824 DRAIN EASEM VOL. 1 PG. 5

PARKLAND TABLES

PARKLAND REQUIRED	4.62 ACRES
PARKLAND PROVIDED (TRAIL EASEMENT)	1.06 ACRES
PARKLAND FEE IN-LIEU (3.56 ACRES)	$155,073.60
PARKLAND DEVELOPMENT FEE REQUIRED	$173,600.00
PARKLAND DEVELOPMENT FEE PROVIDED	$173,600.00

DATE: JULY 15, 2019

OWNER:
TC/F ROUND ROCK, LP
1600 NORTH COLLINS BOULEVARD # 2100
RICHARDSON, TEXAS 75080
(214) 270-0834 phone

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

TOTAL ACREAGE: 21.455 ACRES
SURVEY: S. DARLING SURVEY NO. 102, ABSTRACT 232

F.E.M.A. MAP NO. 48453C 0260J
TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
DATED: AUGUST 18, 2014

TOTAL OF LOTS : 1

NO. OF MULTI-FAMILY LOTS: 1 (934,580 SQ. FT)

LEGAL DESCRIPTION:
21.455 ACRES OF LAND OUT OF THE S. DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.455 ACRE TRACT OF LAND CONVEYED TO TC/F ROUND ROCK, LP IN DOCUMENT NO. 2020006019, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARKS:

#1 PK NAIL WITH WASHER SET
N:10146488.52 E:3139146.40; EL:794.00'

#2 PK NAIL WITH WASHER SET
N:10146895.93 E:3138460.85; EL:795.16'

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\AC2004LP\4962\SURVEY\PLAT CIELO SOUTH.dwg

202000169

FINAL PLAT OF CIELO SOUTH

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT W.T. FIELD, ACTING HEREIN BY AND THROUGH TC/F ROUND ROCK, LP, AUTHORIZED AGENT, BEING THE OWNER OF 21.458 ACRES OF LAND OUT OF THE S. DARLING SURVEY No. 102, ABSTRACT No. 232, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.455 ACRE TRACT CONVEYED TO TC/F ROUND ROCK, LP, IN DOCUMENT NUMBER 2020006019, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 21.455 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS

"FINAL PLAT OF CIELO SOUTH"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 30, DAY OF March, 2020, A.D.

TC/F ROUND ROCK, LP
A TEXAS LIMITED PARTNERSHIP

BY: GLENWOOD ROUND ROCK, LP
A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: GLENWOOD ROUND ROCK GP, LLC
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: _____
W.T. FIELD, PRESIDENT

STATE OF TEXAS:
COUNTY OF ~~TRAVIS~~ DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.T. FIELD, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 30TH DAY OF MARCH 2020 A.D.

Jennifer M Koger
NOTARY PUBLIC IN AND FOR ~~TRAVIS~~ DALLAS COUNTY, TEXAS

JENNIFER M KOGER
Notary ID # 12201235
My Commission Expires
December 27, 2020

APPROVED THIS THE 1 DAY OF January, 2020 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY OF PFLUGERVILLE.

Pat Epstein
PAT EPSTEIN, CHAIRPERSON
PLANNING AND ZONING COMMISSION

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

EMILY BARRON, PLANNING DIRECTOR

ATTEST: Karen Thompson
KAREN THOMPSON, CITY SECRETARY

CITY OF PFLUGERVILLE STATE OF TEXAS

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

SURVEYED BY: _____ 28FEB2020 DATE:
AARON V. THOMASON, RPLS # 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
AARON@CBDENG.COM

STATE OF TEXAS REGISTERED AARON V. THOMASON 6214 PROFESSIONAL LAND SURVEYOR

ENGINEER'S FLOOD PLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0260J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: Brendan P McEntee 03/02/2020
BRENDAN P. McENTEE, P.E. NO. 96200 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS BRENDAN P. McENTEE 96200 LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

LEGAL DESCRIPTION:
21.455 ACRES OF LAND OUT OF THE S. DARLING SURVEY NO. 102, ABSTRACT NO. 232, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 21.455 ACRE TRACT OF LAND CONVEYED TO TC/F ROUND ROCK, LP IN DOCUMENT NO. 2020006019, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY SOUTHWEST WATER CORPORATION. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG WEST PFLUGERVILLE PARKWAY.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO .1206-15-02-24. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO OBJECTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
8. A SIX (6') FOOT WIDE SIDEWALK SHALL BE PROVIDED ON W. PFLUGERVILLE PARKWAY.
9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.
10. A PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVLEOPMENT FEE HAVE BEEN PAID FOR 350 UNITS FOR A TOTAL FEE AMOUNT OF $328,673.60. IF MORE THAN 350 UNITS ARE BUILT ON SITE, ADDITIONAL PAYMENT OF PARKLAND DEDICATION FEE IN-LIEU AND PARK DEVELOPMENT FEE SHALL BE PAID TO THE CITY OF PFLUGERVILLE AND CALCULATED AT A RATE REQUIRED BY ORDINANCE # 1203-15-02-24.
11. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO WINDERMERE. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
13. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
15. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
16. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
18. THIS PROJECT HAS BEEN APPROVED TO PARTICIPATE IN THE CITY OF AUSTIN'S GILLELAND CREEK WATERSHED REGIONAL STORMWATER MANAGEMENT PROGRAM IN AN APPLICATION IDENTIFIED BY THE CITY OF AUSTIN AS GIL RS-2020-0011K. A FEE IN THE AMOUNT OF $10,727.50 HAS BEEN PAID TO THE CITY OF AUSTIN IN ACCORDANCE WITH THE RESTRICTIVE COVENANT FOUND IN VOLUME 10853, PAGE 834 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
19. BUILDINGS ADJACENT TO THE FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2' ABOVE THE BASE FLOOD ELEVATION.
20. THE TRAIL EASEMENT SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.

STATE OF TEXAS:
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18TH DAY OF August, 20 20 A.D. AT 8:18 O'CLOCK A .M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER 202000169 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 18th DAY OF August 20 20 A.D.
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY E. MEDINA

FILED FOR RECORD AT 8:18 O'CLOCK A.M., THIS THE 18TH DAY OF August, 20 20 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY E. MEDINA

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

PATH-J:\AC2004LP\4962\SURVEY\PLAT CIELO SOUTH.dwg

DOC. NO.

89003395

FILM CODE

00004441844

RESTRICTIVE COVENANT

4:11 PM 3680

41.00 INDX
3 3 01/11/89
890033.95-DOC

THE STATE OF TEXAS §
§
COUNTIES OF TRAVIS §
AND WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, John Lloyd Development Company, a Texas corporation, and URSA/SERI, a Texas joint venture partnership (collectively "Owners"), own the following-described property:

> 466.96 acres, more or less, situated in Travis and Williamson Counties, comprised of a 76.930 acre tract, more or less; a 90.315 acre tract, more or less; a 121.64 acre tract, more or less; a 29.211 acre tract, more or less; a 31.138 acre tract, more or less; and a 117.547 acre tract, more or less, as each of the six (6) tracts comprising the 466.96 acres is more fully described by metes and bounds in Exhibit "A," attached to and incorporated into this document by reference for all purposes (the 466.96 acres, more or less, is referred to in this document as the "Property"); and

WHEREAS, the City of Austin, a municipal corporation situated in Travis, Williamson and Hays Counties, Texas ("City of Austin"), and the Owners have agreed that the Property should be impressed with certain covenants and restrictions running with the land, for the benefit of the Owners and the public, and for more appropriate development of the Property; and

WHEREAS, the City of Austin and the Owners desire to set forth their agreement in writing.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00), and other good and valuable consideration in hand paid by the City of Austin to the Owners, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Owners do hereby impress upon the Property

the following covenants, conditions, and restrictions, which shall be deemed to be covenants running with the land, and which shall be binding on the Owners, their successors and assigns, and mortgagees, as follows:

1. No final plat shall be issued by the City of Austin on any lot within the Property, unless and until the Owner of said lot proposed for final platting shall have first paid the cost of said lot's participation in the Gilleland Creek Regional Storm Water Detention Facility, as said cost has been determined by the City of Austin. The fee for each lot shall be determined on the basis of the size of the lot. The rate to be used in determining each lot's fee shall be $500.00 per acre of land.

2. If any person, corporation, or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against the person or entity violating or attempting to violate such agreement or covenant, and to prevent said person or entity from violating or attempting to violate such agreement or covenant; or to take any other action authorized by ordinance or utility service regulations of the City of Austin.

3. If any part or provision of this agreement or covenant shall be declared invalid by judgment or court order, the same shall in no wise affect any other provisions of this agreement, and such remaining portion of this agreement shall remain in full force and effect.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10853 0835

4. The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

5. This agreement shall be modified, amended or terminated only by joint action of (i) the majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (ii) by the owner(s) of the Property at the time of such modification, amendment, or termination.

EXECUTED this 9th day of December, 1988.

OWNERS:

JOHN LLOYD DEVELOPMENT COMPANY, a Texas corporation

By: _____

Printed Name: John S. Lloyd

Title: President

URSA/SERI JOINT VENTURE, a Texas joint venture partnership

By: SOUTHEAST REGIONAL INVESTMENT, INC., a Texas corporation, Venturer

By: _____
John S. Lloyd, President

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

CITY OF AUSTIN:

By: _____
Jim Smith, Director, Transportation and Public Services Department

CITY OF AUSTIN LEGAL DEPARTMENT:

By: _____

Printed Name: _____

Title: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before on the 9th day of December, 1988, by John S. Lloyd, President of John Lloyd Development Company, a Texas corporation, on behalf of said corporation.

ELAINE L. BOLLINGER
Notary Public, State of Texas
My Commission Expires
Oct. 10, 1989

_____
Notary Public, State of Texas

Printed Name: _____

Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before on the 30th day of Dec, 1988, by Jim Smith, Director, Transportation and Public Services Department of the City of Austin, a municipal corporation, on behalf of said municipal corporation.

YOLANDA PELOQUIN
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-15-90

_____
Notary Public, State of Texas

Printed Name: _____

Commission Expires: _____

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10853 0837

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before on the 9th day of December, 1988, by John S. Lloyd, President of Southeast Regional Investments, Inc., a Texas corporation, Venturer of URSA/SERI Joint Venture, a Texas joint venture partnership, on behalf of said corporation.

Elaine L. Bollinger
Notary Public, State of Texas

Printed Name: _____

Commission Expires: _____

8-0988.46

ELAINE L. BOLLINGER
Notary Public, State of Texas
My Commission Expires
Oct. 10, 1989

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

76.930 Acre Tract
Tract III

W. Drummond Survey No. 109
Socrates Darling Survey Abstract No. 233
September 14, 1986
84206:3308

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 76.930 acre tract of land out of the W. Drummond Survey No. 109 and the Socrates Darling Survey, Abstract No. 232, Travis County, Texas; the said 76.930 acre tract being a portion of a 171.67 acre tract of land called Tract Five in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; the said 76.930 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west line of the said 171.67 acre Tract Five being also the northwest corner of a 40 foot wide strip of land dedicated as additional right-of-way to Royston Lane; the said 40 foot wide strip of land shown dedicated in Springbrook Centre, Phase 'A', a subdivision recorded in Book 86, Pages 66B to 68D of the Plat Records of Travis County, Texas; the said iron rod being N 31° 26' 55" E, 40.00 feet from an iron rod found for the southwest corner of the said 171.67 acre Tract Five; and being the southwest corner and Point of Beginning of the herein described tract;

THENCE, with the west line of the said 171.67 acre Tract Five, the following eight (8) courses and distances:

1. N 31° 26' 55" E, 1006.28 feet to an iron rod found for an angle point;

2. N 61° 19' 04" W, 353.18 feet to an iron rod found for an angle point;

3. N 31° 55' 13" E, 444.35 feet to an iron pipe found for an angle point;

4. N 76° 07' 49" E, 83.95 feet to an iron rod found for an angle point;

5. S 75° 17' 55" E, 151.81 feet to an iron rod found for an angle point;

6. N 86° 58' 01" E, 166.32 feet to an iron rod found for an angle point;

7. S 81° 12' 39" E, 445.44 feet to an iron rod found for an angle point; and

8. N 30° 54' 36" E, 491.92 feet to an iron rod set for the northwest corner of the herein described tract;

THENCE, leaving the west line and crossing the said 171.67 acre Tract Five, the following three (3) courses and distances:

1. S 59° 57' 18" E, 883.03 feet to an iron rod set for an ell corner;

2. S 30° 59' 08" W, 320.00 feet to an iron rod set for an ell corner; and

3. S 59° 00' 52" E, [illegible] feet to an iron rod set in the east line of the said 171.67 acre Tract Five being the west line of a 138.24 acre tract of land called Tract Six in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas;

THENCE, with the east line of the 171.67 acre Tract Five and the west line of the 138.24 acre Tract Six, S 30° 59' 08" W, 645.00 feet to an iron rod found for the southwest corner of the said 138.24 acre Tract Six being the northwest corner of a 18.12 acre tract of land called Tract Two in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EXHIBIT A

THENCE, continuing with the said east line of the 171.67 acre Tract Five and the west line of the 18.12 acre Tract Two, S 30° 59' 08" W, 1342.71 feet to an iron rod set in the curving north line of Picadilly Drive as shown on the said Springbrook Centre, Phase 'A', for the southeast corner of the herein described tract;

THENCE, with the said north line of Picadilly Drive being the north line of the said 40 foot wide strip of land dedicated as additional right-of-way to Royston Lane, the following two (2) courses and distances:

1. A distance of 11.14 feet with the arc of a curve to the right having a central angle of 00° 58' 55", a radius of 650.00 feet and a chord which bears N 59° 25' 56" W, a distance of 11.14 feet to an iron rod found for the end of curve; and

2. N 58° 56' 29" W, 1504.14 feet to the POINT OF BEGINNING of the herein described tract and containing 169.320 acres of land.

That I, Sam Long, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 17th day of Sept 1986, A.D.

STATE OF TEXAS
SAM LONG
4331
REGISTERED PUBLIC SURVEYOR

Sam Long
Sam Long
Registered Public Surveyor
No. 4331 - State of Texas

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10853 0840

Memucan Hunt Survey Abstract No. 314
W. Drummond Survey No. 109
Socrates Darling Survey Abstract No. 233
Socrates Darling Survey Abstract No. 876
September 24, 1986
84206:3308

STATE OF TEXAS §
§
COUNTIES OF TRAVIS AND WILLIAMSON §

FIELDNOTE DESCRIPTION of a 90.315 acre tract of land out of the Socrates Darling Survey, Abstract No. 232, Travis County, Texas, the Socrates Darling Survey, Abstract No. 876, and the Memucan Hunt Survey, Abstract No. 314, Williamson County, Texas; the said 90.315 acre tract being a portion of a 171.67 acre tract of land called Tract Five in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; the said 90.315 acre tract of land being more particularly described by metes and bounds, as follows:

BEGINNING at an iron rod found in the south line of County Road 170, being the most northerly northeast corner of the said 171.67 acre Tract Five; being also the northwest corner of a 141.27 acre tract of land called Tract One in a deed to Round Rock Industrial Park, as recorded in Volume 980, Page 925 of the Deed Records of Williamson County, Texas; the said iron rod being the most northerly northeast corner and Point of Beginning of the herein described tract;

THENCE, leaving the said south line of county Road 170, with the east line of the said 171.67 acre tract being the west line of the said 141.27 acre Tract One, the following three (3) courses and distances:

1) S 13° 25' 13" E, 809.54 feet to an iron rod found for an ell corner;

2) N 88° 16' 28" E, 249.14 feet to an iron rod found for an ell corner; and

3) S 30° 52' 44" W. 1789.17 feet to an iron rod found for the southwest corner of the said 141.27 acre Tract One; the said iron rod being the northwest corner of a 138.24 acre tract of land called Tract Six in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas;

THENCE, continuing with the east line of the said 171.67 acre Tract Five with the west line of the said 138.24 acre Tract Six, S 30° 59' 08" W, passing at a distance of 174.97 feet the Travis County/Williamson County line, passing at a distance of 1253.88 feet the north line of Victoria Station Boulevard, a 90 foot wide road a shown dedicated in Springbrook Centre, Phase 'A', a subdivision recorded in Book 86, Pages 66B to 68D of the Plat Records of Travis County, Texas; passing at a distance of 1373.88 feet the south line of Victoria Station Boulevard, in all for a total distance of 2474.96 feet to an iron rod set for the southeast corner of the herein described tract;

THENCE, leaving the said east line of the 171.67 acre Tract Five and the west line of the 138.24 acre Tract Six and crossing the 171.67 acre Tract Five, the following three (3) courses and distances:

1) N 59° 00' 52" W, 215.00 feet to an iron rod set for an ell corner;

2) N 30° 59' 08" E, 320.00 feet to an iron rod set for an ell corner; and

3) N 59° 57' 18" W, 883.03 feet to an iron rod set in the west line of the said 171.67 acre Tract Five for the southwest corner of the herein described tract;

THENCE, with the west line of the 171.67 acre tract for the west line of the herein described tract, the following three (3) courses and distances:

1) N 30° 54' 36" E, passing at a distance of 798.11 feet, the said south line of Victoria Station Boulevard, passing at a distance of 918.11 feet the north line of Victoria Station Boulevard, in all for

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EXHIBIT A

a total distance 1277.85 feet to an iron rod found for an angle point;

2) N 30° 11' 32 E, 241.05 feet to an iron rod found for an angle point; and

3) N 30° 18' 01" E, passing at a distance of 541.91 feet the Travis County/Williamson County line, in all for a total distance of 1670.88 feet to a 60D nail found in the base of a 14 inch hackberry tree for the most westerly northwest corner of the said 171.67 acre Tract Five;

THENCE, with the north line of the 171.67 acre Tract Five for a north line of the herein described tract, the following four (4) courses and distances:

1) S 89° 27' 16" E, 21.00 feet to a 1½ inch flat iron found for an angle point;

2) N 85° 42' 14" E, 807.17 feet to an iron rod found for an angle point;

3) N 85° 33' 50" E, 137.59 feet to an iron rod found for an angle point; and

4) N 88° 05' 35" E, 91.83 feet to an iron rod found for an interior ell corner in the north line of the said 171.67 acre Tract Five; the said iron rod being the southeast corner of a 1.64 acre tract of land called Tract Two in the said deed to Round Rock Industrial Park as recorded in Volume 980, Page 925 of the Deed Records of Williamson County, Texas;

THENCE, with the east line of the said 1.74 acre Tract Two and with a west line of the said 171.67 acre Tract Five, N 13° 22' 03" W, 800.72 feet to an iron rod found in the said south line of County Road 170 for the most northerly northwestern corner of the said 171.67 acre Tract Five for the northwest corner of the herein described tract; the said iron rod being the northeast corner of the said 1.64 acre Tract Two;

THENCE, with the south line of County Road 170, with the north line of the 171.67 acre Tract Five, N 78° 41' 15" E, 50.03 feet to the POINT OF BEGINNING of the herein described tract and containing 93.343 acres of land, save and except a 3.028 acre tract of land being the said portion of Victoria Station Boulevard crossing the 171.67 acre Tract Five for a net acreage of 93.015 acres of land; the said 3.028 acre tract of land being out of the Socrates Darling Survey, Abstract No. 232, Travis County, Texas; the said 3.028 acre tract of land being a portion of a 171.67 acre tract of land called Tract Five in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; the said 3.028 acre tract of land being a portion of Victoria Station Boulevard as shown dedicated by Springbrook Centre, Phase 'A', a subdivision recorded in Book 86, Pages 66B to 68D of the Plat Records of Travis County, Texas; the said 3.028 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found in the west line of the said 171.67 acre Tract Five being the most westerly southwest corner of the said Victoria Station Boulevard, for the southwest corner of the herein described tract;

THENCE, with the west line of the said 171.67 acre Tract Five being the west line of the herein described tract; N 30° 54' 36" E, 120.00 feet to a concrete monument found for the northwest corner of the said Victoria Station Boulevard, for the northwest corner of the herein described tract;

THENCE, crossing the said 171.67 acre Tract Five with the north line of Victoria Station Boulevard for the north line of the herein described tract, S 58° 52' 56" E, 1099.12 feet to an iron rod set in the east line of the said 171.67 acre Tract Five being in the west line of 138.24 acre tract of land, called Tract Six in a deed to John S. Lloyd as recorded in Volume 9415,

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

Memucan Hunt Survey Abstract No. 314
W. Drummond Survey No. 109
Socrates Darling Survey Abstract No. 233
Socrates Darling Survey Abstract No. 876
September 24, 1986
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Page 451 of the Deed Records of Travis County, Texas; the said iron rod being the northeast corner of the herein described tract;

THENCE, crossing Victoria Station Boulevard with the east line of the 171.67 acre Tract Five being the west line of the said 138.24 acre Tract Six, S 30° 59' 08" W, 120.00 feet to an iron rod set in the south line of Victoria Station Boulevard for the southeast corner of the herein described tract;

THENCE, leaving the west line of the 138.24 acre Tract Six, and crossing the said 171.67 acre Tract Five with the south line of Victoria Station Boulevard for the south line of the herein described tract, N 58° 52' 56" W, 1098.96 feet to the POINT OF BEGINNING of the herein described tract and containing 3.028 acres of land.

That I, Sam Long, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 25TH day of Sept 1986, A.D.

STATE OF TEXAS
SAM LONG
4331
REGISTERED
PUBLIC SURVEYOR

Sam Long
Registered Public Surveyor
No. 4331 - State of Texas

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

121.640 Acres
TRACT I

John Van Winkle Survey No. 14
James Casner Survey No. 103
Elias McMillan Survey No. 110
August 25, 1986
84206:3308

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 121.640 acre tract of land out of the John Van Winkle Survey No. 14, the James Casner Survey No. 103, Abstract No. 2538 and the Elias McMillan Survey No. 110, Travis County, Texas; the said 121.640 acre tract of land being a portion of a 290.964 acre tract of land described in a deed to John S. Lloyd, as recorded in Volume 8319, Page 413 of the Deed Records of Travis County, Texas; the said 121.640 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the west line of Pflugerville Loop, a variable width county road, being a Point of Tangency of a right-of-way return at the southwest corner of the intersection of Picadilly Drive, a 90 foot wide Public Road as shown dedicated in the subdivision, Springbrook Centre, Phase 'A', as recorded in Book 86, Pages 66B-68D, of the Plat Records of Travis County, Texas; the said iron rod being in the west line of a 20 foot wide strip of land dedicated as additional right-of-way for Pflugerville Loop by the said Springbrook Centre, Phase A;

THENCE, crossing the said 290.964 acre tract with the westerly line of Pflugerville Loop for the east line of the herein described tract, the following seven (7) courses and distances:

1) S 31° 43' 07" W, 1049.89 feet to a concrete monument found for an angle point;

2) S 30° 25' 55" W, 648.44 feet to an iron rod found for an angle point;

3) S 31° 24' 35" W, 230.50 feet to an iron rod found for an angle point;

4) S 33° 31' 59" W, 141.53 feet to an iron rod found for an angle point;

5) S 38° 16' 30" W, 63.00 feet to an iron rod found for an angle point;

6) S 43° 07' 15" W, 66.60 feet to an iron rod found for an angle point; and

7) S 50° 44' 21" W, 175.95 feet to a concrete monument found in the south line of the said 290.964 acre tract for the southeast corner of the herein described tract;

THENCE, with the south line of the 290.964 acre tract for the south line of the herein described tract, the following thirty-seven (37) courses and distances:

1) N 58° 00' 51" W, 27.52 feet to an iron rod found for an angle point;

2) N 41° 07' 23" W, 74.99 feet to an iron rod found for an angle point;

3) N 27° 18' 24" W, 15.17 feet to an iron rod found for an angle point;

4) N 00° 52' 13" E, 170.44 feet to an iron rod found for an angle point;

5) N 35° 20' 26" W, 111.18 feet to an iron rod found for an angle point;

6) N 81° 16' 25" W, 87.93 feet to an iron rod found for an angle point;

7) S 66° 26' 28" W, 73.92 feet to an iron rod found for an angle point;

8) N 74° 20' 12" W, 127.91 feet to an iron rod found for an angle point;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EXHIBIT A

John Van Winkle Survey No. 14
James Casner Survey No. 103
Elias McMillan Survey No. 110
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9) N 28° 36' 14" W, 62.24 feet to an iron rod found for an angle point;

10) N 66° 14' 33" W, 100.31 feet to an iron rod found for an angle point;

11) N 42° 18' 18" W, 99.55 feet to an iron rod found for an angle point;

12) N 81° 52' 05" W, 73.09 feet to an iron rod found for an angle point;

13) S 35° 26' 45" W, 22.13 feet to an iron rod found for an angle point;

14) S 89° 42' 47" W, 101.18 feet to an iron rod found for an angle point;

15) N 53° 51' 16" W, 90.92 feet to an iron rod found for an angle point;

16) N 74° 28' 26" W, 143.84 feet to an iron rod found for an angle point;

17) N 72° 22' 25" W, 102.49 feet to an iron rod found for an angle point;

18) N 67° 30' 24" W, 28.90 feet to an iron rod found for an angle point;

19) N 58° 14' 17" W, 27.93 feet to an iron rod found for an angle point;

20) N 36° 27' 21" W, 92.01 feet to an iron rod found for an angle point;

21) N 84° 25' 23" W, 28.36 feet to an iron rod found for an angle point;

22) N 45° 36' 26" W, 74.05 feet to an iron rod found for an angle point;

23) N 63° 14' 15" W, 55.72 feet to an iron rod found for an angle point;

24) N 43° 56' 22" W, 41.17 feet to an iron rod found for an angle point;

25) N 78° 45' 12" W, 83.85 feet to an iron rod found for an angle point;

26) S 28° 16' 13" W, 52.08 feet to an iron rod found for an angle point;

27) S 82° 47' 02" W, 141.69 feet to an iron rod found for an angle point;

28) N 87° 59' 36" W, 45.76 feet to an iron rod found for an angle point;

29) N 88° 48' 46" W, 126.39 feet to an iron rod found for an angle point;

30) S 81° 31' 28" W, 59.92 feet to an iron rod found for an angle point;

31) N 84° 37' 55" W, 65.94 feet to an iron rod found for an angle point;

32) S 65° 35' 40" W, 54.82 feet to an iron rod found for an angle point;

33) N 72° 35' 52" W, 49.15 feet to an iron rod found for an angle point;

34) N 53° 09' 14" W, 37.26 feet to an iron rod found for an angle point;

35) N 07° 11' 41" W, 69.20 feet to an iron rod found for an angle point;

36) S 87° 47' 43" W, 128.81 feet to a 1" iron pipe found for an angle point; and

37) N 57° 26' 49" W, 452.22 feet to an iron rod found for the most southerly southwest corner of the herein described tract; the said iron rod being the southeast corner of a 3.00 acre tract of land described in a deed to Milton Bartle as recorded in Volume 1263, Page 272 of the Deed Records of Travis County, Texas;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

John Van Winkle Survey No. 14
James Casner Survey No. 103
Elias McMillan Survey No. 110
August 25, 1986
84206:3308

THENCE, with the east line of the said 3.00 acre tract, N 38° 07' 58" E, 578.21 feet to an iron rod found for an ell corner, the said rod being the northeast corner of the 3.00 acre tract;

THENCE, with the north line of the said 3.00 acre tract, N 57° 39' 54" W, 247.37 feet to an iron rod found for the most westerly southwest corner of the herein described tract; being the northwest corner of the said 3.00 acre tract and being also in the east line of a 14.88 acre tract of land called Tract One in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas;

THENCE, with the east line of the said 14.88 acre tract being the west line of the 290.964 acre tract, N 31° 03' 58" E, 637.73 feet to an iron rod set in the south line of the said Picadilly Drive; the said iron rod being the northwest corner of the herein described tract;

THENCE, crossing the said 290.964 acre tract with the south line of Picadilly Drive, the following eight (8) courses and distances:

1) S 55° 52' 49" E, 33.97 feet to an iron rod found for a Point of Curvature;

2) A distance of 347.86 feet with the arc of a curve to the left having a central angle of 26° 45' 12", a radius of 745.00 feet and a chord which bears S 69° 15' 25" E, a distance of 344.71 feet to a concrete monument found for a Point of Tangency;

3) S 82° 38' 00" E, 468.71 feet to an iron rod found for a Point of Curvature;

4) A distance of 420.28 feet with the arc of a curve to the left having a central angle of 23° 02' 36", a radius of 1045.00 feet and a chord which bears N 85° 50' 42" E, a distance of 417.45 feet to a concrete monument found for a Point of Tangency;

5) N 74° 19' 23" E, 999.19 feet to a concrete monument found for a Point of Curvature;

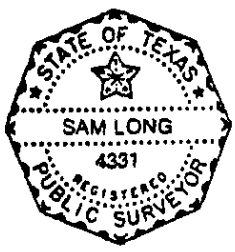
6) A distance of 789.98 feet with the arc of a curve to the right having a central angle of 47° 23' 43", a radius of 955.00 feet and a chord which bears S 81° 58' 45" E, a distance of 767.65 feet to a concrete monument found for a Point of Tangency;

7) S 58° 16' 53" E, 495.83 feet to an iron rod found for a Point of Curvature of the said right-of-way return at the intersection of Picadilly Drive with Pflugerville Loop; and

8) A distance of 23.56 feet with the arc of a curve to the right having a central angle of 90° 00' 00", a radius of 15.00 feet and a chord which bears S 13° 16' 53" E, a distance of 21.21 feet to the POINT OF BEGINNING of the herein described tract, and CONTAINING 121.640 acres of land.

That I, Sam Long, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 13TH day of NOV 1986, A.D.



Sam Long
Registered Public Surveyor
No. 4331 - State of Texas

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10853 0846

29.211 Acres
TRACT III

Elias McMillan Survey No. 110
August 25, 1986
84206:3308

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 29.211 acre tract of land out of the Elias McMillan Survey No. 110, Travis County, Texas; the said 29.211 acre tract of land being portions of a 14.88 acre tract of land called Tract One, a portion of a 18.12 acre tract of land called Tract Two, a portion of a 27.17 acre tract of land called Tract Three and a portion of a 2.00 acre tract of land called Tract Four, all described in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; the said 29.211 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found in the north line of Royston Lane, a variable width County Road, the said iron rod being the southwest corner of the said 27.17 acre Tract Three, being also the southeast corner of the said 2.00 acre Tract Four for an angle point in the south line of the herein described tract;

THENCE, with the said north line of Royston Lane, N 58° 40' 47" W, passing at a distance of 254.99 feet an iron rod found for the southwest corner of the said 2.00 acre Tract Four, being the southeast corner of the said 18.12 acre Tract Two, in all for a total distance of 304.03 feet to an iron rod found in the south line of Picadilly Drive, a 90' wide right-of-way, as shown dedicated in Springbrook Centre, Phase 'A', a subdivision recorded in Book 86, Pages 68B to 68D of the Plat Records of Travis County, Texas; the said iron rod being at the intersection of Royston Lane and Picadilly Drive; and being the most westerly southwest corner of the herein described tract;

THENCE, leaving the north line of Royston Lane and crossing the said 18.12 acre Tract Two, the 2.00 acre Tract Four; the 27.17 acre Tract Three, and the 14.88 acre Tract One with the south line of Picadilly Drive, the following four (4) courses and distances:

1) A distance of 244.77 feet with the arc of a curve to the left having a central angle of 18° 57' 07", a radius of 740.00 feet and a chord which bears N 82° 17' 48" E, a distance of 243.66 feet to an iron rod found for a Point of Tangency;

2) N 72° 49' 15" E, 1107.13 feet to a concrete monument found for a Point of Curvature;

3) A distance of 586.45 feet with the arc of a curve to the right having a central angle of 51° 17' 57", a radius of 655.00 feet and a chord which bears S 81° 31' 47" E, a distance of 567.05 feet to an iron rod found for a Point of Tangency; and

4) S 55° 52' 49" E, 315.68 feet to an iron rod set for the northeast corner of the herein described tract; the said iron rod being in the east line of the said 14.88 acre Tract One and being in the west line of a 290.964 acre tract of land described in a deed to John S. Lloyd as recorded in Volume 8319, Page 413 of the Deed Records of Travis County, Texas;

THENCE, with the east line of the said 14.88 acre Tract One, being the west line of the 290.964 acre tract, S 31° 03' 58" W, 637.73 feet to an iron rod found for an angle point in the east line of the herein described tract, being the northwest corner of a 3.0 acre tract of land described in a deed to Milton Bartle, et ux, as recorded in Volume 1263, Page 272 of the Deed Records of Travis County, Texas;

THENCE, continuing with the east line of the said 14.88 acre Tract One, being the west line of the said 3.0 acre tract, S 31° 04' 59" W, 546.10 feet to an iron rod found for the southeast corner of the said 14.88 acre Tract One and the herein described tract;

THENCE, with the south line of the said 14.88 acre Tract One, N 58° 55' 22" W, 441.37 feet to an iron rod found for the southwest corner of the said 14.88 acre Tract One, being the southeast corner of a 3.0 acre tract of land described in a deed to Arthur M. Woods, et ux, as recorded in Volume 3602, Page 100 of the Deed Records of Travis County, Texas;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EXHIBIT A

THENCE, with the east and north line of the Woods 3.0 acre tract being the west line of the 14.88 acre Tract One, the following five (5) courses and distances:

1) N 32° 48' 58" E, 243.05 feet to an iron rod found for an angle point;

2) N 61° 41' 53" W, 57.12 feet to an iron rod found for an angle point;

3) N 27° 18' 24" E, 40.13 feet to an iron rod found for an angle point;

4) N 49° 33' 41" E, 467.11 feet to an iron pipe found for the northeast corner of the said 3.0 acre Woods tract, being an ell corner in the said west line of the 14.88 acre Tract One; and

5) N 53° 54' 11" W, 228.02 feet to an iron pipe found for the northwest corner of the said Woods 3.0 acre tract, being an ell corner in the said 14.88 acre Tract One, the said iron pipe being in the east line of the said 27.17 acre Tract Three;

THENCE, with the said east line of the 27.17 acre Tract Three, being the west line of the Woods 3.0 acre tract, S 36° 19' 19" W, 746.91 feet to an iron rod found for the southeast corner of the said 27.17 acre Tract Three;

THENCE, with the south line of the said 27.17 acre Tract Three, being the north line of Royston Lane, N 58° 41' 48" W, 820.80 feet to the POINT OF BEGINNING of the herein described tract and CONTAINING 29.211 acres of land.

That I, Sam Long, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 13TH day of NOV 1986, A.D.

STATE OF TEXAS
SAM LONG
4331
REGISTERED PUBLIC SURVEYOR

Sam Long
Registered Public Surveyor
No. 4331 - State of Texas

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

31.138 Acres
Tract II

James Casner Survey No. 103
Elias McMillan Survey No. 110
September 15, 1986
84206:3308

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 31.138 acre tract of land out of the James Casner Survey No. 103, Abstract No. 2538, and the Elias McMillan Survey No. 110, Travis County, Texas; the said 31.138 acre tract of land being a portion of a 18.12 acre tract of land called Tract Two; a portion of a 2.00 acre tract of land called Tract Four; a portion of a 27.17 acre tract of land called Tract Three; and being a portion of a 14.88 acre tract of land called Tract One, all described in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; being also a portion of a 290.964 acre tract of land described in a deed to John S. Lloyd, as recorded in Volume 8319, Page 413 of the Deed Records of Travis County, Texas; the said 31.138 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found for the southwest corner of a 138.24 acre tract of land called Tract Six in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; being the northwest corner of the said 18.12 acre Tract Two; the said iron rod being in the east line of a 171.67 acre tract of land called Tract Five in a deed to John S. Lloyd, as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; the said iron rod being the northwest corner of the herein described tract;

THENCE, leaving the east line of the 171.67 acre Tract Five with the south line of the said 138.24 acre Tract Six being the north line of the 18.12 acre Tract Two, S 58° 55' 43" E, 656.65 feet to an iron rod found for the northeast corner of the 18.12 acre Tract Two, being the northwest corner of the 27.17 acre Tract Three;

THENCE, continuing with the south line of the 138.24 acre Tract Six being the north line of the 27.17 acre Tract Three, S 58° 55' 43" E, 942.80 feet to an iron rod found for the northeast corner of the 27.17 acre Tract Three being the northwest corner of the said 14.88 acre Tract One;

THENCE, continuing with the south line of the 138.24 acre Tract Six being the north line of the said 14.88 acre Tract One, S 58° 58' 57" E, 519.29 feet to an iron rod found for the southeast corner of the said 138.24 acre Tract Six, being the northeast corner of the 14.88 acre Tract One, being also in the west line of the said 290.964 acre tract for an ell corner in the north line of the herein described tract;

THENCE, with the west line of the said 290.964 acre tract and the east line of the said 138.24 acre Tract Six, N 31° 06' 43" E, 583.81 feet to an iron rod set in the west line of Springbrook Centre Phase 'A', a subdivision recorded in Book 86, Pages 66B to 68D of the Plat Records of Travis County, Texas, the said iron rod being in the southwest line of Lot 21, Block 'K' for the most northerly corner of the herein described tract;

THENCE, with the said east line of Springbrook Centre, Phase 'A', for the east line of the herein described tract, the following two (2) courses and distances:

1. S 06° 27' 35" E, 396.43 feet to a concrete monument found for an angle point; and

2. S 12° 41' 55" W, 301.30 feet to an iron rod found in the north line of Picadilly Drive, a 90 foot wide right-of-way as shown dedicated in the said Springbrook Centre, Phase 'A', the said iron rod being the southwest corner of Lot 32, Block 'K' of the said Springbrook Centre, Phase 'A'; the said iron rod being the most easterly southeast corner of the herein described tract;

THENCE, continuing across the said 290.964 acre tract, the 14.88 acre Tract One, the 27.17 acre Tract Three, the 2.00 acre Tract Four, and the 18.12 acre Tract Two, with the north line of Picadilly Drive, the following five (5) courses and distances:

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EXHIBIT A

1. A distance of 305.84 feet with the arc of a curve to the left having a central angle of 26° 45' 12"; a radius of 655.00 feet and a chord which bear N 69° 15' 25" W, a distance of 303.07 feet to an iron rod found for a Point of Tangency; and

2. N 55° 52' 49" W, passing at a distance of 38.77 feet, the west line of the said 290.964 acre tract, being the east line of the said 14.88 acre Tract One, in all for a total distance of 349.65 feet to an iron rod found for a Point of Curvature;

3. A distance of 667.03 feet with the arc of a curve to the left having a central angle of 51° 17' 57", a radius of 745.00 feet and a chord which bears N 81° 31' 47" W, a distance of 644.97 feet to an iron rod found for a Point of Tangency;

4. S 72° 49' 15" W, 1107.13 feet to an iron rod found for a Point of Curvature; and

5. A distance of 536.10 feet with the arc of a curve to the right having a central angle of 47° 15' 22", a radius of 650.00 feet and a chord which bears N 83° 33' 05" W, a distance of 521.04 feet to an iron rod set in the west line of the said 18.12 acre Tract Two, being in the east line of the said 171.67 acre Tract Five for the southwest corner of the herein described tract;

THENCE, with the west line of the said 18.12 acre Tract Two being the east line of the said 171.67 acre Tract Five, N 30° 59' 08" E, 1342.71 feet to the POINT OF BEGINNING of the herein described tract and CONTAINING 31.138 acres of land.

That I, Sam Long, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 13th day of Nov 1986, A.D.

STATE OF TEXAS
SAM LONG
4331
REGISTERED PUBLIC SURVEYOR

Sam Long
Sam Long
Registered Public Surveyor
No. 4331 - State of Texas

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

117.547 Acre Tract

James Casner Survey No. 103
Ellas McMillan Survey No. 110
August 19, 1986
84206:3308

STATE OF TEXAS §
§
COUNTIES OF TRAVIS AND WILLIAMSON §

FIELDNOTE DESCRIPTION of a 117.547 acre tract of land out of the James Casner Survey No. 103, Abstract No. 873, Williamson County, Texas; the James Casner Survey No. 103, Abstract No. 2538, Travis County, Texas and the Ellas McMillan Survey No. 110, Travis County, Texas; the said 117.547 acre tract of land being a portion of a 138.24 acre tract of land called Tract Six in a deed to John S. Lloyd recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; the said 117.547 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found for the southeast corner of the said 138.24 acre Tract Six, being the northeast corner of a 14.88 acre tract of land called Tract One in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; the said iron rod being also in the west line of a 290.964 acre tract of land described in a deed to John S. Lloyd as recorded in Volume 8319, Page 413 of the Deed Records of Travis County, Texas; and being the southeast corner of the herein described tract;

THENCE, with the south line of the 138.24 acre Tract Six for the south line of the herein described tract, the following three (3) courses and distances:

1) N 58° 58' 57" W, 519.29 feet with the north line of the said 14.88 acre Tract One to an iron rod found for the northwest corner of the said Tract One, being the northeast corner of a 27.17 acre tract of land called Tract Three in a deed to John S. Lloyd, as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas;

2) N 58° 55' 43" W, 942.80 feet with the north line of the said 27.17 acre Tract Three to an iron rod found for the northwest corner of the said Tract Three, being the northeast corner of a 18.12 acre tract of land called Tract Two in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; and

3) N 58° 55' 43" W, 656.65 feet with the north line of the said 18.12 acre Tract Two to an iron rod found for the northwest corner of the said Tract Two being the southwest corner of the said 138.24 acre Tract Six and the southwest corner of the herein described tract; the said iron rod being in the east line of a 171.67 acre tract of land called Tract Five in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas;

THENCE, with the said east line of the 171.67 acre Tract Five being the west line of the 138.24 acre Tract Six and the herein described tract, N 30° 59' 08" E, 3119.96 feet to an iron rod found for the northwest corner of the said 138.24 acre Tract Six and the herein described tract;

THENCE, with the north line of the said 138.24 acre Tract Six for the north line of the herein described tract, the following Three (3) courses and distances:

1) S 59° 00' 54" E, 1046.05 feet to an iron rod found for an angle point;

2) S 59° 42' 10" E, 125.56 feet to an iron rod found for an angle point; and

3) S 59° 12' 38" E, 276.55 feet to an iron rod found for the northwest corner of a 13.5354 acre tract of land described in a deed to John S. Lloyd, Trustee as recorded in Volume 9340, Page 17 of the Deed Records of Travis County, Texas; the said iron rod being an ell corner in the north line of the said 138.24 acre Tract Six for the northeast corner of the herein described tract;

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EXHIBIT A

THENCE, with the west line of the said 13.5354 acre tract of land, S 31° 06' 34" W, 1259.69 feet to a concrete monument found in the north line of Victoria Station Blvd., (120' right-of-way) as shown dedicated in Springbrook Centre, Phase 'A', a subdivision recorded in Book 86, Pages 66B to 68D of the Plat Records of Travis County, Texas; the said concrete monument being the southwest corner of the 13.5354 acre tract and an ell corner in the east line of the herein described tract;

THENCE, with the north line of Victoria Station Blvd., being the south line of the said 13.5354 acre tract, S 58° 52' 56" E, 212.96 feet to a concrete monument found for an ell corner in the west line of a 177.504 acre tract of land described in a deed to Orion Homes of Texas, Inc. as recorded in Volume 9415, Page 427 of the Deed Records of Travis County, Texas, for an ell corner in the east line of the herein described tract;

THENCE, crossing the said 138.24 acre Tract Six and the said Victoria Station Blvd., with the west line of the 177.504 acre tract, S 31° 07' 04" W, 120.00 feet to a concrete monument found for the northwest corner of Lot 1, Block K of the said Springbrook Centre, Phase 'A', the said concrete monument being in the south line of Victoria Station Blvd;

THENCE, continuing across the said 138.24 acre Tract Six with the west line of the said 177.504 acre tract being the west line of the said Springbrook Centre, Phase 'A', the following three (3) courses and distances:

1) S 31° 07' 04" W, 535.00 feet to a concrete monument found for an angle point;

2) S 01° 44' 01" E, 157.39 feet to an iron rod found for an angle point; and

3) S 06° 27' 35" E, 621.87 feet to an iron rod set in the east line of the said 138.24 acre Tract Six, being in the said west line of the 290.964 acre tract for an angle point in the east line of the herein described tract;

THENCE, leaving the said west line of the 177.504 acre tract and the said west line of Springbrook Centre, Phase 'A', with the east line of the 138.24 acre Tract Six being the west line of the said 290.964 acre tract, S 31° 06' 43" W, 583.81 feet to the POINT OF BEGINNING of the herein described tract and CONTAINING 122.115 acres of land, SAVE AND EXCEPT a 4.568 acre tract of land being a portion of the said Victoria Station Blvd. as shown dedicated in Springbrook Centre, Phase 'A', a subdivision recorded in Book 86, Pages 66B to 68D of the Plat Records of Travis County, Texas; for a net acreage of 117.547 acres of land; the said 4.568 acre tract of land being more particularly described as follows:

BEGINNING at a concrete monument found in the north line of the said Victoria Station Blvd., the said concrete monument being the southwest corner of a 13.5354 acre tract of land described in a deed to John S. Lloyd, Trustee, as recorded in Volume 9340, Page 17 of the Deed Records of Travis County, Texas, being also an ell corner in the north line of a 138.24 acre tract of land called Tract Six in a deed to John S. Lloyd as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas;

THENCE, with the north line of Victoria Station Blvd. being the south line of the said 13.5354 acre tract, S 58° 52' 56" E, 212.96 feet to a concrete monument found for the northeast corner of the herein described tract; the said concrete monument being an ell corner in the west line of a 177.504 acre tract of land described in a deed to Orion Homes of Texas, Inc. as recorded in Volume 9415, Page 427 of the Deed Records of Travis County, Texas;

THENCE, crossing the said 138.24 acre Tract Six and Victoria Station Blvd., being the west line of the said 177.504 acre tract, S 31° 07' 04" W, 120.00 feet to a concrete monument found for the southeast corner of the herein described tract;

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Elias McMillan Survey No. 110
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THENCE, continuing across the said 138.24 acre tract being the south line of Victoria Station Blvd., N 58° 52' 56" W, 1658.10 feet to an iron rod set in the west line of the said 138.24 acre Tract Six being in the east line of a 171.67 acre tract of land called Tract Five in a deed to John S. Lloyd, as recorded in Volume 9415, Page 451 of the Deed Records of Travis County, Texas; the said iron rod being the southwest corner of the herein described tract;

THENCE, crossing the said Victoria Station Blvd., with the said west line of the 138.24 acre Tract Six and the said east line of the said 171.67 acre Tract Five, N 30° 59' 08" E, 120.00 feet to an iron rod set for the northwest corner of the herein described tract;

THENCE, crossing the said 138.24 acre Tract Six with the north line of Victoria Station Blvd., S 58° 52' 56" E, 1445.42 feet to the POINT OF BEGINNING of the herein described tract and CONTAINING 4.568 acres of land.

That I, Sam Long, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 19TH day of AUG 1986, A.D.

Sam Long
Sam Long
Registered Public Surveyor
No. 4331 - State of Texas

STATE OF TEXAS
SAM LONG
4331
REGISTERED PUBLIC SURVEYOR

FILED

1989 JAN 11 PM 4:08

DANA L. [illegible]
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

JAN 11 1989

COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDER'S MEMORANDUM: At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions, and changes were present at the time the instrument was filed and recorded.

Return:

José M. Guerrero
City of Austin TPSD
P.O. Box 1088
Austin, Tx. 78767

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

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