

THE STATE OF TEXAS  
COUNTY OF TRAVIS

DEED RESTRICTIONS

13<sup>00</sup>

JAN 23-79~~25~~ 2147 \* 13.00 1-94-1785

WHEREAS, Terry Blankenship, Steve Blankenship, Bruce Blankenship, Glenn Neans, and John Burford, have purchased in undivided interests a certain 152.25 acre tract of land, less, however, 55.934 acres of land, more particularly described in a Warranty Deed of even date herewith, from Travis Ecology, Inc. to the undersigned, and,

WHEREAS, the said Terry Blankenship is also the owner of an option to purchase an additional 152.90 acre tract of land from Travis Ecology, Inc., and,

WHEREAS, the said 152.90 acre tract of land has on it a bluff which adjoins, generally, the north boundary of the property conveyed on this day by Travis Ecology, Inc. to the undersigned, which bluff is very desirable for the building of single family residences or other similar development requiring a view of the adjoining terrain, and should structures be erected on the property described herein along this boundary, the same might severely impair the value of the said 152.90 acre tract of land, upon which the said Terry Blankenship holds an option to purchase, and,

WHEREAS, should the said Terry Blankenship elect not to purchase the 152.90 acre tract of land but should he elect to erect with his other co-owners structures on the tract of land herein described, this could impair the ability of the owners, Travis Ecology, Inc., to sell the same to others at or above the same price for which the option to Terry Blankenship now exists, and,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Terry Blankenship, Steve Blankenship, Bruce Blankenship, Glenn Neans, and John Burford, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to us in hand paid, the receipt of which is hereby acknowledged, do hereby dedicate and impose upon the hereinafter described property such restrictions as hereinafter set forth:

A. The undersigned are, on this day, purchasing the following 152.25 acre tract of land, described as:

**DEED RECORDS**  
Travis County, Texas

6454 1447

FIELD NOTES DESCRIBING 152.25 ACRES OF LAND OUT OF THE T. J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS: SAID 152.25 ACRES BEING OUT OF AND A PART OF THAT CERTAIN 523.00 ACRE TRACT THAT WAS CONVEYED FROM DOROTHY G. HART AND HUSBAND, M.E. HART TO TRAVIS ECOLOGY, INC., BY DEED RECORDED IN VOLUME 5167, PAGE 248 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS: SAID 152.25 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1-94-1786

BEGINNING at a steel pin found in the west line of said 523 acre tract for a corner of the 152.25 acre tract herein described, said point being the apparent corner of lots 49 and 59, Block "D" of Lakewood Village, a subdivision recorded in Plat Book 8, Page 24 of the Plat Records of Travis County, Texas; and from said beginning point an iron stake and rock mound found, referred to in a Deed of Record in Volume 1848, Page 525 of the Deed Records of Travis County, Texas, as the original northeast corner of the James Jett Survey No. 1, the southeast corner of the Thomas Toby Survey No. 287, and the apparent northeast corner of lot 11, Block "D" of Lakewood Park, a subdivision recorded in Plat Book 9, Page 107 of the Plat Records of Travis County, Texas, bears N 08°26'E 954.45 feet;

THENCE through the interior of said 523 acre tract and along the west and north lines of this 152.25 acre tract; the following eight (8) courses;

- 1) N 60°00'E, 400.00 feet;
- 2) N 28°35'E, 1497.72 feet;
- 3) S 61°18'E, 637.91 feet;
- 4) S 80°30'E, 415.00 feet;
- 5) N 81°10'E, 235.00 feet;
- 6) N 63°30'E, 300.00 feet;
- 7) N 41°30'E, 300.00 feet;
- 8) N 35°00'E, 150.00 feet;

THENCE with the north and east lines of this 152.25 acre tract, the following four (4) courses;

- 1) S 62°00'E, 535.00 feet;
- 2) S 23°00'E, 670.00 feet;
- 3) S 28°46'40"W, 406.45 feet;
- 4) S 49°13'40"W, 406.45 feet to an iron pipe found in the south line of the said 523 acre tract for corner; said point being in the north line of a tract conveyed to the Austin Corporation by deed recorded in Volume 1817, Page 206 of the Deed Records of Travis County, Texas;

THENCE with the south and east lines of said 523 acre tract, the north and west sides of said tract conveyed to the Austin Corporation, and the center line of a creek, the following twenty-eight (28) courses:

- 1) S 80°31'42"W, 192.35 feet;
- 2) N 54°56'47"W, 154.02 feet;
- 3) S 61°47'13"W, 252.51 feet;
- 4) S 46°15'04"W, 303.48 feet;
- 5) S 27°49'13"W, 159.17 feet;
- 6) S 79°55'41"W, 259.18 feet;
- 7) S 57°50'56"W, 111.36 feet;
- 8) S 06°15'36"W, 197.92 feet;
- 9) S 34°45'55"W, 126.11 feet;
- 10) S 55°32'58"W, 132.56 feet;
- 11) S 08°41'12"W, 135.38 feet;
- 12) S 50°14'00"W, 96.49 feet;
- 13) S 48°07'57"W, 197.63 feet;
- 14) S 32°47'21"W, 148.28 feet;
- 15) S 26°00'16"W, 108.89 feet;
- 16) S 53°55'06"W, 123.55 feet;
- 17) S 21°26'25"W, 166.33 feet;
- 18) N 86°38'00"W, 65.80 feet;
- 19) N 89°50'35"W, 162.34 feet;
- 20) N 86°23'35"W, 168.36 feet;

- 21) S 47°17'25"W, 107.54 feet;
- 22) S 28°24'40"W, 120.83 feet;
- 23) S 51°26'42"W, 99.32 feet;
- 24) S 64°46'17"W, 119.24 feet;
- 25) S 43°20'15"W, 167.66 feet;
- 26) S 30°43'23"W, 111.44 feet;
- 27) S 30°40'06"W, 140.06 feet;
- 28) S 31°25'17"W, 63.73 feet to a steel pin found in the present north line of F.M. Highway No. 2222 for the most southerly southeast corner of the herein described 152.25 acre tract;

1-94-1787

THENCE with the north line of said Highway the following three (3) courses;

- 1) N 59°19'W, 69.86 feet to a steel pin found;
- 2) N 53°56'05"W, 262.21 feet to a point;
- 3) N 32°32'W, 9.97 feet to an "x" cut on a rock for the southwest corner of the 152.25 acre tract herein described;

THENCE along the west line of this tract, same being the west line of said 523 acre tract, and the east line of a tract conveyed to James M. Vandehey by deed recorded in Volume 3695, Page 920 of the Deed Records of Travis County, Texas; the following four (4) courses;

- 1) N 02°51'28"E, 88.60 feet to a railroad spike found;
- 2) N 01°27'08"W, 156.06 feet to a 12" cedar tree;
- 3) N 01°34'24"E, 202.60 feet to a 14" cedar tree;
- 4) N 00°03'51"E, 638.72 feet to a steel pin found at the southeast corner of Lakewood Village, as recorded in Plat Book 8, Page 24 of the Plat Records of Travis County, Texas;

THENCE N 08°21'07"E, 210.20 feet to a steel pin found in the south line of Lemonwood Drive;

THENCE N 08°30'E crossing the end of said Lemonwood Drive, 384.61 feet to a steel pin found;

THENCE N 08°28'E, 302.83 feet to the POINT OF BEGINNING and containing 152.25 acres of land.

less, however, a certain 55.934 acre tract of land previously conveyed by the Grantors herein to Blankenship Developments, Inc. a Texas corporation.

B. Grantors herein agree to restrict and not to erect any structures of any nature or do any other construction on the hereinafter described strip of land, being a portion of the above described tract of land, except street improvements, until such time as Terry Blankenship or his assignee have purchased a certain 152.90 acre tract of land, described by metes and bounds in an Option Contract between Travis Ecology, Inc. and Leroy Elmore, Trustee, which Option Contract was thereafter assigned by the said Leroy Elmore Trustee, to Terry Blankenship, being the property immediately joining to the north the hereinafter described strip of land.

C. The restrictions for erecting dwellings or other structures shall extend only to a strip of land one hundred twenty five (125) feet

in width, beginning at the corner created by the above description by the call sign N 28°35'E, 1,497.72 feet and sign S 61°18'E, 637.91 feet, and extending from said corner and the northwesterly property line along at the following course and distances, at a width of one hundred twenty five (125) feet south of said line:

1-94-1788

*[Handwritten signatures and initials]*

BEGINNING AT the corner hereinabove referred to, along the following courses:

- 1) S 61°18'E, 637.91 feet;

Said restrictions shall be effective until such time as Terry Blankenship, as Purchaser, has purchased the said 152.90 acre tract of land from Travis Ecology, Inc., either by himself or by or through his successors or assignees, and at such time as the property is conveyed, this restriction will be released by Travis Ecology, Inc., or its successors or assigns: The hereinabove referred-to restriction shall be a covenant and condition, which for the purpose of protecting the value and desirability of the property of Travis Ecology, Inc., and this property, and which shall run with said land and in favor of Travis Ecology, Inc., its successors and assigns, and shall be binding upon all parties hereto, their successors and assigns, and any parties having any right, title, or interest in and to either of the above described tracts of land, or any part thereof.

F. Should it be necessary to file suit to enforce any of the above restrictions by any of the Parties hereto, or their successors or assigns, the successful party, in whose favor a final judgement is rendered, may recover, in addition to such other damages or rulings it may have sought, attorney's fees, reasonable in relationship to the amount of work expended for obtaining such final judgement.

WITNESS OUR HANDS this 19<sup>th</sup> day of January, 1979.

*[Signature]*  
TERRY BLANKENSHIP

*[Signature]*  
STEVE BLANKENSHIP

*[Signature]*  
BRUCE BLANKENSHIP

*[Signature]*  
GLENN NEANS

*[Signature]*  
JOHN BURFORD

6454 1450

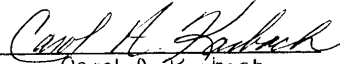
THE STATE OF TEXAS  
COUNTY OF TRAVIS

1-94-1789

BEFORE ME, the undersigned authority, on this day personally appeared TERRY BLANKENSHIP, known to me to be the person whose name is subscribed to the foregoing instrument, and who, upon his oath, stated that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19 day of January, 1979.

NOTARY SEAL

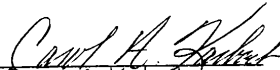
  
Carol A. Karbach  
Notary Public, in and for  
Travis County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared STEVE BLANKENSHIP, known to me to be the person whose name is subscribed to the foregoing instrument, and who, upon his oath, stated that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19<sup>th</sup> day of January, 1979.

NOTARY SEAL

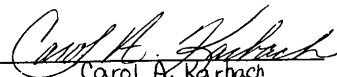
  
Carol A. Karbach  
Notary Public, in and for  
Travis County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared BRUCE BLANKENSHIP, known to me to be the person whose name is subscribed to the foregoing instrument, and who, upon his oath, stated that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19<sup>th</sup> day of January, 1979.

NOTARY SEAL

  
Carol A. Karbach  
Notary Public, in and for  
Travis County, Texas

6454 1451

THE STATE OF TEXAS  
COUNTY OF TRAVIS

1-94-1790

BEFORE ME, the undersigned authority, on this day personally appeared GLENN NEANS, known to me to be the person whose name is subscribed to the foregoing instrument, and who, upon his oath, stated that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19<sup>th</sup> day of January, 1979.

NOTARY SEAL

*Carol A. Karbach*  
Carol A. Karbach  
Notary Public, in and for  
Travis County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared JOHN BURFORD, known to me to be the person whose name is subscribed to the foregoing instrument, and who, upon his oath, stated that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 19<sup>th</sup> day of January, 1979.

NOTARY SEAL

*Carol A. Karbach*  
Carol A. Karbach  
Notary Public, in and for  
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 hereon by me; and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as Stamped hereon by me, on

JAN 28 1979



*Louis Schepelers*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED  
JAN 23 10 30 AM '79  
Travis County, Texas

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