2013104875

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 É, 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 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

hurman Case

Chief Financial Officer

APPROVED AS TO FORM:

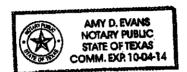
Assistant City Attorney

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.



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

LOT 2 ER ROBINSON'S

DESCRIPTION OF LOT 2, Z. R. ROBENSON'S SUBDIVISION OF A PART OF OUTLOT 1, DIVISION Z, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR FLAT THEREOF BECORDE IN VOLUME 34, PAGE 224, OF THE BEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 REDGE CONVEYED TO FORTIS COMMUNITIES AUSTIN, L. F., BY HOLD FLED OF RECORD UNDER DOCUMENT TO, 202510750, OF THE OFFICIAL PURILG RECORDS OF TRAVIS COUNTY, TOTALS (O.F.LO.T.C.T.), SAID LOT 2 REING MORE PARTICULARLY DESCRIBED BY METER AND BOUNDS AS FORLOWS. BOUNDS AS FOLLOWS:

EXECUTIONS at an iron pipe from at the Southeast corner of the shows said Let 2, being the same corner of Let 2 as conveyed to Forth Consumition-Austin, L. P., said pipe also being the Northeast corner of thes certain trent or percei of land and of the 1, E. B. Bobieson's Soldievision of a Part of Outlet No. 1, Division B., a subdivision in Trevis County, Totas, recorded to Volume 334, Page 226, Dand Eccords of Trevis County, Tenne, said Let 1 being conveyed to Robts & Rosty, Inc. by dead filed of record noder Deniment No. 2003242997, O.P.R.O.T.C.T., said pipe is in the West right of very line of West Avenue and is the Southeast county of the herein described treet and is the FLACE OF BEGINNING

THENCE NYP*5):28" W, slong the dividing line of said Lots I and 2, 210.00 that to a calendated point (no monament recovered) for the Southwest corner of Lot 2, some being the Northwest corner of Lot 1 and being the same Southwest corner as appropriate to said the contraction-Associat, L. P. and those which a witness to said calculated point is a W level with any found bears, \$70°.51°.21° E, 44.00 feet;

THERCE NOISAS'50" E, slong the West line of said Let 2, some being the West line at conveyed to said Portic Communities-Austin, L.P., 15.52 Sect to a 55" iron red with plants cap Board at the Martinest sector of said Let 2, some being the Northwest corner as conveyed to Forth Communities-Austin, L. P., same being an angle corner in the south line of that period back or possed of land called "Sorte Handred Six West Avenue Condominisms" of record in Volume 10, Page 1003 of the Condominium Records of Travis County, Team, add from out is the Northwest corner hereof;

THENCE 270° 33°00° E (following the Boardary Line Agreement, Volume 1270, Page 100), along the North line of said Lot 2, being the sume line as conveyed to said Portle Communities-Austin, L.P., said line being also the South line of said "Soven Handred Sin West Avenue Condemnations", 220.00 feed to a 14" from red with plantic cap found at the Northeast corner of said Let 2, being the same Northeast corner of Lot 2, as conveyed to said Forth Communities-Austin, L. P., said from red is in the West right of way line of West Avenue and is the Northeast corner bereof.

THERICE SIP'SI'01" W. (bearing bank) with the East line of said Let 2, such being the East line of Let 2, as conveyed to Form Communities-Austin, L. P., same being the West dight of vary line of West Avance, 54.23 feet, returning to the PLACE OF RECORDING and containing 0.27 acre of land or 11,785 square their of land.

This meter and bounds description is to accompany a survey map of sums date.

DAVID BELL R.P.L.S. No. 3994 JOB No. 81R14610B

03/19/2010

ALL POINTS BURYSTING not Compact Ave, Only 198, Austin, TX 1794 Splener (212) 440-477 Feer (212) 440-419

A-2-1

APR 1 9 2012

1. Dose Deferred Committee Charles in Land and the France De Carrier

395341-408/09/2010

DESCRIPTION OF 0.131 ACRE OF LAND BEING ALL OF LOT I, E. B. ROBINSON SUNDIVERON. A SUBDIVISION OF A PORTION OF OUTLOT 1, DIVISION E, OF THE GOVERNMENT TRACT adjoining the original city of Austin, according to the map or plat thereof recorded in volume 354 page 226, deed records of traves county, texas, said 0.231 ACRE OF LAND BEING CONVEYED TO ROBIN AND ROXY, INC. A TEXAS CORPORATION, BY DEED OF RECORD UNDER DOCUMENT NUMBER 2803242997, OF THE Official public records of travis county, texas, said axi acre of land being MORE PARTICULARLY DISCRIBED BY METES AND BOUNDS AS POLLOWS:

BEGINATING at an from pipe found in the West margin of West Avenue (e 80 feet wide public right of way), and pipe is at the Northeast corner of the herein described 0.231 sare, said pipe is also the Northeast corner of the above said Lot 1, same being the Southeast corner of Lot 2 of the same above said subdivision, said too pipe le the Mortbeast corner of the herein described treet and is the PLACE OF BEGINNING hereof;

THENCE along the West margin of West Avenue, same being the East line of the above said Lot 1, 8 19°08°00° W, (bearing back), 55.91 feet to an iron pipe found at the Southeast corner of said Lot 1, said iron pipe is also the Northeast corner of the South 90 feet of Lot 6, J.H. Robinson Subdivision of a Part of Outlet No. 1, Division E, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Plat Book
1 Page 23, Flat Records of Travis County, Tuxas, said pipe is the Southwest corner hereof, said pipe is also the
agreed to corner monument as described in that certain Boundary Line Agreement recorded in Volume 11951 Page 1810, Real Property Records of Travis County, Texas;

THENCE along the dividing line of the above said Lot.) and the above said South 90 feet of Lot 6, following along the agreed to boundary this as mentioned above in said Boundary Line Agreement of record in Volume 11951 Page 1810, N 70*47*29" W, 150.00 fact (N 70*53" W 150.00") to a talculated point in Shoal Creek at the Southwest comer of srid Lot i, same being the location of the spread to comer as described in said Boundary Line Agreement, said subulated point is the Southwest corner of said Lot 1, same being the Northwest corner of the South 90 feet of said Lot 6, for the Southwest corner hereof, and from which Southwest corner on "X" found objected in concrete, to serve as a wissers to said Southwest corner bears 3 70°47'29" E, 24.85 fact;

THENCE along the Wast like of said Lot 1, N 28"90"14" W, \$1.86 feet to a calculated polar in Shoal Creek, for the Northwest corner hereof, said Northwest corner is also the Southwest corner of the above said Lot 2, E. B. Robinson Subdivision, and from said Northwest corner of said Lot 1, a 1/2 ison red with a yellow plantic cap stamped "All Points" was set as a witness to said Northwest corner of Lot 1, bears \$ 70"52"29" E, \$0.50 feet;

THENCE along the dividing fine of said Lot 1 and Lot 2 of the E.B. Robinson Subdivision, 8 70°52'29" E, passing the above said witness comer, being a W from rod with a yellow plastic cap set at 80.50 feet and continuing for a total distance of 210.00 feet returning to the PLACE OF BEGRANING and containing 0.23! acre or 10,041 square feet of land.

This meter and bounds description is to accompany a survey map of same date.

DAVID BELL R.P.L.S. No. 3994

JOB No. 05R138-10

ALL POINTS SURVEYING | Sauth Congress Ava., Salie 106, dustin, TX 76794 Taliphones (512) 448-8771 Fast (512) 440-8799

APR 1 9 2012

I. Dans DeBeauvoir, County Clerk, Travis County, Texas, do heroby certify for this is a true and county, texas, do heroby certify for this is a true and county of the county of

DE BREAKING A MICH

OFFICIAL PUBLIC RECORDS

Jun 07, 2013 03:41 PM

2013104875

GONZALESM: \$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.