

DEDICATION OF COMMON AREA PURSUANT TO  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR MESA VALLEY

23.

189  
FILM CODE

STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS.

00005555750

This Dedication of Common Area Pursuant to Covenants, Conditions and Restrictions for Mesa Valley (this "Dedication") is made by Bluebonnet Plaza, Ltd., a Texas limited partnership ("Declarant"), and is as follows:

RECITALS

A. Declarant recorded those certain Covenants, Conditions and Restrictions for Mesa Valley, dated December 21, 1993, recorded in Volume 12124, Page 1327, Real Property Records of Travis County, Texas (the "CCRs"), which pertain to certain real property therein described (the "Property").

B. No Common Area (as defined in the CCRs) was designated at the time the CCRs were recorded. Pursuant to Section 1.09 of the CCRs, however, Declarant may designate portions of the Property as Common Area and grant the same to the Mesa Valley Owners Association, Inc. (the "Association").

C. In accordance with the foregoing, Declarant desires to designate a portion of the Property as Common Area and to grant such portion of the Property to the Association.

NOW, THEREFORE, Declarant declares as follows:

1. Pursuant to Section 1.09 of the CCRs, Declarant hereby designates that portion of the Property more particularly described on Exhibit A attached hereto (the "Designated Portion") as Common Area under the CCRs, and does hereby grant, convey and assign the Designated Portion to the Association, without warranty.

2. Except as affected hereby, the CCRs remain in full force and effect.

EXECUTED to be effective on this 15th day of March, 1997.

DECLARANT:

BLUEBONNET PLAZA, LTD., a Texas limited partnership

By: Home Ground Corporation, a Texas corporation, its general partner

By: Randall E. Kemper

Name: Randall E. Kemper

Title: Vice President

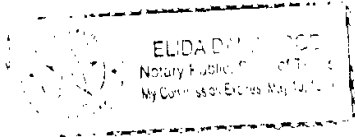
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS


bluebonnet.mtr@edwards.mtr00061115.com

12895 1056

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 18<sup>th</sup> day of March, 1997, by Randall E. Kemper, Vice President of Home Ground Corporation, a Texas corporation as the general partner of Bluebonnet Plaza, Ltd., a Texas limited partnership, on behalf of said limited partnership.



  
\_\_\_\_\_  
Notary Public, State of Texas

Return to: Elida Dandridge  
Heritage Title Company  
901 MoPac Expwy, South  
Plaza Two, Suite 140  
Austin, Texas 78746  
GF # 72170

EXHIBIT A

**BUSH SURVEYING, INC.**

1904 Fortview Road  
Austin, Texas 78704  
Phone (512) 442-0990  
Fax (512) 442-1084

February 24, 1997

COMMON AREA MAINTENANCE EASEMENT "A"

FIELD NOTES TO 288 SQUARE FEET OF LAND, BEING A PORTION OF LOT 11, BLOCK A, MESA VALLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92 PAGES 334-335 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the south R.O.W. line of Cross Valley Run, same being in the north line of Lot 11, Block A, Mesa Valley Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92 Pages 334-335 of the Plat Records of Travis County, Texas, for the Northwest corner of the herein described easement, from which a 1/2 inch iron rod found at the Northeast corner of Lot 10, Block A, Mesa Valley Subdivision, same being the Northwest corner of said Lot 11, bears S 87 deg. 45' W 203.61 ft.;

THENCE along the south R.O.W. line of Cross Valley Run and the north line of said Lot 11, N 87 deg. 45' E 101.25 ft. to a 1/2 inch iron rod found at a point of curve to the right, for an angle point in this easement;

THENCE along said curve to the right, the radius of which is 25.0 ft., an arc distance of 39.28 ft., and the chord bears S 47 deg. 15' E 35.36 ft. to the point of tangency, in the west R.O.W. line of Gentle Breeze Terrace, at an angle point of said Lot 11, for and angle point in this easement;

THENCE along the west R.O.W. line of Gentle Breeze Terrace and the east line of said Lot 11, S 02 deg. 15' E 1.13 ft. to a point for the Southeast corner of this easement;

THENCE crossing said Lot 11, N 47 deg. 15' W 35.83 ft. to a point for an angle point in this easement;

THENCE S 87 deg. 45' W 100.92 ft. to a point for the Southwest corner of this easement;

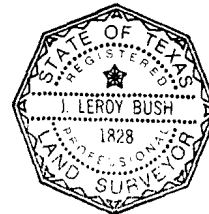
THENCE N 02 deg. 15' W 0.80 ft. to the Place of Beginning, containing 288 square feet of land.

By:

  
J. Leroy Bush

Reg. Professional Land Surveyor No. 1828

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doc. 1 of 2



# BUSH SURVEYING, INC.

1904 Fortview Road  
Austin, Texas 78704  
Phone (512) 442-0990  
Fax (512) 442-1084

February 24, 1997

## COMMON AREA MAINTENANCE EASEMENT "B"

FIELD NOTES TO 2,229 SQUARE FEET OF LAND, BEING A PORTION OF LOTS 19, 20, 21, 22, 23, 24, 25, 26, AND 27, BLOCK A, MESA VALLEY SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92 PAGES 334-335 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the northwest line of Lot 1, Block N, Northwest Hills Lakeview V-B, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 84 Pages 134D-135A of the Plat Records of Travis County, Texas, same being in the Southeast line of Lot 19, Block A, Mesa Valley Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 92, Pages 334-335 of the Plat Records of Travis County, Texas, for the most Southerly Southwest corner of the herein described easement, from which a "X" found on curb at the Southeast corner of said Lot 19, same being at the Southwest corner of Lot 20, Block A, Mesa Valley Subdivision, bears N 29 deg. 25' 13" E 51.85 ft.;

THENCE crossing Lots 19, 20, 21, and 22, Block A, Mesa Valley Subdivision, respectively, the following eleven (11) courses:

- (1) N 09 deg. 02' 26" W 4.46 ft.;
- (2) N 09 deg. 57' 47" E 4.68 ft.;
- (3) N 33 deg. 27' 52" E 44.37 ft.;
- (4) N 29 deg. 30' 43" E 56.16 ft.;
- (5) N 24 deg. 46' 22" E 75.96 ft.;
- (6) N 21 deg. 45' 35" E 16.15 ft.;
- (7) N 15 deg. 40' 15" E 75.98 ft.;
- (8) N 54 deg. 18' 27" E 34.58 ft.;
- (9) N 35 deg. 01' 50" W 29.35 ft.;
- (10) N 75 deg. 11' 09" E 17.96 ft.;
- (11) N 19 deg. 17' 45" W 18.68 ft. to a point in 1' west of the curving west R.O.W. line of Mesa Drive, for an angle point in the west line of this easement;

THENCE along a line 1' west of and parallel to the curving west R.O.W. line of Mesa Drive, same being the east line of Lots 22, 23, and 24, along a curve to the right, the radius of which is 451 ft., an arc distance of 210.47 ft., and the chord of which bears N 15 deg. 50' 25" W 208.48 ft. the point of tangency, for an angle point in this easement;

THENCE continuing across Lots 24, 25, 26, and 27, Block A, the following eight (8) courses:

- (1) N 02 deg. 16' 17" W 39.12 ft.;
- (2) N 13 deg. 28' 01" W 15.57 ft.;
- (3) N 01 deg. 16' 05" W 8.26 ft.;
- (4) N 05 deg. 53' 25" E 15.21 ft.;

- (5) N 01 deg. 56' 39" W 161.07 ft.;
- (6) N 41 deg. 00' 22" W 32.35 ft.;
- (7) S 87 deg. 44' 52" W 78.55 ft.;
- (8) S 42 deg. 45' 00" W 35.78 ft. to a point in the east R.O.W. line of Gentle Breeze Terrace, same being in the west line of said Lot 27, Block A, Mesa Valley Subdivision, for a corner of this easement;

THENCE along the east R.O.W. line of Gentle Breeze Terrace, same being the west line of said Lot 27, N 02 deg. 15' W 1.13 ft. to a point of curve to the right, for an angle point in said Lot 27, for an angle point in this easement;

THENCE along said curve to the right, the radius of which is 25.0 ft., an arc distance of 39.28 ft., the chord bears N 42 deg. 45' E 35.36 ft. to a 60D Nail Found in the north line of said Lot 27, same being in the south R.O.W. line of Cross Valley Run, for an angle point in this easement;

THENCE along the north line of said Lot 27 and the south line of Cross Valley Run, N 87 deg. 44' 31" E 79.72 ft. to a 60D Nail Found at the most Northerly Northeast corner of the said Lot 27, for the most Northerly Northeast corner of this easement;

THENCE along a curve to the right, the radius of which is 20 ft., an arc distance of 31.84 ft., the chord bears S 47 deg. 08' 38" E 28.58 ft. to an "X" found in concrete in the west R.O.W. line of Mesa Drive, at the most Easterly Northeast corner of said Lot 27, for an angle point in this easement;

THENCE along the west R.O.W. line of Mesa Drive, and the east line of Lots 27, 26, 25, and 24, respectively, S 02 deg. 16' 17" E 244.60 ft. to a iron rod found at a point of curve to the left, for an angle point in this easement;

THENCE along the curving west R.O.W. line of Mesa Drive, and the east line of Lots 24, 23, 22, and 21, respectively, the radius of which is 440 ft., an arc distance of 251.21 ft., the chord bears S 18 deg. 35' 18" E 248.77 ft. to an iron rod found at the most Northerly Northeast corner of said Lot 1, Block N, same being at the most Easterly corner of said Lot 21, for the most Easterly corner of this easement;

THENCE along the northwest line of said Lot 1, Block N, and the south line of said Lot 21, the following two (2) courses:

- (1) S 54 deg. 43' 13" W 55.21 ft. to a Spindle Found;
- (2) along a curve to the right, the radius of which is 560 ft., an arc distance of 79.68 ft., the chord bears S 15 deg. 45' 37" W 79.61 ft. to an iron rod found at the most Southerly corner of said Lot 21, same being at a corner of said Lot 20, for an angle point in this easement;

THENCE continuing along said curve to the right, along the northwest line of said Lot 1, and the southeast line of said Lot 20, an arc distance of 93.25 ft., the chord of which

bears S 24 deg. 38' 45" W 93.14 ft. to a 60D Nail Found at an angle point of said Lot 20, for an angle point in this easement;

THENCE continuing along the northwest line of said Lot 1, and the southeast line of said Lot 20, S 29 deg. 28' W 51.64 ft. to an "X" found on curb at the Southwest corner of said Lot 20, same being at the Southeast corner of said Lot 19, for an angle point in this easement;

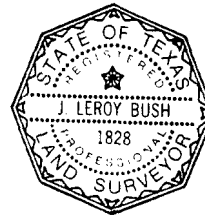
THENCE along the northwest line of said Lot 1, and the southeast line of said Lot 19, S 29 deg. 25' 13" W 51.85 ft. to the Place of Beginning, containing 2,229 square feet of land.

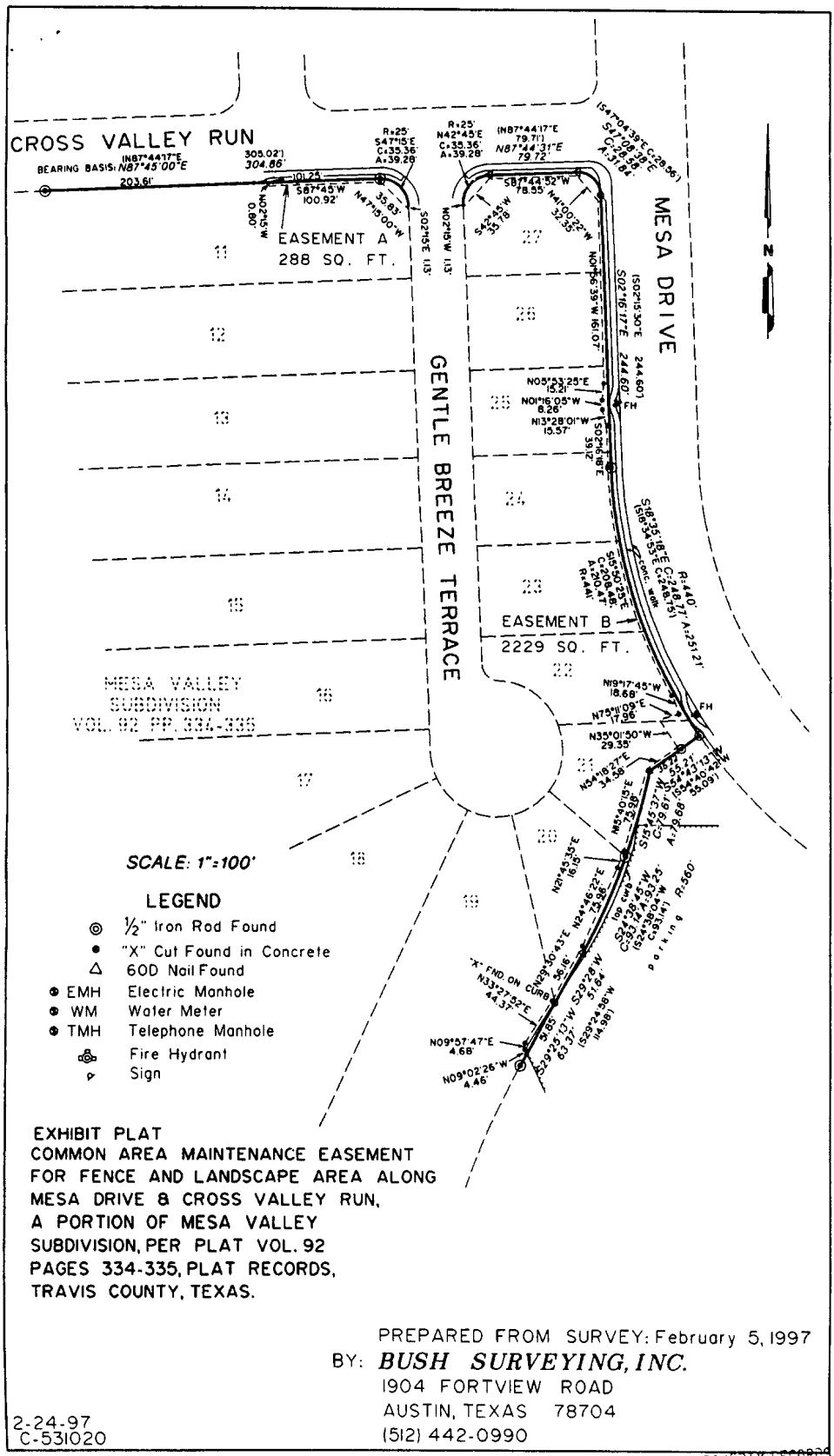
By:



J. Leroy Bush  
Reg. Professional Land Surveyor No. 1828

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SCALE: 1"=100'

LEGEND

- ⊙ 1/2" Iron Rod Found
- "X" Cut Found in Concrete
- △ 60D Nail Found
- ⊙ EMH Electric Manhole
- ⊙ WM Water Meter
- ⊙ TMH Telephone Manhole
- ⊙ Fire Hydrant
- ▽ Sign

EXHIBIT PLAT  
 COMMON AREA MAINTENANCE EASEMENT  
 FOR FENCE AND LANDSCAPE AREA ALONG  
 MESA DRIVE & CROSS VALLEY RUN,  
 A PORTION OF MESA VALLEY  
 SUBDIVISION, PER PLAT VOL. 92  
 PAGES 334-335, PLAT RECORDS,  
 TRAVIS COUNTY, TEXAS.

PREPARED FROM SURVEY: February 5, 1997  
 BY: **BUSH SURVEYING, INC.**  
 1904 FORTVIEW ROAD  
 AUSTIN, TEXAS 78704  
 (512) 442-0990

2-24-97  
 C-531020

**FILED**

**97 MAR 20 PM 3:25**

**DANA BENTLEY VOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS**

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that the 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

**MAR 20 1997**



*Dana Bentley Voir*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

**12895 1063**

RECEIPT#: A0006908 TRAM#: A0573 DEPT: REGULAR RECORDS \$23.00  
CASHIER: BATHJ FILE DATE: 3/20/97 TRANS DATE: 3/21/97  
PAID BY: CHECK# 5770