



**DECLARATION OF RESTRICTIVE COVENANTS**

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

THIS DECLARATION OF RESTRICTIVE COVENANTS (this "Declaration") is made on the 10<sup>th</sup> day of August, 2016, by JSTRAIN, LLC, a Texas limited liability company ("Declarant").

**WITNESSETH:**

**WHEREAS**, Declarant is the fee simple owner of that certain real property, consisting of approximately 4.206 acres of land located in Austin, Travis County, Texas, as further described and/or depicted on Exhibit "A" attached hereto and incorporated herein by reference (the "Property");

**WHEREAS**, Declarant currently intends to develop a mixed use project (the "Project") on the Property, and is seeking a zoning change from the City of Austin (the "City") to CS-MU-CO and CS-MU-V-CO on the Property (City of Austin Case Number C14-2015-\_\_\_\_\_);

**WHEREAS**, Declarant has requested support from the Zilker Neighborhood Association ("ZNA") for the zoning change;

**WHEREAS**, Declarant has agreed to establish certain other restrictive covenants, which are described herein, in connection with the development of the Property;

**WHEREAS**, all references to the "Code" shall mean the City of Austin Land Development Code as of the date hereof; and

**NOW, THEREFORE**, for and in consideration of the zoning change as described above, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, and in accordance with the doctrines of restrictive covenants and implied equitable servitude, Declarant, intending to bind itself, its assigns and successors, does hereby declare, impose and subject the Property to the following restrictions:

**I. Restrictions**

**1.1 Screening of 1416 West Oltorf Street.** Vegetative screening and landscaping of the eastern and southern boundaries with the adjacent property located at 1416 West Oltorf Street is required related to compatibility buffering. Plans detailing the type, location and size of the required vegetative screening and landscaping as generally depicted on Exhibit "B" shall be provided to ZNA prior to approval of a site development permit with the City for the proposed Project. At any time following the approval of the site plan permit for the Project; this requirement shall be null and void should: (i) Declarant purchase 1416 West Oltorf Street and

incorporate in to the Project; or (ii) the use of 1416 West Oltorf Street is no longer residential. Any vegetative screening and landscaping installed prior to one of the above actions may be removed should one of the actions occur as stated above. Should the Declarant purchase 1416 West Oltorf Street, the landscaping conditions in Section 1.2 below and the requirement for installation of shade trees along West Oltorf Street in Item 1 of the restrictive covenant between the Declarant and the City recorded in Document Number 2016139759 shall be installed along the frontage of 1416 West Oltorf Street.

**1.2 Additional Landscaping along West Oltorf Street.** A secondary landscape planting area adjacent to West Oltorf Street between the building and the required City planting/streetscape planting zone shall be installed. The City required planting/streetscape planting zone shall be continuously trenched with modifications permitted to accommodate driveways, utilities or other conflicts with items required by the City and any modifications to the existing Capital Metro bus stop. Plans detailing the type, location and size of the required secondary landscape planting area as generally depicted on Exhibit "B" shall be provided to ZNA prior to approval of a site development permit with the City for the proposed Project.

**1.3 Creek and Floodplain Enhancements.**

- 1.3.1** Infiltration into the floodplain area to assist with tree and other vegetation improvement/preservation on the Property is desired by ZNA. In order to meet this desire, Declarant shall ensure that storm drain outfalls required for the Project shall be designed to minimize point discharge and increase infiltration into the critical water quality zone and 100-year fully developed floodplain as defined by City requirements at the time of site development permit approval for the Project. During construction of the storm drain outfalls, Declarant shall provide for protection of root zones for existing trees in the floodplain where feasible.
- 1.3.2** Increasing understory species in the floodplain and removal of invasive species on the Property is desired by ZNA. In order to meet this desire, Declarant shall restore the critical water quality zone and 100-year fully developed floodplain pursuant to Environmental Criteria Manual Appendix X – Functional Assessment of Floodplain Health. A Riparian Restoration Plan (“Plan”) shall be submitted to the City for review and approval with a site development permit for the Project. The Plan shall include removal of invasive species and must demonstrate that all parameters of the Appendix X “Scoring Zone 2 – Critical Water Quality Zone” table shall be raised to “Good (3)” condition.
- 1.3.3** Increasing natural water runoff to new landscaping on the Property is desired by ZNA. In order to meet this desire, Declarant shall develop a site grading plan that will increase natural watering of selected new landscape areas from gravity flow runoff from pervious or impervious areas to offset sprinkler system watering. This shall be identified in the review and approval of a site development permit for the Project.
- 1.3.4** Public access within the floodplain/creek/critical water quality zone portion of the Property is desired by ZNA. In order to meet this desire, Declarant shall dedicate a trail easement generally in the eastern portion of

the Property adjacent to the railroad right-of-way as generally depicted on Exhibit "C", which is also contained in the City of Austin Urban Trails Master Plan, September 2014. The location of the trail easement shall be determined at site development permit review and approval for the Project.

**1.4 Amplified Music.** The use of sound equipment to amplify outdoor music on the Property is limited to 70 decibels as measured at the Property line and is not permitted after 8pm Sunday-Thursdays and after 10pm Friday-Saturday. No amplified music or sound is permitted outdoors in the area identified on Exhibit "D".

## II. General

**2.1 Enforcement of Declaration.** If Declarant shall violate this Declaration, it shall be lawful for the Board of Directors of ZNA (the "Executive Committee") as its sole and exclusive remedy, to enforce this Declaration through a claim for injunctive relief against the Declarant. Notwithstanding the foregoing, the Executive Committee may not enforce its remedies until after it has delivered a written notice to the Declarant, informing Declarant of the alleged violations of this Declaration. Within thirty (30) days after receiving such a notice of violation, the Declarant shall send a written response to the Executive Committee informing them of what actions, if any, Declarant plans to take in order to remedy the alleged violation(s). If the Declarant notifies the Executive Committee that Declarant intends to cure the alleged violation, then the Declarant shall have a reasonable period of time, not to exceed ninety (90) days from the date of notice (or if such violation can not be cured within ninety (90) days despite the Declarant's commercially reasonable efforts, then as long as reasonably necessary) in which to cure the alleged violation, during which period, if the Declarant timely commences the cure and is using commercially reasonable efforts to cure the violation, then the Executive Committee shall not enforce any remedy. If the Declarant fails to send written notice of intent to cure within the above-prescribed 30-day period, or fails to cure the default within the 90-day or extended period, as applicable, then the Executive Committee may enforce its remedies as provided herein. The prevailing party in any litigation hereunder shall be entitled to reasonable attorney's fees actually incurred in the enforcement or defense of this Declaration. Except for Declarant and the Executive Committee and their respective successors and assigns, this Declaration shall not be enforceable by any other person or entity. Notwithstanding anything in this Section 2.1 to the contrary, Declarant shall have the right to retain, at Declarant's sole cost and expense, an independent, third party accounting or auditing firm to examine or audit the books and records of Declarant to determine Declarant's compliance with this Declaration. By execution below, the Executive Committee agrees that the determination of any such independent, third party accounting or auditing firm shall be conclusive evidence of Declarant's compliance with this Declaration.

**2.2 Notices.** All notices and other communications required or permitted to be given hereunder shall be in writing and shall be sent by either facsimile, with verification that the facsimile has been received, or mailed by certified or registered mail, postage prepaid, overnight delivery by a national delivery company, or express mail, addressed as follows:

If to Declarant: JSTRAIN, LLC  
c/o Scott Trainer, Manager  
P.O. Box 160896  
Austin, Texas 78716

If to ZNA: Zilker Neighborhood Association  
c/o David King, President  
2009 Arpdale  
Austin, Texas 78704

**2.3 Binding Effect.** It is intended that the provisions of this Declaration shall run with the land and be binding upon Declarant, and its successors and assigns, for the periods of time expressly provided herein.

**2.4 Modification.** This Declaration may be modified, amended, or terminated only by joint action of both (a) a majority of the Executive Committee of ZNA, or its successors and assigns, and (b) by the fee simple owner(s) of at least sixty percent (60%) of the gross land area of the Property at the time of such modification, amendment or termination.

**2.5 Partial Invalidity.** If any part of this Declaration is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Declaration, and such remaining portion of this Declaration shall remain in full effect.

**2.6 Controlling Law.** This Declaration has been made and entered into under the laws of the State of Texas, and said laws shall control the interpretation thereof.

***[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]***

IN WITNESS WHEREOF, Declarant has caused this Declaration to be executed as of the date and year first above written.

**DECLARANT:**

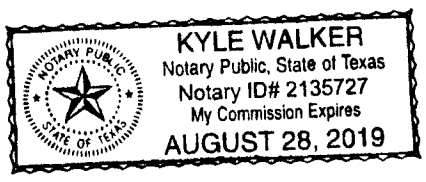
JSTRAIN, LLC, a Texas limited liability company

By: J. Scott Trainer  
 J. Scott Trainer  
 Managing Member

STATE OF TEXAS §  
 COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 5<sup>th</sup> day of August, 2016, by J. Scott Trainer of JSTRAIN, LLC, a Texas limited liability company, as Managing Member of JSTRAIN, a Texas limited liability company, on behalf of said partnership.

Kyle Walker  
 Notary Public, State of Texas



**AGREED TO AND ACCEPTED:**

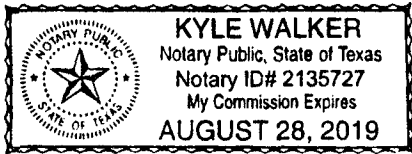
**ZILKER NEIGHBORHOOD ASSOCIATION**

By: David King  
Name: DAVID KING  
Title: President  
Date: 8/10/2016

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on this the 10<sup>th</sup> day of August, 2016, by David King, as President of the Zilker Neighborhood Association, a Texas nonprofit corporation, on behalf of said corporation.

Kyle Walker  
Notary Public, State of Texas



## EXHIBIT "A"

### Property

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
4.206 ACRES  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 4.206 ACRES OF LAND OUT OF LOTS 10, 11, 12 AND 13, BLOCK 1, FREDERICKSBURG ROAD ACRES, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 168 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THOSE CERTAIN TRACTS CONVEYED TO JSTRAIN, LLC BY DEEDS RECORDED IN DOCUMENT NUMBER 2014113524, DOCUMENT NUMBER 2010101419 AND DOCUMENT NUMBER 2005020597 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 4.206 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½ inch diameter steel pin found on the east right-of-way line of West Oltorf Street at the southwest corner of Tract 1 in the said deed to JSTrain, LLC recorded in Document Number 2014113524, the same being the northwest corner of that certain tract called Tract 1 in a deed to 1402 Oltorf, LLC, recorded in Document Number 2010107443 of the Official Public Records of Travis County, Texas;

THENCE, with the east right-of-way line of West Oltorf Street, the following four (4) courses and distances:

- 1) N 19°51'53" W, 79.55 feet to a 1 inch diameter iron pipe found at the northwest corner of the said Lot 13 and southwest corner of the said Lot 12;
- 2) N 19°33'53" W, 75.04 feet to a 1 inch diameter iron pipe found;
- 3) N 19°36'31" W, 74.99 feet to a ½ inch diameter iron pipe found at the northwest corner of the said Lot 12 and southwest corner of the said Lot 11;
- 4) N 19°30'48" W, 55.90 feet to a ½ inch diameter steel pin found at the northwest corner of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2010101419 and being more particularly described in Volume 842, Page 535 of the Deed Records of Travis County, Texas;

THENCE, N 70°35'09" E, a distance of 105.00 feet, crossing the said Lot 11, to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the east line of the said Lot 11 and west line of the said Lot 10, the same being the west line of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2005020597, and being more particularly described in Volume 1753, Page 195 of the Deed Records of Travis County, Texas, and being at the northeast corner of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2010101419, from which a ½ inch diameter steel pin found at the southeast corner of the said Lot 11 and southwest corner of the said Lot 10 bears S 19°29'31" E, 55.90 feet;

**4.206 Acres**  
**Page 2 of 3**

THENCE, N 19°29'31" W, a distance of 312.89 feet along the east line of the said Lot 11 and west line of the said Lot 10 to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the south right-of-way line of South Lamar Boulevard at the northwest corner of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2005020597;

THENCE, crossing the said Lot 10 along the south right-of-way line of South Lamar Boulevard, the following two (2) courses and distances:

- 1) N 70°35'09" E, 19.50 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 2) With a curve to the left, having a central angle of 01°52'57", a radius of 2904.80 feet, an arc of 95.43 feet and a chord bearing and distance of N 69°38'40" E, 95.43 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the east line of the said Lot 10 and west line of Lot 9 of the said Fredericksburg Road Acres subdivision at the northeast corner of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2005020597;

THENCE, S 19°29'31" E, a distance of 370.35 feet to a 1 inch diameter steel pin found at the southeast corner of the said Lot 10 and the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2005020597, the same being the southwest corner of the said Lot 9, the northeast corner of Tract 3 and an exterior corner of Tract 2 in the said deed to JSTrain, LLC recorded in Document Number 2014113524;

THENCE, N 70°39'51", a distance of 344.78 feet along the north line of the said Lot 12 to a 1 inch diameter steel pin found at the northeast corner of Tract 2 in the said deed to JSTrain, LLC recorded in Document Number 2014113524, the same being at the southeast corner of Lot 7 and southwest corner of Lot 6 of the said Fredericksburg Road Acres subdivision;

THENCE, S 19°28'38" E, a distance of 161.97 feet, crossing the said Lot 12 to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the south line of the said Lot 12 and north line of the said Lot 13 at the southeast corner of Tract 2 in the said deed to JSTrain, LLC recorded in Document Number 2014113524;

THENCE, N 71°50'45" E, a distance of 114.58 feet to a ½ inch diameter steel pin found in the northwest right-of-way line of the Missouri Pacific Railroad at the southeast corner of the said Lot 12 and northeast corner of the said Lot 13, the same being the northeast corner of Tract 1 in the said deed to JSTrain, LLC recorded in Document Number 2014113524;



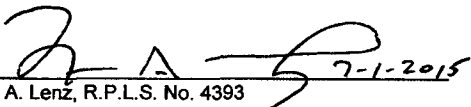
4.206 Acres  
Page 3 of 3

THENCE, S 48°03'17" W, a distance of 197.99 feet along the northwest right-of-way line of the Missouri Pacific Railroad, to a ½ inch diameter steel pin found at the southeast corner of Tract 1 in the said deed to JSTrain, LLC recorded in Document Number 2014113524, the same being the northeast corner of the said tract called Tract 1 in a deed to 1402 Oltorf, LLC;

THENCE, S 71°53'13" W, a distance of 495.57 feet to the **PLACE OF BEGINNING**, containing 4.206 acres of land, more or less.

BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83, CENTRAL ZONE GRID.

THIS DESCRIPTION WAS PREPARED FOR ZONING PURPOSES.

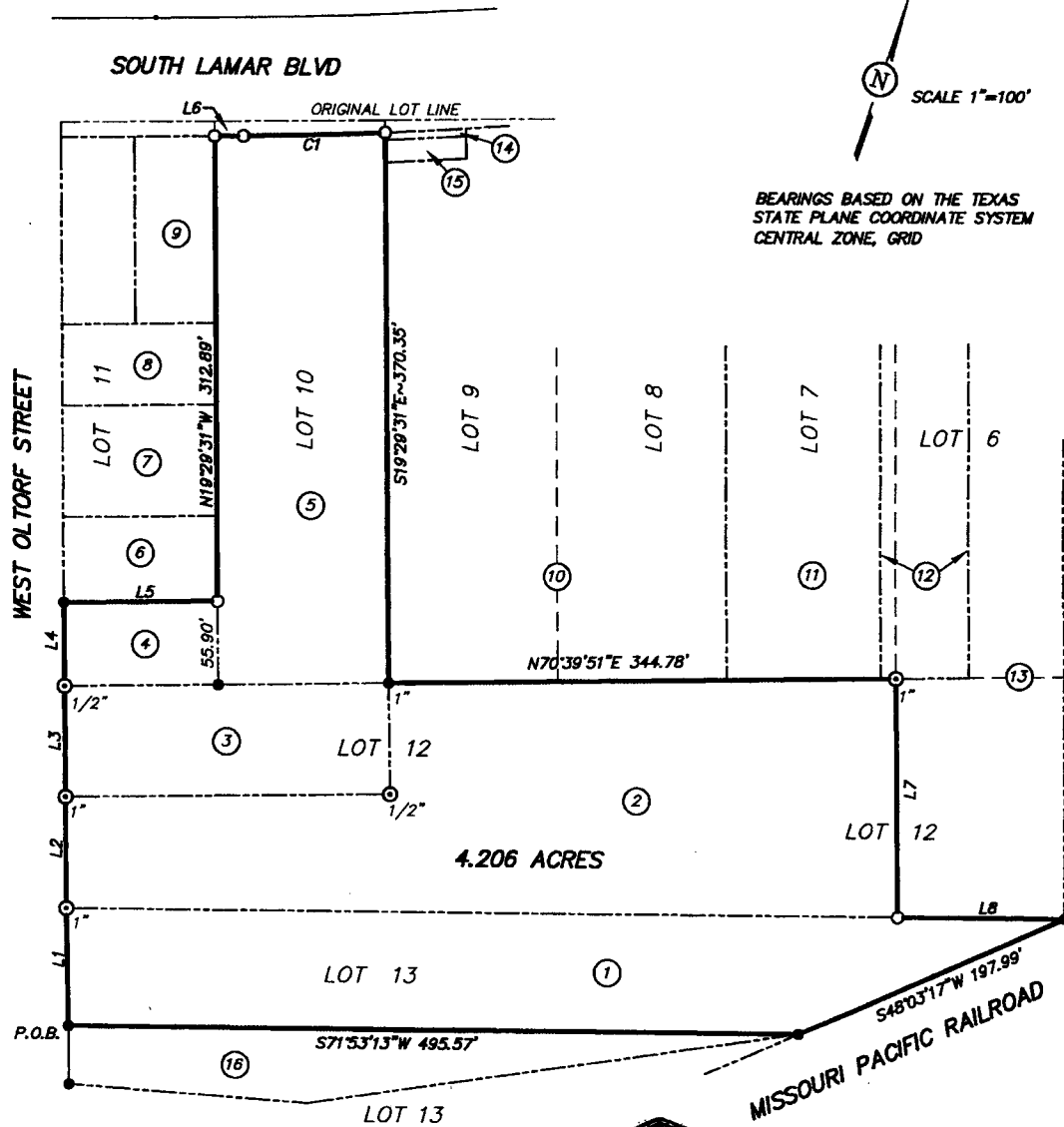
  
Timothy A. Lenz, R.P.L.S. No. 4393

Lenz & Associates, Inc.  
Firm No. 100290-00  
4303 Russell Drive  
Austin, Texas 78704  
(512) 443-1174

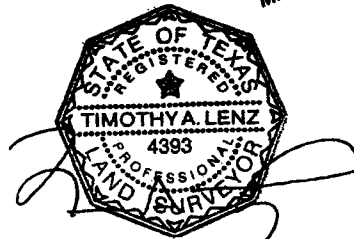


2014-0020(ZONING).doc

MAP TO ACCOMPANY FIELD NOTE DESCRIPTION  
 BEING A PORTION OF BLOCK 1, FREDERICKSBURG ROAD ACRES  
 VOL. 3, PAGE 168, PLAT RECORDS TRAVIS COUNTY, TEXAS



**LENZ & ASSOCIATES, INC.**  
 FIRM NO. 100290-00  
 4303 RUSSELL DRIVE  
 AUSTIN, TEXAS 78704  
 (512) 443-1174



7-1-2015

PAGE 1 OF 2

**MAP TO ACCOMPANY FIELD NOTE DESCRIPTION  
BEING A PORTION OF BLOCK 1, FREDERICKSBURG ROAD ACRES  
VOL. 3, PAGE 168, PLAT RECORDS TRAVIS COUNTY, TEXAS**

**LEGEND**

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
  - 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
  - ⊙ PIPE FOUND
  - ① TRACT NUMBER
- (BRG.-DIST.) RECORD CALL DOC 2005003138  
((BRG.-DIST.)) RECORD CALL DOC ADJOINING TRACT

**TRACTS TABLE**

- 1) JSTRAIN, LLC, DOC. 2014113524 - TRACT 1
- 2) JSTRAIN, LLC, DOC. 2014113524 - TRACT 2
- 3) JSTRAIN, LLC, DOC. 2014113524 - TRACT 3
- 4) JSTRAIN, LLC, DOC. 2010101419 (DESCRIBED VOL. 842, PG. 535)
- 5) JSTRAIN, LLC, DOC. 2005020597 (DESCRIBED VOL. 1753, PG. 195)
- 6) TAUHLEE WATTS, DOC. 2012216747
- 7) THE SIERRA GROUP, L.P., DOC. 2004156652
- 8) THE SIERRA GROUP, L.P., DOC. 2004156652
- 9) SIDNEY BORDER GRIEF, VOL. 11367, PG. 152
- 10) 2021 SOUTH LAMAR, LP, DOC. 2012183379
- 11) W.W. ENTERPRISES, VOL. 11013, PG. 920
- 12) MICHAEL R. MACARI, VOL. 10565, PG. 187
- 13) JOHNNY CUCHIA, DOC. 2001030906
- 14) CITY OF AUSTIN, VOL. 9775, PG. 546 (REMAINDER)
- 15) 2021 SOUTH LAMAR, LP, DOC. 2012183379
- 16) 1402 OLTORF, LLC, DOC. 2010107443 - TRACT ONE

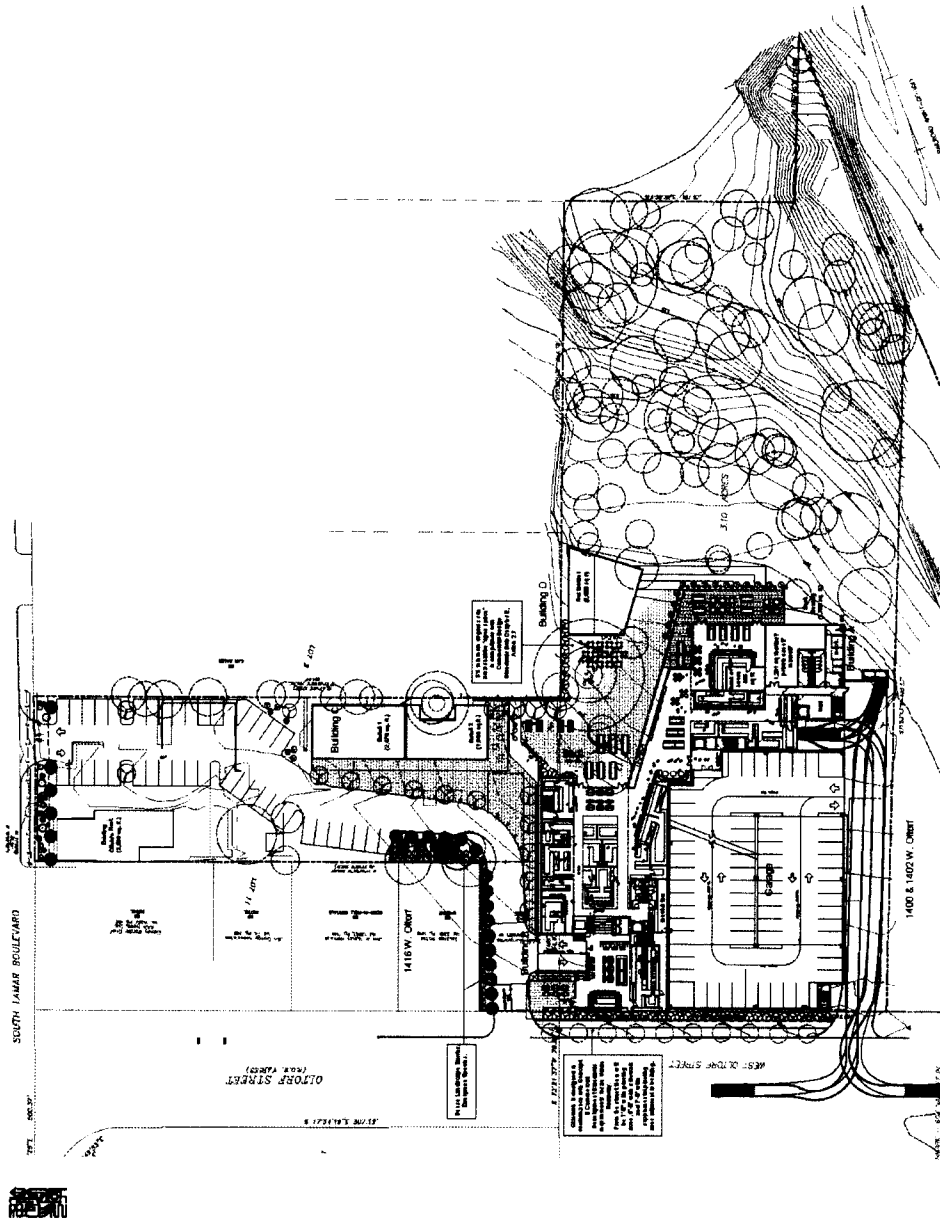
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N19°51'53"W	79.55
L2	N19°33'53"W	75.04
L3	N19°36'31"W	74.99
L4	N19°30'48"W	55.90
L5	N70°35'09"E	105.00
L6	N70°35'09"E	19.50
L7	S19°28'38"E	161.97
L8	N71°50'45"E	114.58

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	01°52'57"	2904.80	47.72	95.43	95.43	N69°38'40"E

**LENZ & ASSOCIATES, INC.**  
FIRM NO. 100290-00  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704  
(512) 443-1174

# EXHIBIT "B"

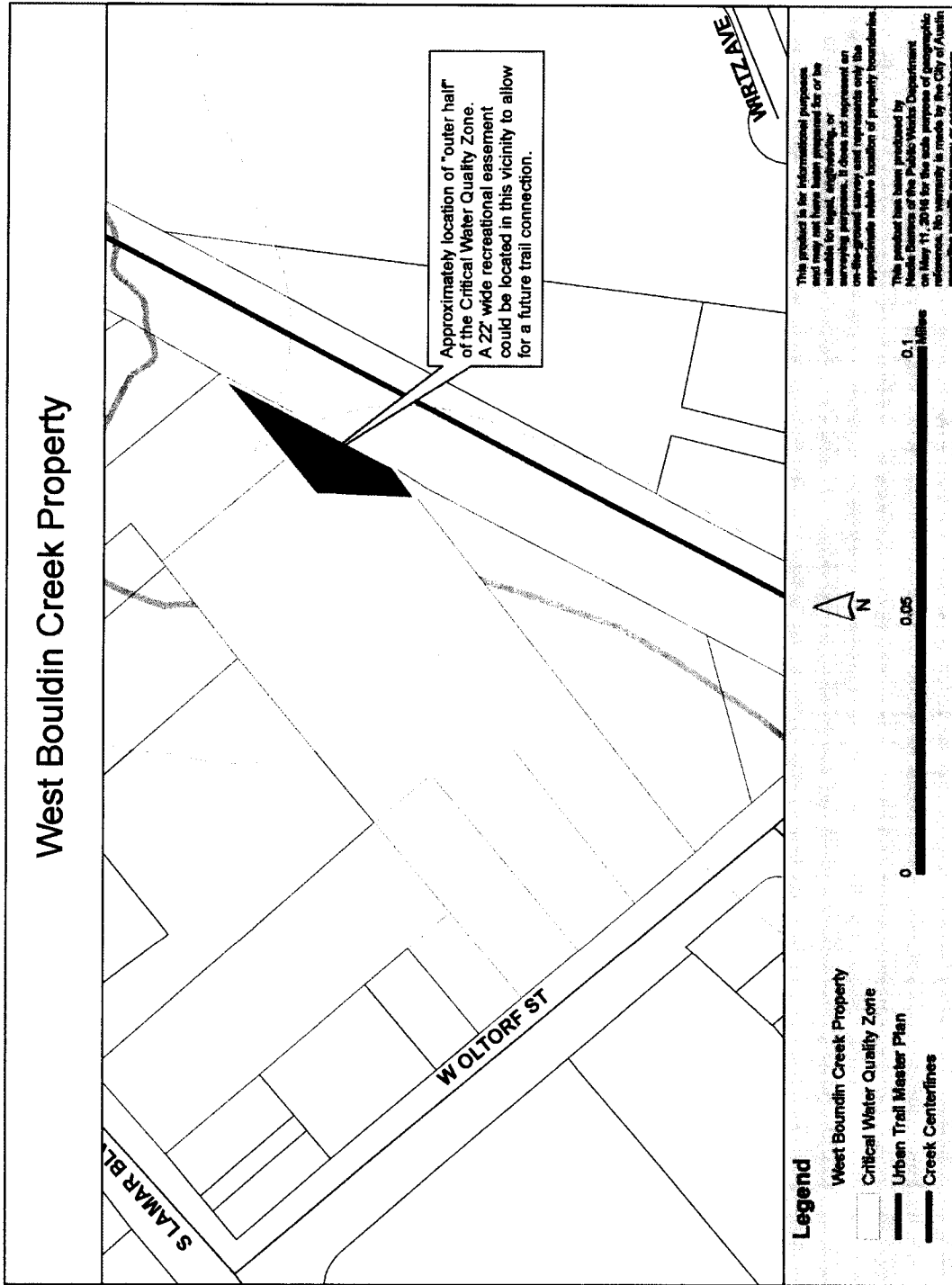
## Landscaping



2  
Site Plan  
Scale: 1/8" = 1'-0"

# EXHIBIT "C"

## Public Access



**EXHIBIT "D"**

**FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
0.709 ACRE  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 0.709 ACRE OF LAND OUT OF LOTS 10, 11 AND 12, BLOCK 1, FREDERICKSBURG ROAD ACRES, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 168 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF THOSE CERTAIN TRACTS CONVEYED TO JSTRAIN, LLC BY DEEDS RECORDED IN DOCUMENT NUMBER 2014113524, DOCUMENT NUMBER 2010101419 AND DOCUMENT NUMBER 2005020597 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 0.709 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½ inch diameter steel pin found on the east right-of-way line of West Oltorf Street, the same being the west line of the said Lot 11, at the northwest corner of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2010101419, the same being the southwest corner of that certain Tract 4 in a deed to Tuhlee Watts, recorded in Document Number 2012216747 of the Official Public Records of Travis County, Texas;

THENCE, N 70°35'09" E, a distance of 105.00 feet, crossing the said Lot 11, to a ½ inch diameter steel pin set at the southeast corner of the said Tuhlee Watts tract and northeast corner of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2010101419, and being on the west line of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2005020597;

THENCE, N 19°29'31" W, a distance of 157.05 feet along the west line of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2005020597, the same being the west line of the said Lot 10 and east line of the said Lot 11 to a point, from which a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the south right-of-way line of South Lamar Boulevard at the northwest corner of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2005020597 bears N 19°29'31" W, 155.84 feet;

THENCE, traversing the interior of the said Lots 10 and 12 and the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2005020597 and Tract 3 described in the said deed to JSTrain, LLC recorded in Document Number 2014113524, the following eleven (11) courses and distances:

- 1) With a curve to the right, having a central angle of 89°59'42", a radius of 100.00 feet, an arc of 157.08 feet and a chord bearing and distance of S 64°29'22" E, 141.43 feet to a point;
- 2) S 19°29'31" E, 57.04 feet to a point;
- 3) With a curve to the right, having a central angle of 16°08'53", a radius of 100.00 feet, an arc of 28.18 feet and a chord bearing and distance of S 11°25'04" E, 28.09 feet to a point;
- 4) S 70°35'08" W, 10.44 feet to a point;
- 5) S 26°54'46" W, 18.38 feet to a point;

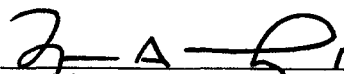
- 6) S 70°35'08" W, 12.61 feet to a point;
- 7) S 19°24'52" E, 25.03 feet to a point;
- 8) S 70°35'08" W, 6.44 feet to a point;
- 9) S 19°24'52" E, 19.21 feet to a point;
- 10) With a curve to the right, having a central angle of 32°12'23", a radius of 100.00 feet, an arc of 56.21 feet and a chord bearing and distance of S 54°28'57" W, 55.47 feet to a point;
- 11) S 70°35'09" W, 104.75 feet to a point on the east line of West Oltorf Street, from which a 1 inch diameter iron pipe found at the southwest corner of Tract 3 described in the said deed to JSTrain, LLC recorded in Document Number 2014113524 bears S 19°36'31" E, 30.89 feet;

THENCE, along the east line of West Oltorf Street the following two (2) courses and distances:

- 1) N 19°36'31" W, 44.10 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc at the northwest corner of the said Tract 3, the same being the southwest corner of the said tract conveyed to JSTrain, LLC by deed recorded in Document Number 2010101419;
- 2) N 19°30'48" W, 55.90 feet to the **PLACE OF BEGINNING**, containing 0.709 acres of land, more or less.

BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83,  
CENTRAL ZONE GRID.

THIS DESCRIPTION WAS PREPARED FOR ZONING PURPOSES.

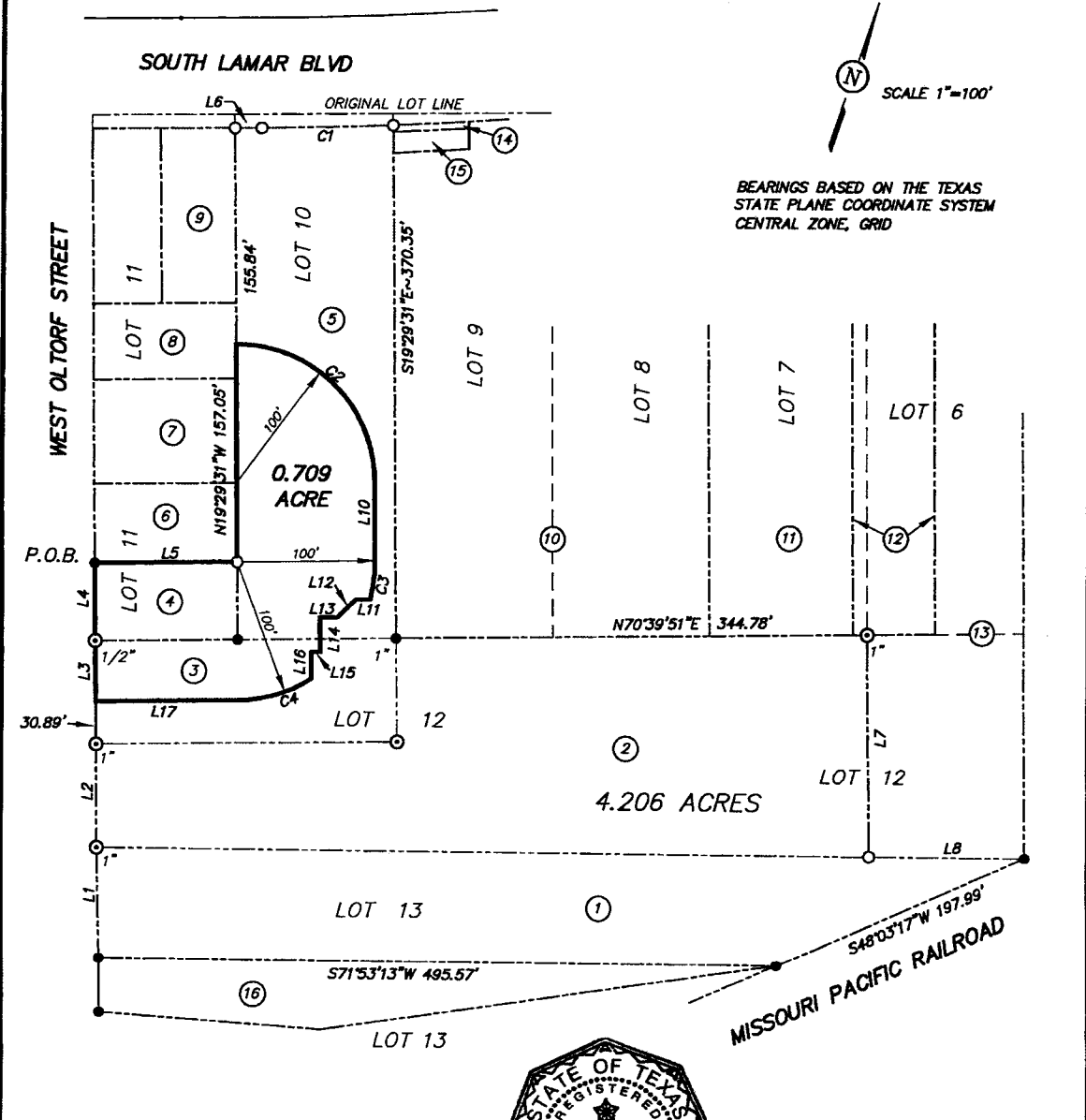
  
Timothy A. Lenz, R.P.L.S. No. 4393 12-29-2015

Lenz & Associates, Inc.  
Firm No. 100290-00  
4303 Russell Drive  
Austin, Texas 78704  
(512) 443-1174

2014-0020(MUSIC ZONING).doc



MAP TO ACCOMPANY FIELD NOTE DESCRIPTION  
 BEING A PORTION OF BLOCK 1, FREDERICKSBURG ROAD ACRES  
 VOL. 3, PAGE 168, PLAT RECORDS TRAVIS COUNTY, TEXAS



**LENZ & ASSOCIATES, INC.**  
 FIRM NO. 100290-00  
 4303 RUSSELL DRIVE  
 AUSTIN, TEXAS 78704  
 (512) 443-1174

STATE OF TEXAS  
 REGISTERED  
 TIMOTHY A. LENZ  
 4393  
 PROFESSIONAL LAND SURVEYOR  
 12-29-2015



**MAP TO ACCOMPANY FIELD NOTE DESCRIPTION  
BEING A PORTION OF BLOCK 1, FREDERICKSBURG ROAD ACRES  
VOL. 3, PAGE 168, PLAT RECORDS TRAVIS COUNTY, TEXAS**

**LEGEND**

- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- ⊙ PIPE FOUND
- ① TRACT NUMBER
- (BRG.~DIST.) RECORD CALL DOC 2005003138
- ((BRG.~DIST.)) RECORD CALL DOC ADJOINING TRACT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

**TRACTS TABLE**

- 1) JSTRAIN, LLC, DOC. 2014113524 - TRACT 1
- 2) JSTRAIN, LLC, DOC. 2014113524 - TRACT 2
- 3) JSTRAIN, LLC, DOC. 2014113524 - TRACT 3
- 4) JSTRAIN, LLC, DOC. 2010101419 (DESCRIBED VOL 842, PG. 535)
- 5) JSTRAIN, LLC, DOC. 2005020597 (DESCRIBED VOL. 1753, PG. 195)
- 6) TAUHLEE WATTS, DOC. 2012216747
- 7) THE SIERRA GROUP, L.P., DOC. 2004156652
- 8) THE SIERRA GROUP, L.P., DOC. 2004156652
- 9) SIDNEY BORDER GRIEF, VOL. 11367, PG. 152
- 10) 2021 SOUTH LAMAR, LP, DOC. 2012183379
- 11) W.W. ENTERPRISES, VOL. 11013, PG. 920
- 12) MICHAEL R. MACARI, VOL. 10565, PG. 187
- 13) JOHNNY CUCHIA, DOC. 2001030906
- 14) CITY OF AUSTIN, VOL. 9775, PG. 546 (REMAINDER)
- 15) 2021 SOUTH LAMAR, LP, DOC. 2012183379
- 16) 1402 OLTORF, LLC, DOC. 2010107443 - TRACT ONE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N19°51'53"W	79.55
L2	N19°33'53"W	75.04
L3	N19°36'31"W	44.10
L4	N19°30'48"W	55.90
L5	N70°35'09"E	105.00
L6	N70°35'09"E	19.50
L7	S19°28'38"E	161.97
L8	N71°50'45"E	114.58
L9	S19°20'09"E	60.00
L10	S19°29'31"E	57.04
L11	S70°35'08"W	10.44
L12	S26°54'46"W	18.38
L13	S70°35'08"W	12.61
L14	S19°24'52"E	25.03
L15	S70°35'08"W	6.44
L16	S19°24'52"E	19.21
L17	S70°35'09"W	104.75

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	01°52'57"	2904.80	47.72	95.43	95.43	N69°38'40"E
C2	89°59'42"	100.00	100.00	157.08	141.43	S64°29'22"E
C3	16°08'53"	100.00	14.19	28.18	28.09	S11°25'04"E
C4	32°12'23"	100.00	28.87	56.21	55.47	S54°28'57"W

**LENZ & ASSOCIATES, INC.**

FIRM NO. 100290-00  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704  
(512) 443-1174

**AFTER RECORDING, PLEASE RETURN TO:**

Michele R. Lynch  
Metcalf, Wolff, Stuart & Williams  
221 West 6<sup>th</sup> Street, Suite 1300  
Austin, Texas 78701

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Aug 31, 2016 02:46 PM 2016144725

RODRIGUEZA: \$94.00

Dana DeBeauvoir, County Clerk  
Travis County TEXAS

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.