

THOS P PRICE
Vol 267 Pages 90-91

E H PERRY
Vol 754 Page 331

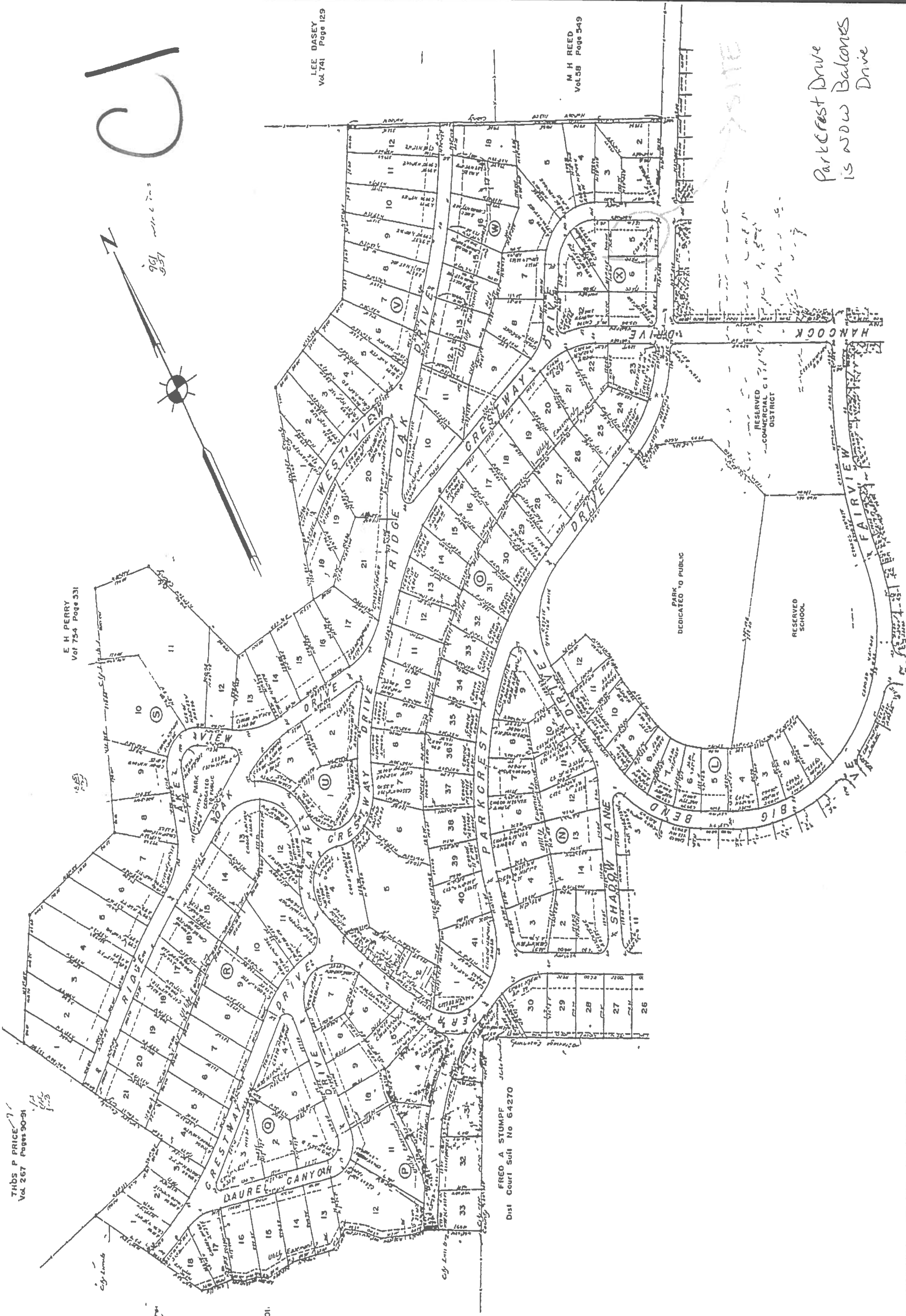
E R BARROW
Vol 792 Page 401

LEE DASEY
Vol 741 Page 129

M H REED
Vol 58 Page 549

FRED A STUMPF
Dist Court Sult No 64270

ParkCrest Drive
is now Balcones
Drive





HIGHLAND PARK WEST

ALL LOTS SHOWN HEREON SHALL BE SOLD SUBJECT TO THE FOLLOWING MINIMUM CONDITIONS, RESTRICTIONS, COVENANTS AND USES

[illegible][illegible]

No lot or parcel thereof shall ever be used by Dotted Lineated, sold devised, conveyed to or otherwise become the property of or come into the possession of any persons other than white persons of African American blood provided that previous racial restrictions shall not be deemed to be conditions, restrictions, covenants and agreements which shall be binding until January 1, 1950. On and after January 1, 1950, any person or persons who shall violate or attempt to violate any of the racial conditions, restrictions, covenants and agreements shall be deemed to be in violation of law and be equally guilty as any one or more of the persons violating or attempting such violations to prevent him or them from so doing or prevent damages for such violations proceeding at law or in equity against any one or more of the persons violating or attempting such violations, and any one or more of the persons violating or attempting such violations shall remain in full force and effect.

Easement - Five (5) feet of either side of the dividing line of all lots and five(5) feet of either side of the rear property lines and in addition the easements delineated and shown pertaining to the lot reserved for Public Utilities and or Drainage

THE STATE OF TEXAS
COUNTY OF TRAVIS
Know all men by these presents
That I, E. H. KEMPT, owner of all that certain 230.45 acres more or less
and out of the David L. Carter Survey No. 9, the C. L. Carter Survey
No. 611 Patent No. 4005 1st 31A, and the Albert Stanley Survey No. 1
Patent No. 332 1st 31A in the City of Austin, Travis County, Texas,
for and to the said City of Austin, have granted, sold, conveyed and
records of Travis County, Texas,
(N) Vol. 754 Page 231, by A. F. Thibault et al of E.B.E.S. Inc.,
dated March 6, 1945
(S) Vol. 765 Page 241 243, by Adolph Kohn et al 23 acres, dated
August 11, 1945
(N) Vol. 754 Page 570, by E.E. Boyd et al of 6 acres, dated
March 7, 1945
(N) Vol. 754 Page 606, by Thomas F. Price and wife of 61.59
acres, dated May 16, 1946
do hereby grant, sell, map, or plat as they may determine, to the known or
unknown heirs, assigns, personal representatives and all hereby ad-
vocate to the public lot streets shown hereon as "for as far as they
may appear
WITNESS MY HAND AND SEAL" day of Oct. 1946

THE STATE OF TEXAS
COUNTY OF TRAVIS

Know all men by these presents
Bribe me, the undersigned, a Notary Public at and for said
County and State on this 10th day of February 1946, that I have
known to me to be the person whose name is subscribed to the for-
going instrument, and acknowledged to me, that he executed the same
for the purposes and consideration therein expressed on the
day of Feb. 10, 1946

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of Feb. 10, 1946

St. Louis
Victory Route 4 and for Henry County, Texas

APPROVED FOR ACCEPTANCE

Date 10/24/46

APPROVED BY CITY PLANNING COMMISSION

0010 10-31-44

47-1E-87 0100

FILED FOR RECORD

no 7 21/10/2019

THE STATE OF TEXAS

COUNTY OF TRAVIS
I, Miss Emma
the County Clerk of said
County, do hereby certify that the foregoing
Instrument is a true and correct copy of the original
as the same appears on file in my office on the 11th day of July A.D. 1946 at 2
o'clock P.M. and duly recorded on the 1st day of March
A.D. 1946 in Book 108 and page 108 in the first records of said County in the
said County. In testimony whereof I have hereunto set my hand and seal of the County Court at
Austin, Texas, this 11th day of July A.D. 1946.

DESIGN AND LAYOUT

NO LAYOUT
by James H. [Signature]
BLANCKS NO. 1
Registered Professional Engineer
1010 1st St. N.E.
Wash. D.C. 20002

ALL LOTS SHOWN HEREON SHALL BE SOLD SUBJECT TO THE FOLLOWING MINIMUM CONDITIONS, RESTRICTIONS, COVENANTS AND USES

All lots shall be used for residential purposes with not exceeding one residence on any lot except as expressly provided in these restrictions or as shown on this plat.

No trade or profession of any character shall be carried on within or on any lot except that in Block "L" the area delineated and shown "Reserved Commercial C-1 District" will be used as such subject however to the consent of the City of Austin Zoning Board and further that a sales office may be maintained by the subdivisor subject to the consent of the Zoning Board and further that the area delineated and shown "Reserved School" will be used as such when and if purchased by and deemed necessary and funds provided for such construction and maintenance by the Austin Public School System.

No apartment house, house trailers, tent, shack, garage apartment or other outbuilding shall be placed, erected, or be permitted to remain on any residential lot nor shall any structure of temporary character be used at any time as a residence thereon. A separate garage building of one story not to exceed six hundred (600) square feet of ground area not to house more than two cars will be permitted. A one story guest house of similar design and materials to that of the main dwelling will be permitted with not exceeding six hundred (600) square feet of ground floor area on lots having an area of twenty five thousand (25000) square feet or over provided that the main dwelling be substantially completed prior to said erection and provided further that all other restrictions, covenants, and uses hereon are complied with. A one story duplex of masonry construction to cover not less than eight hundred (1800) square feet of ground floor area calculated exclusive of garage and open porches will be permitted within the blocks and on the lots specifically designated and shown on this plat by this symbol.

No structure shall be erected or placed on any lot which has an area of less than seven thousand (7000) square feet and a width of less than fifty (50) feet at the front building set back line as shown on the plat by broken lines. ~~Notwithstanding~~ to be re-subdivided to as to admit of an additional dwelling facing on a side street. No improvements shall be erected, altered, placed, or be permitted to remain on any lot other than one dwelling which shall not exceed two stories in height and which shall not cover exceeding twenty (20) per cent of the lot or lots area acquired for the erection of said dwelling, but no portion of the lot or lots used in the calculation of area thus specified shall be sold, rented, leased, demised, conveyed to or otherwise disposed of but must be used with such dwelling. Ornamental structures, fences and walls are permitted, subject to the approval of a recognized landscape architect.

No dwelling, guest house, or garage shall be located, placed, erected, or constructed on any lot covered by one thousand (1000) and twelve hundred (1200) square foot restrictions until the design has been approved in writing by a licensed architect, and on any lot covered by restrictions greater than twelve hundred (1200) square feet until a licensed architect has designed, drawn and prepared a location plan for said buildings.

No dwelling shall be located or erected on any lot nearer than is shown by the set back line shown on this plat which set back line shall govern the set back requirement from any street line nor nearer than five (5) feet to any side lot line except that the total combined set-back from both sides shall in no event be less than twenty (20) feet.

The dwelling shall be recognized standard construction to cover not less than one thousand (1000) square feet of ground floor area calculated exclusive of garage and open porches in Blocks "I" & "J".

The dwelling shall be recognized standard construction to cover not less than twelve hundred (1200) square feet of ground floor area calculated exclusive of garage and open porches in Blocks "K", "M", "G" and in Block "D" lots 16 to 25 inc.

The dwelling shall be recognized standard construction with a minimum of ten (10) per cent net exterior wall surface composed of masonry materials to cover not less than fourteen hundred (1400) square feet of ground floor area calculated exclusive of garage and open porches in Block "A" lots 1 to 3 inc. Block "D" lots 4 to 15 inc. Block "E" lots 7 to 16 inc. Block "F" lots 6 to 18 inc. Block "M" lots 16 to 22 inc. Block "L" lots 1 to 4 inc. Block "W" lots 1 to 4 inc. Block "X" lots 1 to 6 inc.

The dwelling shall be recognized standard construction with a minimum of twenty five (25) per cent net exterior wall surface composed of masonry materials to cover not less than sixteen hundred (1600) square feet of ground floor area calculated exclusive of garage and open porches in Block "A" lots 4 & 5, Block "D" lots 1 to 3 inc. Block "E" lots 16 to 19 inc. Block "F" lots 16 to 19 inc. Block "M" lots 1 to 15 inc. and lot 23. Block "L" lots 5 to 12 inc. all Blocks B, C, N, P, and Q. Block "O" lots 1 to 9 inc. Block "S" lots 18 & 19, Block "W" lots 5 to 9 inc. Block "Y" lots 1 to 4 inc.

The dwelling shall be recognized standard construction with a minimum of twenty five (25) per cent net exterior wall surface composed of masonry materials to cover not less than two thousand (2000) square feet of ground floor area calculated exclusive of garage and open porches in Block "O" lots 4 to 16 inc. Block "Q" lots 10 to 21 inc. Block "S" lots 16 to 17 inc. and lots 20 & 21, all of Block "U" and Block "V" lots 5 to 12 inc. Block "W" lots 10 to 18 inc.

No lot or part thereof shall ever be used by, rented, leased, sold, demised, conveyed to or otherwise become the property of or come into the use or possession of any persons other than white persons of strict Caucasian blood provided these provisions shall not prevent occupancy of servants of a different race or nationality employed by an owner or tenant.

These provisions are hereby declared to be conditions, restrictions, uses, and covenants running with the land and shall be fully binding on all persons acquiring property in "HIGHLAND PARK WEST" whether by descent devise, purchase or otherwise, and every person by the acceptance of title to any lot of this subdivision shall thereby agree to abide by and fully perform the foregoing conditions, restrictions, uses, and covenants, which shall be binding until January 1, 1970. On and after January 1, 1970, said conditions, restrictions, uses and covenants shall be automatically extended for successive periods of ten (10) years unless changed in whole or in part by a vote of three-fourths (3/4) majority of the then owners of the lots in "HIGHLAND PARK WEST" each lot to admit of one vote.

If any person or persons shall violate or attempt to violate any of said conditions, restrictions, uses, and covenants it shall be lawful for any other person or persons owning any of said lots to prosecute proceedings at law or in equity against the person or persons violating or attempting such violations to prevent him or them from so doing or to recover damages for such violations.

In validation of any one or any part of these conditions, restrictions, uses, or covenants by judgement or court order shall in no wise effect any of the others which shall remain in full force and effect.

EASEMENTS:- Five (5) feet of either side of the dividing lines of all lots and five (5) feet of either side of the rear property lines and in addition the easements delineated and shown on the Plat are perpetually reserved for Public Utilities and or Drainage.

Plat Notes enlarged

CRESTWAY DRIVE

(S60°08'E 154.16')

proposed sidewalk

(S14°11'E C=28.96')

S14°10'03"E

$$C = 28.96$$
$$A = 32.31'$$
$$R = 20.5'$$
$$\frac{8}{9} \div \frac{4}{5}$$

60° 08' 00" E

49.618

(N31°46'E 100.00') N31°46'00"E 100.00'

25' B.L. per plat (scaled dimension)

ע.כ.מ.ל.

40, 45, 50

2,560
Square
Feet

உ.ப.பி.

99.94'

2,560
Square
Feet

உ.ப.பி.

89.47

N60°08'02"W

(N60°08'W 175.00')

From Applicant –

6101

This exhibit shows that Lot 5B Block X of the resubdivision has a buildable area within the original plat setbacks

BALCONES DRIVE

79.17' (S 31° 46' W 79.17')

S 31° 47' 55" W

10, ETE

40' B.L. per plat (scaled dimension)

existing sidewalk

60.40' / IPF
N59°50'36 W

6 LOT