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SECOND SUPPLEMENTARY DECLARATION TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SCOFIELD FARMS MIXED-USE PROPERTIES

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This Second Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for Scofield Farms Mixed-Use Properties (this "Supplementary Declaration") is made to be effective November 15, 1995, with respect to the following facts:

A. The Declaration of Covenants, Conditions and Restrictions for Scofield Farms Mixed Use Properties was recorded on November 1, 1994, in Volume 12305, Page 529, Real Property Records of Travis County, Texas (the "Declaration").

B. Mellon Properties Company, a Louisiana corporation ("Declarant"), is the "Declarant" under the Declaration.

C. Article II, Section 1 of the Declaration allows Declarant to designate portions of the property covered by the Declaration (the "Properties") as separate Areas, and with respect to each specific Area, to record one or more Supplementary Declarations designating the uses and classifications of, and such additional covenants, conditions and restrictions for, any such Area as Declarant from time to time may deem appropriate, including without limitation, providing that a Supplementary Declaration may establish its own procedure for amendment of the provisions of the Supplementary Declaration (e.g., by a specified vote of only the Owners of Lots within the Area subject thereto).

D. Declarant establishes this Supplementary Declaration to designate the uses permitted within, and the additional covenants, conditions and restrictions applicable with respect to, the Area within the Properties which is more particularly described below.

NOW, THEREFORE, Declarant declares as follows:

1. Creation of Supplementary Declaration for Multi-Family Area II. In accordance with Article II, Section 1 of the Declaration, the following tract of land, being a portion of the Properties, is designated "Multi-Family Area II". All of Multi-Family Area II, and any right, title and interest therein, hereafter shall be owned, held, leased, sold and/or conveyed by Declarant and any subsequent Owner of all or any part thereof, subject to the Declaration, this Supplementary Declaration, and the covenants, restrictions, charges and liens set forth in each of same:

Multi-Family Area II:

Lot 1, Block N, SCOFIELD FARMS PHASE 4, SECTION 11-B, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 94, Pages 25-27, Plat Records of Travis County, Texas (being the same property described in the Declaration as 14.747 acres out of the Thomas C. Collins Survey).

2. Effect of this Supplementary Declaration as to Multi-Family Area II. As provided in Article II, Section 1 of the Declaration, upon the recording of this Supplementary Declaration, both the Declaration and this Supplementary Declaration, including all covenants, conditions, restrictions and obligations set forth in both of same, shall apply to, and govern the development of, Multi-Family Area II. Where there is a conflict between the provisions of the Declaration and the provisions of this Supplementary Declaration, the provisions of this Supplementary

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

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Declaration shall control, and shall apply to, and govern the development of, Multi-Family Area II.

3. Definitions. Except as expressly defined to the contrary in this Supplementary Declaration, all capitalized terms used herein shall have the meanings set forth in the Declaration.

4. Use Restrictions. The first sentence of Article IV, Section 1 of the Declaration is modified with respect to Multi-Family Area II to provide that Multi-Family Area II may be used only for multi-family residential uses, and for no other purpose. In addition to the restrictions in Article IV, Section 1, the use of Multi-Family Area II is restricted so that no more than two hundred sixty (260) individual multi-family units may be constructed upon Multi-Family Area II.

5. Minimum Setback Lines. Article IV, Section 2 of the Declaration is modified with respect to Multi-Family Area II to provide that in addition to the restrictions in Article IV, Section 2, no building or parking area may be placed within twenty-five feet (25') from the right-of-way line of Metric Boulevard or within ten feet (10') of either the northernmost boundary line or the easternmost boundary line of Multi-Family Area II. Additionally, except as expressly permitted below, no structure of any type may be placed within those portions of Multi-Family Area II which lie adjacent to and within twenty-five feet (25') from the southernmost boundary line of Multi-Family Area II (said twenty-five foot (25') wide area being referred to as the "Restricted Area"); provided, however, that structures below and covered by the ground, landscaping, berms, fences or hedges may be placed within the Restricted Area in locations approved by Declarant. No building structure may be placed within those portions of Multi-Family Area II which lie within twenty-five feet (25') of the Restricted Area, however parking areas, driveways, drainage structures, utility facilities and landscaping may be placed within the twenty-five foot (25') area adjoining the Restricted Area.

6. Screening, Berms and Fences. Article IV, Section 8 of the Declaration is modified with respect to Multi-Family Area II to provide that in addition to the provisions of said Article IV, Section 8, the Owner of any portion of Multi-Family Area II shall construct and maintain within all areas within twenty-five feet (25') from the right-of-way line of Metric Boulevard, and within the Restricted Area, fencing, berming and landscaping improvements, which shall be approved by the Committee in accordance with the provisions of the Declaration. Each such Owner shall maintain said all areas in a first-class manner, consistent with the maintenance of the medians and right-of-way areas along Metric Boulevard. The fence to be constructed by the Owner adjacent to Metric Boulevard shall be either masonry or iron, and shall be built in accordance with plans and specifications approved by Declarant. Each separate Lot within Multi-Family Area II shall be completely surrounded by fencing, which fencing must be masonry or iron at all points visible from any public right-of-way, as determined by Declarant. Unless prohibited by applicable building or fire codes, security gates shall be placed at each vehicular or pedestrian entrance to Multi-Family Area II.

7. Exterior Illumination. Article IV, Section 10 of the Declaration is modified with respect to Multi-Family Area II so that in addition to the provisions of said Article IV, Section 10, all driveways and parking areas within Multi-Family Area II shall be illuminated. Such illumination shall conform to plans approved by the Committee, and shall be hooded and appropriately placed so as to minimize off-site glare and hazards to vehicular traffic.

8. Construction Standards. Article IV, Section 11(a) of the Declaration is modified with respect to Multi-Family Area II so that all building sides of all building structures situated upon

Multi-Family Area II which are visible from Metric Boulevard shall be faced with ninety percent (90%) masonry. At least seventy-five percent (75%) of all building sides of all building structures situated upon Multi-Family Area II shall be faced with masonry. For purposes of this provision, the term "building sides" shall not include doors or windows (including frames) or eaves. All non-masonry building siding must be approved by the Committee.

9. Duration. Article IX, Section 1 of the Declaration is modified with respect to Multi-Family Area II only, to provide in lieu of the provisions of said Article IX, Section 1, that this Supplementary Declaration and the covenants, restrictions, charges and liens set out herein shall run with and bind the land and shall inure to the benefit of and be enforceable by Declarant and each Owner of any part of that certain real property ("North Metric") described on Exhibit A attached hereto and incorporated herein for all purposes, and their respective legal representatives, heirs, successors and assigns, for a term beginning on the date this Supplementary Declaration is recorded and continuing through and including December 31, 2024, after which time this Supplementary Declaration automatically shall be extended for successive periods of ten (10) years unless both Declarant (unless Declarant no longer owns any land within The Properties) and those Owners who own eighty percent (80%) of the land within North Metric (calculated on the basis of the number of acres owned compared to the total number of acres within North Metric) vote to terminate this Supplementary Declaration; provided, however, that no termination shall be effective prior to thirty (30) days after the recording of an affidavit signed by Declarant (if applicable) and the applicable percentage of Owners, in the Real Property Records of Travis County, Texas. Regardless of the foregoing, in the event the Declaration terminates, this Supplementary Declaration automatically will terminate concurrently with the termination of the Declaration.

10. Amendment and Termination. Article IX, Section 2 of the Declaration is modified with respect to Multi-Family Area II only, to provide, in lieu of the provisions of said Article IX, Section 2, that this Supplementary Declaration may not be terminated or amended without the consent of Declarant (unless Declarant no longer owns any land within The Properties) and those Owners who own ninety percent (90%) of the land within North Metric (calculated on the basis of the number of acres owned compared to the total number of acres within North Metric); however, the consent of Owners of portions of the Properties other than North Metric shall not be required to terminate or amend this Supplementary Declaration. No amendment or termination shall be effective prior to thirty (30) days after the recording of an affidavit signed by Declarant (if applicable) and the applicable percentage of Owners, in the Real Property Records of Travis County, Texas. Notwithstanding anything to the contrary contained within this Supplementary Declaration, so long as Declarant owns any land within The Properties, Declarant shall have the right to amend this Declaration (without the necessity of the joinder of any Owner) in order to correct clerical errors, to clarify ambiguous provisions or to make similar minor changes to same.

11. Enforcement. Article IX, Section 8(a) of the Declaration is modified with respect to Multi-Family Area II only, to provide, in lieu of the provisions of said Article IX, Section 8(a) that only Declarant and Owners of land within North Metric shall have the right to enforce all of the provisions of this Supplementary Declaration.

12. Ratification. Declarant hereby ratifies and confirms the Declaration in all respects. The Declaration, as modified herein, and this Supplementary Declaration both shall apply to, and govern development within, Multi-Family Area II.

Executed to be effective on the date first set forth above.

MELLON PROPERTIES COMPANY, a
Louisiana corporation

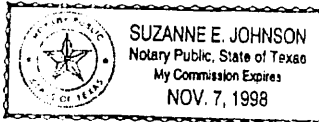
By: [Signature]
Blake Magee, Agent

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 15th
day of November, 1995, by Blake Magee, Agent of MELLON PROPERTIES
COMPANY, a Louisiana corporation, on behalf of said corporation.

My Commission Expires:

[Signature]
Notary Public, State of Texas
Print Name: Suzanne E. Johnson



After Recording Return To:
Ann E. Vanderburg, Esq.
P.O. Box 98
Austin, Texas 78767

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
12566 0247

TRACT 1
MF-3

EXHIBIT "A"

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T.C. COLLINS SURVEY NO. 61, ABSTRACT 201, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES COMPANY IN VOLUME 10399, PAGE 736, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 19.456 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING. at a point in the south right-of-way line of Avenue N, an existing 50' public right-of-way, for a **POINT OF BEGINNING**, from which point, the most northerly corner of said Mellon Properties tract, same point being the northeasterly corner of that certain 0.975 acre tract of land conveyed to Wendell and llene Maxedon in Volume 11359, Page 60 of said Deed Records, said 0.975 acre tract being sometimes referred to as Pansy Trail, bears N59°13'18"W, 406.26 feet,

THENCE, following said right-of-way line of Avenue N, S59°13'18"E, 655.00 feet to a point for the northeast corner of the herein described tract,

THENCE, leaving said right-of-way line, with the easterly line of the herein described tract, the following three (3) courses and distances numbered 1 through 3,

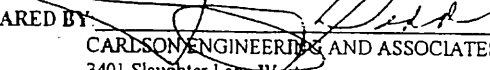
1. S30°46'42"W, 420.00 feet to a point,
2. S59°13'18"E, 418.93 feet to a point,
3. S16°49'59"E, 420.52 feet to a point, for the southeast corner of the herein described tract,

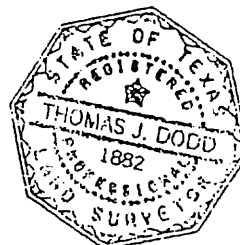
THENCE, with the southerly line of the herein described tract, the following three (3) courses and distances numbered 1 through 3,

1. S73°10'01"W, 136.92 feet to a point at the beginning of a curve,
2. with a curve to the right having a radius of 1076.68 feet, an arc length of 528.93 feet and whose chord bears S87°14'26"W, 523.63 feet to a point at the end of said curve,
3. N78°41'09"W, 162.71 feet to a point, for the southwest corner of the herein described tract,

THENCE, following the west line of the herein described tract, the following six (6) courses and distances numbered 1 through 6,

1. N14°00'00"W, 174.34 feet to a point,
2. N30°00'00"W, 100.00 feet to a point,
3. N07°30'00"W, 500.00 feet to a point,
4. N09°30'00"E, 290.00 feet to a point,
5. N40°00'00"W, 70.00 feet to a point,
6. N28°34'00"E, 290.00 feet to the **POINT OF BEGINNING** containing 19.456 Acres Of Land.

PREPARED BY: 
CARLSON ENGINEERING AND ASSOCIATES, INC.
3401 Slaughter Lane West
Austin, Texas, 78748
Ph: (512) 280-5160 Fax: (512) 280-5165



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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12566 0248

TRACT 2
MF-3

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T. C. COLLINS SURVEY NO. 61, ABSTRACT 201, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES COMPANY IN VOLUME 10399, PAGE 736, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 12.547 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the south right-of-way line of Avenue N, an existing 50' public right-of-way, for a POINT OF BEGINNING, from which point, the most northerly corner of said Mellon Properties tract, same point being the northeasterly corner of that certain 0.975 acre tract of land conveyed to Wendell and Ilene Maxedon in Volume 11359, Page 60 of said Deed Records, said 0.975 acre tract being sometimes referred to as Pansy Trail, bears N59°13'18"W, 1,061.26 feet,

THENCE, following said right-of-way line of Avenue N, the following two (2) courses and distances numbered 1 and 2,

1. S59°13'18"E, 178.41 feet to a point,
2. S59°26'25"E, 943.32 feet to a point, for the northeast corner of the herein described tract,

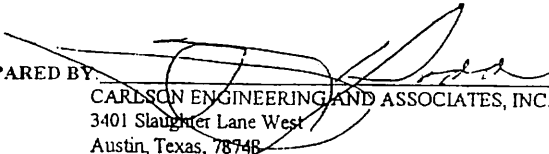
THENCE, leaving said right-of-way line, with the easterly line of the herein described tract, S30°33'35"W, 311.53 feet to a point, for the southeast corner of the herein described tract,

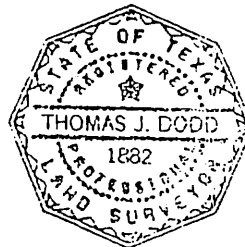
THENCE, with the southerly line of the herein described tract, the following four (4) courses and distances numbered 1 through 4,

1. with a curve to the left having a radius of 1793.99 feet, an arc length of 293.07 feet and whose chord bears S77°50'49"W, 292.75 feet to a point at the end of said curve,
2. S73°10'01"W, 265.60 feet to the most southerly corner of the herein described tract,
3. N16°49'59"W, 420.52 feet to a point,
4. N59°13'18"W, 418.93 feet to a point, for the southwest corner of the herein described tract,

THENCE, following the west line of the herein described tract, N30°46'42"E, 420.00 feet to the POINT OF BEGINNING containing 12.547 Acres Of Land.

PREPARED BY:


CARLSON ENGINEERING AND ASSOCIATES, INC.
3401 Slaughter Lane West
Austin, Texas, 78748
Ph: (512) 280-5160 Fax: (512) 280-5165



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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12566 0249

TRACT 3
GR

EXHIBIT "A"

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T. C. COLLINS SURVEY NO. 61, ABSTRACT 201, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES COMPANY IN VOLUME 10399, PAGE 736, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 1.621 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the south right-of-way line of Avenue N, an existing 50' public right-of-way, for a POINT OF BEGINNING, from which point, the most northerly corner of said Mellon Properties tract, same point being the northeasterly corner of that certain 0.975 acre tract of land conveyed to Wendell and Ilene Maxedon in Volume 11359, Page 60 of said Deed Records, said 0.975 acre tract being sometimes referred to as Pansy Trail, bears N59°26'25"W, 90.68 feet and N59°13'18"W, 1,239.67 feet,

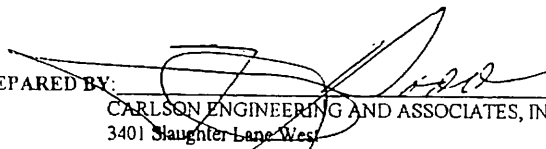
THENCE, following said right-of-way line of Avenue N, S59°26'25"E, 333.24 feet to a point at the beginning of a curve, for the northeast corner of the herein described tract,

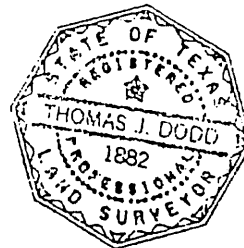
THENCE, leaving said right-of-way line, with a curve to the right having a radius of 50.00 feet, an arc length of 135.48 feet and whose chord bears S18°11'02"W, 97.68 feet to a point at the end of said curve, for the southeast corner of the herein described tract,

THENCE, with the southerly line of the herein described tract, with a curve to the left having a radius of 1793.99 feet, an arc length of 415.84 feet and whose chord bears S89°10'03"W, 414.91 feet to a point, for the southwest corner of the herein described tract,

THENCE, following the west line of the herein described tract, N30°33'35"E, 311.53 feet to the POINT OF BEGINNING containing 1.621 Acres Of Land.

PREPARED BY:


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Austin, Texas, 78748
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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12566 0250

TRACT 4 - GR

EXHIBIT "A"

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T. C. COLLINS SURVEY NO. 61, ABSTRACT 201, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES COMPANY IN VOLUME 10399, PAGE 736, TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 11.325 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point, for a POINT OF BEGINNING, from which point, the northeast corner of Lot 25, Block K, Scofield Farms Phase 8, Section 1, a subdivision of record in Book 93, Pages 275-278, Travis County, Texas Plat Records, bears N88°44'49"W, a chord distance of 1,039.37 feet, S73°10'01"W, 402.52 feet, S87°14'26"W, a chord distance of 581.99 feet and N78°41'09"W, 1,057.07 feet,

THENCE, with the northerly line of the herein described tract, the following three (3) courses and distances numbered 1 through 3,

1. with a curve to the right having a radius of 1,673.99 feet, an arc length of 331.36 feet and whose chord bears S64°59'25"E, 330.82 feet to a point at the end of said curve,
2. S59°19'10"E, 617.81 feet to a point at the beginning of a curve,
3. with a curve to the right having a radius of 20.00 feet, an arc length of 31.37 feet and whose chord bears S14°23'23"E, 28.25 feet to an iron pin found in the west right-of-way line of Metric Boulevard, an existing public right-of-way of varied width, for the northeast corner of the herein described tract.

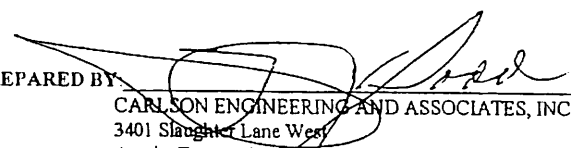
THENCE, following said right-of-way line, with the easterly line of the herein described tract, the following three (3) courses and distances numbered 1 through 3,

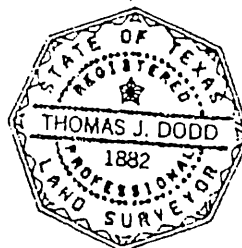
1. S30°32'25"W, 66.10 feet to an iron pin found at the beginning of a curve,
2. with a curve to the right having a radius of 112.32 feet, an arc length of 464.96 feet and whose chord bears S42°30'55"W, 461.58 feet to an iron pin found at the end of said curve,
3. S54°29'25"W, 213.46 feet to a point, for the most southerly corner of the herein described tract,

THENCE, leaving said right-of-way, with the westerly line of the herein described tract, the following four (4) courses and distances numbered 1 through 4,

1. N34°34'34"W, 383.56 feet to a point,
2. N29°46'37"W, 275.25 feet to a point,
3. N10°47'58"W, 173.83 feet to a point,
4. N13°45'03"E, 286.34 feet to the POINT OF BEGINNING containing 11.325 Acres Of Land.

PREPARED BY:


CARLSON ENGINEERING AND ASSOCIATES, INC.
3401 Slaughter Lane West
Austin, Texas, 78748
Ph: (512) 280-5160 Fax: (512) 280-5165



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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12566 0251

TRACT 5

FIELD NOTES

BEGINNING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE T. C. COLLINS SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES CO. IN VOLUME 10399, PAGE 736, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 25.68 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a point at the most easterly corner of Lot 9, Block "P", Scofield Farms Phase 4, Section 14, a subdivision found of record in Plat Book 93, Pages 303 - 305, of Travis County, Texas Plat Records, same being in the westerly R.O.W. line of North Lamar Boulevard, for the southeast corner of the herein described tract,

Thence, leaving said R.O.W. line N62°47'58"W, with the north line of said Lot 9, Block "P", 897.85 feet to the northwest corner of said Lot 9, Block "P" for the southwesterly corner of the herein described tract,

Thence, with the westerly line of the herein described tract the following seven (7) courses and distances numbered 1 through 7,

1. N07°40'00"E, 64.13 feet,
2. N15°30'00"W, 140.00 feet,
3. N33°30'00"W, 520.00 feet,
4. N08°00'00"W, 200.00 feet,
5. N75°00'00"E, 120.00 feet,
6. N60°00'00"W, 160.00 feet,
7. N30°40'50"E, 100.00 feet to a point for the northwesterly corner of the herein described tract,

Thence, S59°19'10"E, 1382.08 feet to a point at the beginning of a curve,

Thence, with a curve to the right having a radius of 20.00 feet, an arc length of 29.27 feet and whose chord bears S17°23'59"E, 26.72 feet, to a point in said R.O.W.,

Thence, with said R.O.W. line the following two (2) courses and distances numbered 1 and 2,

1. with a curve to the right having a radius of 2804.90 feet, an arc length of 129.66 feet and whose chord bears S25°50'40"W, 129.65 feet,
2. S27°12'03"W, 663.61 feet to the POINT OF BEGINNING containing 25.68 Acres of Land.

Prepared by:

Thomas J. Dodd, Registered Professional Land Surveyor No. 1882
BRYSON AND ASSOCIATES SURVEYING COMPANY, INC.
3401 Slaughter Lane West
Austin, Texas 78748 Phone (512)282-0170, Fax (512)280-5165

job no. 3226
area9a.doc (25.68 ac.)

TRACT 6

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE J. M. SWISHER SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES CO. IN VOLUME 10399, PAGE 736, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 4.463 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a point of intersection of the southwesterly right-of-way line of Scofield Farms Drive (70' R.O.W.) dedicated within Scofield Phase VI, Section I, a subdivision found of record in Plat Book 90, Pages 250 and 251, Plat Records of Travis County, Texas, with the northerly right-of-way of Parmer Lane for the southwest corner of the herein described tract,

Thence, with said right-of-way of Scofield Farms Drive, the following two courses and distances numbered 1 and 2,

1. with a curve to the right having a radius of 25.00 feet, an arc length of 39.13 feet and whose chord bears N15°22'35"E, 35.26 feet,
2. N29°28'00"E, 235.89 feet to a point for the most northerly corner of the herein described tract,

Thence, with the north line of the herein described tract the following twelve (12) courses and distances numbered 1 through 12,

1. S22°41'00"E, 246.27 feet,
2. S66°46'28"E, 50.32 feet,
3. S70°53'28"E, 162.79 feet,
4. S23°24'06"E, 75.00 feet,
5. S66°36'42"E, 90.55 feet,
6. S77°37'32"E, 83.82 feet,
7. S47°44'34"E, 46.10 feet,
8. S89°19'34"E, 51.48 feet,
9. S45°00'59"E, 114.02 feet,
10. S87°31'37"E, 185.61 feet,
11. S37°14'46"E, 217.31 feet,
12. S85°05'33"E, 115.26 feet to a point on the east line of said Mellon tract for the northeast corner of the herein described tract,

Thence, S21°49'12"W, 172.46 feet to a point on the north right-of-way line of said Parmer Lane, same being the southeast corner of said Mellon tract for the southeast corner of the herein described tract,

Thence, with said right-of-way line, N60°13'11"W, 1302.44 feet to the POINT OF BEGINNING containing 4.463 Acres of Land.

Prepared by: _____

Thomas J. Dodd, Registered Professional Land Surveyor No. 1882
BRYSON AND ASSOCIATES SURVEYING COMPANY, INC.
3401 Slaughter Lane West
Austin, Texas 78748 Phone (512)282-0170, Fax (512)280-5165

job no. 3226
area3738.doc (4.463 ac.)

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE J. M. SWISHER SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES CO. IN VOLUME 10399, PAGE 736, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 17.50 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a point of intersection of the northwesterly right-of-way line of Scofield Farms Drive (70' R.O.W.) dedicated within Scofield Phase VI, Section I, a subdivision found of record in Plat Book 90, Pages 250 and 251, Plat Records of Travis County, Texas, with the northerly right-of-way of Parmer Lane for the southeast corner of the herein described tract,

Thence, with said right-of-way of Parmer Lane, the following two courses and distances numbered 1 and 2,

1. with a curve to the right having a radius of 5654.58 feet, an arc length of 36.65 feet and whose chord bears N59°32'45"W, 36.65 feet,
2. N59°20'56"W, 1235.80 feet to a point at the intersection of said Parmer Lane and the southeasterly right-of-way line of Metric Boulevard (100' R.O.W.),

Thence, with said right-of-way line of Metric Boulevard the following four (4) courses and distances numbered 1 through 4,

1. with a curve to the right having a radius of 20.00 feet, an arc length of 31.46 feet and whose chord bears N14°18'02"W, 28.31 feet,
2. N30°45'30"E, 269.97 feet to a point at the beginning of a curve,
3. with a curve to the right having a radius of 590.00 feet, an arc length of 363.76 feet and whose chord bears N48°25'15"E, 358.02 feet,
4. N66°05'00"E, 190.00 feet to a point,

Thence, leaving said right-of-way line with the northeasterly line of the herein described tract the following four (4) courses and distances numbered 1 through 4,

1. with a curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet and whose chord bears S68°55'00"E, 21.21 feet,
2. S23°55'00"E, 383.08 feet to a point at the beginning of a curve,
3. with a curve to the left having a radius of 435.00 feet, an arc length of 278.00 feet and whose chord bears S42°13'30"E, 273.29 feet,
4. S60°32'00"E, 455.29 feet to a point at the beginning of a curve on the westerly boundary line of Scofield Phase VI, Section I, a subdivision found of record in Plat Book 90, Pages 250 - 251, Travis County, Texas Plat Records,

Thence, with a curve to the right having a radius of 20.00 feet, an arc length of 31.42 feet and whose chord bears S15°32'00"W, 28.28 feet to a point on the northwesterly right-of-way line of Scofield Farms Drive of said subdivision,

Thence, with said right-of-way line the following two (2) courses and distances numbered 1 through 2,

1. S29°28'00"W, 470.13 feet to a point at the beginning of a curve,
2. with a curve to the right having a radius of 25.00 feet, an arc length of 39.66 feet and whose chord bears S74°54'58"W, feet to the POINT OF BEGINNING containing 17.50 Acres of Land

TRACT 7
Page 2 of 2

Prepared by: _____
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job no. 3226
area3536.doc (17.5 ac.)

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12566 0255

TRACT 8

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE J. M. SWISHER SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MELLON PROPERTIES CO. IN VOLUME 10399, PAGE 736, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 6.28 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a point of intersection of the northwesterly right-of-way line of Metric Boulevard with the northerly right-of-way of Parmer Lane for the southeast corner of the herein described tract,

Thence, with said right-of-way line of Parmer Lane, N59°21'36"W, 184.89 feet, for the southwest corner of the herein described tract,

Thence, leaving said R.O.W. line N30°55'35"E, 882.15 feet and N73°06'00"E, 371.83 feet to at the beginning of a curve, same being in the west right-of-way line of Scofield Lane, for the most northerly corner of the herein described tract,

Thence, with said R.O.W. line the following two (2) courses and distances numbered 1 and 2,
1. with a curve to the left having a radius of 695.23 feet, an arc length of 298.49 feet and whose chord bears S11°37'02"E, 296.20 feet, to a point of reverse curvature,
2. with a curve to the right having a radius of 15.00 feet, an arc length of 23.56 feet and whose chord bears S21°05'00"E, 21.21 feet, to a point in the northwesterly R.O.W. line of said Metric Boulevard,

Thence, with said R.O.W. line the following four (4) courses and distances numbered 1 through 4,
1. S66°05'00"W, 215.00 feet to a point at the beginning of a curve,
2. with a curve to the left having a radius of 690.00 feet, an arc length of 425.41 feet and whose chord bears S48°25'15"W, 418.71 feet, to a point in the northwesterly R.O.W. line of said Metric Boulevard,
3. S30°45'30"W, 270.25 feet to a point at the beginning of a curve,
4. with a curve to the right having a radius of 20.00 feet, an arc length of 31.37 feet and whose chord bears S75°41'57"E, 28.25 feet to the POINT OF BEGINNING containing 6.82 Acres of Land.

Prepared by: Thomas J. Dodd, Registered Professional Land Surveyor No. 1882
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FILED


95 NOV 16 AM 10:08

DANA DEBBAYOHR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

job no. 3226
area34.doc (6.82 ac.)

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

NOV 16 1995

 Dana Debbayohr
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12566 0256

PROPERTY RECORDS TRAVIS COUNTY TEXAS REGULAR RECORD 103.00
CREATED FROM FILE 10/16/95 TRAVIS COUNTY TEXAS
DATE 11/16/95