

02/ATC. GF#2422000698 MM/WL



PAR REL 2005015316

5 PGS

PARTIAL TERMINATION AND RELEASE OF RESTRICTIVE COVENANT

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THE STATE OF TEXAS §

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS §

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WHEREAS, by Restrictive Covenant (the "Restriction") dated June 27, 1996, and recorded in Volume 12791, Page 717, Real Property Records of Travis County, Texas, certain restrictions were imposed against four tracts of land comprising approximately 4.97 acres, 2.28 acres, 22.37 acres, and 40.00 acres and described therein (the "Property"); and

WHEREAS, the undersigned are (i) all of the current owners of the Property and (ii) the City of Austin, Texas, and pursuant to Section 6 of the Restriction may terminate the Restrictions; and

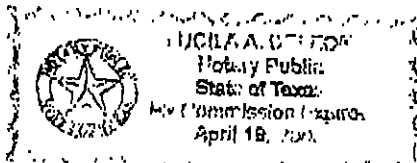
WHEREAS, the undersigned desire to terminate and release the Restriction in part for the mutual benefit of all of the undersigned.

NOW, THEREFORE, in consideration of the premises and Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned hereby terminate Paragraph 1 of the Restriction, and thereby fully and completely release and discharge the Property therefrom. It is expressly understood and agreed that this is a Partial Termination and Release, and does not release, affect or impair the remaining provisions of the Restriction which are hereby ratified and continued.

Executed this the June 21, 2004.

IBC:

International Bank of Commerce,
a Texas banking association

By: Richard L. CappsName: (print) Richard L. CappsTitle (print): Senior VP

STATE OF TEXAS §

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COUNTY OF Bexar §

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This instrument was sworn to, subscribed and acknowledge before me on this the 21st day of June, 2004, by Richard L. Capps, Senior VP, of International Bank of Commerce, a Texas banking association, on behalf of such banking association.

Duane A. de Leon
Notary Public - State of Texas

1-27-05
#2-2

Venture:

Austin 2222 Venture I LP,
a Texas limited partnership

By: Riverlodge, L.L.C.,
a Texas limited liability company,
its general partner

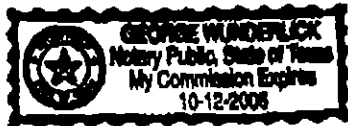
By: [Signature]
Name (print): Joseph R. Williams
Title (print): manager

STATE OF TEXAS

COUNTY OF Dallas

2004

This instrument was sworn to, subscribed and acknowledged before me on this the 15
day of July, 2004, by Joseph R. Williams, manager of Riverlodge, L.L.C., a
Texas limited liability company, as general partner of Austin 2222 Venture I, LP, a Texas limited
partnership, on behalf of such limited liability company and such limited partnership.



George Winderlick
Notary Public - State of Texas

River Place Residential Community Association, Inc.
(formerly known as Riverplace Homeowners Association), a
Texas nonprofit corporation

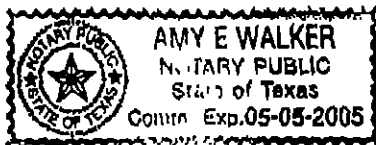
By: [Signature]
Name: (print) WARWICK R. TOBIAS
Title (print) PRESIDENT RPRCA

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was sworn to, subscribed and acknowledge before me on this the 30th
day of JULY, 2004, by WARWICK R. TOBIAS, PRESIDENT of River Place
Residential Community Association, Inc., (formerly known as Riverplace Homeowners
Association, a Texas nonprofit corporation, on behalf of such nonprofit corporation.



[Signature]
Notary Public - State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Wm. Terry Bray
P.O. Box 98
Austin, Texas 78767

SPASCO, LTD.,
a Texas limited partnership

By: The Spasco Investment Co., L.L.C.,
a Texas limited liability company,
its general partner

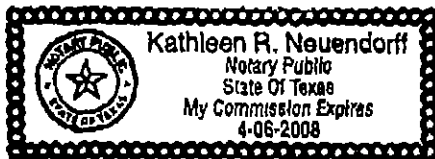
By: 
Sandy P. Aron, President

THE STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me on the 21st day of December, 2004, by Sandy P. Aron, President of The Spasco Investment Co., L.L.C., a Texas limited liability company, general partner of Spasco, Ltd., a Texas limited partnership, on behalf of such limited liability company and such limited partnership.




NOTARY PUBLIC, State of Texas

CITY OF AUSTIN:

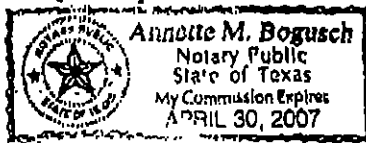
BY:


LAURA J. HUFFMAN,
ASSISTANT CITY MANAGER
CITY OF AUSTIN

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 27th day of January, 2005, by LAURA J. HUFFMAN, as ASSISTANT CITY MANAGER OF THE CITY OF AUSTIN, a municipal corporation, on behalf of said municipal corporation.

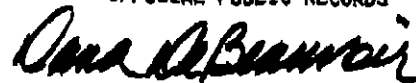



Annette M. Bogusch
Notary Public, State of Texas

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



2005 Jan 28 02:13 PM 2005016316

KNOWLES \$22.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS