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THE STATE OF TEXAS

COUNTY OF TRAVIS

WE, GREGORY PHILLIP BEHRENS AND WIFE, CARLENE K. BEHRENS, have received from the City of Austin, a variance decision which is attached on 7512 Downridge Drive; Austin, Texas; more fully described as:

Lot 28, Block J, Vista West-III, an addition in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Book 59, Page 70, Plat Records, Travis County, Texas.

EXECUTED on this the 11th day of January, 1991.

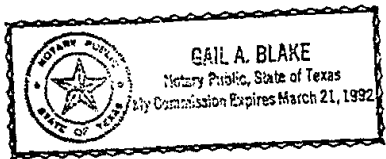
*Gregory Phillip Behrens*  
\_\_\_\_\_  
GREGORY PHILLIP BEHRENS

*Carlene K. Behrens*  
\_\_\_\_\_  
CARLENE K. BEHRENS

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 11th day of January, 1991 by GREGORY PHILLIP BEHRENS AND WIFE, CARLENE K. BEHRENS.



*Gail A. Blake*  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY SEAL

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11356 0746

EXHIBIT

CITY OF AUSTIN  
BOARD OF ADJUSTMENT/SIGN REVIEW BOARD  
DECISION SHEET

DATE August 13, 1990

CASE NUMBER C15-90-034

APPLICANT Michelle Perris for Greg & Carlene Behrens

ADDRESS 7512 Downridge Drive

VARIANCE REQUESTED Maintain a residence providing a front street setback of 23 feet, 2 inches, in a 'SF-3' Family Residence District.

BUILDING OFFICIAL'S DECISION Section 13-2-630 requires a front street setback of 25 feet.

BOARD'S DECISION 5-0 Grant. Encroachment is under driveway and not visible from street grade. Strict application of the zoning ordinance is not in the public's best interest. Variance is not general to neighborhood. Variance is necessary because of terrain features.

*Mike Heitz*  
Mike Heitz, Executive Secretary

*Liz Berezovtch*  
Liz Berezovtch, Chairperson

90-3137/90-12-2365  
after recording return to:  
Bail Hagmann  
40 Keller Williams  
3755 Cap. TX Hwy. S. #179  
Austin, TX 78704

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 blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED

91 JAN 18 PM 3:30

DANA DE BEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11356 0747

STATE OF TEXAS COUNTY OF TRAVIS

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

JAN 18 1991



*Dana DeBeauvoir*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS