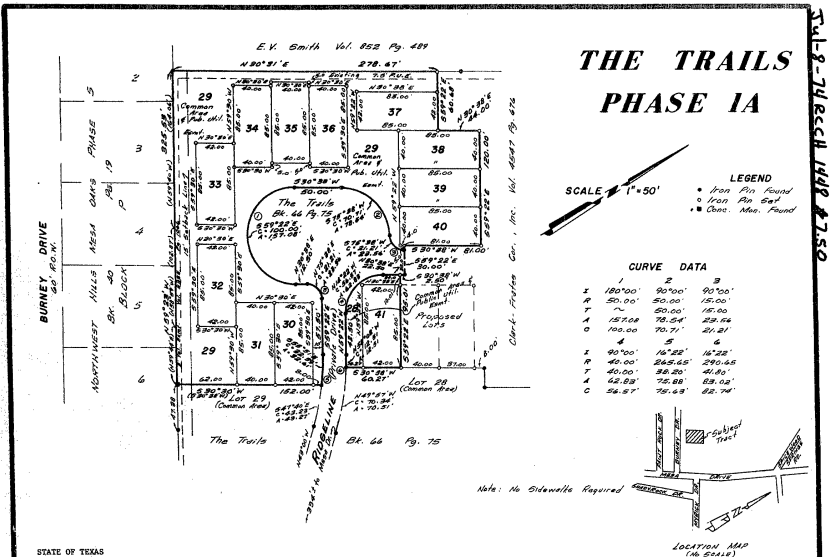


7-19-74 RCH MRR #750



STATE OF TEXAS
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT CLARKE-FRATES CORPORATION INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF OKLAHOMA, AND HAVING ITS HOME OFFICE IN BALDAS, TEXAS, OWNER OF 23.00 ACRES OF LAND OUT OF THE JAMES MCKENZIE SURVEY IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 4547 PAGE 676 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS ACTING HEREIN BY AND THRU ITS VICE PRESIDENT RAY CHAMPTON, DOES HEREBY SUBDIVIDE 1.67 ACRES OF LAND OUT OF THE SAID ACRE TRACT OF LAND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS THE TRAILS PHASE IA AND DOES DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS THE HAND OF RAY CHAMPTON, VICE-PRESIDENT OF CLARKE-FRATES CORPORATION INC. THIS THE 1st DAY OF May, 1974, A.D.

Ray Champton
 RAY CHAMPTON, VICE-PRESIDENT
 CLARKE-FRATES CORPORATION INC.

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RAY CHAMPTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF CLARKE-FRATES CORPORATION INC., AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 1st DAY OF May, 1974, A.D.

Richard W. Lillis
 RICHARD W. LILLIS
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE July 5, 1974, A.D.

Richard R. Lillis
 RICHARD R. LILLIS
 DIRECTOR OF PLANNING-RICHARD R. LILLIS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, July 5, 1974, A.D.

CHAIRMAN *Walter H. Nimmer*
 SECRETARY *Charles T. Reed*

FILED FOR RECORD AT 9:10 O'CLOCK A.M. THE 9th DAY OF July, 1974, A.D.

Doris Shropshire
 DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS
Mike Kelgare
 DEPUTY

STATE OF TEXAS
 COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICITY WAS FILED FOR RECORD IN MY OFFICE ON THE 9th DAY OF July, 1974, A.D., AT 9:10 O'CLOCK A.M. AND DULY RECORDED ON THE 9th DAY OF July, 1974, A.D. AT 9:10 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN PLAT BOOK 64 PAGE 72.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

Doris Shropshire
 DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS
Mike Kelgare
 DEPUTY

RESTRICTIONS: THE NEED TO COMMON AREAS ARE VESTED IN THE HOMEOWNERS ASSOCIATION BEING MADE UP OWNERS OF LOTS 29 THRU 40 OF THE TRAILS PHASE IA AS RECORDED IN VOLUME 4742 PAGE 2099, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS PERMANENT EGRESS/INGRESS EASEMENT RIGHTS ARE HEREBY DEDICATED TO THE FOLLOWING PUBLIC AND PRIVATE MUNICIPAL SERVICES: POLICE, FIRE, GARBAGE, AND AMBULANCE.

"THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954 HAS BEEN COMPLIED WITH"

AS SURVEYED BY:
Richard W. Lillis
 RICHARD W. LILLIS
 2330 South Lamar
 Austin, TX 78704

APR 30 1974

68-74-113