



2. Paragraph No. 5(e) of the Restricted Covenant is deleted in its entirety and the following provision is substituted in its place.
  - (e) All lots in Areas 15, 16 and 17 shall have a lot width at the front building setback line of not less than sixty-five feet (65').
3. Except as expressly provided for in this Amendment, each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall continue in full force and effect on and after the effective date of this Amendment.
4. The City Manager, or his designee, shall execute on behalf of the City, this Amendment as authorized by the City Council of the City of Austin. The Amendment shall be filed in the Official Public Records of Travis County, Texas.

EXECUTED to be effective the 24<sup>th</sup> day of August, 2013.

**OWNER:**

By: James E. McCann  
James E. McCann

**CITY OF AUSTIN:**

By: Sue Edwards  
Sue Edwards  
Assistant City Manager  
City of Austin

**APPROVED AS TO FORM:**

Maria Sanchez  
Assistant City Attorney  
City of Austin

THE STATE OF TEXAS

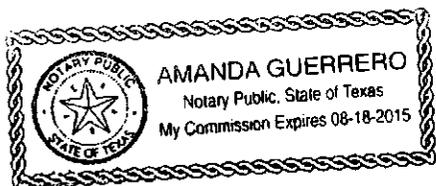
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COUNTY OF TRAVIS

§

This instrument was acknowledged before me on this the 29<sup>th</sup> day of August, 2013, by James E. McCarn.



A Guerrero  
Notary Public, State of Texas

THE STATE OF TEXAS

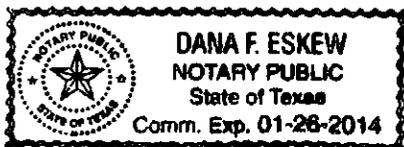
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the 10<sup>th</sup> day of September, 2013, by Sue Edwards, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of said municipal corporation.



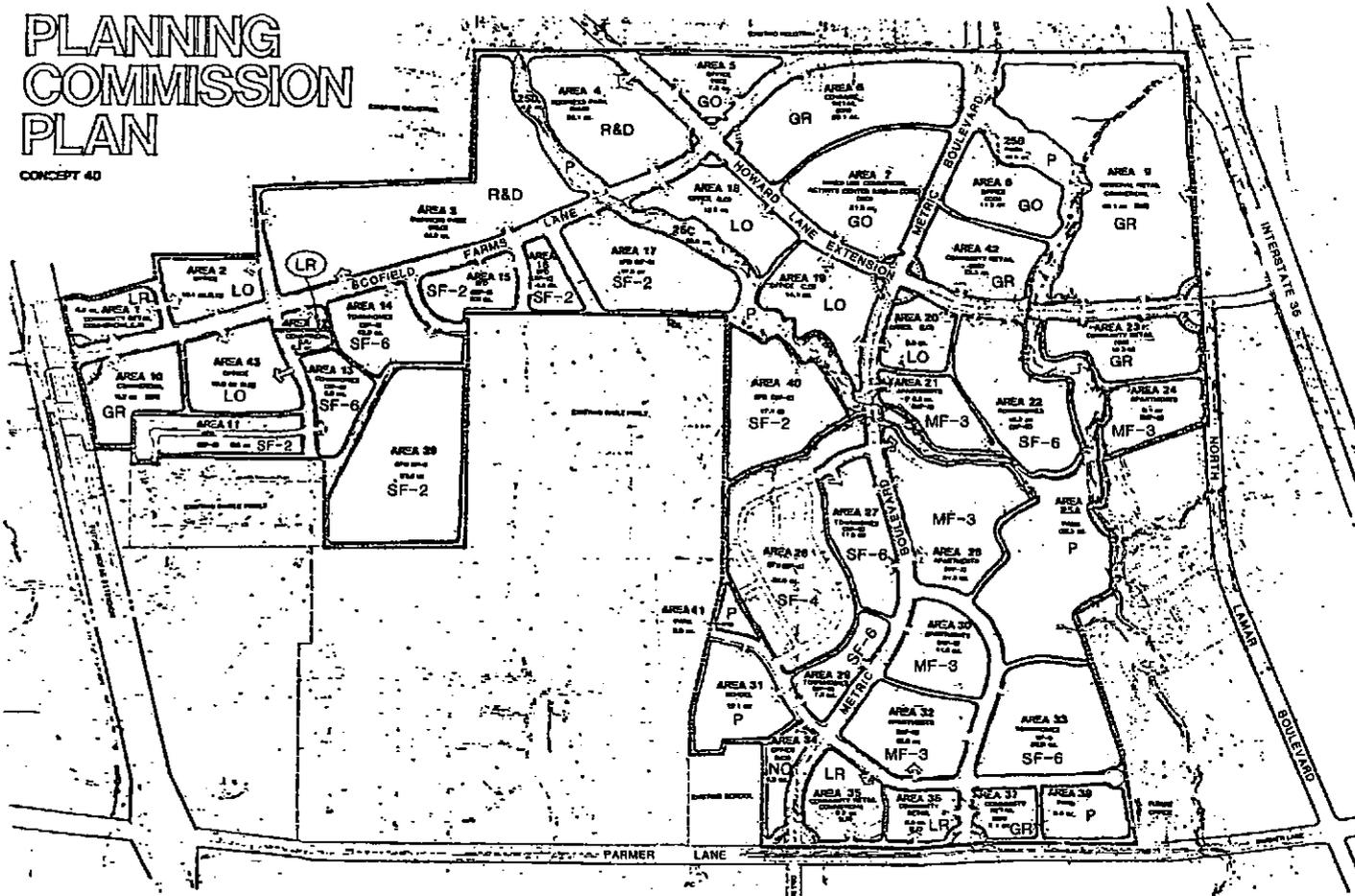
Dana F. Eskew  
Notary Public, State of Texas

CITY COUNCIL  
APPROVED ZONING  
January 9, 1986

# PLANNING COMMISSION PLAN

CONCEPT 40

# LAND USE PLAN



**\* RESIDENTIAL**

PLANNING AREAS	NET ACRES	PRODUCT PROPOSED	ZONING PROPOSED	DENSITY/FAR PROPOSED	UNITS/100 FT. PROPOSED
11	8.3	SFD	SP-2	8	8
13	8.0	TOWNHOMES	SP-4	12	12
14	12.0	TOWNHOMES	SP-4	12	12
15	4.0	SFD	SP-2	8	8
16	4.4	SFD	SP-2	8	8
17	77.0	SFD	SP-2	8	8
21	8.2	APARTMENTS	SP-3	20	20
22	10.2	TOWNHOMES	SP-4	12	12
24	8.1	APARTMENTS	SP-4	20	20
26	32.0	SFD	SP-4	8	8
27	11.0	TOWNHOMES	SP-4	12	12
28	21.0	APARTMENTS	SP-3	20	20
29	7.0	TOWNHOMES	SP-4	12	12
30	11.0	APARTMENTS	SP-3	22	22
32	15.0	APARTMENTS	SP-3	22	22
33	30.0	TOWNHOMES	SP-4	12	12
34	11.0	SFD	SP-2	8	8
40	77.1	SFD	SP-2	8	8
TOTAL					3,052 UNITS

**\* PUBLIC/QUASI-PUBLIC**

PLANNING AREAS	NET ACRES	PRODUCT PROPOSED	ZONING PROPOSED	DENSITY/FAR PROPOSED	UNITS/100 FT. PROPOSED
25A-D	68.4	PARK			
31	12.1	SCHOOL			
35	8.0	PARK			
41	8.0	PARK			
	19.0	ROADWAY			
	19.0	OFFER OPEN SPACE			
	TOTAL				1.0 NET DWELLING UNITS PER ACRE

**\* COMMERCIAL**

PLANNING AREAS	NET ACRES	TYPE	ZONING	DENSITY/FAR	UNITS/100 FT.
1	6.0	TYPE I	CR	.20	10,000
6	26.1	TYPE II	CR	.25	26,100
9	6.2	TYPE II	CR	.20	10,000
10	6.2	TYPE II	CR	.25	10,000
12	1.0	TYPE I	CR	.20	2,000
23	12.0	TYPE II	CR	.25	10,000
25	6.2	TYPE I	CR	.20	10,000
26	6.0	TYPE I	CR	.20	10,000
37	6.1	TYPE I	CR	.20	10,000
42	10.0	TYPE II	CR	.25	25,000
TOTAL	140.8				2,110,000

**\* OFFICE/PROFESSIONAL**

PLANNING AREAS	NET ACRES	TYPE	ZONING	DENSITY/FAR	UNITS/100 FT.
2	10.1	TYPE II	LO	.25	10,100
7	7.0	TYPE II	LO	.25	10,100
8	8.0	TYPE II	LO	.25	10,100
17	11.0	TYPE II	LO	.25	11,000
18	12.7	TYPE II	LO	.25	12,700
19	14.1	TYPE II	LO	.25	14,100
20	6.2	TYPE II	LO	.25	6,200
24	6.2	TYPE I	LO	.25	6,200
43	10.0	TYPE II	LO	.20	10,000
TOTAL	100.8				1,008,000

**\* INDUSTRIAL**

PLANNING AREAS	NET ACRES	TYPE	ZONING	DENSITY/FAR	UNITS/100 FT.
3	44.0	TYPE II	IND	.20	88,000
4	25.1	TYPE II	IND	.20	50,200
TOTAL	69.1				138,200

**TOTAL** 789.0 ACRES 8.1 DENSITY DWELLING UNITS PER ACRE 4,785,000 UNITS

# SCOFIELD FARMS

NASH PHILLIPS/COPUS • AUSTIN, TEXAS

1" = 650'

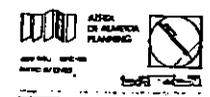


Exhibit A

FIELD NOTES

FIELD NOTES OF 10.0922 ACRES OUT OF THE FRANCISCO GARCIA NO. 60, IN TRAVIS COUNTY, TEXAS. BEING THE SAME TRACT OF LAND DESCRIBED IN SUBSTITUTE TRUSTEES DEED RECORDED IN VOL. 11063, PAGE 1190, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 10.0922 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found for the Northwest corner of Lot 1, Block A, of North Shields Section One, a subdivision recorded in Book 66, Page 89, Plat Records of Travis County, Texas; same being in the East line of that 7.471 acre tract conveyed to Neans Investment, and recorded in Vol. 10288, Page 178, Real Property Records of Travis County, Texas; same being the Southwest corner of said tract recorded in Vol. 11063, Page 1190, Real Property Records of Travis County, Texas, for the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE N 30° 27' 00" E, with the East line of the said 7.471 acre tract, 122.54 feet to an iron pin found for the Northeast corner of the said 7.471 acre tract; same being the South corner of a 23.89 acre tract described in a deed to Nash Phillips/Copus, and recorded in Vol. 8503, Page 87, Deed Records of Travis County, Texas.

THENCE with the South line of said 23.89 acre tract; same being the North line of this tract, the following six (6) courses and distances:

- 1) N 70° 32' 06" E, 274.53 feet to an iron pin found.
- 2) S 77° 51' 43" E, 100.16 feet to an iron pin found.
- 3) S 54° 05' 36" E, 436.95 feet to an iron pin found.
- 4) S 59° 36' 14" E, 208.92 feet to an iron pin found.
- 5) S 59° 37' 04" E, 432.84 feet to an iron pin set.
- 6) S 30° 53' 02" W, 316.63 feet to an iron pin found,  
being in the North terminus of the R.O.W. for Winnick Way.

THENCE N 59° 45' 29" W, with the North terminus line of said Winnick Way, 26.98 feet to an iron pin found for the Northeast corner of Lot 14, Block E, of the said North Shields Section One.

THENCE with the North line of said North Shields Section One the following three (3) courses and distances:

- 1) N 59° 36' 54" W, 680.08 feet to an iron pin found.
- 2) N 53° 36' 04" W, 168.06 feet to an iron pin found.
- 3) N 59° 37' 33" W, 347.93 feet to an iron pin found, for the Northwest corner of Lot 1, Block E, said North Shields Section One.

Exhibit "A"

Page 2 of 2

THENCE S 30° 27' 59" W, with the West Line of Lot 1, Block E, 47.63 feet to an iron pin found, same being the North terminus of the East R.O.W. of Wingate Way.

THENCE N 59° 37' 48" W, with the North terminus of said Wingate Way, 49.95 feet to an iron pin found for the North terminus of the East R.O.W. of Wingate Way, same being the Northeast corner of the said Lot 1, Block A, of the North Shields Section One.

THENCE N 59° 35' 35" W, with the North line of Lot 1, Block A, 150.03 feet to the POINT OF BEGINNING and containing 10.0922 acres of land more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the 13th Day of November 1991.

*Herman Crichton*  
Herman Crichton, R.L.S. 4046



AFTER RECORDING RETURN TO:

City of Austin Law Department  
P.O. Box 1088  
Austin, Texas 78767-1088  
Attn: J. Collins, Paralegal

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.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Sep 13, 2013 03:15 PM

2013170614

SCOTTR: \$46.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS