

THE STATE OF TEXAS
COUNTY OF TRAVIS

MULTI SERVICE CONTRACT

2-71-7660
WHEREAS, Article 974a of the Texas Statutes and the City of

Austin's subdivision ordinance require that any tract of land within five miles of the Austin city limits that is subdivided into two or more parts for the purpose of building or sale, first be platted and the subdivision plat thereof approved by the Planning Commission of the City of Austin; and,

WHEREAS, Article 974a of the Texas Statutes and the City of Austin's subdivision ordinance prohibit serving all or any part of a tract of land that has been subdivided into two or more parts for purposes of building or sale with utilities furnished by the City of Austin until a plat thereof has been approved by the Planning Commission of the City of Austin; and,

WHEREAS, the undersigned is the owner(s) of a certain tract of land located within five miles of the Austin city limits, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in EXHIBIT "A", attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property; and that certain Site Plan attached hereto as EXHIBIT "B" and made a part hereof for all purposes; and,

WHEREAS, the undersigned desires one additional water service, fifty-three (53) additional electrical services and one additional wastewater service to serve residences located on the above-described tract of land, locally known as 3809 Spicewood Springs Road, Austin, Texas, but does not plan to subdivide said tract into two or more parts for the purpose of building or sale;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the undersigned for a full valuable consideration received from the City of Austin; the receipt and sufficiency of which is hereby acknowledged, hereby agrees as follows:

1. That the hereinabove described tract of land, or any portion thereof, shall never be subdivided into two or more parts for the purposes of sale or building unless and until such subdivision plat thereof has been submitted to and approved by the Planning Commission of the City of Austin, Texas.

RECORDS
City of Austin, Texas

RECORDED
OCT 20 1961
PLANNING DEPT.

7611

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This agreement shall be binding on the heirs and assigns and successors in title of the undersigned.

This agreement shall be enforceable by the City of Austin only. 2-71-7661

In addition to any other remedy for enforcement available to the City of Austin, it may withhold at any time, any or all utility services which it owns or distributes or over which it has dominion or control to all or any portion of the hereinabove described tract.

EXECUTED this the 15th day of October, 1981.

Jack L. Burkett by Lee J. Burkett
JACK L. BURKETT, Trust by Lee J. Burkett
Jeanette Burkett
JEANETTE BURKETT

THE 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 Lee J. Burkett, Trustee 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 expressed therein and in the capacity stated therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of October, 1981.

John M. Joseph
Notary Public in and for
Travis County, Texas
JOHN M. JOSEPH

NOTARY SEAL

Typed or Printed Name of Notary Public

My Commission Expires: 9-25-85

THE 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 JEANETTE BURKETT, 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 the 15th day of October, 1981.

John M. Joseph
Notary Public in and for
Travis County, Texas
JOHN M. JOSEPH

NOTARY SEAL

Typed or Printed Name of Notary Public

My Commission Expires: 9-25-85

FIELD NOTES

4.318 ACRES

2-71-7662

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO J. L. BURKETT BY DEED RECORDED IN VOLUME 1690, PAGE 454 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO SPICEWOOD ENTERPRISES, INC. BY DEED RECORDED IN VOLUME 3819, PAGE 2015 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a point in the West line of the said Burkett Tract, same being the Southwest corner of the said Spicewood Enterprises, Inc. Tract, said point being in the proposed r.o.w. of the East bound lane of Spicewood Springs Road;

THENCE with said West line of the Burkett Tract, S 28° 37' 10" W for a distance of 32.22 feet to the Northwest corner and PLACE OF BEGINNING hereof;

THENCE with the proposed South r.o.w. line of the East bound lane of Spicewood Springs Road, the following courses:

S 55° 30' E for a distance of 257.31 feet to a point of curvature

With a curve to the right whose radius is 844.00 feet whose central angle is 27° 12' 40" and whose chord bears S 41° 53' 40" E for a distance of 397.08 feet to a point of tangency

S 28° 17' 20" E for a distance of 61.90 feet to the South-East corner hereof;

THENCE with the South line of the herein described tract, the following courses:

N 69° 31' 50" W for a distance of 293.10 feet to an angle point

S 20° 28' 10" W for a distance of 191.03 feet to an angle point

N 65° 57' 50" W for a distance of 0.95 feet to an angle point

N 60° 23' 50" W for a distance of 418.46 feet to the Southwest corner of the said Burkett Tract for the Southwest corner hereof;

THENCE with the West line of the said Burkett Tract, same being the West line of the herein described tract, N 28° 37' 10" E for a distance of 416.07 feet to the PLACE OF BEGINNING and containing 4.318 acres of land, more or less.

AS PREPARED FROM DEED RECORDS & CITY OF AUSTIN ENGR. RECORDS:

W. Harvey Smith

W. HARVEY SMITH
REGISTERED PUBLIC SURVEYOR NO. 720
March 18, 1980

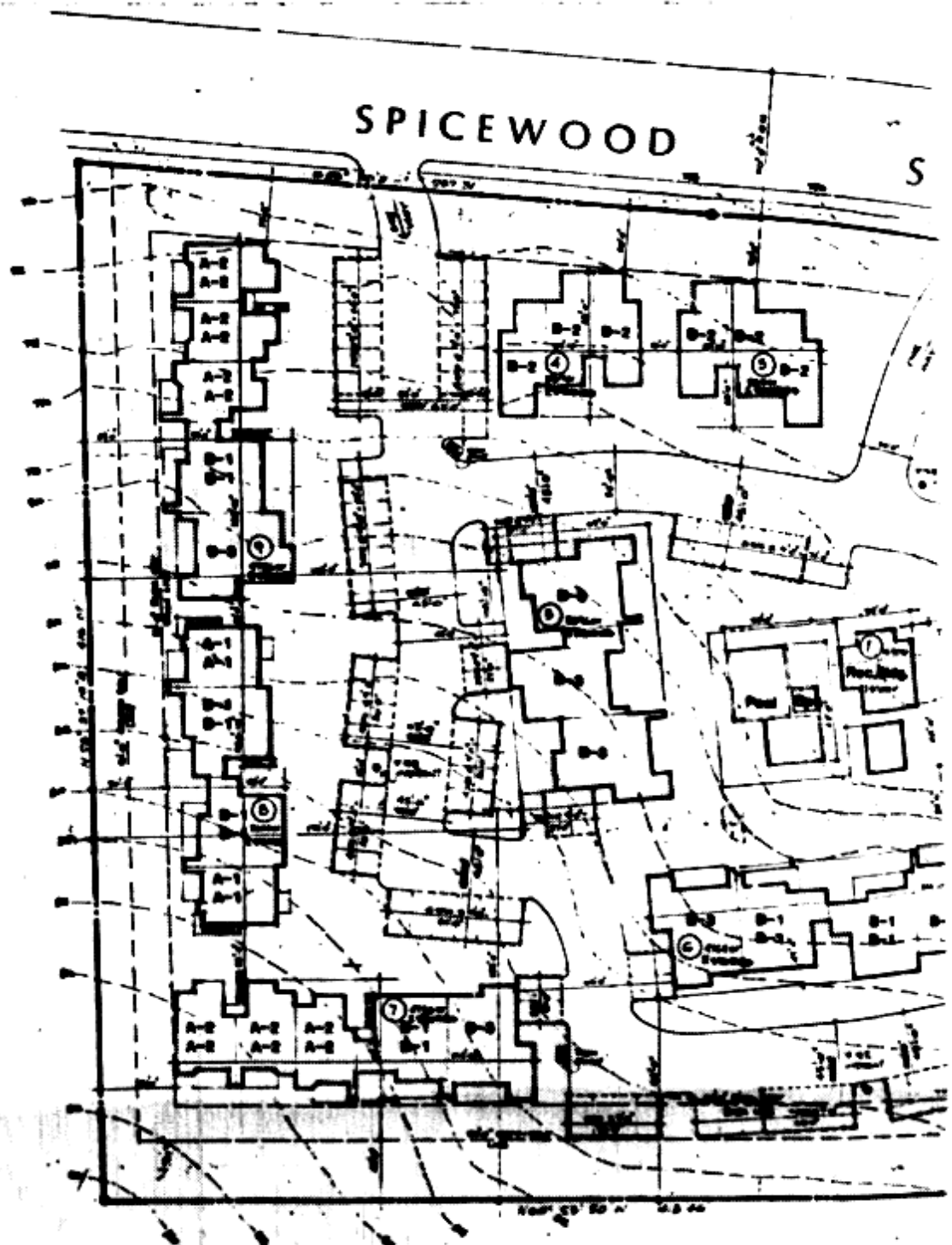


EXHIBIT A

7611

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2-71-7663



RECORDING INFORMATION
ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR EFFECTIVE RECORDING

SITE PLAN

SCALE: 1" = 30'-0"

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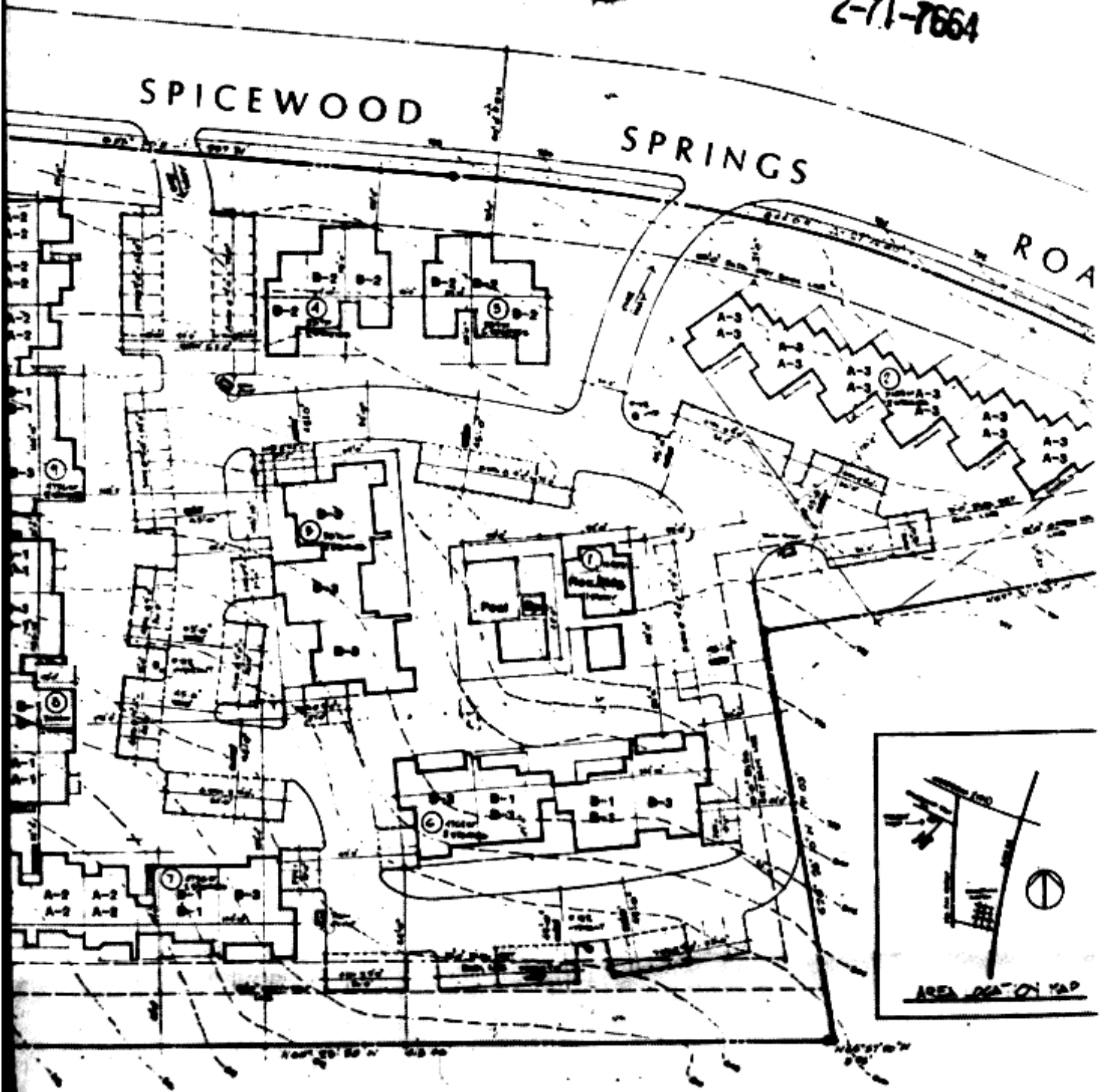
EXHIBIT 'B'

2-71-7664

SPICEWOOD

SPRINGS

ROAD



SITE PLAN

SCALE: 1" = 30'-0"



ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LABELS FOR ENVIRONMENTAL RECORDING

EXHIBIT "B"

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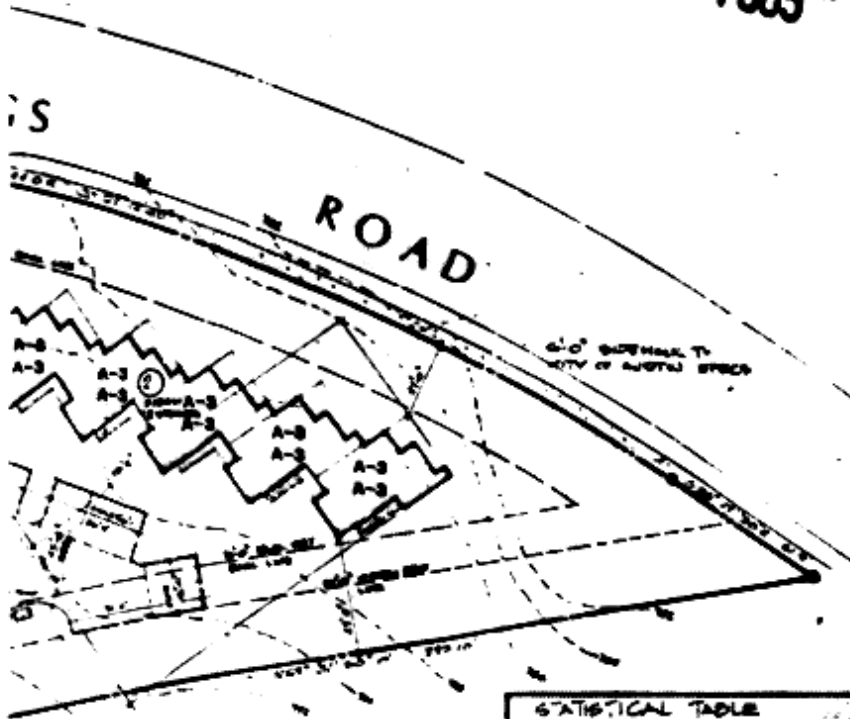
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2-71-7665 1011 83

SITE PLAN NOTES

CD-708 CASE C14-80-082

1. No limit development to:
 - a) Limit height of structures to two story.
 - b) Twenty-five foot setbacks on south property line.
 - c) Fifteen foot setbacks on west property line.
 - d) Fifteen foot building setback line from property line.
2. Does not include Building Code approval
3. A four-foot high fence is required where parking is adjacent to residentially developed property.
4. Additional electric equipment required at a later date.
5. Site drainage and detention plans required prior to construction.
6. Detention basins may be required.
7. Install three (3) fire hydrants at locations as shown on the corrections division plans. These hydrants must be installed and operational when all-weather access road to the hydrants before building construction is started. Fire hydrants must be set with a 4-inch opening facing a driveway or street and they should be approximately 15 inches from the center of the 4-inch opening to the finished elevation.
8. Driveway. Twenty-foot driveways must be designated on plan. Driveway permit required prior to construction. Owner is responsible for all costs of relocation or change to utilities.
9. Assume compliance with Texas law provisions (connect to the City of Austin water and wastewater systems for service).
10. Owner must submit recorded compliance with Article 1203 of A.M.T.S., the comprehensive zoning ordinance of the City of Austin, to the Department of Occupancy by the Building Inspection Dept. In addition, owner must provide the volume and page of the recorded instrument to the Planning Dept. for file record C14-80-082.
11. A 6-foot sidewalk is required along Sprinwood Springs Road.
12. An 8-inch single-feed fireline with three (3) two fire hydrants will be required at shown on plan.
13. All other industrial waste permits required.
14. All storm water shall be discharged to the street.



STATISTICAL TABLE

NO	TYPE	AREA	NO. OF UNITS	EST. VALUE	EST. RENT	EST. TAXES	EST. UTILITIES	EST. MAINTENANCE	EST. INSURANCE	EST. OTHER	EST. TOTAL
1	A-1	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
2	A-2	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
3	A-3	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
4	B-1	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
5	B-2	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
6	B-3	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
7	B-4	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
8	B-5	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
9	B-6	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
10	B-7	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
11	B-8	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
12	B-9	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
13	B-10	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
14	B-11	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
15	B-12	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
16	B-13	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
17	B-14	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
18	B-15	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
19	B-16	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
20	B-17	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
21	B-18	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
22	B-19	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
23	B-20	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
24	B-21	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
25	B-22	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
26	B-23	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
27	B-24	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
28	B-25	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
29	B-26	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
30	B-27	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
31	B-28	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
32	B-29	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
33	B-30	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
34	B-31	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
35	B-32	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
36	B-33	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
37	B-34	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
38	B-35	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
39	B-36	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
40	B-37	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
41	B-38	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
42	B-39	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
43	B-40	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
44	B-41	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
45	B-42	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
46	B-43	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
47	B-44	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
48	B-45	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
49	B-46	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
50	B-47	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
51	B-48	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
52	B-49	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
53	B-50	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
54	B-51	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
55	B-52	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
56	B-53	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
57	B-54	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
58	B-55	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
59	B-56	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
60	B-57	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
61	B-58	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
62	B-59	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
63	B-60	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
64	B-61	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
65	B-62	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
66	B-63	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
67	B-64	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
68	B-65	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
69	B-66	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
70	B-67	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
71	B-68	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
72	B-69	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
73	B-70	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
74	B-71	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
75	B-72	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
76	B-73	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
77	B-74	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
78	B-75	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
79	B-76	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
80	B-77	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
81	B-78	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
82	B-79	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
83	B-80	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	115,000
84	B-81	100/10	1	100,000	1,000	10,000	1,000	1,000	1,000	1,000	

2-71-765

FILED

OCT 23 2 11 PM '81

Louis Anglin
COUNTY CLERK
TRAVIS COUNTY, TEXAS

3911 20

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 nearest RECORDS
of Travis County, Texas, as stamped herein by me, on

OCT 23 1981



Louis Anglin
COUNTY CLERK
TRAVIS COUNTY, TEXAS

5-21-1982 7611

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