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2013 JUN 27 PM 8 14

Zoning Case No. C14-2012-0083RC

RESTRICTIVE COVENANT

OWNER: Cirrus Logic, Inc., a Delaware corporation

ADDRESS: 602, 604, 606, 700 and 702 West Avenue and 800 West 6th Street, Austin, Texas 78746

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: A 1.34 acre tract of land, more or less, a part of Outlot No. 1, Division E, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

A 0.27 acre tract of land, more or less, a part of Outlot 1, Division E, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, and;

A 0.23 acre tract of land, more or less, a part of Outlot 1, Division E, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance.

WHEREAS, the Owner (the "Owner", whether one or more), 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 ("Agreement"). 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 Bury and Partners, dated June, 2012 and revised in October 2012, or as amended and approved by the Director of the Planning 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 Planning

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and Development Review Department, dated February 1, 2013. The TIA shall be kept on file at the Planning and Development Review Department.

2. If any person or entity shall violate or attempt to violate this Agreement, 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, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this Agreement 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, or a portion of the Property, subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 30 day of May, 2013.

OWNER:

CIRRUS LOGIC, INC., a Delaware corporation

By: _____

Thurman Case
Chief Financial Officer

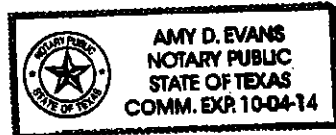
APPROVED AS TO FORM:

Maria Sanchez
Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 31 day of May, 2013, by Thurman Case, Chief Financial Officer of Cirrus Logic, Inc., a Delaware corporation, on behalf of said corporation.



Amy D. Evans
Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Law Department
P. O. Box 1088
Austin, Texas 78767
Attention: J. Collins, Paralegal

EXHIBIT B

1

LOT 2 E.B. ROBINSON'S SUBDIVISION

DESCRIPTION OF LOT 2, E. B. ROBINSON'S SUBDIVISION OF A PART OF OUTLOT 1, DIVISION E, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 354, PAGE 224, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING CONVEYED TO FORTIS COMMUNITIES-AUSTIN, L. P., BY DEED FILED OF RECORD UNDER DOCUMENT NO. 2005107309, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.O.T.C.T.), SAID LOT 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the Southwest corner of the above said Lot 2, being the same corner of Lot 2 as conveyed to Fortis Communities-Austin, L. P., said pipe also being the Northeast corner of that certain tract or parcel of land called Lot 1, E. B. Robinson's Subdivision of a Part of Outlot No. 1, Division E, a subdivision in Travis County, Texas, recorded in Volume 354, Page 224, Deed Records of Travis County, Texas, said Lot 1 being conveyed to Robin & Rony, Inc. by deed filed of record under Document No. 2005242997, O.P.R.O.T.C.T., said pipe is to the West right of way line of West Avenue and is the Southeast corner of the herein described tract and is the PLACE OF BEGINNING hereto;

THENCE N77°53'28" W, along the dividing line of said Lots 1 and 2, 210.00 feet to a calculated point (no monument recovered) for the Southwest corner of Lot 2, same being the Northwest corner of Lot 1 and being the same Southwest corner as conveyed to said Fortis Communities-Austin, L. P. and from which a witness to said calculated point is a 1/2" iron rod with cap found below, S70°53'28" E, 44.00 feet;

THENCE N01°48'50" E, along the West line of said Lot 2, same being the West line as conveyed to said Fortis Communities-Austin, L.P., 35.82 feet to a 1/2" iron rod with plastic cap found at the Northwest corner of said Lot 2, same being the Northwest corner as conveyed to Fortis Communities-Austin, L. P., same being an angle corner in the south line of that certain tract or parcel of land called "Seven Hundred Six West Avenue Condominiums" of record in Volume 10, Page 1083 of the Condominium Records of Travis County, Texas, said iron rod is the Northwest corner hereto;

THENCE S70°53'00" E (following the Boundary Line Agreement, Volume 1270, Page 104), along the North line of said Lot 2, being the same line as conveyed to said Fortis Communities-Austin, L.P., said line being also the South line of said "Seven Hundred Six West Avenue Condominiums", 220.00 feet to a 1/2" iron rod with plastic cap found at the Northeast corner of said Lot 2, being the same Northeast corner of Lot 2, as conveyed to said Fortis Communities-Austin, L. P., said iron rod is in the West right of way line of West Avenue and is the Northeast corner hereto;

THENCE S49°08'00" W, (bearing back) with the East line of said Lot 2, same being the East line of Lot 2, as conveyed to Fortis Communities-Austin, L. P., same being the West right of way line of West Avenue, 54.83 feet, returning to the PLACE OF BEGINNING and containing 0.27 acre of land or 11,788 square feet of land.

This metes and bounds description is to accompany a survey map of same data.

David Bell
DAVID BELL
E.P.L.S. No. 3994
JOB No. 63R14610B



02/19/2010
Date

★
ALL POLICE SURVEYING
611 South Congress Ave., Suite 106, Austin, TX 78704
Telephone (512) 440-0075 Fax (512) 440-6117

395341-4 08/09/2010

A-2-1

APR 19 2012

I, David DeSavary, County Clerk, Travis County, Texas, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office. Witness my hand and seal of office on



David DeSavary, County Clerk
By Deputy

E. NACHADO

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Jun 07, 2013 03:41 PM

2013104875

GONZALES: \$36.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS

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.