

CORRECTION TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
HAMPTON PARK HOMEOWNERS' ASSOCIATION
JUN 10-80 9241 * 15.00

1502

2-33-5354

THE STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This DECLARATION, made on the date hereinafter set forth by CIMA SERENA JOINT VENTURE PARTNERSHIP, a Texas joint venture partnership of whom the partners are, and the only partners are CIMA SERENA DEVELOPMENT CORPORATION, a Texas corporation, and CAPITOL CITY SERVICE CORPORATION, a Texas corporation, hereinafter referred to as "Declarant"; and,

WHEREAS, Declarant is the owner of certain property in the City of Austin, Travis County, Texas, more particularly described as:

BEING 8.43 acres of land, being all that certain tract or parcel of land out of and a part of the J. P. Wallace Survey, situated in the City of Austin, Travis County, Texas, said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto. (The Project.)

AND, WHEREAS, Declarant has subdivided a portion of the Project, (hereinafter called the "Property") into lots more particularly described as follows:

Lots One (1) through Twenty-six (26), LANTANA GLEN PHASE I, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 78, Pages 89 through 90 of the Plat Records of Travis County, Texas; and,

WHEREAS, by mistake or error it became necessary for the Declarant to resubdivide Lots One (1) through Twenty-six (26), LANTANA GLEN PHASE I, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 78, Pages 89 through 90 of the Plat Records of Travis County, Texas, into:

Lots One (1) through Twenty-six (26), LANTANA GLEN PHASE I-A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 79, Pages 209 through 210 of the Plat Records of Travis County, Texas; and,

WHEREAS, the only difference in the two subdivision plats being the amount of BENT TREE ROAD dedicated to the City of Austin along the east property line; all other lots in the subdivision being identically the same as the lots shown in LANTANA GLEN PHASE I; and,

WHEREAS, the Declarant desires to impress the same deed restrictions as recorded in Volume 6818, Page 479 et seq. of the Deed Records of Travis County, Texas, against all of the lots in LANTANA GLEN PHASE I-A;

7007 1920

2-31-5355

NOW, THEREFORE, Declarant hereby declares that all of the property described as Lots One (1) through Twenty-six (26), LANTANA GLEN, PHASE 1-A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 79, Page 209 and 210 of the Plat Records of Travis County, Texas, shall be HELD, SOLD and CONVEYED subject to the Easements, Restrictions, Covenants and Conditions, which are for the purpose of protecting the value and desirability, and which shall run with the real property and be binding on all parties having any right, title and interest in the above described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof as described in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS of the HAMPTON PARK HOMEOWNERS' ASSOCIATION, as recorded in Volume 6818, Page 479 and Page 505 of the Deed Records of Travis County, Texas. In addition, Declarant impresses a drainage easement being ten (10) feet in width, the center line of which is the common boundary line of Lot Twelve (12) and Lot Thirteen (13), Block "D", LANTANA GLEN, PHASE 1-A, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 79, Pages 209 and 210 of the Plat Records of Travis County, Texas, and such drainage easement shall run with the real property and be binding on all parties having any right, title and interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

EXECUTED on this the 10th day of June, 1980.

CIMA SERENA DEVELOPMENT CORPORATION

NO SEAL

by Wilburn E. Jones
WILBURN E. JONES
Its President

CAPITOL CITY SERVICE CORPORATION

NO SEAL

by Doyle Wyatt
DOYLE WYATT
Its President

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared WILBURN E. JONES, President of CIMA SERENA DEVELOPMENT CORPORATION, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this the 10th day of June, A. D. 1980.

NOTARY SEAL

Dorothy V. Hudgens
Notary Public, Travis County, Texas.
Dorothy V. Hudgens

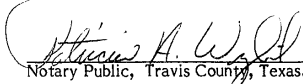
7007 1921

THE STATE OF TEXAS)
)
COUNTY OF TRAVIS)

2-30-5356

BEFORE ME, the undersigned authority, on this day personally appeared DOYLE WYATT, President of CAPITOL CITY SERVICE CORPORATION, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this the 10 day of June, A. D. 1980.



Notary Public, Travis County, Texas.
Patricia A. Wright

NOTARY SEAL

5' Use Easement
Lot 6, Block D Summer Wood
Section Six
Travis County, Texas

FIELD NOTES

2-30-5357
FIELD NOTES FOR A STRIP OF LAND FIVE FEET (5') IN WIDTH OUT OF
LOT 6, BLOCK D, SUMMER WOOD SECTION SIX, A SUBDIVISION OF 4.87
ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 18, IN
TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 75, PAGE 118, OF THE
TRAVIS COUNTY PLAT RECORDS; SAID STRIP OF LAND BEING A PROPOSED
USE EASEMENT; THE CENTERLINE OF SAID STRIP OF LAND BEING MORE
FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the south right-of-way line of Cima Serena,
from which Point of Beginning the steel pin at the northwest
corner of the said Lot 6 bears N 85°48' W, 2.50 feet;

THENCE along a line parallel to and 2.50 feet from the west line of
the said Lot 6, S 04°12' W, 100.00 feet to a Point of Termination
in the south line of the said Lot 6, from which Point of Termination
the steel pin at the southwest corner of the said Lot 6 bears
N 85°48' W, 2.50 feet.

Field Notes prepared from record in the offices of S. A. GARZA
ENGINEERS, INC., 401 W. 29th St., Austin, Texas 78705, on
June 30, 1978.



Chris Acreman
Chris Acreman
Registered Professional Engineer

June 30, 1978
Date

EXHIBIT "A"

7007 1923

5' Use Easement
Lot 5, Block D Summer Wood
Section Six
Travis County, Texas

FIELD NOTES

2-30-5358

FIELD NOTES FOR A STRIP OF LAND FIVE FEET (5') IN WIDTH OUT OF LOT 5, BLOCK D, SUMMER WOOD SECTION SIX, A SUBDIVISION OF 4.87 ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 18, IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 75, PAGE 118, OF THE TRAVIS COUNTY PLAT RECORDS; SAID STRIP OF LAND BEING A PROPOSED USE EASEMENT; THE CENTERLINE OF SAID STRIP OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the south right-of-way line of Cima Serena, from which Point of Beginning the steel pin at the northwest corner of the said Lot 5 bears N 85°48' W, 2.50 feet;

THENCE along a line parallel to and 2.50 feet from the west line of the said Lot 5, S 04°12' W, 100.00 feet to a Point of Termination in the south line of the said Lot 5, from which Point of Termination the steel pin at the southwest corner of the said Lot 5 bears N 85°48' W, 2.50 feet.

Field Notes prepared from record in the offices of S. A. GARZA ENGINEERS, INC., 401 W. 29th St., Austin, Texas 78705, on June 30, 1978.



Chris Acreman
Chris Acreman
Registered Professional Engineer

June 30, 1978
Date

7007 1924

5' Use Easement
Lot 4, Block D, Summer Wood
Section Six
Travis County, Texas

FIELD NOTES

2-30-5359

FIELD NOTES FOR A STRIP OF LAND FIVE FEET (5') IN WIDTH OUT OF LOT 4, BLOCK D, SUMMER WOOD SECTION SIX, A SUBDIVISION OF 4.87 ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 18, IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 75, PAGE 118, OF THE TRAVIS COUNTY PLAT RECORDS; SAID STRIP OF LAND BEING A PROPOSED USE EASEMENT; THE CENTERLINE OF SAID STRIP OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the south right-of-way line of Cima Serena, from which Point of Beginning the steel pin at the northwest corner of the said Lot 4 bears N 85°48' W, 2.50 feet;

THENCE along a line parallel to and 2.50 feet from the west line of the said Lot 4, S 04°12' W, 100.00 feet to a Point of Termination in the south line of the said Lot 4, from which Point of Termination the steel pin at the southwest corner of the said Lot 4 bears N 85°48' W, 2.50 feet.

Field Notes prepared from record in the offices of S. A. GARZA ENGINEERS, INC., 401 W. 29th St., Austin, Texas 78705, on June 30, 1978.



Chris Acreman
Chris Acreman
Registered Professional Engineer

June 30, 1978
Date

7007 1925

5' Use Easement
Lot 3, Block D Summer Wood
Section Six
Travis County, Texas

FIELD NOTES

2-30-5360

FIELD NOTES FOR A STRIP OF LAND FIVE FEET (5') IN WIDTH OUT OF LOT 3, BLOCK D, SUMMER WOOD SECTION SIX, A SUBDIVISION OF 4.87 ACRES OF LAND OUT OF THE JAMES P. WALLACE SURVEY NO. 18, IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 75, PAGE 118, OF THE TRAVIS COUNTY PLAT RECORDS; SAID STRIP OF LAND BEING A PROPOSED USE EASEMENT; THE CENTERLINE OF SAID STRIP OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the south right-of-way line of Cima Serena, from which Point of Beginning the steel pin at the northwest corner of the said Lot 3 bears N 85°48' W, 2.50 feet;

THENCE along a line parallel to and 2.50 feet from the west line of the said Lot 3, S 04°12' W, 100.00 feet to a Point of Termination in the south line of the said Lot 3, from which Point of Termination the steel pin at the southwest corner of the said Lot 3 bears N 85°48' W, 2.50 feet.

Field Notes prepared from record in the offices of S. A. GARZA ENGINEERS, INC., 401 W. 29th St., Austin, Texas 78705, on June 30, 1978.

Chris Acreman
Chris Acreman
Registered Professional Engineer



June 30, 1978
Date

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

JUN 10 1980



Baris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

JUN 10 3 25 PM '80

Baris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

7007 1926