

AUSTIN CITY CLERK  
POSTING: DATE/TIME



RESTRICT 2008103126

6 PGS

Zoning Case No. C14-06-0144-0152

**CORRECTION**  
**RESTRICTIVE COVENANT**

**THIS CORRECTION RESTRICTIVE COVENANT IS BEING MADE IN PLACE OF AND IN LIEU OF THAT CERTAIN RESTRICTIVE COVENANT FILED FOR RECORD FEBRUARY 13, 2008, RECORDED IN INSTRUMENT NO. 2008022496, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, WHEREIN THE EXHIBIT "A" TO SAID DOCUMENT INCLUDED CERTAIN RESIDENTIAL LOTS IN RANCHO ALTO SUBDIVISION, WHEN IN FACT IT SHOULD HAVE ONLY INCLUDED THE COMMERCIAL TRACT OF LAND BEING DESCRIBED AS A 2.42 ACRE TRACT OF LAND IN THE WALKER WILSON SURVEY NO. 2, ABSTRACT 27, TRAVIS COUNTY, TEXAS, ATTACHED HERETO AND MADE A PART HEREOF.**

**OWNER:** RANCHO ALTO VENTURES, LTD.  
A Texas limited partnership

**ADDRESS:** 1401 Burnham Drive, Plano, Texas 75093

**CONSIDERATION:** Ten and No/100 Dollars (\$10.00) and other goods and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

**PROPERTY:** A 2.42 acre tract of land, more or less, consisting of a certain parcel of land out of the Walker Wilson Survey No 2, Travis County, Texas, the tract of land being more particularly described in Exhibit "A" incorporated into this covenant.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owners of the Property, its heirs, successors and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation of the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by Alliance Transportation Group, dated March 2006, or as amended by the landowner, and then approved by the Director of the Watershed Protection and Development Review Department, or its successor department, of the City of Austin. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated January 31, 2007. The TIA shall be

6-18-08 #83

kept on file at the Watershed Protection and Development Review Department, or its successor department, of the City of Austin.

2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity knowingly violating or attempting to knowingly violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damage for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin; and (b) by the owner(s) of the Property subject to the modification, amendment or termination.

EXECUTED this the 22<sup>ND</sup> day of MAY, 2008

OWNER:

RANCHO ALTO VENTURES, LTD.  
A Texas limited partnership

By: Intermandeco, LTD.  
A Texas limited partnership  
Its: general partner

By: Intermandeco GP, LLC.  
A Texas limited liability company,  
Its: general partner

By: Issam Karanouh, Manager

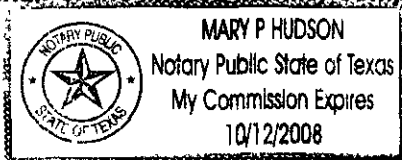
APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney  
City of Austin

STATE OF TEXAS     §

COUNTY OF COLLIN   §

*This instrument was acknowledged before me on this the 21 day of May, 2008, by Issam Karanouh, as Manager of Intermandeco GP, LLC, a Texas limited liability company, General Partner of Intermandeco, Ltd, a Texas limited partnership, General Partner of Rancho Alto Ventures, Ltd, a Texas limited partnership, on behalf of the limited liability company, and the limited partnerships.*



*Mary P Hudson*  
Notary Public, STATE OF TEXAS

**After Recording, Please Return to:**  
**City of Austin**  
**Department of Law**  
**P.O. Box 1088**  
**Austin, Texas 78767-1088**  
**Attention: Diana Minter, Legal Assistant**

## EXHIBIT "A"

2.42 ACRES

WALKER WILSON SURVEY NO. 2, ABS. 27

TRAVIS COUNTY, TEXAS

### FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT 27, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO RANCHO ALTO VENTURES, LTD., RECORDED IN DOCUMENT NO. 2005151022 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 2.42 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1" iron pipe found in the south line of a varying width right-of-way of Frate Barker Road, and the east line of a 50 foot right-of-way of Rancho Alto Road, as dedicated in a deed to the Public by Volume 3605, Page 2345 of the Deed Records of Travis County, Texas, for the northwest corner and **POINT OF COMMENCING** of the herein described 2.42 acre tract of land,

**THENCE**, with the south right-of-way line of said Frate Barker Road, being also the north line of said Rancho Alto tract, S89°24'10"E, a distance of 500 feet to an iron rod found, for the **POINT OF BEGINNING** of the herein described tract,

**THENCE**, continuing, with the south right-of-way line of said Frate Barker Rd, being also the north line of said Rancho Alto Ventures tract, S89°24'10"E, a distance of 355.35 feet to an iron pipe found, for the NE corner of the herein described tract, being also the NW corner of that certain tract of land described in a deed to D.L. Herrin, recorded in Doc# 2002090485 of the official public record of Travis County, Texas

**THENCE**, crossing said Rancho Alto tract, the following three (3) courses and distances, numbered 1 thru three,

- 1 S00°05'02"E, a distance of 295.67 feet to an iron rod found,
- 2 N89°04'51"W, a distance of 360.52 feet to an iron rod found, and
- 3 N00°55'09"E, a distance of 293.63 feet to the **POINT OF BEGINNING** and containing 2.42 Acres of Land

Surveyed by  10-30-06

DOUGLAS R. RUMMEL, JR., R.P.L.S. No. 5780

Carlson, Brigrance & Doering, Inc.

5501 West William Cannon Drive

Austin, TX 78749

Phone. (512) 280-5160



PATH G \DOCS\4142\FN-Ranch Alto Commercial Tract DOC

45 44 43 42 41 40 39 38 37 36

(T)

OLYMPIC HEIGHTS SECTION 2  
DOC. NO. 200200216

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

P.O.C.

P.O.B.

FRATE BARKER ROAD  
(VARYING R.O.W.)

50.02'  
N89°35'06"W

S89°24'10"E 355.35'

S89°24'10"E  
5.00'

RANCHO ALTO VENTURES, LTD.  
DOC. NO. 2005151022  
(50.658 ACRES)

2.42 Acres  
COMMERCIAL TRACT

N00°55'09"E 293.63'

S00°05'02"E 295.67'

D.L. HERRIN, INC. DOC. NO. 2002090485

N89°04'51"W 360.52'



3

4

5

6

(A)

RANCHO ALTO VENTURES, LTD.  
DOC. NO. 200600281

Scale 1"=60'

JIM CRAIG COURT (50'



Carlson, Brigrance & Doering, Inc

Civil Engineering • Surveying  
5501 West William Cannon • Austin, Texas 78749  
PH (512) 280-5160 • FAX (512) 282-0170

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2008 Jun 19 08:34 AM 2008103126

FERGUSONLL \$35.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS