



RESTRICTIVE COVENANT

Date: July 7, 2005

Owner: Keese Partners, Ltd. a Texas limited partnership.

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Onion Creek Homeowners Association, Inc., a Texas non-profit corporation (hereinafter the "Association") to the Owner, the receipt and sufficiency of which is acknowledged.

Property: Tract 1: That certain 10.269 acres of land in Travis County, Texas (sometimes referred to herein as the "Frontage Property"), more particularly described by metes and bounds in Exhibit "A" which is attached hereto and made a part hereof.

Tract 2: That certain 2.550 acres of land in Travis County, Texas (sometimes referred to herein as the "Transition Property"), more particularly described by metes and bounds in Exhibit "B" which is attached hereto and made a part hereof.

The Frontage Property and the Transition Property collectively comprise the "Property"

WHEREAS, the Owner of the Property and the Association have agreed that the Property should be impressed with certain covenants and restrictions for the benefit and better development of the Property, and as a condition of obtaining the Association's support for the rezoning and development of the Property which is desired by Owner

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. These covenants and restrictions shall be recorded in the Official Public Records of Travis County, Texas, shall run with the land, and shall be binding on the Owner of the Property, its successors and assigns.

1. **Definitions.**

A. The various types of land uses described in this Restrictive Covenant shall have the meanings given to them by Title 25 of the Austin City Code as of the date hereof.

B. Measurements of heights, setbacks, floor areas, or other areas or distances as set forth in this Restrictive Covenant shall be made in the manner defined by Title 25 of the Austin City Code as of the date hereof, unless otherwise expressly stated to the contrary herein.

C. The common boundary line between the Property and Lots 9, 10, 11 and 12 of Onion Creek Section 3, according to the plat thereof recorded at Volume 75, Page 381 of the Travis County Plat Records, is referred to in this Restrictive Covenant as the "Onion Creek/Property Boundary".

2. **Frontage Property Restrictions.** Tract 1, the Frontage Property, shall be subject to the covenants and restrictions set forth in this Paragraph 2

A. Prohibited Land Uses. The following types of land uses are prohibited on the Frontage Property:

- 1) Agricultural Sales and Services
- 2) Automotive Rentals
- 3) Bail Bond Services
- 4) Campground
- 5) Commercial Blood Plasma Center
- 6) Counseling Services
- 7) Custom Manufacturing
- 8) Drop-Off Recycling Collection Facility
- 9) Equipment Repair Services
- 10) Equipment Sales
- 11) Exterminating Services
- 12) Guidance Services
- 13) Indoor Entertainment
- 14) Kennels
- 15) Maintenance and Service Facilities
- 16) Monument Retail Sales
- 17) Outdoor Entertainment
- 18) Outdoor Sports and Recreation
- 19) Pawn Shop Services
- 20) Residential Treatment
- 21) Telecommunication Tower
- 22) Theater
- 23) Transitional Housing
- 24) Transportation Terminal
- 25) Urban Farm
- 26) Vehicle Storage
- 27) Veterinary Services

B. Additional Land Use Limitations and Site Development Requirements. The following limitations and requirements shall also apply to the Frontage Property:

- 1) Self service and coin operated Laundry Services are prohibited.
- 2) Stand alone Automotive Washing uses which are not accessory to a Service Station use are prohibited.
- 3) For Hotel-Motel uses (a) all buildings must be located within three hundred fifty (350) feet of the northerly property line of the Frontage Property; (b) all buildings located within four hundred fifty (450) feet of the Onion Creek/Property Boundary shall be limited to three (3) stories in height; (c) exterior building façades, except for roofs, windows and doors, shall be constructed with a minimum of 98% masonry (which may include brick, stone, stucco or EIFS); and (d) roofs shall be pitched to provide a more residential character, and shall be constructed of metal or tile.

- 4) A labor pool facility or operation is prohibited.
- 5) All uses permitted under Construction Sales and Services are prohibited except for tool and equipment rental or sales, with a minimum of 80% of the display and storage area to be within an enclosed structure.
- 6) Warehousing use shall be within an enclosed structure, and limited to a maximum cumulative floor area of 50,000 square feet. Exterior building facades, except for roofs, windows and doors, shall be constructed with a minimum of 98% masonry (which may include decorative concrete block, concrete tilt wall, brick, stone, stucco or EIFS). Loading docks are prohibited within three hundred (300) feet of the Onion Creek/Property Boundary, must be oriented away from it, and cannot be used for loading and unloading activities between the hours of 8:00 p.m. and 8:00 a.m. Moving and storage businesses are prohibited.
- 7) Auto Repair Services shall be limited to one (1) facility. For Auto Repair Services uses, (a) exterior building facades, except for roofs, windows and doors, shall be constructed with a minimum of 90% masonry (which may include decorative concrete block, concrete tilt wall, brick, stone, stucco or EIFS); and (b) except for within an enclosed structure, storage of vehicles for more than seven (7) consecutive days is prohibited.
- 8) In all parking and vehicular circulation areas, the maximum height of pole mounted light fixtures is limited to thirty-five (35) feet above finished grade. All pole mounted light fixtures shall be shielded downward and away from the Onion Creek/Property Boundary.
- 9) Wall mounted and canopy lighting for non-residential development, when such lighting is located within four hundred (400) feet of and oriented toward the Onion Creek/Property Boundary, shall be "cut off" fixtures which are hooded or shielded downward and away from the Onion Creek/Property Boundary. These lighting fixtures shall be mounted at a maximum height of twenty (20) feet above finished grade, and high output light sources are prohibited.

3. **Transition Property Restrictions.** Tract 2, the Transition Property, shall be subject to the covenants and restrictions set forth in this Paragraph 3.

A. **Prohibited Land Uses.** The following types of land uses are prohibited on the Transition Property:

- 1) Agricultural Sales and Services
- 2) Automotive Repair Services
- 3) Automotive Rentals
- 4) Automotive Washing
- 5) Bail Bond Services
- 6) Campground

- 7) Commercial Blood Plasma Center
- 8) Counseling Services
- 9) Custom Manufacturing
- 10) Drop-Off Recycling Collection Facility
- 11) Equipment Repair Services
- 12) Equipment Sales
- 13) Exterminating Services
- 14) Guidance Services
- 15) Hotel-Motel
- 16) Indoor Entertainment
- 17) Kennels
- 18) Limited Warehousing and Distribution
- 19) Maintenance and Service Facilities
- 20) Monument Retail Sales
- 21) Outdoor Entertainment
- 22) Outdoor Sports and Recreation
- 23) Pawn Shop Services
- 24) Residential Treatment
- 25) Restaurant (Drive-In, Fast Food)
- 26) Service Station
- 27) Telecommunication Tower
- 28) Theater
- 29) Transitional Housing
- 30) Transportation Terminal
- 31) Urban Farm
- 32) Vehicle Storage
- 33) Veterinary Services

B. Additional Land Use Limitations and Site Development Requirements. The following limitations shall also apply to the Transition Property:

- 1) Self service or coin operated Laundry Services are prohibited.
- 2) A labor pool facility or operation is prohibited.
- 3) Except for personal fitness facilities, Convenience Storage facilities and electronic uses such as automatic teller machines, all 24-hour uses are prohibited.
- 4) Convenience Storage uses (a) must be multi-story in height and the loading entry cannot be oriented toward the Onion Creek/Property Boundary; (b) the exterior building facades, except for roofs, windows and doors, shall be constructed with a minimum of 98% masonry (which may include brick, stone, decorative concrete block, stucco or EIFS); and (c) roofs shall be pitched to provide a more residential character, and shall be constructed of metal or tile.

- 5) All uses permitted under Construction Sales and Services are prohibited except for equipment rental or sales within an enclosed structure.
- 6) Manufacturing uses are allowed only within an enclosed structure.
- 7) A minimum eighty-five (85) foot building setback shall be required from the Onion Creek/Property Boundary.
- 8) Designated loading spaces and frequent loading and unloading of any nature are prohibited within eighty-five (85) feet of the Onion Creek/Property Boundary.
- 9) Building height shall be restricted to three (3) stories or forty (40) feet. Building height shall be measured in the same manner as prescribed by the Austin City Code.
- 10) In all parking and vehicular circulation areas, the height of pole mounted light fixtures is limited to twenty (20) feet above finished grade. No pole mounted light fixtures are allowed within fifty (50) feet of the Onion Creek/Property Boundary. All pole mounted light fixtures shall be shielded downward and away from the Onion Creek/Property Boundary.
- 11) Wall mounted and canopy lighting for non-residential development, when such lighting is oriented toward the Onion Creek/Property Boundary, shall be "cut off" fixtures which are hooded or shielded downward and away from the Onion Creek/Property Boundary. These lighting fixtures shall be mounted at a maximum height of fifteen (15) feet above finished grade, and high output light sources are prohibited.

4. **Restrictions Generally Applicable to the Property.**

A. **Vegetative Buffer.** The existing trees greater than two (2) caliper inches and the existing shrubs greater than four (4) feet in height, which are located in the area within twenty-five (25) feet of the Onion Creek/Property Boundary (hereinafter the "Vegetative Buffer"), shall not be disturbed unless necessary to accommodate the installation of utilities or drainage improvements in the Vegetative Buffer which may be required as a condition of governmental permitting. In the event that any of the said existing trees or shrubs within the Vegetative Buffer are removed for any reason or purpose, they shall be replaced at a density similar to that which is existing at the time of removal, with an approximately equal combination of the following species: trees shall be at least two (2) caliper inch Live Oak, Texas Ash, Yaupon Holly, and Vitex; and shrubs shall be at least five (5) gallon container Primrose Jasmine and Southern Wax Myrtle, or substitute species approved in writing by the Association. At such time as any structures or paving are developed within Tract 2 (the Transition Property), additional trees and shrubs shall be planted within the Vegetative Buffer as necessary to provide a minimum of one (1) tree per twenty-five (25) linear feet, and one (1) shrub per ten (10) linear feet, including existing trees and shrubs in good condition. All existing and newly planted trees and shrubs within the Vegetative Buffer shall be continuously maintained by the Owner(s) of the portion of the Property adjacent to the Vegetative Buffer.

B. Compatibility Standards. In the event that residential property which is adjacent to the Property and located within the area of the Association is disannexed from the City of Austin, the compatibility standards set forth in Chapter 25-2 of the Austin City Code as of the date of disannexation will still apply, to the extent that they would have been applicable prior to disannexation.

C. Signage. Freestanding signs shall be limited to thirty (30) feet in height.

D. Dumpsters. Dumpster pick up is prohibited between the hours of 8:00 p.m. and 8:00 a.m.

E. Noise Levels. Noise levels emanating from non-residential uses on the Property will not exceed seventy (70) decibels DNL at the Onion Creek/Property Boundary. Provided, this restriction shall not apply to construction activities, or to typical periodic building or landscaping maintenance, or to isolated sounds associated with customer parking and vehicular traffic. Provided further, neither construction activities, nor outdoor building or landscaping maintenance, shall be conducted between the hours of 7:00 p.m. and 7:00 a.m., except when reasonably necessitated by emergency circumstances, extraordinary weather or other extraordinary natural conditions.

F. Temporary Construction Easements. If any Owner of the Property who is required to perform the obligations described above with regard to the Vegetative Buffer is not the Owner of the portion of the Property where such obligations must be performed, the Owner who must perform such obligations shall have the license and temporary construction easement to enter upon the parts of the Property that are not owned by such Owner, as reasonably necessary to perform such obligations.

5. If any person or entity shall violate or attempt to violate this agreement and Restrictive Covenant, it shall be lawful for the Association, or its successor organization(s), to prosecute proceedings, at law or in equity, against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions. In addition, the owners of Lots 9, 10, 11 and 12 of Onion Creek Section 3, their heirs, successors and assigns, shall be deemed third party beneficiaries of this Restrictive Covenant and shall have the enforcement rights described above.

6. If any part of this agreement or Restrictive Covenant shall be declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions hereof, and such remaining portion of this agreement shall remain in full effect.

7. This agreement and Restrictive Covenant may be modified, amended, or terminated only by joint action of both (a) the Board of Directors of the Association, or of such other organization as may succeed the Association, and (b) the Owner(s) of at least 75% of the Property at the time of such modification, amendment or termination.

8. To the extent that this Restrictive Covenant is inconsistent with the terms of that certain Declaration of Restrictive Covenants previously executed by Owner and the Association, and recorded at Document No. 2001025815 of the Official Public Records of Travis County, Texas, this Restrictive Covenant shall govern.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 7th day of July, 2005.

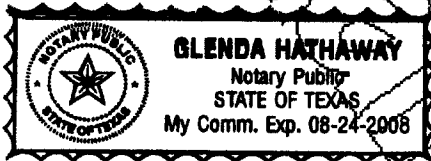
KEESEE PARTNERS, LTD.,
a Texas limited partnership

By: Keesee GP, Inc., a Texas corporation,
as general partner

By: Jerry D. Keesee
Name: Jerry D. Keesee
Title: President

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on July 7, 2005 by Jerry D. Keesee, the President of Keesee GP, Inc., a Texas corporation, acting as general partner of Keesee Partners, Ltd., a Texas limited partnership, on behalf of said limited partnership.



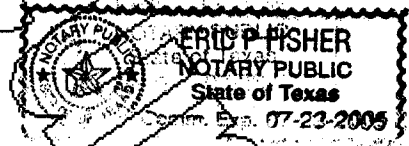
Glenda Hathaway
Notary Public - State of Texas

AGREED AND ACCEPTED:

Onion Creek Homeowners Association, Inc.,
a Texas non-profit corporation

By: John J. Jell
Name: John McJebb
Its: President

Date: 13 July 2005



THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on 13 July, 2005, by John McJebb, President of the Onion Creek Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Eric P. Fisher
Notary Public - State of Texas



LANDESIGN SERVICES, INC.

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION
TRACT 1
(RESTRICTIVE COVENANTS)

BEING 10.269 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PART OF THE REMAINDER OF EXHIBIT A-1, CONTAINING 91.0980 ACRES OF LAND, CONVEYED BY JERRY DON KEESEE TO KEESEE PARTNERS, LTD., IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 1999128474 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east right of way line of Interstate Highway No. 35 for the southwest corner of said 91.0980 acre tract and the northwest corner of Lot 2, Block A, ONION CREEK No. 10, according to the map or plat thereof recorded in Volume 97, Page 6 of the Plat Records of Travis County, Texas;

THENCE North 18°25'00" East along said east right of way line of Interstate Highway No. 35 and the west line of said 91.0980 acre tract a distance of 1015.07 feet to a calculated point for the southwest corner of Lot 1, Block A, KEESEE ADDITION SECTION 1 according to the map or plat thereof recorded in Document No. 200100252 of the Official Public Records of Travis County, Texas.

THENCE along the south line of said Lot 1, Block A, KEESEE ADDITION SECTION 1 the following two courses:

- 1) South 71°35'00" East a distance of 443.56 feet to a calculated point at the point of curvature of a curve to the right;
- 2) with said curve having a radius of 260.00 feet, a delta angle of 27°48'19", a length of 126.18 feet and a chord which bears South 57°40'50" East a distance of 124.94 feet to a calculated point,

THENCE crossing the remainder of said 91.0980 acre tract the following four courses:

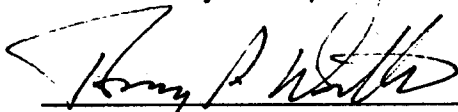
- 1) South 18°25'00" West, parallel with the west line of said 91.0980 acre tract, a distance of 385.59 feet to a calculated point;

- 2) South 19°34'08" West a distance of 49.61 feet to a calculated point;
- 3) North 60°52'45" West a distance of 166.35 feet to a calculated point;
- 4) South 29°07'15" West a distance of 591.09 feet to a calculated point in the south line of the remainder of said 91.0980 acre tract and the north line of said Lot 2, Block A, ONION CREEEK No. 10, from which a 1/2 inch iron rod found in the north line of said Lot 1, Block A, ONION CREEEK No. 10, and for the southwest corner of Exhibit A-2, containing 0.0711 of one acre, conveyed by Jerry Don Keesee to Keesee Partners, LTD., in General Warranty Deed recorded in Document No. 1999128474 of the Official Public Records of Travis County, Texas, bears South 71°34'22" East a distance of 199.75 feet;

THENCE North 71°34'22" West along the north line of said Lot 1, Block A, ONION CREEEK No. 10 and the south line of the remainder of said 91.0980 acre tract a distance of 290.61 feet to the POINT OF BEGINNING.

This parcel contains 10.269 acres of land, more or less, out of the Santiago Del Valle Grant, in Travis County, Texas. All bearings are based on Engineers Centerline for I.H. 35, from right of way deed described in Volume 1608, Page 222 of the Deed Records of Travis County, Texas. (North 18°25'00" East)

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and in not to be used to convey or establish interest in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Tommy P. Watkins
Registered Professional Land Surveyor
State of Texas No. 4549

Date

10/30/2004

Project Number: 045-04-001

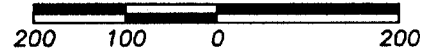
Attachments: Survey Drawing L:\KEESEE\DWGS\04500103.dwg

L:\Keesee\FNOTES\04500103T1.doc

Created on 09/30/2004

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	280.00'	128.18'	27°48'19"	S57°40'50"E	124.94'

SCALE IN FEET



NORTH

SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

INTERSTATE HIGHWAY NO. 35

ENGINEERS CENTERLINE STATION (ECS)

(N18°25'00"E)

BEARING BASIS
R-O-W DEED
VOL. 1608, PG. 222
D.R.T.C.T.

N18°25'00"E 1015.07'

FRONTAGE ROAD

ONION CREEK NO. 10
VOL. 97 PG. 6
P.R.T.C.T.
LOT 2, BLOCK A

N71°34'22"W
290.61'
203.53'

POINT OF BEGINNING
TRACT 1
ECS 1351+16.15,
150.00' LT.

TRACT 1
10.269 AC.

S29°07'15"W
591.09'

TRACT 2
2.550 AC.

N60°52'45"W
166.35'

80'
S71°35'00"E 443.56'
80' ACCESS ESMT.

KEESEE ADDITION
DOC. 200100252
O.P.R.T.C.T.

KEESEE PARTNERS LTD.
EXHIBIT A-2
0.0711 AC.
DOC. 1999128474
O.P.R.T.C.T.

KEESEE PARTNERS LTD.
EXHIBIT A-1
(REMAINDER OF 91.0980 AC.)
DOC. 1999128474
O.P.R.T.C.T.

ONION CREEK SECTION 3
VOL. 75, PG. 381
P.R.T.C.T.

LEGEND

- 1/2" REBAR FOUND
- ▲ CALCULATED POINT
- () RECORD DEED INFO.
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

JOB NUMBER: 04504001		DRAWING NAME: 04500103	
PROJECT NAME: KEESEE			
DATE: 09/30/2004		SCALE: 1"=200'	
DRAWING FILE PATH: L:\KEESEE\DWGS			
FIELDNOTE FILE PATH: L:\KEESEE\FNOTES			
RPLS: TPW	TECH: mp	PARTYCHIEF: N/A	
SHEET 03 of 03		FIELDBOOKS: N/A	CHK BY: jlb

LANDESIGN SERVICES, INC.
LAND SURVEYING
117 W. 4th STREET
TAYLOR, TEXAS 76574
PHONE 512.352.8058
FAX 512.352.8807



LANDESIGN SERVICES, INC.

EXHIBIT " B "

METES AND BOUNDS DESCRIPTION
TRACT 2
(RESTICTIVE COVENANTS)

BEING 2.550 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF EXHIBIT A-1, CONTAINING 91.0980 ACRES OF LAND, AND EXHIBIT A-2, CONTAINING 0.0711 OF ONE ACRE OF LAND, CONVEYED BY JERRY DON KEESEE TO KEESEE PARTNERS, LTD., IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 1999128474 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north line of Lot 2, Block A, ONION CREEK No. 10, according to the map or plat thereof recorded in Volume 97, Page 6 of the Plat Records of Travis County, Texas, and the south line of said 91.0980 acre tract from which the southwest corner of said 91.0980 acre tract, the northwest corner of said Lot 2, Block A, ONION CREEK No. 10, and in the east right of way line of Interstate Highway No. 35, bears North 71°34'22" West a distance of 290.61 feet;

THENCE crossing the remainder of said 91.0980 acre tract and said 0.0711 of one acre tract the following three courses:


- 1) North 29°07'15" East a distance of 591.09 feet to a calculated point;
- 2) South 60°52'45" East a distance of 166.35 feet to a calculated point;
- 3) South 19°34'08" West passing the northwest corner of said 0.0711 of one acre tract at a distance of 199.94 feet and continuing for a total distance of 202.81 feet to a calculated point;

THENCE South 29°07'15" West, along the eastern most southerly line of said 0.0711 of one acre tract passing an angle corner of said 0.0711 of one acre tract and the northwest corner of Onion Creek Section 3, according to the map or plat thereof recorded in Volume 75, Page 381 of the Plat Records of Travis County, Texas at a distance of 2.18 feet and continuing for a total distance of 353.32 feet to a 1/2 iron rod found for the southern most southeast corner of said 0.0711 of one acre tract and the northeast corner of said Lot 2, Block A, ONION CREEK No. 10;

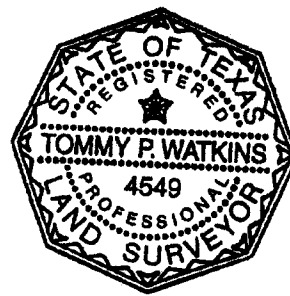
THENCE North 71°34'22" West along the north line of said Lot 2, Block A, ONION CREEK No. 10, the south line of said 0.0711 of one acre tract and the south line of the remainder of said 91.0980 acre tract, passing the southwest corner of said 0.0711 of one acre tract at a distance of 3.78 feet and continuing for a total distance of 203.53 feet to the POINT OF BEGINNING.

This parcel contains 2.550 acres of land, more or less, out of the Santiago Del Valle Grant, in Travis County, Texas. All bearings are based on Engineers Centerline for I.H. 35, from right of way deed described in Volume 1608, Page 222 of the Deed Records of Travis County, Texas. (North 18°25'00" East)

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interest in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

 10/04/2004

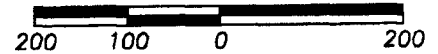
Tommy P. Watkins Date
Registered Professional Land Surveyor
State of Texas No. 4549



Project Number: 045-04-001
Attachments: Survey Drawing L:\KEESEEDWGS\04500103.dwg
L:\Keeseel\FNOTES\04500103T2.doc
Created on 09/30/2004

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	260.00'	126.18'	27°48'19"	S57°40'50"E	124.84'

SCALE IN FEET



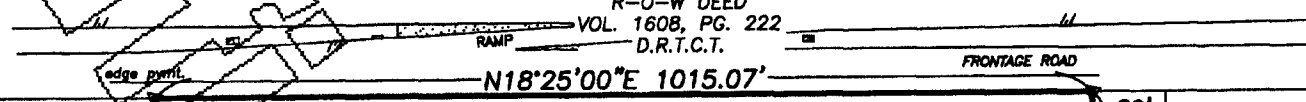
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

INTERSTATE HIGHWAY NO. 35

ENGINEERS CENTERLINE STATION (ECS)

(N18°25'00"E)

BEARING BASIS
R-O-W DEED
VOL. 160B, PG. 222
D.R.T.C.T.



ONION CREEK NO. 10
VOL. 97 PG. 6
P.R.T.C.T.
LOT 2, BLOCK A

N71°34'22"W
290.61'
N71°34'22"W
203.53'

POINT OF BEGINNING
TRACT 2
N28°07'15"E
591.09'

TRACT 1
10.269 AC.

TRACT 2
2.550 AC.

KEESEE ADDITION
DOC. 200100252
O.P.R.T.C.T.

KEESEE PARTNERS LTD.
EXHIBIT A-2
0.0711 AC.
DOC. 1999128474
O.P.R.T.C.T.

KEESEE PARTNERS LTD.
EXHIBIT A-1
(REMAINDER OF 91.0980 AC.)
DOC. 1999128474
O.P.R.T.C.T.

ONION CREEK SECTION 3
VOL. 75, PG. 381
P.R.T.C.T.

LEGEND

- 1/2" REBAR FOUND
- ▲ CALCULATED POINT
- () RECORD DEED INFO.
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

JOB NUMBER: 04504001		DRAWING NAME: 04500103	
PROJECT NAME: KEESEE			
DATE: 09/30/2004		SCALE: 1" = 200'	
DRAWING FILE PATH: L:\KEESEE\DWGS			
FIELDNOTE FILE PATH: L:\KEESEE\FNOTES			
RPLS: TPW	TECH: mp	PARTYCHIEF: N/A	
SHEET 03 of 03		FIELDBOOKS: N/A	CHK BY: jlb

LANDESIGN SERVICES, INC.
LAND SURVEYING
117 W. 4th STREET
TAYLOR, TEXAS 76574
PHONE 512.352.8055
FAX 512.352.8807

After recording, please return to:

Mr. Jim Nias
Jackson Walker L.L.P.
100 Congress Avenue., Suite 1100
Austin, Texas 78701

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 AUG 03 02:47 PM 2005141543

BENAVIDESV \$40.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS