

JAN 11-74 2564 * 5.50

THE STATE OF TEXAS : 90-2907
 COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS:

This ratification of restrictions made this 8th day of January, 1974, by Bill Milburn, Inc., a Texas corporation, acting herein by and through its duly authorized officer; LaVista Builders, Inc., a Texas corporation, acting herein by and through its duly authorized officer; Brinwood Development Company, a Texas corporation, acting herein by and through its duly authorized officer; and O. W. Milburn and wife, Hazel G. Milburn, of Travis County, Texas, hereinafer called "owners," and is as follows:

WHEREAS, owners own those lots described on Exhibit A, which exhibit is attached hereto and made a part hereof for all purposes, out of Vista West - 3, a subdivision out of 27.033 acres out of the T. J. Chambers Survey, in Travis County, Texas, according to the plat thereof recorded in Book 59, Page 70, Plat Records of Travis County, Texas, to which plat and its record reference is here made for all purposes; and

WHEREAS, Fawn Ridge Development Corporation, the developer of Vista West - 3, encumbered the lots within said subdivision with the covenants, conditions, restrictions, reservations, and charges set forth in that declaration of restrictions dated July 5, 1973, of record in Volume 4677, Page 1428, Deed Records of Travis County, Texas, to which declaration of restrictions and its record reference is here made for all purposes, which declaration of restrictions was to inure to the benefit of and pass with said property and apply to and bind the successors in interests and any other owner thereof; and

WHEREAS, Fawn Ridge Development Corporation has conveyed the lots described on Exhibit A, which exhibit is attached hereto and made a part hereof by reference for all purposes, to owners prior to the recording of the declaration of restrictions;

90-2908

NOW, THEREFORE, Bill Milburn, Inc., LaVista Builders, Inc., Brinwood Development Company, and O. W. Milburn and wife, Hazel Milburn, the owners of the lots described on Exhibit A attached hereto, hereby declare that said lots shall be HELD, TRANSFERRED, SOLD, AND CONVEYED subject to the covenants, conditions, restrictions, reservations, and charges set forth in the declaration of restrictions dated July 5, 1973, executed by Fawn Ridge Development Corporation, and of record in Volume 4677, Page 1428, Deed Records of Travis County, Texas, and the provisions thereof shall be, and do constitute, covenants to run with the land and shall be binding on owners, their heirs, executors, administrators, successors, and assigns, and all subsequent owners of each lot, and the owners, by the acceptance of their deed for themselves, their heirs, executors, administrators, successors, and assigns, covenant and agree to abide by the terms and conditions of said declaration of restrictions.

Executed the day and year first above written.

(NO SEAL) BILL MILBURN, INC.
 By [Signature]
 President

(NO SEAL) LaVISTA BUILDERS, INC.
 By [Signature]
 President

(NO SEAL) BRINWOOD DEVELOPMENT COMPANY
 By [Signature]
 President

[Signature]
 O. W. Milburn

[Signature]
 Hazel G. Milburn

Owners

THE STATE OF TEXAS :

90-2909

COUNTY OF TRAVIS : Before me, the undersigned authority, on this day personally appeared Bill Milburn, President of Bill Milburn, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

Given under my hand and seal of office, this 10 day of January, 1974.

NOTARY SEAL

Gai Nichols
Notary Public, Travis County, Texas

THE STATE OF TEXAS :

COUNTY OF TRAVIS : Before me, the undersigned authority, on this day personally appeared Bill Milburn, President of LaVista Builders, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

Given under my hand and seal of office, this 10 day of January, 1974.

NOTARY SEAL

Gai Nichols
Notary Public, Travis County, Texas

THE STATE OF TEXAS :

COUNTY OF TRAVIS : Before me, the undersigned authority, on this day personally appeared Bill Milburn, President of Brinwood Development Company, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

Given under my hand and seal of office, this 10 day of January, 1974.

NOTARY SEAL

Gai Nichols
Notary Public, Travis County, Texas

THE STATE OF TEXAS :

COUNTY OF TRAVIS : Before me, the undersigned authority, on this day personally appeared O. W. Milburn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to

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me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 10 day of January, 1974.

NOTARY SEAL

Hazel Nichols
Notary Public, Travis County, Texas

THE STATE OF TEXAS :

COUNTY OF TRAVIS : Before me, the undersigned authority, on this day personally appeared Hazel G. Milburn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 10 day of January, 1974.

NOTARY SEAL

Hazel Nichols
Notary Public, Travis County, Texas

90-2911

1. Bill Milburn, Inc. is the owner of Lots 4 and 12, Block "H," and Lot 4, Block "J," Vista West - 3, a subdivision in the City of Austin, Travis County, Texas, according to the plat of record in Book 59, Page 70, Plat Records of Travis County, Texas.

2. LaVista Builders, Inc. is the owner of Lots 8, 10, and 11, Block "H," Vista West - 3, a subdivision in the City of Austin, Travis County, Texas, according to the plat of record in Book 59, Page 70, Plat Records of Travis County, Texas.

3. Brinwood Development Company is the owner of Lots 5 and 11, Block "J," Vista West - 3, a subdivision in the City of Austin, Travis County, Texas, according to the plat of record in Book 59, Page 70, Plat Records of Travis County, Texas.

4. O. W. Milburn and wife, Hazel G. Milburn, are the owners of Lot 4, Block "H," Vista West - 3, a subdivision in the City of Austin, Travis County, Texas, according to the plat of record in Book 59, Page 70, Plat Records of Travis County, Texas.

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time and place by me, and was duly RECORDED in the County of Travis of the named RECORDS of Travis County, Texas, in accordance with me, on

JAN 11 1974



Doris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

JAN 11 1 13 PM '74

Doris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

EXHIBIT A

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