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TERMINATION OF RESTRICTIVE COVENANT
FOR
ZONING CASE: C14-81-013

OWNER: NB 26 Properties LLC

ADDRESS: 3736 Bee Caves Road, #1-122, West Lake Hills, TX 78746

CITY: The City of Austin, a home-rule city, municipal corporation and political subdivision of the State of Texas, in Travis County, Texas.

CITY COUNCIL: The City Council of the City of Austin.

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

WHEREAS, NB 26 Properties LLC, a Texas limited liability company, as owner of all that certain property described in Zoning Case No. C14-81-013(RCT), consisting of Lot 2, L.I. Powell Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 53, Page 60 of the Plat Records of Travis County, Texas, (the "Property"), as more particularly described in the restrictive covenant recorded in the Real Property Records of Travis County, Texas, in Volume 7399, Page 110 (the "Restrictive Covenant"), imposed certain restrictions and covenants on the Property by the Restrictive Covenant of record; and,

WHEREAS, the Restrictive Covenant provided that the covenant could be modified, amended, or terminated by joint action of both a majority of the members of the City Council and the owner of the Property at the time of such modification, amendment or termination; and,

WHEREAS, NB 26 Properties LLC, a Texas limited liability company, as sole and current owner (the "Owner") of the Property, now desires to terminate the Restrictive Covenant; and,

WHEREAS, the City Council and the Owner, agree the Restrictive Covenant should be terminated;

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreements set forth in this covenant, the City of Austin and the Owner agree as follows:

1. The Restrictive Covenant is terminated by this termination. Each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall have no force or effect on and after the effective date of this termination.

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2. The City Manager, or his designee, shall execute, on behalf of the City, this Termination of Restrictive Covenant for Zoning Case No. C14-81-013(RCT) (the "Termination of Restrictive Covenant") as authorized by the City Council of the City of Austin. This Termination of Restrictive Covenant shall be filed in the Official Public Records of Travis County, Texas, which will terminate the document of record in Volume 7399, Page 110, Real Property Records, Travis County, Texas.

EXECUTED this the 28 day of March, 2012.

OWNER:

NB 26 Properties LLC
a Texas limited liability partnership

By: _____

Joe Stafford
Personal Agent

CITY OF AUSTIN:

By: _____

Sue Edwards,
Assistant City Manager
City of Austin

APPROVED AS TO FORM: _____

Chad Shaw
Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 28 day of March, 2012, by Joe Stafford, Personal Agent of NB 26 Properties LLC, a Texas limited liability company on behalf of the limited company.

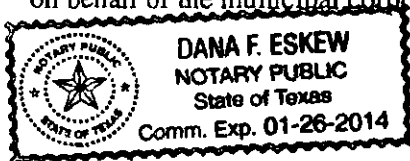


Kelley Jacobs
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 11th day of April, 2012, by Sue Edwards, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of the municipal corporation.



Dana F. Eskew
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: Janice Collins, Paralegal

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Apr 17, 2012 02:45 PM

HAYWOODK: \$24.00

2012059925

Dana DeBeauvoir, County Clerk
Travis County TEXAS