



Zoning Case No. C14-04-0037

RESTRICTIVE COVENANT

OWNER: A. King Enterprises Management, Ltd., a Texas limited partnership

ADDRESS: 6521 Abrams Road, Dallas, Texas 75231

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.

PROPERTY: Lot 2, Slaughter @ Cullen Commercial Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat recorded in Plat Book 99, Page 144 of the Plat Records of Travis County, Texas

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 Owner 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 for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated May 2004, or as amended and approved by the Director of the Watershed Protection and Development Review Department. 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 August 16, 2004. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
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 violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages 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.

8-26-04 #2-1

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 at the time of such modification, amendment or termination.

EXECUTED this the 20<sup>th</sup> day of AUGUST, 2004.

**OWNER:**

**A. King Enterprises Management, Ltd.,  
a Texas limited partnership**

By: A. King Enterprises, Inc.,  
a Texas corporation,  
General Partner

By: Alma King Fancher  
Alma King Fancher,  
President

APPROVED AS TO FORM:

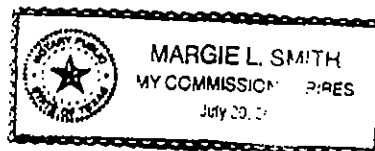
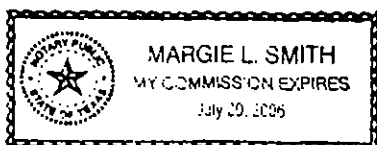
Donald Thomas  
Assistant City Attorney  
City of Austin

THE STATE OF TEXAS §

COUNTY OF DALLAS §  
~~TRAVIS~~

This instrument was acknowledged before me on this the 20 day of AUGUST, 2004 by Alma King Fancher, President, of A. King Enterprises, Inc., a Texas corporation, and the corporation acknowledged this instrument as General Partner on behalf of A. King Enterprises Management, Ltd., a Texas limited partnership.

Margie L. Smith  
Notary Public, State of Texas



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

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2004 Aug 30 02:24 PM 2004165663

KNOWLES \$18.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS