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DEDICATION OF COMMON AREA PURSUANT TO  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR EDWARD'S MOUNTAIN

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

KNOW ALL MEN BY THESE PRESENTS:

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

RECITALS

A. Declarant recorded those certain Covenants, Conditions and Restrictions for Edward's Mountain, dated December 21, 1993, recorded in Volume 12124, Page 1252, 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 Edward's Mountain 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 18th day of March, 1997.

DECLARANT:

BLUEBONNET MOUNTAIN, 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



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

FIELD NOTE DESCRIPTION OF 8052 SQUARE FEET OF LAND, BEING A PROPOSED COMMON AREA MAINTENANCE EASEMENT FOR LANDSCAPING, OVER AND ACROSS PORTIONS OF LOT 19 AND LOT 20, BLOCK A, EDWARD'S MOUNTAIN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92 PAGE 332 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the Southeasterly right-of-way line of Edward's Mountain Cove and in the Northwesterly line of Lot 19, Block A, Edward's Mountain Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92 Page 332 of the Plat Records of Travis County, Texas, and being the most Westerly or Northwest corner of the herein described easement, and from which a 1/2" iron rod found for the most Westerly corner of said Lot 19 and for the most Northerly corner of Lot 18, Block A, of said Edward's Mountain Subdivision bears S 29 deg. 57' 24" W 113.91 ft.;

THENCE with the Southeasterly right-of-way line of Edward's Mountain Cove and the Northwesterly line of said Lot 19, N 29 deg. 57' 24" E 35.00 ft. to a 1/2" iron rod found for a point of curvature;

THENCE along a curve to the right with a radius of 25.00 ft. for an arc length of 39.50 ft. and which chord bears N 74 deg. 43' 13" E 35.52 ft. to a point for a point of compound curvature in the Southerly or Southwesterly right-of-way line of Edward's Mountain Drive;

THENCE with the curving Southerly or Southwesterly right-of-way line of Edward's Mountain Drive along a curve to the right with a radius of 290.22 ft. for an arc length of 3.75 ft. and which sub-chord bears S 59 deg. 40' 30" E 3.75 ft. to a point for a Northeasterly corner of this easement;

THENCE leaving the curving Southerly or Southwesterly right-of-way line of Edward's Mountain Drive and entering the interior of said Lot 19, Block A, S 35 deg. 00' 00" W 21.48 ft. to a point for an angle point of this easement;

THENCE crossing a portion of the interiors of said Lot 19 and Lot 20, Block A, the following two (2) courses and distances;

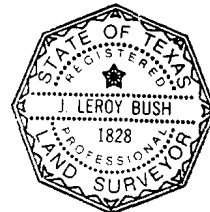
- 1) S 33 deg. 45' 36" E 214.41 ft. to a point for an angle point;
- 2) S 43 deg. 43' 50" E 135.25 ft. to a point in the interior of said Lot 20, and being the most Easterly corner of this easement;

THENCE continuing across the interiors of said Lot 20 and Lot 19, the following five (5) courses;

- 1) S 57 deg. 21' 58" W 13.08 ft. to a point;
- 2) N 44 deg. 07' 22" W 137.63 ft. to a point;
- 3) N 35 deg. 00' 39" W 116.47 ft. to a point;
- 4) N 56 deg. 40' 00" W 50.00 ft. to a point;
- 5) N 44 deg. 04' 27" W 57.31 ft. to the PLACE OF BEGINNING, containing 8052 square feet of land.

PREPARED: February 25, 1997.

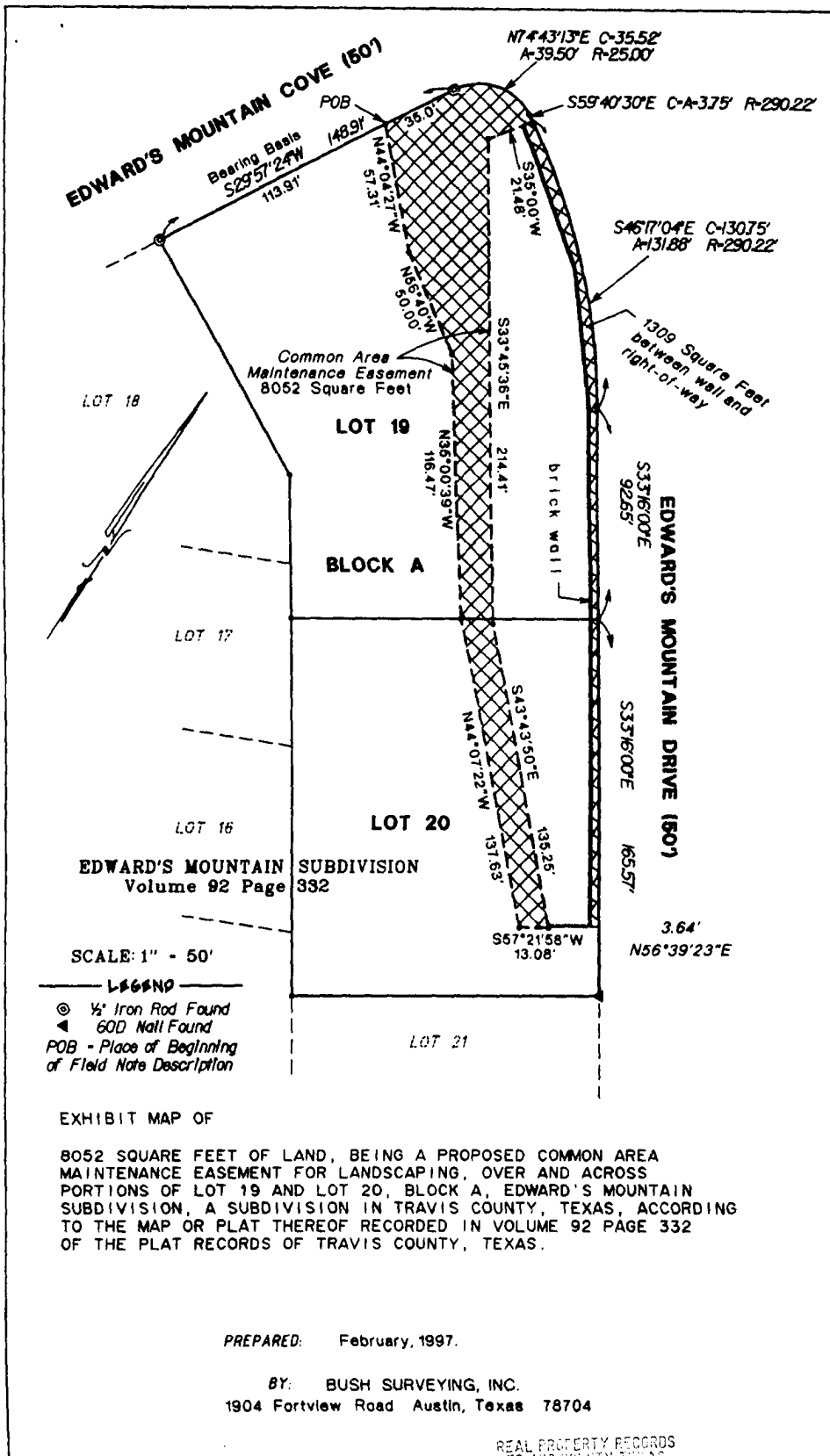
J. Leroy Bush  
Registered Professional Land Surveyor No. 1828  
TRAVIS COUNTY, TEXAS



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FILED

97 MAR 20 PM 3:25

DANA DE MOVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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

MAR 20 1997



*Dana De Movoire*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12895 1068

RECEIPT#: A00063808 TRANS#: A0674 DEPT: REGULAR RECORD \$17.00  
CASHIER: BATHU FILE DATE: 3/20/97 TRANS DATE: 3/21/97  
PAID BY: CHECK# 5770