RESTRICTIVE COVENANT TERMINATION REVIEW SHEET

CASE: C14-84-361(RCT)  P.C. DATE: January 10, 2012
                                       January 24, 2012
                                       February 28, 2012
                                       March 13, 2012

ADDRESS: 2200 Tillery Street

OWNER/APPLICANT: DCR III Mortgage, Sub I. LLC (Lance B. Amano)

AGENT: Richard H. Crank

EXISTING ZONING: LO-MU-NP  AREA: 1.217 acres

REQUEST:

The applicant is asking to terminate the existing public restrictive covenant associated with zoning case C14-84-361 and to replace it with a new public restrictive covenant for this property through zoning case C14-2011-0088.

SUMMARY STAFF RECOMMENDATION:

Staff recommends the applicant’s request to terminate the restrictive covenant to eliminate the restrictions placed upon the property in question.

DEPARTMENT COMMENTS:

The property in question is developed with an office/warehouse structure. In 1985, this parcel of land was rezoned from the MF-2 district to the LO district through zoning case C14-84-361. Along with the rezoning case, the applicant entered into a public restrictive covenant with the City of Austin that required the following: 1) The property shall be used only for professional or semi-professional businesses offices including medical and dental offices and laboratories, private schools or nursing home, business machine sales, rental or display, accessory parking, or any such other uses as may be approved in writing by a majority of the property owners owning property within three hundred feet of the subject property. 2) All business activity shall be conducted within the building. No business shall be conducted within the building which shall create a nuisance to the neighborhood such as loud noises or air pollution. 3) The parking area and areas outside the building shall be lighted after dark. After normal business hours, access to the parking area shall be limited to those persons conducting business within the building. 4) A privacy fence no greater than six feet in height shall be maintained along the property lines adjacent to the residential neighborhood. In 1986, this public restrictive covenant was amended to allow the State Bar of Texas to develop a print shop facility on the site.

The applicant is requesting to terminate this public restrictive covenant because the restrictive covenant reduces the types of land uses allowed in the proposed zoning for this site. The applicant would like to terminate the covenant because they would like to use the office/warehouse structure for Office and Limited Warehousing and Distribution uses.

In addition, the applicant has submitted a rezoning case for the property in question (case C14-2011-0088). The applicant is currently requesting CS-MU-NP district zoning to bring the existing Limited
Warehousing and Distribution use on the site into conformance with City of Austin Land Development Code use regulations.

The staff recommends the applicant’s request to terminate the restrictive covenant for the property in question. The termination of this public restrictive covenant will allow for additional commercial uses to be permitted on this site, which would be consistent with commercial and industrial land uses currently located to the north and west of the property. The applicant is proposing a new public restrictive covenant through zoning case C14-2011-0088, which will place new restrictions that they have discussed with the surrounding neighbors and neighborhoods on this property.

The applicant agrees with the staff’s recommendation.

**PLANNING COMMISSION RECOMMENDATION:**

1/10/12: Postponed to January 24, 2012 at the staff’s request (8-0, M. Dealey-absent); R. Hatfield-1st, S. Kirk-2nd.

1/24/12: Postponed to February 28, 2012 at the neighborhood’s request (8-0, S. Kirk-absent); D. Chimenti-1st, J. Stevens-2nd.

2/28/12: Postponed to March 13, 2012 at the joint request of the applicant and the neighborhood (9-0), S. Kirk-1st, R. Hattfield-2nd.

3/13/12: Approved staff’s recommendation for a restrictive covenant termination on consent (7-0); J. Stevens-1st, R. Hattfield-2nd (7-0; D. Anderson. D. Chimenti-off dais)

**EXISTING ZONING AND LAND USES:**

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS-V-CO-NP</td>
<td>Construction Sales and Services / Landscaping Company (Texascapes)</td>
</tr>
<tr>
<td>South</td>
<td>MF-2-NP</td>
<td>Single-Family Residence</td>
</tr>
<tr>
<td>East</td>
<td>CS-CO-NP, SF-3-NP</td>
<td>Undeveloped Lot, Single-Family Residence</td>
</tr>
<tr>
<td>West</td>
<td>GR-V-NP</td>
<td>Automotive Repair and Outdoor Storage (Truck and Equipment Tire Sales and Storage)</td>
</tr>
</tbody>
</table>

**AREA STUDY:** N/A  
**TIA:** Not Required  
**WATERSHED:** Boggy Creek, Tannehill Branch  
**DESIRED DEVELOPMENT ZONE:** Yes  
**CAPITOL VIEW CORRIDOR:** N/A  
**HILL COUNTRY ROADWAY:** N/A  
**NEIGHBORHOOD ORGANIZATIONS:**

Anberly Airport Association  
Austin Independent School District  
Austin Monorail Project  
Austin Neighborhoods Council  
Austin Parks Foundation
Del Valle Community Coalition  
East MLK Combined Neighborhood Association  
East MLK Combined Neighborhood Contact Team  
East MLK Neighborhood Combined COA Liaison  
Home Builders Association of Greater Austin  
Homeless Neighborhood Association  
J. J. Seabrook Neighborhood Association  
League of Bicycling Voters  
MLK JR. Boulevard TOD Staff Liaison  
Mueller Master Community Inc.  
Mueller Property Owners Association  
PODER  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization  
The Real Estate Council of Austin, Inc.

**SCHOOLS:**

Maplewood Elementary School  
Kealing Middle School  
McCallum High School

**CASE HISTORIES:**

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2007-0076 (Smart Mail Building), C14-84-361(RCT)</td>
<td>LO-MU-NP to CS-MU-CO-NP and termination of the public restrictive covenant from zoning case C14-84-361</td>
<td>8/28/07: Approved staff’s rec. for the termination of the public RC and approved staff’s rec. for GR-MU-CO-NP district zoning (6-2, M. Dealey, P. Hui-Nay); J. Reddy-1st, T. Atkins-2nd.</td>
<td>11/08/07: Postponed indefinitely and removed from the agenda at the applicant’s request (7-0)</td>
</tr>
<tr>
<td>C14-02-0142</td>
<td>East MLK Neighborhood Plan Combining District Rezonings</td>
<td>10/09/02: Approved staff rec. for rezonings plus the following changes: 1) Add visual screening and 25 foot vegetative buffer along eastern boundary of Tracts 154 and 159. 2) Rezone Tract 208 to GR-MU-CO-NP with the &quot;B&quot; conditional overlay. 3) Revise conditional &quot;B&quot; to prohibit Pawn Shop Services. 4) Add conditional overlay &quot;B&quot; to Tracts 22 and 29. 5) Add conditional overlays &quot;H&quot;, &quot;I&quot; and &quot;J&quot;. 6) Add General Warehouse and Distribution use to Tracts 154 and 159. VOTE: 5-3-1 (MC-1st, MM-2nd); MA, RP and CR - opposed, DS - left early)</td>
<td>11/07/02: Approved SF-3-NP, SF-4A-NP, SF-6-NP, MF-2-NP, MF-3-NP, MF-3-CO-NP, NO-MU-NP, LO-MU-NP, GO-NP, LR-NP, LR-CO-NP, LR-MU-NP, GR-NP, GR-CO-NP, GR-MU-NP, GR-MU-CO-NP, CS-NP, CS-CO-NP, CS-MU-NP, CS-1-MU-NP. IP-NP, LI-NP, LI-PDA-NP, PUD-NP, P-NP, w/ conditions on Tracts 5/6/8/15-17/20/22/26-7/28B/29/110/145B/146/208-209/235 (7-0); all 3 readings</td>
</tr>
<tr>
<td>C14-01-0150 (Airport Boulevard at Manor Road)</td>
<td>Rosewood Neighborhood Plan Combining District Rezonings</td>
<td>11/14/01: Approved neighborhood plan with Tract 53 rezoned to CS-MU-CO-NP and staff rec. on Tract 56 (8-0)</td>
<td>11/29/01: Approved CS-CO-NP, CS-MU-NP, CS-MU-CO-NP, LR-MU-NP-LR-MU-CO-NP, GR-MU-CO-NP, MF-3-NP, P-NP, SF-3-NP, CS-1-CO-NP, GO-MU-NP, LI-CO-NP, LO-MU-NP, P-H-NP (7-0); 1st reading</td>
</tr>
<tr>
<td>C14-01-0033 (1994 Land Fund II, Dallas 1, LP: 3300 Block of Manor Road)</td>
<td>GR to CS-CO</td>
<td>4/17/01: Approved CS-CO, with conditions: 2,000 vehicle trip per day limit, 15-foot vegetative buffer along west property line along Tillery Street and along south property line</td>
<td>5/17/01: Approved CS-CO, with other conditions: 1) Limit the site to 2,000 vehicle trips per day; 2) require a 15-foot vegetative buffer along west property line</td>
</tr>
</tbody>
</table>
adjacent to single-family residences, permit construction sales and services as the only CS district use and permit all other GR district uses, prohibit the following uses: agricultural sales and services, automotive rentals, automotive repair services, automotive sales, automotive washing, campground, convenience storage, drop-off recycling collection facility, equipment repair services, exterminating services, funeral services, kennels, outdoor entertainment, outdoor sports and recreation, pawn shop services and scrap and salvage uses (8-0-1, SG-abstain)

along Tillery Street and along south property line adjacent to single-family residences, 3) prohibit the following uses: agricultural sales and services, art and craft studio (general), automotive rentals, automotive repair services, automotive sales, automotive washing, business maintenance services, campground, convenience storage, drop-off recycling collection facility, electronic prototype assembly, equipment repair services, equipment sales, exterminating services, funeral services, kennels, laundry service, monument retail sales, outdoor entertainment, outdoor sports and recreation, pawn shop services, vehicle storage, veterinary services, limited warehousing and distribution, maintenance and service facilities, transitional housing and transportation terminal (6-0); all 3 readings

C14-00-2083
(Texascapes, Inc.- Office: 3219 Manor Road)

GR to CS-CO

5/23/00: Approved staff rec. of CS-CO zoning (8-0, SA-absent), with the following conditions: limit development of the property to uses that generate less than 2,000 vehicle trips per day, prohibit vehicular access from Tillery Street, require a 15-foot wide vegetative buffer along the property line adjacent

6/22/00: Approved CS-CO, with the following conditions: limit development of the property to uses that generate less than 2,000 vehicle trips per day, prohibit vehicular access from Tillery Street, require a 15-foot wide vegetative buffer along the property line adjacent to Tillery Street,
to Tillery Street, and prohibit the following uses: Agricultural Sales and Service, Automotive Sales, Campground, Convenience Storage, Drop off Recycling Collection Facility, Equipment Repair Services, Exterminating Services, Funeral Services and Kennels

Street, and prohibit the following uses: Agricultural Sales and Service, Automotive Sales, Campground, Convenience Storage, Drop off Recycling Collection Facility, Equipment Repair Services, Exterminating Services, Funeral Services, Kennels, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Scrap and Salvage (7-0); all 3 readings

**RELATED CASES:** C14-2011-0088 (Tillery Street Rezoning Case)

**ABUTTING STREETS:**

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>ADT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manor Road</td>
<td>88'</td>
<td>MAU4</td>
<td>Major Arterial</td>
<td>6,450</td>
</tr>
<tr>
<td>Tillery Street</td>
<td>Varies</td>
<td>33'</td>
<td>Collector Street</td>
<td>1,091</td>
</tr>
</tbody>
</table>

**CITY COUNCIL DATE:** February 9, 2011

**ACTION:** Postponed to March 8, 2012 at the staff's request (6-0, Cole-off days); Spelman-1st, Morrison-2nd.

March 8, 2012

**ACTION:** Postponed to April 5, 2012 at the staff's request (7-0), Spelman-1st.

April 5, 2012

**ACTION:** Postponed to April 26, 2012 at the staff's request (7-0); B. Spelman-1st, S. Cole-2nd.

April 26, 2012

**ACTION:** Postponed to May 24, 2012 at the staff's request (7-0); B. Spelman-1st, C. Riley-2nd.

May 24, 2012

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057

sherri.sirwaitis@austintexas.org
ZONING

ZONING CASE#: C14-84-361(RCT)
LOCATION: 2200 TILLERY STREET
SUBJECT AREA: 1.217 ACRES
GRID: L24
MANAGER: JERRY RUSTHOVEN

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
July 25, 2011

Gregory I. Guernsey, Director
Planning & Development Review Department
City of Austin
505 Barton Springs Rd.
Austin, Texas 78704

RE: 2200 Tillery St.; Termination of Restrictive Covenant, File No. C14-84-361

Dear Mr. Guernsey,

As Agent for the above referenced application, I am respectively requesting the termination of the existing restrictive covenant between the property owner and City of Austin. Concurrent with this application, the applicant is filing applications for a Neighborhood Plan Amendment and Rezoning, to allow for the existing office/warehouse improvements on this property to be utilized as such, as further explained in the attached summary. The restrictive covenant was initially recorded in 1985, and was once amended in 1986 to allow for use by the State Bar of Texas (documents attached). The property has since become part of the East MLK Combined Neighborhood Planning Area.

The existing restrictive covenant does not allow for warehouse use, and would need to be amended by approval of the majority of property owners within 300', which is a very cumbersome process. The restrictive covenant is over 25 years old and the format involving the city is no longer often used with typical rezoning ordinances. Some of the other restrictions in this document, such as required privacy fencing, are unnecessary, since they are addressed by sections of the city code, such as Compatibility Standards. Others are wasteful, such as required parking area lighting after dark.

The previous owner filed an application to terminate the restrictive covenant in 2007, which received COA staff recommendation and Planning Commission recommendation. The application was postponed by the applicant, and the matter never went before the City Council. The use of the existing office warehouse will require public hearings pertaining to the Plan Amendment and Rezoning, and the applicant believes that also amending the restrictive covenant would be unnecessarily redundant.

Please let me know if you have any questions or need additional information. Thank you for your consideration in this matter.

Sincerely,

Richard H. Crank, ASLA
RESTRICTIVE COVENANT

THE STATE OF TEXAS
COUNTY OF TRAVIS
VIN 19-8582 3975 9.00
WHEREAS, Jimmy Youngquist of Travis County, Texas, is the owner of the following described property, to-wit:

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF OUTLOT 50, DIVISION B, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO WILLIAM L. LUNDBERG, AS RECORDED IN VOLUME 779, PAGE 232, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron stake in the west line of Tillery Street at the South-east corner of the said Lundberg tract and the Southeast corner of that certain tract of land as conveyed to the City of Austin, for street widening purposes, as recorded in Volume 3458, Page 1647, of the Deed Records of Travis County, Texas;

TENORCE along the South line of the said Lundberg tract and the South line of the said City of Austin tract, S 80° 04' W for a distance to 10.00 feet to an iron stake for the Southwest corner and Place of Beginning hereof;

TENORCE continuing along the South line of the said Lundberg tract S 80° 04' W for a distance of 292.24 feet to an iron stake found at the Southwest corner of the said Lundberg tract for the Southwest corner hereof;

TENORCE along the West line of the said Lundberg tract N 7° 33' W for a distance of 186.73 feet to an iron stake found at the Northwest corner of the said Lundberg tract for the Northwest corner hereof;

TENORCE along the North line of the said Lundberg tract N 81° 15' E for a distance of 284.22 feet to an iron stake for the Northeast corner hereof and from which corner the Northeast of the said Lundberg tract bears N 81° 15' E for a distance of 10.00 feet to an iron stake found in the West line of Tillery Street at the Northwest corner of the said City of Austin tract;

TENORCE along the West line of the said City of Austin tract S 10° 00' E for a distance of 180.71 feet to the PLACE OF BEGINNING.

WHEREAS, the City of Austin and Jimmy Youngquist have agreed that the above described property should be

HEAL PROPERTY RECORDS
Travis County, Texas

09124 0604
impressed with certain covenants and restrictions running with the land and desire to set forth such agreements.

NOW, THEREFORE, Jimmy Youngquist for and in consideration of One and No/100 Dollars ($1.00) and other good and valuable consideration in hand to the undersigned paid by the City of Austin, the receipt of which is hereby acknowledged, does hereby agree with respect to said property described above, such agreement to be deemed and considered as a covenant running with the land, and which shall be binding on him, his successors and assigns, as follows, to-wit:

1. The property shall be used only for professional or semi-professional business offices including medical and dental offices and laboratories, private schools or nursing home, business machine sales, rental or display, accessory parking, or any such other use as may be approved in writing by a majority of the property owners owning property within three hundred (300) feet of the subject property.

2. All business activity shall be conducted inside the building. No business shall be conducted within the building which shall create a nuisance to the neighborhood such as loud noises or air pollution.

3. The parking area and areas outside the building shall be lighted after dark. After normal business hours, access to the parking area shall be limited to those persons conducting business within the building.

4. A privacy fence no greater than six feet in height shall be maintained along property lines adjacent to the residential property.

5. If any person, persons, corporation or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the city of Austin, a municipal
corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against said person, or entity violating or attempting to violate such agreement or covenant and to prevent said person or entity from violating or attempting to violate such agreement or covenant.

6. If any part or provision of this agreement or covenant herein contained shall be declared invalid, by judgment or court order, the same shall in no wise affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full force and effect.

7. The failure at any time to enforce this agreement by the City of Austin, its successors and assigns, whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so.

8. 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, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owners of the above described property at the time of such modification, amendment or termination.

EXECUTED, this the 10 day of January 1985.

Jimmy Youngquist

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 Jimmy Youngquist 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

the 10 day of January, 1985.

Ellen E. Wood
Notary Public in
and for Travis
County, Texas

NOTARY SEAL

FILED
1985 APR 19 AM 9:57

Nair Shapelin
COUNTY CLERK
TRAVIS COUNTY, TEXAS

APR 19 1985

Nair Shapelin
COUNTY CLERK
TRAVIS COUNTY, TEXAS

08124 0607
STATE OF TEXAS

COUNTY OF TRAVIS

We, the undersigned persons, firms or corporations, are a majority of the property owners within 300 feet of that certain 1.19 acre tract of land out of Out lot Number 50, Division "B," Austin, Travis County, Texas, such tract being more fully described as follows:

BEGINNING FOR REFERENCE at an iron stake in the west line of Tillery Street at the South-east corner of the said Lundberg tract and the Southeast corner of that certain tract of land as conveyed to the City of Austin, for street widening purposes, as recorded in Volume 3458, Page 1647, of the Deed of Records of Travis County, Texas;

THENCE along the South line of the said Lundberg tract and the South line of the said City of Austin tract, S 80° 04' W for a distance to 10.00 feet to an iron stake for the Southwest corner and Place of Beginning hereof;

THENCE continuing along the South line of the said Lundberg tract S 80° 04' W for a distance of 292.24 feet to an iron stake found at the Southwest corner of the said Lundberg tract for the Southwest corner hereof;

THENCE along the West line of the said Lundberg tract N 7° 33' W for a distance of 186.73 feet to an iron stake found at the Northwest corner of the said Lundberg tract for the Northwest corner hereof;

THENCE along the North line of the said Lundberg tract N 81° 15' E for a distance of 284.22 feet to an iron stake for the Northeast corner hereof and from which corner the Northeast of the said Lundberg tract bears N 81° 15' E for a distance of 10.00 feet to an iron stake found in the West line of Tillery Street at the Northwest corner of the said City of Austin tract;

THENCE along the West line of the said City of Austin tract S 10° 00' E for a distance of 180.71 feet to the PLACE OF BEGINNING.

Pursuant to Paragraph 1. of that certain restrictive covenant dated January 10, 1985, signed by Jimmy Younquist, recorded in Volume 9142 at Page 604 of the Deed of Records of Travis County, Texas, we do hereby agree to and approve the use of the above-described tract by the State Bar of Texas, an agency of the judicial department of the State of Texas and a public corporation, for the purposes of the business of the State Bar of Texas, including but not limited to a print shop facility.
Witness my hand on the date below subscribed.

[Signature]

PATRICK Ryan

10-10-86

Date

3330 Manor Road, Austin, Texas

Address

Owner of property located at 3301 Manor Road
1986 Travis County Appraisal District Parcel number(s) 2-1214-0501

and 2-1215-0502

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Patrick Ryan, known to me to be the person(s) who(wh) name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of October, 1986.

[Seal]

Penny G. Carper

NOTARY SEAL

Notary Public in and for the State of Texas

Penny G. Carper

Printed Name of Notary

My Commission Expires: 7-6-90
Witness my hand on the date below subscribed.

Ernest Wagner
Signature
Oct 13, 1986
Date

2201 Airport Blvd. Austin, TX 78723
Address

Owner of property located at 3203 Manor Road
1986 Travis County Appraisal District Parcel number(s) 2-1215-0201
and 2-1215-0203

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this
day personally appeared Ernest Wagner, known to me to be the
person(s) whose name(s) is/are subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of October,
1986.

[Notary Seal]
Notary Public in and for
the State of Texas

[Notary Name]
Printed Name of Notary

My Commission Expires: 2-6-90
Witness my hand on the date below subscribed.

Mildred C. Stephens
Signature
10/14/86
Date

21Wallar  # 1212  Austin  Tex  78702
Address

Owner of property located at 3219 Manor Road
1986 Travis County Appraisal District Parcel number(s) 2-1212-0204

STATE OF TEXAS |
COUNTY OF TRAVIS |

BEFORE ME, the undersigned authority in and for the State of Texas, on this
day personally appeared Mildred C. Stephens, known to me to be the
person(s) who(s) name(s) is/are subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of October,
1986.

Pennye G. Canipe
Notary Public in and for the State of Texas

My Commission Expires: 2-6-90
Witness my hand on the date below subscribed.

Signature: Lynn C. Harper

Date: 10-14-86

Address: 114 W. 7th St., Ste. 600, Austin, Texas 78701

Owner of property located at 3304 Denver Avenue
1986 Travis County Appraisal District Parcel number(s) 2-1215-0511

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this
day personally appeared Lynn C. Harper, known to me to be the
person(s) whose name(s) is/are subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of October, 1986.

Notary Public in and for the State of Texas

Printed Name of Notary

My Commission Expires: 4/10/89
Witness my hand on the date below subscribed.


Act 14, 1986

Date

1609-B OHLEN RD. AUSTIN, TEXAS

Address

Owner of property located at 3105 Manor Road
1986 Travis County Appraisal District Parcel number(s) 2.12.13-1042

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared O.J. Underwood, known to me to be the person(s) who(name(s) in/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of October, 1986.

NOTARY SEAL

Penny G. Canipe
Printed Name of Notary

My Commission Expires: 2-6-90

Page 6 of 31
10008 0464
Witness my hand on the date below subscribed.

Signature: Frank Suddens, Sr. Trustee
Date: Oct 14, 1986

Address: 3218 Manor Road

Owner of property located at 3218 Manor Road
1986 Travis County Appraisal District Parcel number(s): 2-1415-0230

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Frank Suddens, Sr., known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of October, 1986.

Notary Public in and for the State of Texas

Printed Name of Notary: JENNA JENSEN
My Commission Expires: 4/02/99

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10000 0465
Witness my hand on the date below subscribed.

M. J. Anderson Sr.  
Signature  
Date  10/15/86

3724 Airpark Blvd., Austin, Travis County, Texas

Owner of property located at 1303 Dunvor Avenue  
1986 Travis County Appraisal District Parcel number(s) 2-1214-0413

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared M. J. Anderson Sr., known to me to be the person(s) who(as) name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he(s) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of October, 1986.

DEBORAH YVONNE DAVIS  
Notary Public in and for the State of Texas

My Commission Expires: 4-29-1990

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10008 0466
Witness my hand on the date below subscribed.

[Signature]

President, Best Printing Co., Inc.

October 15, 1986

3220 Manor Road, Austin, TX 78723

Owner of property located at 3220 Manor Road
1986 Travis County Appraisal District Parcel number(s) 2-1413-9213

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this
day personally appeared [Name], known to me to be the
person(s) who(whose) name(s) is/are subscribed to the foregoing instrument, and
acknowledged to me that he/she executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of October, 1986.

[Notary Seal]

My Commission Expires: 5-14-89

Printed Name of Notary

Page 9 of 21

10008 0467
Witness my hand on the date below subscribed.

[Signature]
R. Leon Pope

10-15-86

Date

114 West 7th, Suite 600, Austin, Texas 78701

Address

Owner of property located at 3306 Denver Avenue
1986 Travis County Appraisal District Parcel number(s) 2-1215-00310

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared R. Leon Pope, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of October 1986.

[Signature]
Lynda J. King
Notary Public in and for the State of Texas
My Commission Expires 7-30-99

Printed Name of Notary

By Commission Expires: __________________
Witness my hand on the date below subscribed.

Signature: [Signature]
TERRY WINDSOR TRUST

Date: 11-1-85

Address

Owner of property located at 2203 Theo Drive
1986 Travis County Appraisal District Parcel number(s) 2-1213-1039

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this
day personally appeared [Name] known to me to be the
person(s) who(are) name(s) is/are subscribed to the foregoing instrument, and
acknowledged to me that he___ executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of October, 1986.

[Signature]
Notary Public in and for
the State of Texas

[Seal]

Printed Name of Notary

My Commission Expires: 12-31-89

10008 0469
Witness my hand on the date below subscribed.

Signature: [Signature]
CAPITAL WELDING SUPPLY, INC.

Date: 10-10-86

Address: 3103 Manor Rd. Austin, TX 78723

Owner of property located at 3103 Manor Road
1986 Travis County Appraisal District Parcel number(s) 7-1213-1004

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this
day personally appeared [Name], known to me to be the
person(s) whose name(s) is/are subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of October
1986.

[Notary Public in and for the State of Texas]

[Notary Seal]

My Commission Expires: 2-6-90
Witness my hand on the date below subscribed.

[Signature] James E. Dotson
Date Oct 16 - 1983

2222 Encino Cir. Austin, Texas

Address
Owner of property located at 2222 Encino Circle
1986 Travis County Appraisal District Parcel number(s) 2-1715-0216

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared James E. Dotson, known to me to be the person(s) who(s) name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of October, 1986.

[Seal]
Notary Public in and for the State of Texas

Penny G. Canipe
Printed Name of Notary

My Commission Expires: 2-6-90

Page 13 of 21
Witness my hand on the date below subscribed.

[Signature]

Date

Address

Owner of property located at 2023 Engino Circle
1986 Travis County Appraisal District Parcel number(s) 2-1215-1004

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this
day personally appeared [Name], known to me to be the
person(s) who(s) were subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of October, 1986.

[Notary Public]

My Commission Expires: 2-6-90
Witness by hand on the date below subscribed.

[Signature]

Date

Address

Owner of property located at 2100 Polo Pinto
1986 Travis County Appraisal District Parcel number(s) 2-1215-0417

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Ned Granger, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of October, 1986.

Nancy Granger

Notary Public in and for the State of Texas

NOTARY SEAL

Nancy Granger

Printed Name of Notary

My Commission Expires: August 1989
Witness my hand on the date below subscribed.

Mrs. D. Walker

Signature: Mrs. D. Walker

Oct 22, 1986

Date

2026 Encino Cir

Address

Owner of property located at 2026 Encino Circle
1986 Travis County Appraisal District Parcel number(s) 2-1215-0214

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mrs. D. Walker, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of October 1986.

Notary Public in and for the State of Texas

My Commission Expires: 2-6-90

Printed Name of Notary
Witness my hand on the date below subscribed.

Signature
L. N. G. Freeman

Date
10-25-86

2102 PALO PINTO
AUSTIN, TEXAS

Owner of property located at 2102 Palo Pinto
1986 Travis County Appraisal District Parcel Number(s) 2-1215-0416

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this
day personally appeared Eddie G. Freeman, known to me to be the
person(s) who(whom) name(s) is/are subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of October,
1986.

Notary Public in and for
the State of Texas

NOTARY SEAL

Printed Name of Notary

My Commission Expires: 2-6-90
Witness my hand on the date below subscribed.

[Signature]

Oct. 23, 1986

Date

1803 J. J. Seabroke Rd. - Austin, Tex. 78721

Address

Owner of property located at 2103 Villory
1986 Travis County Appraisal District Parcel number(s) 2-1215-0411

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared [Signature], known to me to be the person(s) who(s) name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of October, 1986.

[Signature]
Notary Public in and for the State of Texas

[Notary Seal]

Printed Name of Notary

My Commission Expires: 2-6-90
Witness my hand on the date below subscribed.

Marvin H. Douglas

Signature

Date 10-23-86

1909 Chestnut Ave

Address

Owner of property located at 2104 Holly Drive
1986 Travis County Appraisal District Parcel number(s) 3-1219-0415

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this
day personally appeared Marvin H. Douglas, known to me to be the
person(s) whose name(s) is/are subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of October,
1986.

(Notary Seal)

My Commission Expires: 2-6-90

(Notary Seal)
Witness my hand on the date below subscribed.

Signature: John W. Carter
Date: Jan 4, 1986

Address: 9808 Whitehawx Dr, Austin, TX 78724-3450
Owner of property located at 3301 Avenue A
1986 Travis County Appraisal District Parcel Number(s): 2-1215-0412

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared John W. Carter, known to me to be the person(s) who(s) name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of October, 1986.

[Signature]
Notary Public in and for the State of Texas

[Seal]
NOTARY SEAL

[Printed Name of Notary]

My Commission Expires: 2-6-90
Witness my hand on the date below subscribed.

Mrs. Margaret Bright Hady
Signature: MRS. MARGARET BRIGHT HADY
Date: Oct. 24, 1986

7311 Hartman Dr. / 78723
Address

City: Austin; State: TX; Zip: 78723
Located at: 2101 Tillery
1986 Travis County Appraisal District Parcel number(s): 2-1215 0470

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mrs. Margaret Bright Hady, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of October, 1986.

[Signature]
Notary Public in and for the State of Texas

Printed Name of Notary

My Commission Expires: 2-6-90

Return to:
State Bar of Texas
P.O. Box 12487
Capital Station
Austin, TX 78711
Attn: Steve Peterson

Filed:
1986 Dec 10 3:37

State of Texas
COUNTY OF TRAVIS

I hereby certify that the document entitled STATE OF TEXAS, COUNTY OF TRAVIS was filed with the court on the date above, and that the same was received by the court on the date above at 3:37 PM.

[Signature]
COUNTY CLERK
COUNTY OF TRAVIS

DEC 10 1986