

ADDITIONAL STAKEHOLDERS' CORRESPONDENCE

Francis Riley

June 24, 2014

Austin City Planner

Hi Francis,

As per your comments and the direction given at the City Planning Sub-Committee meeting on June 12, 2014 I am sending you several Deed Restrictions that pertain to Cherry Creek Phase III, Sections 1, 2, 3, and of The Village, Sec. 6 which is where my wife and I live.

All of these, and other DRs in the area, say essentially the same thing. The only difference I have noticed is that the required minimum square footage varies a bit....in some Sections it is 900 sf and in others it is 1,000 sf.

You have mentioned several times that "Deed Restrictions trump all" and your statements have been noted in several of the meetings you have had with Cherry Creek neighborhood associations. I believe this was indicated by Commission members also at some of the meetings and at the Sub-Committee meeting.

We take this very seriously and there are plans already underway to challenge any developer that disregards the Deed Restrictions and to bring the matter to the Planning Commission and City Council as appropriate.

Thanks again for your hard work during this planning process.


Respectfully,


Robin Matthews

Contact person for Cherry Creek Village Neighborhood Association

6303 Berkeley Cove

Austin, Tx. 78745

 512-444-6083

RECIEVED

JUN 24 2014

Planning & Development Review

Beikalay Cove
Condo. in Lake Travis
Project

THE STATE OF TEXAS 03-5-2005 4666 • 3.50

66-8567

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COUNTY OF TRAVIS ()

KNOW ALL MEN BY THESE PRESENTS:

That the Austex Development Company, Ltd., being the sole owner of all lots in The Village, Section Six, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in the Plat Book 60, Page 51, Plat Records of Travis County, Texas, hereby imposes the following covenants, conditions, and restrictions upon all of said property:

→ * 1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.

2. ARCHITECTURAL CONTROL. No building shall be erected or placed on any lot in The Village, Section Six nor shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Development Company, Ltd., or its successors. If said building plans and specifications and said plot plan be not approved or disapproved within thirty days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had and obtained.

* → 3. DWELLING COST, QUALITY AND SIZE. The total floor area of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in The Village, Section Six shall contain not less than 900 square feet and shall cost not less than \$9,600.00 based upon cost levels prevailing on the date these covenants are recorded. ~~shall be of masonry and/or stone construction.~~ It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.

4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

* → 5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of The Village, Section Six.

6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

66-8568

7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or motor repair work other than minor emergency repair shall be conducted on any lot or in the street or streets adjoining any lot. No "A"-Frame, hoist or other device for lifting vehicle or parts thereof, and no disabled vehicle shall be stored or parked in the open on any lot or on any street adjoining a lot.

8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.

9. SIGNS. No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. OIL AND MINING OPERATIONS. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

11. COMMERCIAL USE. No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in The Village, Section Six.

12. RESUBDIVISION. No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.

13. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.

14. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

15. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.

16. FENCES, WALLS AND HEDGES. No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any lot, except for trellises, and decorative fences included in the architectural design of the house and these shall be no more than 15 feet from the front house wall line.

17. EXISTING DWELLINGS. No existing dwellings shall be moved onto any lot in this subdivision.

18. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless and instrument signed by a majority of the then owners of the lots in The Village, Section Six has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

66-8569

19. **ENFORCEMENT.** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. **SEVERABILITY.** Invalidation of any one of these covenants by judgment or a court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

WITNESS its hand this 24th day of OCTOBER, 1972.

AUSTEX DEVELOPMENT COMPANY LTD.

Nash Phillips, Attorney-in-Fact

THE STATE OF TEXAS ()

COUNTY OF TRAVIS ()

BEFORE ME, the undersigned authority, on this day personally appeared NASH PHILLIPS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 24th day of OCTOBER, 1972.

Notary Public in and for Travis County, Texas

NOTARY SEAL

(Notary Seal)

FILED
OCT 5 8 27 AM '72
CLERK OF DISTRICT COURT
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
I hereby certify that this instrument was FILED on the date and at the time stamped herein by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped herein by me, on

OCT 5 1972



County Clerk
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS ()

COUNTY OF TRAVIS ()

KNOW ALL MEN BY THESE PRESENTS:

That Austex Development Company, Ltd., being the sole owner of all lots in Cherry Creek, Phase VII, Section One, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in the Plat Book 60, Page 86, Plat Records of Travis County, Texas, hereby imposes the following covenants, conditions, and restrictions upon all of said property:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.

2. ARCHITECTURAL CONTROL. No building shall be erected or placed on any lot in said subdivision nor shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Development Company, Ltd., or its successors. If said building plans and specifications and said plot plan be not approved or disapproved within thirty days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had.

3. DWELLING COST, QUALITY AND SIZE. The total floor area of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in said subdivision shall contain not less than 1000 square feet and shall cost not less than \$9,500.00 based upon cost levels prevailing on the date these covenants are recorded. Twenty-five percent (25%) of the area of the exterior walls of each dwelling shall be of masonry and/or stucco construction. It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.

4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of said subdivision.

6. EASEMENTS. Public utility easements are reserved as shown on the recorded plat and over the rear seven and one half feet of each lot. These easements are reserved for installation and maintenance of public utilities and public drainage facilities, and they are also reserved in each block as needed for adequate surface drainage of the other lots within the block. Easements five feet in width are also reserved on each side of all side lot lines as needed for adequate surface drainage of the other lots within the block. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow in the drainage channels or swales in the easements or which

may obstruct or retard the flow of water through the drainage channels or swales in the easements. The easement area in each lot and all improvements in it shall be maintained by the owner of the lot except for those improvements for which a public authority or utility company is responsible.

7. **NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or motor repair work other than minor emergency repair shall be conducted on any lot or in the street or streets adjoining any lot. No "A" Frame, hoist or other device for lifting vehicle or parts thereof, and no disable vehicle shall be stored or parked in the open on any lot or on any street adjoining any lot.

8. **TEMPORARY STRUCTURES.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.

9. **SIGNS.** No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. **OIL AND MINING OPERATIONS.** No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

11. **COMMERCIAL USE.** No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in said subdivision.

12. **RESUBDIVISION.** No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.

13. **LIVESTOCK AND POULTRY.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.

14. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

15. **SIGHT DISTANCE AT INTERSECTIONS.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.

16. **FENCES, WALLS AND HEDGES.** No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any lot, except for trellisses, and decorative fences included in the architectural design of the house and these shall be no more than 15 feet from the front house wall line.

17. **EXISTING DWELLINGS.** No existing dwellings shall be moved onto any lot in this subdivision.

66-8566

18. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots in said subdivision has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

19. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. SEVERABILITY. Invalidation of any one of these covenants by judgment or a court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS its hand this 4TH day of October, 1972.

AUSTEX DEVELOPMENT COMPANY, LTD.

Nash Phillips, Attorney-in-Fact

THE STATE OF TEXAS ()

COUNTY OF TRAVIS ()

BEFORE ME, the undersigned authority, on this day personally appeared NASH PHILLIPS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 4TH day of October, 1972.

NOTARY SEAL

Notary Public in and for Travis County,
Texas

(Notary Seal)

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on

OCT 5 1972



COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
OCT 5 8 27 AM '72
County of Travis
Travis County, Texas

THE STATE OF TEXAS (DE-21-225- 6008 * 3.50

COUNTY OF TRAVIS 0

70-7912

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KNOW ALL MEN BY THESE PRESENTS:

Boyle
Kro for
*
That the Austex Development Company, Ltd., being the sole owner of all lots in Cherry Creek, Phase III, Section 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in the Plat Book 52, Page 98, Plat Records of Travis County, Texas, hereby imposes the following covenants, conditions, and restrictions upon all of said property:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.

2. ARCHITECTURAL CONTROL. No building shall be erected or placed on any lot in Cherry Creek, Phase III, Section 2 nor shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Development Company, Ltd., or its successors. If said building plans and specifications and said plot plan be not approved or disapproved within thirty days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had and obtained.

3. DWELLING COST, QUALITY AND SIZE. The total floor area of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in Cherry Creek, Phase III, Section 2 shall contain not less than 900 square feet and shall cost not less than \$9,500.00 based upon cost levels prevailing on the date these covenants are recorded. ~~It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.~~ It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.

4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of Cherry Creek, Phase III, Section 2.

6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

7. **NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or motor repair work other than minor emergency repair shall be conducted on any lot or in the street or streets adjoining any lot. No "A"-Frame, hoist or other device for lifting vehicle or parts thereof, and no disabled vehicle shall be stored or parked in the open on any lot or on any street adjoining any lot.
8. **TEMPORARY STRUCTURES.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.
9. **SIGNS.** No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
10. **OIL AND MINING OPERATIONS.** No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.
11. **COMMERCIAL USE.** No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in Cherry Creek, Phase III, Section 2.
12. **RESUBDIVISION.** No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.
13. **LIVESTOCK AND POULTRY.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.
14. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
15. **SIGHT DISTANCE AT INTERSECTIONS.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.
16. **FENCES, WALLS AND HEDGES.** No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any lot, except for trellisses, and decorative fences included in the architectural design of the house and these shall be no more than 15 feet from the front house wall line.
17. **EXISTING DWELLINGS.** No existing dwellings shall be moved onto any lot in this subdivision.
18. **TERM.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless and instrument signed by a majority of the then owners of the lots in Cherry Creek, Phase III, Section 2 has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

70-7914

19. **ENFORCEMENT.** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. **SEVERABILITY.** Invalidation of any one of these covenants by judgment or a court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

WITNESS Its hand this 12th day of December, 1972

AUSTEX DEVELOPMENT COMPANY, LTD.

Nash Phillips
Nash Phillips, Attorney-in-Fact

THE STATE OF TEXAS ()

COUNTY OF TRAVIS ()

BEFORE ME, the undersigned authority, on this day personally appeared NASH PHILLIPS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 12th day of December, 1972.

NOTARY SEAL

Dorothy C. Crain
Notary Public in and for Travis County, Texas

(Notary Seal)

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on

DEC 21 1972



Doris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
DEC 21 8 42 AM '72
Doris Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

70-7909

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That the Austex Development Company, Ltd., being the sole owner of all lots in Cherry Creek, Phase III, Section 3, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in the Plat Book 62, Page 99, Plat Records of Travis County, Texas, hereby imposes the following covenants, conditions, and restrictions upon all of said property:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.
2. ARCHITECTURAL CONTROL. No building shall be erected or placed on any lot in Cherry Creek, Phase III, Section 3. Nor shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Development Company, Ltd., or its successors. If said building plans and specifications and said plot plan be not approved or disapproved within thirty days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had and obtained.
3. DWELLING COST, QUALITY AND SIZE. The total floor area of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in Cherry Creek, Phase III, Section 3 shall contain not less than 900 square feet and shall cost not less than \$9,500.00 based upon cost levels prevailing on the date these covenants are recorded. ~~It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.~~ It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.
4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of Cherry Creek, Phase III, Section 3.
6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

7. **NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or motor repair work other than minor emergency repair shall be conducted on any lot or in the street or streets adjoining any lot. No "A"-Frame, hoist or other device for lifting vehicle or parts thereof, and no disabled vehicle shall be stored or parked in the open on any lot or on any street adjoining any lot.
8. **TEMPORARY STRUCTURES.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.
9. **SIGNS.** No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
10. **OIL AND MINING OPERATIONS.** No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.
11. **COMMERCIAL USE.** No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in Cherry Creek, Phase III, Section 3.
12. **RESUBDIVISION.** No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.
13. **LIVESTOCK AND POULTRY.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.
14. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
15. **SIGHT DISTANCE AT INTERSECTIONS.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.
16. **FENCES, WALLS AND HEDGES.** No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any lot, except for trellises, and decorative fences included in the architectural design of the house and these shall be no more than 15 feet from the front house wall line.
17. **EXISTING DWELLINGS.** No existing dwellings shall be moved onto any lot in this subdivision.
18. **TERM.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless and instrument, signed by a majority of the then owners of the lots in Cherry Creek, Phase III, Section 3 has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

70-7911

19. **ENFORCEMENT.** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. **SEVERABILITY.** Invalidity of any one of these covenants by judgment or a court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS its hand this 12th day of December, 1972.

AUSTEX DEVELOPMENT COMPANY, LTD.


Nash Phillips, Attorney-in-Fact

THE STATE OF TEXAS ()

COUNTY OF TRAVIS
personally appeared Nash Phillips BEFORE ME, the undersigned authority, on this day known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 12th day of December, 1972.

NOTARY SEAL



Notary Public in and for Travis County, Texas

(Notary Seal)

STATE OF TEXAS
I hereby certify that this instrument was filed on the
date and at the time stamped herein by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped herein by me, on

DEC 21 1972




COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
DEC 21 8 42 AM '72
COUNTY CLERK
TRAVIS COUNTY, TEXAS

4504 1243

SOUTHERN OAKS SEC 5

Buffalo PASS 5100 (JONES RD) TO 5400

2374 PAGE 180

THE STATE OF TEXAS
COUNTY OF TRAVIS
WHEREAS, Nelson Puett, Jr., being the owner of that certain subdivision known as SOUTHERN OAKS, SECTION 5, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 13, PG. 90 of the Travis County Plat Records, hereby imposes the following covenants, conditions and restrictions upon all of said property.

LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes, except that one sales office may be erected and maintained by the subdivider or his agents for the exclusive sale of lots and homes in this subdivision. All lots in this subdivision shall be used for single family dwellings only. No dwelling constructed elsewhere shall be moved to any lot in this subdivision.

EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-buildings shall be used on any lot at any time as a residence either temporarily or permanently.

NUISANCES: No noxious and offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SIGNS: No sign of any kind shall be displayed to public view on any lot or house except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SIGHT DISTANCES AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

DWELLING COST, QUALITY AND SIZE: No dwelling, exclusive of open porches, garages, carports and patios, shall be permitted on any lot at a cost of less than \$25,000.00 for a single family dwelling based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structures, exclusive of one story open porches and garages, shall not be less than 800 square feet for a one story single family dwelling. In addition, all dwellings erected shall contain at least twenty-five percent (25%) masonry construction.

BUILDING LOCATION: No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In no event, no building shall be located on any lot nearer than

2374

25 feet nor more than 35 feet from the front lot line, nor nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building setback line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps and porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any part of a building on a lot to encroach upon another lot. No fence, wall or hedge shall be built or maintained forward of the front wall line of the respective house.

ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure shall have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in "Procedure".

MEMBERSHIP: The architectural control committee is composed of Nelson Puett, Jr., V. G. Mann and A. S. Duncan, of 5425 Burnet Road, Austin, Texas. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of the powers and duties.

PROCEDURE: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having an area of less than 6,500 square feet.

OIL AND MINING OPERATIONS: No oil drilling or oil operations by way of development, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All in-

2374 182

incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be binding upon all persons acquiring title to property in this subdivision, whether by descent, devise, purchase or any manner whatsoever and any person or persons in accepting title to any lot or plot in this subdivision shall thereby agree and covenant to abide by and fully perform the restrictions and covenants herein set out.

If any person or persons shall violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any restriction or covenant stated herein and either prevent him or them from doing or to correct such violation or to recover damages or other dues for such violation.

These restrictions and covenants shall be binding until January 1, 1986.

On and after January 1, 1986, these restrictions and covenants shall automatically be extended for successive periods of ten (10) years each, unless by a vote of three-fourths majority of the then owners of the lots or plots in this subdivision, it is agreed to amend or change these restrictions in whole or in part.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Executed on this the 7th day of October, 1961.

WELSON PUEBT, JR.

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Welson Puett, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office, on this the 9th day of October, 1961.

Walter B. Lee
Notary Public, Travis County, Texas

Filed for record Oct 13, 1961 at 4:25 P.M.
Recorded Oct 13, 1961, at 4:30 P.M.

374

Francis Reilly -

These are the deed restrictions for Sec 5 and 6 of Southern Oaks Subdivision. There are at least 6 sections of Southern Oaks, plus perhaps another 6 with other names within the area of Jones Road to Stasseney and between Manchaca Rd and Winsor Creek! But the restrictions appear to be similar from what I've heard.

Thanks for all your hard work!

Rollin MacPae
5202 Buffalo Pass

SOUTHERN OAKS SEC 6

THE STATE OF TEXAS
COUNTY OF TRAVIS

BUFFALO PASS 5800 → South

20-5-25 250 * 350 not sure how far -

WHEREAS, Nelson Puett, Jr., being the owner of that certain subdivision known as SOUTHERN OAKS, SECTION 6, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 18, Page 5, of the Travis County Plat Records, hereby impose the following covenants, conditions and restrictions upon all of said property.

LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes, except that one sales office may be erected and maintained by the subdivider or his agents for the exclusive sale of lots and homes in this subdivision. All lots in this subdivision shall be used for single family dwellings only. No dwelling constructed elsewhere shall be moved to any lot in this subdivision.

EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-buildings shall be used on any lot at any time as a residence either temporarily or permanently.

NUISANCES: No noxious and offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SIGNS: No sign of any kind shall be displayed to public view on any lot or house except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SIGHT DISTANCES AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a Street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

DWELLING COST, QUALITY AND SIZE: No dwelling, exclusive of open porches, garages, carports and patios, shall be permitted on any lot at a cost of less than \$8,000.00 for a single family dwelling based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structures, exclusive of one story open porches and garages, shall not be less than 1,000 square feet for a one story single family dwelling.

850 square feet for a one and one-half story single family dwelling, or 800 square feet for a two story single family dwelling. In addition, all dwellings erected shall contain at least thirty-three and one-third percent (33-1/3%) masonry construction.

BUILDING LOCATION: No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In no event, no building shall be located on any lot nearer than 25 feet nor more than 35 feet from the front lot line, nor nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building setback line. No dwelling shall be located on any lot nearer than 35 feet to the rear lot line. For the purpose of this covenant, eaves, steps and porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any part of a building on a lot to encroach upon another lot. No fence, wall or hedge shall be built or maintained forward of the front wall line of the respective house.

ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure shall have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in "Procedure".

MEMBERSHIP: The architectural control committee is composed of Nelson Puett, Jr., Beverly Webb and A. S. Duncan, of 3425 Burnet Road, Austin, Texas. A Majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of the powers and duties.

PROCEDURE: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

LOT AREA AND WIDTH: No dwelling shall be created or placed on any lot having an area of less than 6,500 square feet.

OIL AND MINING OPERATIONS: No oil drilling or oil operations by way of development, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be binding upon all persons acquiring title to property in this subdivision, whether by descent, devise, purchase or any manner whatsoever and any person or persons in accepting title to any lot or plot in this subdivision shall thereby agree and covenant to abide by and fully perform the restrictions and covenants herein set out.

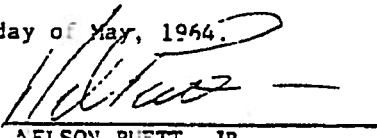
If any person or persons shall violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any restriction or covenant stated herein and either prevent him or them from doing or to correct such violation or to recover damages or other dues for such violation.

These restrictions and covenants shall be binding until January 1, 1989.

On and after January 1, 1989, these restrictions and covenants shall automatically be extended for successive periods to ten (10) years each, unless by a vote of three-fourths majority of the then owners of the lots or plots in this subdivision, it is agreed to amend or change these restrictions in whole or in part.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Executed on this the 13th day of May, 1964.

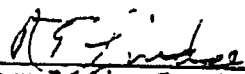

NELSON PUETT, JR.

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

Before me, the undersigned authority, on this day personally appeared Nelson Puett, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on this the
13th day of May, 1964.

(NOTARY SEAL)


Notary Public, Travis County, Texas

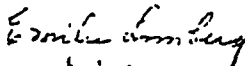
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COUN. CLERK
MAY 20 7 55 AM '64

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this instrument was FILED on the
date and at the time stated herein to me, and was duly
RECORDED, in the public and official RECORDS
of Travis County, Texas, at my commission expires on

MAY 22 1964




Travis County, Texas

DEED RECORDS
Travis County, Texas

2778 69

That the Austex Development Co., Ltd., being the sole owner of Cherry Creek, Section 3, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in the Plat Book 40 Page 48, the Records of Travis County, Texas, hereby imposes the following covenants, conditions, and restrictions upon all of said property:

1. No building shall be erected except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one designated in the plat as a dwelling lot.
2. No building shall be erected or placed on any lot in Cherry Creek, Section 3, nor shall any structure be altered in the building plans or specifications and a plat plan have been submitted and approved in writing by Austex Development Co., Ltd., its successors, or said building plans and specifications and a plat plan not approved or disapproved within thirty days following the date on which the same were submitted for approval or rejection. Injunction suit shall have been commenced prior to the expiration of the thirty-day period for the approval of the building plans and specifications and the corporation shall be conclusively presumed to have had and obtained the approval of the building plans and specifications.
3. The total floor area of the building, exclusive of porches, exclusive of one-story open porches and garages or airports, shall on any lot in Cherry Creek, Section 3, shall contain not less than 1000 square feet and shall cost not less than \$8,500.00 based upon cost level prevailing on the date the covenants are recorded. It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially no less or better than that which can be produced on the date the covenants are recorded, at the minimum cost level for the minimum permitted dwelling size.
4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back line shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or

near or less than 10 feet to any side street line, except that a 25 foot side
set back shall apply on lots 35 and 36, Block 1, and Lot 1
Block 2. No building shall be located nearer than 5 feet to an interior lot
line, except that no side yard shall be required for a flag or other per-
mitted accessory building located 50 feet or more from the minimum building
set back lines. No dwelling unit shall be located on any lot closer than
15 feet to the rear lot line. For the purposes of this covenant, balcon-
ies and open porches shall not be considered as part of the building, provided
however, that this shall not be construed to permit any part of a building
on a lot to encroach upon another lot.

No dwelling shall be erected or placed on any lot having a width
of less than 50 feet at the minimum building set back line nor shall any dwelling
be erected or placed on any lot having an area of less than 5,000 square feet,
except that dwellings may be erected or placed on lots as shown on the re-
corded plat of Sunny Creek, Section 3.

6. Easements for installation and maintenance of utility and drainage
facilities are reserved as shown on the recorded plat and over the rear 10 feet
of each lot.

7. No noxious or offensive activity shall be carried on upon any lot,
nor shall anything be done thereon which may be or become an annoyance or nuisance
to the neighborhood.

8. No structure of a temporary character, trailer, house or tent, shack,
garage, barn, or other outbuilding shall be placed on any lot at any
time as a residence either temporarily or permanently.

9. No sign of any kind shall be displayed in public view on any lot
except one professional sign of not more than one square foot, on a sign of not
less than five square feet advertising the property for sale or rent, or by
a builder to advertise the property during the construction and sales
period.

10. No oil drilling, oil development operations, oil refining operations,
or mining operations of any kind shall be permitted upon or in any lot, nor shall
oil wells, tanks, runways, mining excavation, or shafts be permitted upon any
lot. No derrick or other structure designed for use in boring for oil or
natural gas shall be erected, maintained or permitted upon any lot.

11. No part of any of said property shall ever be used for business or commercial purpose or for carrying on any trade or profession except that a person may develop and maintain a business on any lot and maintain sales office and exhibit on any lot.

12. No corner lot may be resubdivided or used for a permanent additional dwelling to face on a side street.

13. No animals, livestock, or poultry of any kind shall be bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for a commercial purpose.

14. No lot may be used or maintained as a dumping ground for rubbish or trash, or for other waste, except that such waste may be kept in sanitary containers and incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

15. No fence, wall, hedge, or shrub planting shall be erected or maintained within a street right-of-way or between two adjacent lots. A fence or wall shall be placed at least eight feet above the roadway shall be placed or permitted to remain on any lot within the triangular area formed by the street and city line and a line extending from the point 25 feet from the intersection of the street and property line. The same shall apply to all lots within 10 feet from the street to the city line. No street property line with the center of a driveway or a city street. No trees shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of such sightline.

16. No fence, wall, or hedge shall be built or maintained in front of the front wall line of any house erected on any lot except a trellis and decorative fence included in the architectural design of the house and such shall be no more than 15 feet from the front house wall line.

17. No existing dwelling shall be moved onto any lot in this subdivision.

18. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded and for which time said covenants shall be automatically extended for successive periods of ten years, unless as hereinafter.

signed by a majority of the owners of the lot in Cherry Creek, Section 3,
as been recorded, agreeing to change said covenants, conditions and restrictions
in oil in part

1. Enforcement shall be by proceeding at law in equity against
any person or persons violating or attempting to violate any covenant either
a restraint violation or to recover damages.

2. In addition of any one or more of the above by future court
order shall in no wise affect any of the other provisions which shall remain in
full force and effect.

Witness its hand this 10 day of September, 1968.

INTESTED DEVISEMENT BY "CIT"

PARTNER

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on
this 10 day personally appeared Nash Phillips,
known to me to be the person whose name is subscribed to the foregoing instrument,
and known to me that he executed the same for the purposes and conditions
therein expressed.

Gave under my hand and seal of office this 10 day of September, 1968.

Notary Public, Travis County, Texas

(Notary Seal)

STATE OF TEXAS COUNTY OF TRAVIS
I, Notary Public, do hereby certify that this instrument was filed in the
office of the County Clerk of Travis County, Texas, on the 10 day of
September, 1968, at 10:00 o'clock AM, and that it is a true and correct
copy of the original as recorded in the public records of Travis County, Texas.

SEP 10 1968



COUNTY CLERK
TRAVIS COUNTY, TEXAS

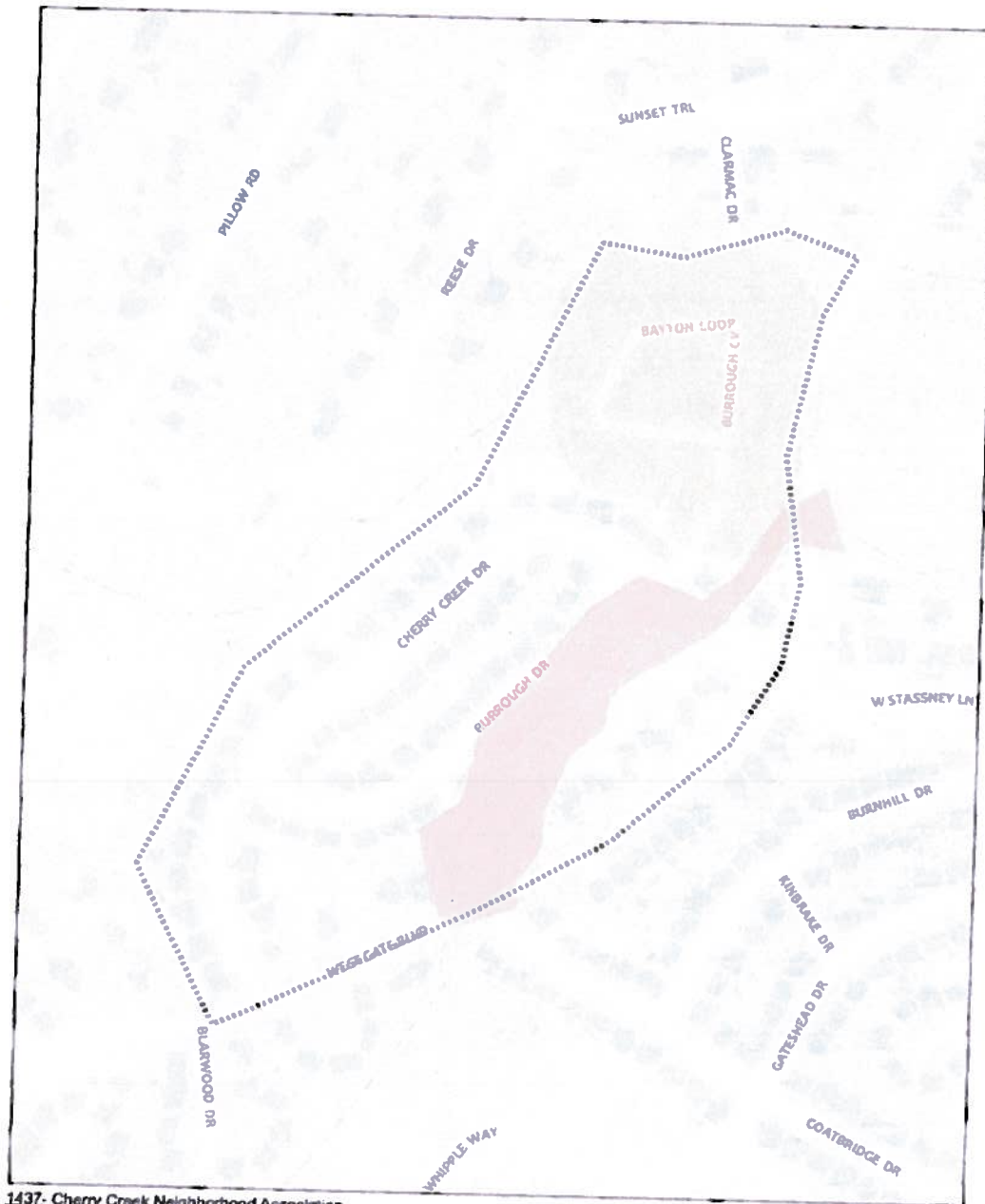
WELL ALIGNED WITH
TRAVIS COUNTY, TEXAS

SEP 10 1968

3544 1714

CHERRY CREEK CENTRAL NEIGHBORHOOD ASSOCIATION BOUNDARY & FLOOD MAP

Highlighted section is where flooding is already occurring within our neighborhood boundaries, as well as the area FEMA has bought out homes and demolished them.



1437- Cherry Creek Neighborhood Association

Source: Public Information Office of the City of Austin
© City of Austin, 2014

1" = 291'

This map is for informational purposes only and does not constitute a warranty of any kind. The City of Austin is not responsible for any errors or omissions on this map. The City of Austin is not responsible for any damages or losses resulting from the use of this map. The City of Austin is not responsible for any claims or liabilities arising from the use of this map.



FEMA
Buy outs & Demo

Current areas with
flooding issues

COUNTY OF TRAVIS ()

KNOW ALL MEN BY THESE PRESENTS:

That the Austex Development Company, Ltd., being the sole owner of all lots in Cherry Creek, Phase II, Section Four, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in the Plat Book 54, Page 82, Plat Records of Travis County, Texas, hereby imposes the following covenants, conditions, and restrictions upon all of said property:

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot, other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.

2. ARCHITECTURAL CONTROL. No building shall be erected or placed on any lot in Cherry Creek, Phase II, Section Four, nor shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Development Company, Ltd., or its successors. If said building plans and specifications and said plot plan be not approved or disapproved within thirty days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had and obtained.

3. DWELLING COST, QUALITY AND SIZE. The total floor areas of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in Cherry Creek, Phase II, Section Four shall contain not less than 900 square feet and shall cost not less than \$9,500.00 based upon cost levels prevailing on the date these covenants are recorded.

It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.

4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building set back lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of Cherry Creek, Phase II, Section Four.

6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the

7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or motor repair work other than minor emergency repair shall be conducted on any lot or in the street or streets adjoining any lot. No 'A'-Frame, hoist or other device for lifting vehicle or parts thereof, and no disabled vehicle shall be stored or parked in the open on any lot or on any street adjoining any lot.
8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.
9. SIGNS. No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
10. OIL AND MINING OPERATIONS. No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.
11. COMMERCIAL USE. No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austan Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in Cherry Creek, Phase II, Section Four.
12. RESUBDIVISION. No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.
13. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.
14. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
15. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.
16. FENCES, WALLS AND HEDGES. No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any lot, except for trellises, and decorative fences included in the architectural design of the house and these shall be no more than 15 feet from the front house wall line.
17. EXISTING DWELLINGS. No existing dwellings shall be moved onto any lot in this subdivision.

43-7514

19. **ENFORCEMENT.** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. **SEVERABILITY.** Invalidity of any one of these covenants by judgment or a court order shall in nowise effect any of the other provisions which shall remain in full force and effect.

WITNESS its hand this 18th day of June, 1971.

AUSTEX DEVELOPMENT COMPANY, LTD.

Nash Phillips
Nash Phillips, Attorney-in-Fact

THE STATE OF TEXAS ()

COUNTY OF TRAVIS () BEFORE ME, the undersigned authority, on this day personally appeared Nash Phillips, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 18th day of June, 1971.

Don H. Langan
Notary Public in and for Travis County, Texas

NOTARY SEAL

(Notary Seal)

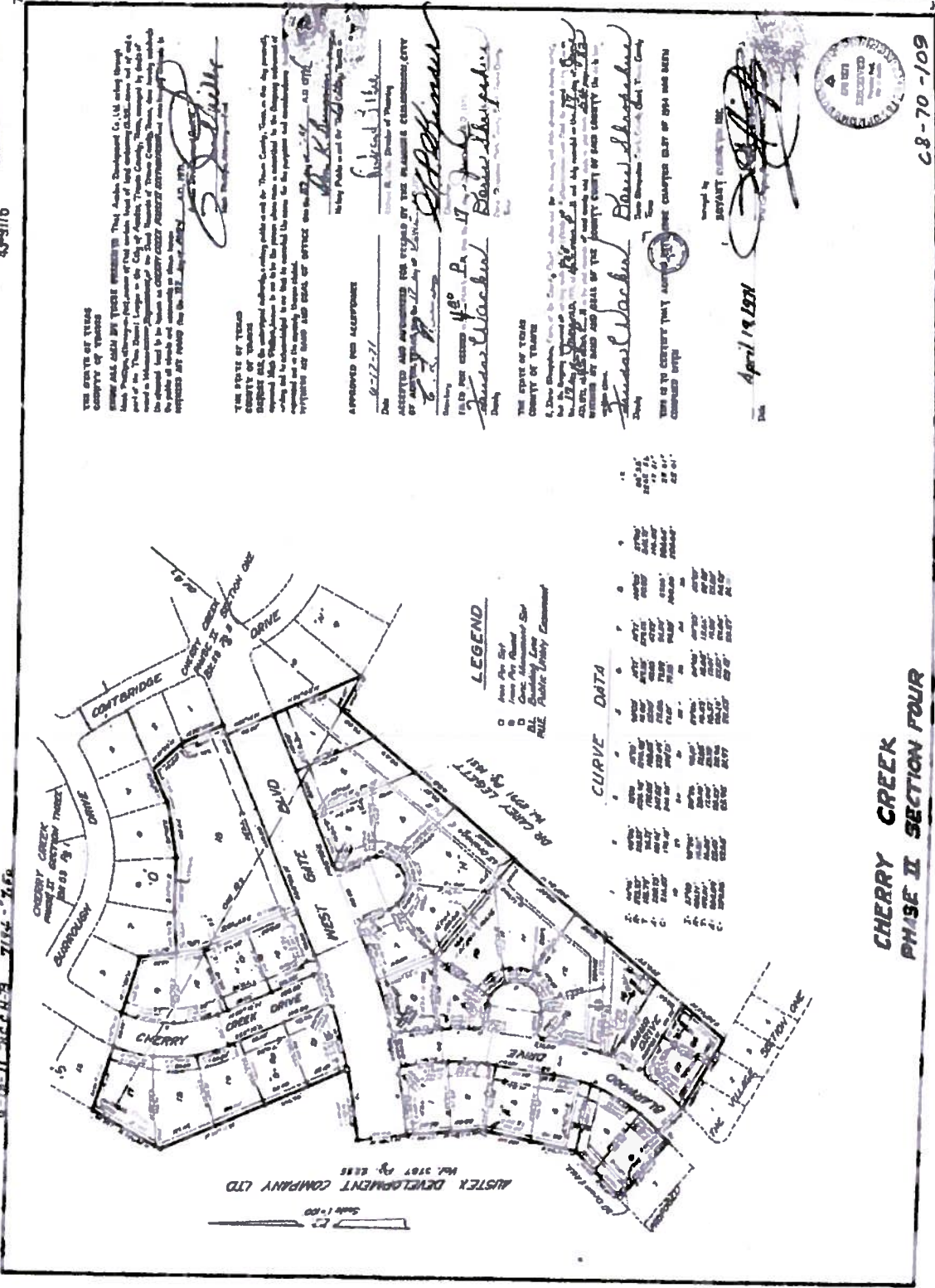
STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stated herein by me, and was duly
RECORDED, in the Volume and Page of the public RECORDS
of Travis County, Texas, as stamped herein by me, on

JUN 21 1971

FILED

JUN 21 2 59 PM '71

Don H. Langan
TRAC VAS



CHERRY CREEK
PHASE II SECTION FOUR



28-70-109

THAT the AUSTEX DEVELOPMENT CO., LTD. being the sole owner of all lots in Cherry Creek, Phase II, Section Three, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in the Plat Book 53, Page 1, Plat Records of Travis County, Texas, hereby imposes the following covenants, conditions, and restrictions upon all of said property:

1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than three cars.
2. ARCHITECTURAL CONTROL: No building shall be erected or placed on any lot in Cherry Creek, Phase II, Section Three, nor shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by Austex Development Company, Ltd. or its successors. If said building plans and specifications and said plot plan be not approved or disapproved within thirty days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had and obtained.
3. DWELLING COST, QUALITY AND SIZE: The total floor area of any single family structure or dwelling, exclusive of one-story open porches and garages or carports, built on any lot in Cherry Creek, Phase II, Section Three, shall contain not less than 900 square feet and shall cost not less than \$9,500.00 based upon cost levels prevailing on the date these covenants are recorded. It is the intention and purpose of this covenant to assure that all dwellings shall be of the quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost herein for the minimum permitted dwelling size.
4. BUILDING LOCATION: No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet minimum, 35 feet maximum, to the front lot line, or nearer than

lines. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 6500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of Cherry Creek, Phase II, Section Three.

6. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

7. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No vehicle or motor repair work other than minor emergency repair shall be conducted on any lot or in the street or streets adjoining any lot. No "A"-Frame, hoist, or other device for lifting vehicle or parts thereof, and no disabled vehicle shall be stored or parked in the open on any lot or on any street adjoining any lot.

8. TEMPORARY STRUCTURES: No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be placed or used on any lot at any time as a residence either temporarily or permanently.

9. SIGNS: No sign of any kind shall be displayed to the public view on any single family residential lot except one professional sign of not more than one square foot, one

period.

10. OIL AND MINING OPERATIONS: No oil drilling, oil development operation, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, crude oil tanks, tunnels, mining excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

11. COMMERCIAL USE: No part of any of said property shall ever be used for a business or commercial purpose or for carrying on any trade or profession, except that Austex Development Company, Ltd., its successors, or agents may erect and maintain sales offices and exhibit houses in Cherry Creek, Phase II, Section Three.

12. RESUBDIVISION: No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.

13. LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.

14. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

15. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sightline limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a drive-way or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.

16. FENCES, WALLS AND HEDGES: No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any lot, except for trellises,

subdivision.

18. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots of Cherry Creek, Phase II, Section Three has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

19. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. SEVERABILITY: Invalidity of any one of these covenants by judgment or a court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

Witness its hand this 21st day of January, 19 71.

AUSTEX DEVELOPMENT COMPANY, LTD.

NASH PHILLIPS, ATTORNEY-IN-FACT

THE STATE OF TEXAS . §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day

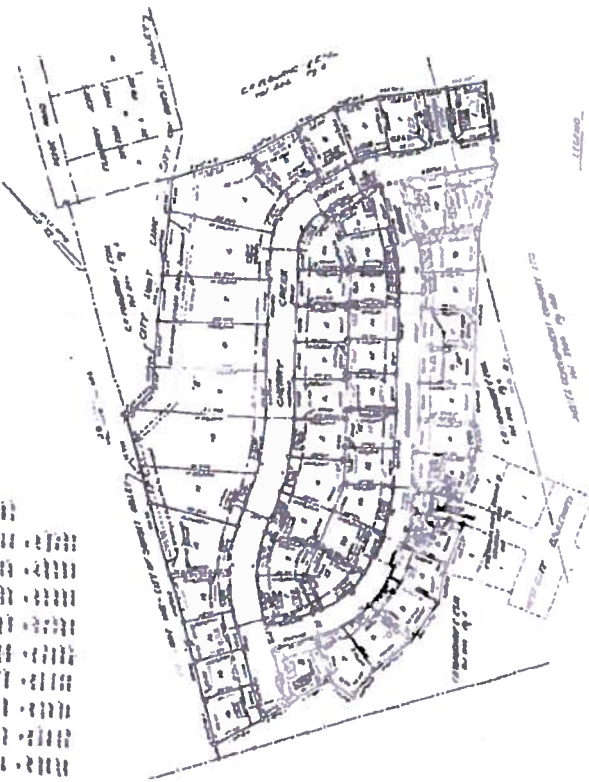
personally appeared Nash Phillips known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and conditions therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 21st day of January, 19 71.

NOTARY SEAL

Notary Public, in and for Travis County
Texas

• 100 •



1850000

CHERRY CREEK PHASE II
SECTION THREE

For instructions see Book 4010, Page 1441,
West Branch, Francis County, Tenn.
Morris Ligonier
County, Clark Francis County,
Reg. Kentucky, Adams
County.

[illegible]

1-12-77

COUNTY CLERK
TREASURY COUNTY, TENNESSEE

1491-1495

INDEXED

NOTATION MADE

Chas. V. Sullivan
N. P. C.
Feb 45, 14

SEAL OF TREASURY

I hereby certify that this instrument was filed on the
date and at the time stamped hereon by me, and that it is
RECORDED, in the Volume and Page of the record RECORDED
of Treas. County, Tenn., as stamped hereon by me, on

FEB 16 1971

RESTRICTIONS

FAIRMONT PARK SECTION II
AUSTIN, TRAVIS COUNTY, TEXAS

42A 25 1/2" 60x8 7.50

NOW, THEREFORE LET IT BE KNOWN THAT, Fawn Ridge Development Corporation, a Texas Corporation, has purchased and acquired the following properties:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, Block A, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, Block B, and Lots 1, 2, 3, 4, 5, Block C, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block E, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block F, and Lots 1, 2, 3, Block G, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, Block H, all of Fairmont Park, Section II, a subdivision in Austin, Travis County, Texas, according to the map or plat of record in Volume 39 Page 49, Plat Records of Travis County, Texas.

The corporation which presently owns the above described property has subdivided said property and will cause to be placed in the property all necessary physical arrangements, including streets, curbing gutter, and gas and water, in conformity with the existing ordinances of the City of Austin for the purpose of subdividing the properties and offering the same for sale.

1. None of said lots shall be used other than for residential purposes, no building shall be erected, altered, placed or permitted to remain on any of said lots other than a detached single family dwelling not to exceed two and one-half stories in height and a private garage for no more than three cars.

2. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and final grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in part 2 (a).

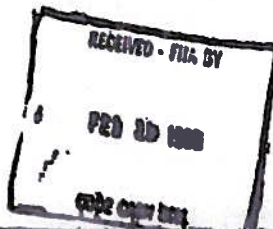
2. (a) The Architectural Control Committee is composed of Bill Milburn, 3200 South Congress, Austin, Texas; Richard Scherk, 1100 West 38th St., Austin, Texas; and Leopold Danks, 1100 West 38th St., Austin, Texas. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

3. No dwelling, exclusive of open porches, garages, carports and patios, shall be permitted on any lot at a cost of less than \$12,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1400 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story.

4. No building shall be located on any of said lots nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any of said lots nearer than 25 feet minimum or 35 feet maximum to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line except

DEED RECORDS
Travis County, Texas

3472 219



in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

15. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner lot herein described within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any of said lots within ten feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

16. No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any of said lots.

17. No existing dwellings shall be moved onto any lot in this subdivision.

18. These covenants are to run with the land and shall be binding on all persons and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots in Fairmont Park, Section II, has been recorded, agreeing to change said covenants, conditions, and restrictions, in whole or in part.

19. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. Invalidity of any one of these covenants by judgment or a court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

WITNESS my hand this the 26th day of April, 1968.

FAWN RIDGE DEVELOPMENT CORPORATION

BY: Bill Milburn
Bill Milburn, President

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Bill Milburn, President of Fawn Ridge Development Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

GIVEN under my hand and seal of office this the 26th day of April, 1968.

NOTARY E-
April

Office of Notary
I hereby certify that this instrument was filed in the
County of Travis, Texas, on the 26th day of April, 1968, at 1:00 p.m.
in the volume and page of the record as shown above.

Lois McCall
Notary Public in and for Travis
County, Texas

MAY 1 1968



Emilie Humberg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

3472 221

PETITION

Date: June 5, 2014
File Number: _____

To: Austin City Council
From: Cherry Creek Central Neighborhood Association

We, the undersigned owners of property and neighborhood association members request the removal all infill options and related zoning by the South Austin Combined Neighborhood Plan within the Cherry Creek Central Neighborhood Association boundaries. We do hereby protest against all infill options and related zoning proposed in the SACNP within our association boundaries:

Why we protest:

The overlay infill options are:

- In direct conflict with our deed restrictions. We wish to maintain the character of our neighborhood in its current state in accordance with our current deed restrictions and thereby protect our property value and way of life.
- The subdivision of lots and increased density development proposed within our neighborhood and surrounding areas will add to the current flooding problems current development has already caused within our neighborhood association boundaries.

NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
<i>Mr. H. Doughty</i>	Mr. H. Doughty	5906 Cherry Creek Dr.
<i>Isolina Blakely</i>	GLORIA BLAKELY	5910 Cherry Creek Dr.
<i>Don Burke</i>	DON BURKE	5912 Cherry Creek Dr.
<i>Patel Ryan</i>	Rexel Ryan	5911 Cherry Creek Dr.
<i>Claudia Tousek</i>	Claudia Tousek	6000 Cherry Creek Dr.
<i>Mildred Vicioso-Dunham</i>	Mildred Vicioso-Dunham	6002 Cherry Creek Dr.
<i>Hector H. Mendietta</i>	HECTOR H. MENDIETA	6005 CHERRY CREEK DR
<i>Brock O'Hearn</i>	Brock O'HEARN	6001 Cherry Creek Dr.
<i>Carol O'Hearn</i>	CAROL O'HEARN	6001 Cherry Creek Dr.
<i>Paul M. Sexton</i>	Paul M. Sexton	5807 Cherry Creek Dr.
<i>Paula Simpson</i>	Paula Simpson	5806 Cherry Creek Dr.
<i>Stuart Simpson</i>	Stuart Simpson	5806 Cherry Creek Dr.
<i>Stuart Adams</i>	Stuart Adams	5900 Cherry Creek Dr.
<i>Stuart Adams</i>	Stuart Adams	5900 Cherry Creek Dr.

Date: June 5, 2014

Contact: Hilary Adamson

Contact Number: 512-731-8080

PETITION

Date: June 5, 2014
File Number: _____

To: Austin City Council
From: Cherry Creek Central Neighborhood Association

We, the undersigned owners of property and neighborhood association members request the removal all infill options and related zoning by the South Austin Combined Neighborhood Plan within the Cherry Creek Central Neighborhood Association boundaries. We do hereby protest against all infill options and related zoning proposed in the SACNP within our association boundaries:

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- The subdivision of lots and increased density development proposed within our neighborhood and surrounding areas will add to the current flooding problems current development has already caused within our neighborhood association boundaries.

NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<i>H. Shumaker</i>	Hiroko Shumaker	5804 Cherry Creek
<i>Don Larrigue</i>	LORI GARRIGUS	5801 Cherry Cree
<i>Leigh Everett</i>	Leigh Everett	5802 Cherry Tree
<i>Bob Everett</i>	BOB EVERETT	5802A Cherry Creek
<i>Judy A. Jones</i>	JUDY A. JONES	5710 Cherry Creek
<i>Delma Ulrich</i>	Delma ULRICH	5706 Cherry Creek
<i>Arthur Ulrich</i>	ARTHUR ULRICH	5706 Cherry Creek
<i>Virginia C. Ward</i>	VIRGINIA C. WARD	5704 Cherry Creek Dr.
<i>Cathy A. Saxton</i>	Cathy A. Saxton	5807 Cherry Creek
<i>Mary Jo Bjornstal</i>	MARY JO BJORNSTAL	5809 Cherry Creek
<i>George C. Davis</i>	GEORGE C. DAVIS	5811 Cherry Creek
<i>Judith A. Davis</i>	Judith A. Davis	5811 Cherry Creek Dr
<i>Dolores Belvin</i>	Dolores Belvin	5802 Cherry Creek Dr
<i>Mary Matis</i>	MARY MATIS	5804 Cherry Creek Dr.

Date: June 5, 2014

Contact: Hilary Adamson

Contact Number: 512-731-8080

PETITION

[Handwritten signature]

File Number: _____ Date: June 5, 2014

To: Austin City Council
From: Cherry Creek Central Neighborhood Association

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- The subdivision of lots and increased density development proposed within our neighborhood and surrounding areas will add to the current flooding problems current development has already caused within our neighborhood association boundaries.

NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
<i>[Signature]</i>	Pete A. Thomas	5909 Burrough DR 78745
<i>[Signature]</i>	Nancye Flournoy	5703 Blum Dr 78745
<i>[Signature]</i>	MARK WEAVER	5800 Burrough Dr 78745
<i>[Signature]</i>	Frances Wylie	5900 Burrough Dr 78745
<i>[Signature]</i>	RAYMOND L. DELMONTE	5115 BURROUGH DR 78745
<i>[Signature]</i>	TERESA SILLIM	5905 Burrough Dr 78745
<i>[Signature]</i>	Shirley Ann McMahon	5807 Burrough Dr 78745
<i>[Signature]</i>	Adlai McMahon	5807 Burrough Dr 78745
<i>[Signature]</i>	Coral Southwell	5906 Burrough Dr 78745
<i>[Signature]</i>	Terry Southwell	5906 Burrough Dr 78745
<i>[Signature]</i>	LAURA RAY	5912 Burrough Dr 78745
<i>[Signature]</i>	Donna Greb	5904 Burrough 78745
<i>[Signature]</i>	Jay Robt Eco	5911 Burrough Dr 78745
<i>[Signature]</i>	David Ray	5913 Burrough Dr 78745
<i>[Signature]</i>	Sean Fuchon	2700 Coit Brook Dr

Date: June 5, 2014

Contact: Hilary Adamson

Contact Number: 512-731-8080

PETITION

Date: June 5, 2014
File Number: _____

To: Austin City Council
From: Cherry Creek Central Neighborhood Association

We, the undersigned owners of property and neighborhood association members request the removal all infill options and related zoning by the South Austin Combined Neighborhood Plan within the Cherry Creek Central Neighborhood Association boundaries. We do hereby protest against all infill options and related zoning proposed in the SACNP within our association boundaries:

Why we protest:

The overlay infill options are:

- In direct conflict with our deed restrictions. We wish to maintain the character of our neighborhood in its current state in accordance with our current deed restrictions and thereby protect our property value and way of life.
- The subdivision of lots and increased density development proposed within our neighborhood and surrounding areas will add to the current flooding problems current development has already caused within our neighborhood association boundaries.

NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
	B.J. WOLF	5805 Burrough Dr 78745
	Belinda Casey	5802 Burrough Dr 78743
	Barry Hutchison	5803 Burrough Dr 78745
	Lewis McFarrell	5800 Burrough Dr 78745
	Virginia McFarrell	5801 Burrough Dr 78745
	James Espinosa	5702 Burrough Dr 78745
	Gloria Espinosa	"
	Alejandra Espinosa	"
	Charlotte Hutchison	5803 Burrough Dr 78745
	Thomas Celulla	5801 Burrough Dr 78745
	NORMA J WOLF	5805 Burrough Dr 78745
	Kerry B.	5802 Burrough Dr 78745
	Lillian Hernandez	5902 Burrough Dr 78745
	Laura Collazo	5908 Burrough Dr 78745
	Jimmy Collazo	5908 Burrough Dr 78745

Date: June 5, 2014

Contact: Hilary Adamson

Contact Number: 512-731-8080

PETITION

File Number: _____ Date: June 5, 2014

To: Austin City Council
From: Cherry Creek Central Neighborhood Association

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Why we protest:

The overlay infill options are:

- In direct conflict with our deed restrictions. We wish to maintain the character of our neighborhood in its current state in accordance with our current deed restrictions and thereby protect our property value and way of life.
- The subdivision of lots and increased density development proposed within our neighborhood and surrounding areas will add to the current flooding problems current development has already caused within our neighborhood association boundaries.

NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
	Rosemary Hefley	5803 Cherry Creek Dr
	Mary J Worrel	6004 Cherry Creek Dr
	Richard Hornsby	5908 Cherry Creek Dr
	Liz Reyes	5908 Cherry Creek Dr
	Jane Backus	5905 Cherry Creek Dr
	Rodger Fullin	5905 Cherry Creek Dr
	James M. Clacker	5903 Cherry Creek Dr
	Stanley Schuster	5711 Cherry Creek Dr
	Cheryl Hanson	6003 Cherry Creek Dr
	Anthony J. Hanson	6003 Cherry Creek Dr
	Frank H. H. H.	5805 Cherry Creek Dr
	Jill Cross	5704 Cherry Creek Dr
	Josh Cross	5708 Cherry Creek Dr
	Britt Kushner	5712 Cherry Creek Dr
	Katherine Houck	5800 Cherry Dr

Date: June 5, 2014

Contact: Hilary Adamson

Contact Number: 512-731-8080

PETITION

Date: June 5, 2014
File Number: _____

To: Austin City Council
From: Cherry Creek Central Neighborhood Association

We, the undersigned owners of property and neighborhood association members request the removal all infill options and related zoning by the South Austin Combined Neighborhood Plan within the Cherry Creek Central Neighborhood Association boundaries. We do hereby protest against all infill options and related zoning proposed in the SACNP within our association boundaries:

Why we protest:

The overlay infill options are:

- In **direct conflict with our deed restrictions**. We wish to maintain the character of our neighborhood in its current state in accordance with our current deed restrictions and thereby protect our property value and way of life.
- The subdivision of lots and increased density development proposed within our neighborhood and surrounding areas will add to the current flooding problems current development has already caused within our neighborhood association boundaries.

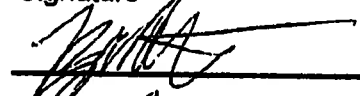

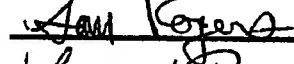

NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	Brink Melton	2702 Coakbridge Dr.
	R. A. Melton	2702 Coakbridge Dr.
	Sam Rogers	2703 Coakbridge
	Lizbeth Runyan	2703 Coakbridge Dr.

Date: June 5, 2014

Contact: Hilary Adamson

Contact Number: 512-731-8080

PETITION

Date: June 5, 2014

File Number: _____

To: Austin City Council

From: Cherry Creek Central Neighborhood Association

We, the undersigned owners of property and neighborhood association members request the removal all infill options and related zoning by the South Austin Combined Neighborhood Plan within the Cherry Creek Central Neighborhood Association boundaries. We do hereby protest against all infill options and related zoning proposed in the SACNP within our association boundaries:

Why we protest:

The overlay infill options are:

- In direct conflict with our deed restrictions. We wish to maintain the character of our neighborhood in its current state in accordance with our current deed restrictions and thereby protect our property value and way of life.
- The subdivision of lots and increased density development proposed within our neighborhood and surrounding areas will add to the current flooding problems current development has already caused within our neighborhood association boundaries.

NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Thomas R. Neulle

Thomas R. Neulle

5800 Cherry Creek Dr

Date: June 5, 2014

Contact: Hilary Adamson

Contact Number: 512-731-8080

June 12, 2014

NEIGHBORHOOD PETITION TO OPT OUT OF INFILL OPTIONS OF SACNP

To: Planning and Zoning Commission and Austin City Council

From: Cherry Creek Central Neighborhood Association

We, the undersigned owners of property and neighborhood association members request the removal all infill options and related zoning by the South Austin Combined Neighborhood Plan within the Cherry Creek Central Neighborhood Association boundaries. We do hereby protest against all infill options and related zoning proposed in the SACNP within our association boundaries:

Why we protest:

The overlay infill options are:

- In **direct conflict with our deed restrictions**. We wish to maintain the character of our **neighborhood in its current state** in accordance with our current deed restrictions and thereby protect our property value and way of life.
- The subdivision of lots and increased density development proposed within our neighborhood and surrounding areas will add to the current flooding problems current development has already caused within our neighborhood association boundaries.

NOTE: Our deed restrictions, neighborhood association boundary, and SACNP map are attached for reference.

ATTACHMENTS TO SIGNED PETITION:

Deed Restrictions for Cherry Creek, Phase II, Section Three and Section Four

Map of Cherry Creek Central N.A. boundary and flood map of FEMA buy/out properties and current flooding issues

Cherry Creek Central Neighborhood Association
Contact: Hilary Adamson, Neighborhood President

5906 Cherry Creek Dr.

Contact Number: 512-731-8080

Hi Francis,

These are from several different subdivisions
within the Southern Oaks neighborhood.

They are copied from the county records so
I don't have the exact streets they cover.

I can get this for you if needed.

You should have a few others sent by other
neighbors.

Let me know if you need more information
on these.

Thanks

Cornie Kane

Fairmont Park
Sec 1

RESTRICTIONS
FAIRMONT PARK SECTION I
AUSTIN, TRAVIS COUNTY, TEXAS

350

OCT-1-66 7770 * 350

NOW, THEREFORE LET IT BE KNOWN THAT, Fawn Ridge Development Corporation, a Texas Corporation, has purchased and acquired the following properties:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block E, and Lots 1, 22, 21, 20, Block C, and Lot 16, 17, Block B, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, Block A, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, Block D, all of Fairmont Park, Section I, a subdivision in Austin, Travis County, Texas, according to the map or plat of record in Volume 30, Page 26, Plat Records of Travis County, Texas.

The corporation which presently owns the above described property has subdivided said property and will cause to be placed in the property all necessary physical arrangements, including streets, curbing gutter, and gas and water, in conformity with the existing ordinances of the City of Austin for the purpose of subdividing the properties and offering the same for sale.

1. None of said lots shall be used other than for residential purposes, no building shall be erected, altered, placed or permitted to remain on any of said lots other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for no more than three cars.
2. No building shall be erected or placed on any of said lots in Fairmont Park, Section I, nor shall any existing structure be altered until the building plans and specifications and a plot plan have been submitted to and approved in writing by Bill Milburn. If said specification and said plot plan be not approved or disapproved within thirty days following date on which the same are submitted for approval, or if no injunction suit shall be conclusively presumed to have been had and obtained.
3. It being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum costs permitted dwelling size. The ground floor area of any main structure, exclusive of porches and garages, shall be not less than 1200 square feet on one level or single story dwellings, the ground floor area of any 1½, 2, or 2½ story dwellings shall not be less than 750 square feet, all structures shall have a minimum of 50% masonry.
4. No building shall be located on any of said lots nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any of said lots nearer than 25 feet minimum or 35 feet maximum to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building setback line. No dwelling shall be located on any of the interior lots nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon any other lot. The above minimum and maximum setbacks may be altered slightly to save existing trees on building sites at the judgement of the above building control committee, and within the regulations of the City of Austin, Travis County, Texas.
5. No dwelling shall be erected or placed on any of said lots having a width of less than 60 feet at the minimum building setback line.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.
7. No noxious or offensive activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

see attached amendments

8. No structure of a temporary character, trailer, basement, tent, shack, garage, bar, or other outbuilding shall be placed on any of said lots at anytime as a residence either temporarily or permanently.

9. Duplexes will be permitted on any lot in said subdivision.

10. No sign of any kind shall be displayed to the public view on any of said lots except one professional sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any of them. No derrick or other structure designed for use in boring for oil or natural gas shall be effected, maintained, or permitted upon any of said lots.

12. No part of any of said lots shall ever be used for a business or commercial purpose or for carrying on any trade or profession, provided, however, any of the lots in said subdivision may be used by Bill Milburn, or his successors or assigns, on a temporary basis for offices and exhibit houses.

13. No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.

14. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any of said lots, except that dogs, cats, or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose.

15. None of said lots shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

16. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot herein described with the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any of said lots within ten feet from the intersections of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

17. No fence, wall, or hedge shall be built or maintained forward of the front line of any house erected on any of said lots.

18. No existing dwellings shall be moved onto any lot in this subdivision.

19. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots in Fairmont Park Section I, has been recorded, agreeing to change said covenants, conditions, and restrictions, in whole or in part.

20. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

21. Invalidity of any one of these covenants by judgment or a court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

see attached amendment

Amended 1-14-1961

Fairmont 10th Ave

235

THE STATE OF TEXAS § 17-5725- 7436 • 225
COUNTY OF TRAVIS §

WHEREAS, the undersigned are the owners of the lots enumerated and described in instrument in writing dated September 30, 1966, recorded in Volume 3190, Page 2038, Deed Records of Travis County, Texas, said lots all being in Fairmont Park Section I, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in Volume 30, Page 26, Plat Records of Travis County, Texas;

AND WHEREAS, the undersigned, Farm Ridge Development Corporation, in the foregoing instrument in writing recorded in Volume 3190, Page 2038, Deed Records of Travis County, Texas, caused to be impressed and fixed on the foregoing property certain restrictive covenants among which were the following:

"3. It being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum costs permitted dwelling size. The ground floor area of any main structure, exclusive of porches and garages, shall be not less than 1200 square feet on one level or single story dwellings, the ground floor area of any 1 1/2, 2, or 2 1/2 story dwellings shall not be less than 750 square feet, all structures shall have a minimum of 50% masonry.

9. Duplexes will be permitted on any lot in said subdivision".

AND WHEREAS, the undersigned owners of said property desire to amend said quoted restrictions so as to permit the erection of duplexes on only two lots thereof and also desire to provide for a minimum cost of house erected on said properties;

NOW, THEREFORE, the undersigned do hereby amend and modify the above quoted restrictions by cancelling the same and by substituting therefor the following restrictive covenants:

"3. It being the intention and purpose of the covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum costs permitted dwelling size. The ground floor area of any main structure, exclusive of porches and garages, shall be not less than 1200 square feet on one level or single story dwellings, the ground floor area of any 1 1/2, 2, or 2 1/2 story dwellings shall not be less than 750 square feet, all structures shall have a minimum of 50% masonry, and said buildings shall cost no less than the sum of \$10,000.00.

9. One or two family duplex buildings may be erected on Lots Nos. 16 and 17, Block B, Fairmont Park Section I aforesaid."

DEED RECORDS
Travis County, Texas

EXECUTED this 16th day of January, A.D., 1967.

FAWN RIDGE DEVELOPMENT CORPORATION

BY: [Signature]
Bill Milburn, President

BRIMWOOD DEVELOPMENT COMPANY

BY: [Signature]
Bill Milburn, President

BILL MILBURN, INC.

BY: [Signature]
Bill Milburn, President

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Bill Milburn, President of Fawn Ridge Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

GIVEN under my hand and seal of office this 16th day of January, A.D., 1967.

(NOTARY SEAL)

Gail Nichols
Notary Public, Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Bill Milburn, President of Brimwood Development Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

GIVEN under my hand and seal of office this 16th day of January, A.D. 1967.

(NOTARY SEAL)

Gail Nichols
Notary Public, Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Bill Milburn, President of Bill Milburn, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

GIVEN under my hand and seal of office this 16th day of January, A.D., 1967.

(NOTARY SEAL)

Gail Nichols
Notary Public, Travis County, Texas

DEED RECORDS
Travis County, Texas

3236

795

*Fairmont Park
Section II*

RESTRICTIONS

FAIRMONT PARK SECTION II

AUSTIN, TRAVIS COUNTY, TEXAS

APR 23 1957 1957 * 3.50

NOW, THEREFORE LET IT BE KNOWN THAT, Fawn Ridge Development Corporation, a Texas Corporation, has purchased and acquired the following properties:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, Block A, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, Block B, and Lots 1, 2, 3, 4, 5, Block C, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, Block E, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block F, and Lots 1, 2, 3, Block G, and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, Block H, all of Fairmont Park, Section II, a subdivision in Austin, Travis County, Texas, according to the map or plat of record in Volume 39 Page 49, Flat Records of Travis County, Texas.

The corporation which presently owns the above described property has subdivided said property and will cause to be placed in the property all necessary physical arrangements, including streets, curbing gutter, and gas and water in conformity with the existing ordinances of the City of Austin for the purpose of subdividing the properties and offering the same for sale.

1. None of said lots shall be used other than for residential purposes, no building shall be erected, altered, placed or permitted to remain on any of said lots other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for no more than three cars.

2. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in part 2 (a).

2. (a) The Architectural Control Committee is composed of Bill Milburn, 3200 South Congress, Austin, Texas; Richard Scherk, 1100 West 38th St., Austin, Texas; and Leopold Danze, 1100 West 38th St., Austin, Texas. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

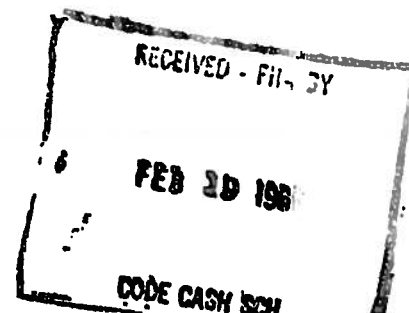
3. No dwelling, exclusive of open porches, garages, carports and patios, shall be permitted on any lot at a cost of less than \$12,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1400 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story

minimum size. The ground floor area of the main structure, excluding one-story open porches and garages, shall be not less than 1400 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling more than one story.

4. No building shall be located on any of said lots nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any of said lots nearer than 25 feet minimum or 35 feet maximum to the front lot line, or nearer than 10 feet to the side street line. No building shall be located nearer than 5 feet to an interior lot line except

DEED RECORDS
Travis County, Texas

3472 219



that no side yard shall be required for a garage or other permitted building located 50 feet or more from the minimum building setback line. A dwelling shall be located on any of the interior lots nearer than 5 feet to the rear lot line. For the purposes of this covenant, eaves, stairs, and porches shall not be considered as part of building, provided, however, that this shall not be construed to permit any portion of a building to be located or encroach upon any other lot. The above minimum and maximum setbacks may be altered slightly to save existing trees on building sites at the discretion of the above building control committee, and within the regulations of the City of Austin, Travis County, Texas.

5. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 7500 square feet, except that a dwelling may be erected or placed on lots as shown on the recorded plat.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

7. No noxious or offensive activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, bar, or other outbuilding shall be used on any of said lots at anytime as a residence either temporarily or permanently.

9. No sign of any kind shall be displayed to the public view on any of said lots except one professional sign of not more than five square feet advertising the property, for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

11. No part of any of said lots shall ever be used for a business or commercial purpose or for carrying on any trade or profession, provided, however, any of the lots in said subdivision may be used by Bill Milburn, or his successors or assigns, on a temporary basis for offices and exhibit houses.

12. No corner lot may be resubdivided or used so as to permit an additional dwelling to face on a side street.

13. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any of said lots, except that dogs, cats, or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose.

14. None of said lots shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except

in sanitary containers. All incinerators or other equipment for the disposal of such material shall be kept in a clean and sanitary condition.

15. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner lot herein described within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any of said lots within ten feet from the intersections of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

16. No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any of said lots.

17. No existing dwellings shall be moved onto any lot in this subdivision.

18. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots in Fairmont Park, Section II, has been recorded, agreeing to change said covenants, conditions, and restrictions, in whole or in part.

19. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. Invalidity of any one of these covenants by judgment or a court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

WITNESS my hand this the 26th day of April, 1968.

FAWN RIDGE DEVELOPMENT CORPORATION

BY: Bill Milburn
Bill Milburn, President

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Bill Milburn, President of Fawn Ridge Development Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the president of said corporation.

GIVEN UNDER my hand and seal of office this the 26th day of April, 1968.

COUNTY OF TRAVIS

I hereby certify that this instrument was filed on the _____ day of _____, 1968, at _____ o'clock _____ M., in the _____ and _____ of the _____ RECORDS of the County of Travis, Texas, as stamped herein by me, the

Gail Nichols
Notary Public in and for Travis
County, Texas

Southern Oaks Section 1

VOL 2042 PAGE 199-

THE STATE OF TEXAS ::
COUNTY OF TRAVIS :: NOW ALL MEN BY THESE PRESENTS:

WHEREAS, Nelson Pue Jr. and H. L. Harper and wife, Margie Harper, being the owners, and The Capital National Bank in Austin and The Austin National Bank, being the lienholders, of that certain subdivision known as Southern Oaks, Section One, a subdivision in Travis County, Texas, according to the map or plat of record in Vol. 9, Page 39, of the Travis County Plat Records, hereby impose the following covenants, conditions and restrictions upon all of said property.

LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes, except that one sales office may be erected and maintained by the subdivider or his agents for the exclusive sale of lots and homes in this subdivision. All lots in this subdivision shall be used for single family dwellings only, except Lot 13, Block B, and Lot 14, Block C, which may be used for duplexes. No dwelling constructed hereunder shall be moved to any lot in this subdivision.

EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities, are reserved as shown on the recorded plat and over the rear five feet of each lot.

TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

NUISANCES: No noisy and offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SIGNS: No sign of any kind shall be displayed to public view on any lot or house except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at

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points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

DWELLING COST, QUALITY AND SIZE: No dwelling, exclusive of open porches, garages, carports, and patios, shall be permitted on any lot at a cost of less than \$10,000.00 for a single family dwelling or \$14,000.00 for a duplex based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,000 square feet for a one-story single family dwelling, nor less than 1,300 square feet for a duplex. In addition, all dwellings erected shall contain at least twenty-five percent (25%) masonry construction.

BUILDING LOCATION: No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In no event, no building shall be located on any lot nearer than 25 feet nor more than 35 feet from the front lot line, nor nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building setback line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any part of a building on a lot to encroach upon another lot. No fence, wall, or hedge shall be built or maintained forward of the front wall line of the respective house.

ARCHITECTURAL CONTROL: No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality or workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in "Procedure".

MEMBERSHIP: The architectural control committee is composed of Nelson Puett, Jr., V. G. Mann and John McPhaul, of 5425 Burnet Road, Austin, Texas. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

PROCEDURE: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having a width of less than 65 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet.

OIL AND MINING OPERATIONS: No oil drilling or oil operations by way of development, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations

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or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintain as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be binding upon all persons acquiring title to property in this subdivision, whether by descent, devise, purchase or in any manner whatsoever and any person or persons in accepting title to any lot or plat in this subdivision shall thereby agree and covenant to abide by and fully perform the restrictions and covenants herein set out.

If any person or persons shall violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any restriction or covenant stated herein and either prevent him or them from so doing or to correct such violation or to recover damages or other dues for such violation.

These restrictions and covenants shall be binding until January 1, 1983

On and after January 1, 1983, these restrictions and covenants shall automatically be extended for successive periods of ten (10) years each, unless by a vote of 3/4ths majority of the then owners of the lots or plots in this subdivision, it is agreed to amend or change these restrictions in whole or in part.

Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Southern Oaks Section 4

1974 111

THE STATE OF TEXAS, COUNTY OF TRAVIS, HEREAS, William Focht, Jr., being the owner of certain subdivision known as SOUTHERN OAKS, SECTION 4, a subdivision in Travis County, Texas, and being the owner of plat of record in Vol. 12, Page 47, of Travis County Plat Records, hereby imposes the following covenants, conditions and restrictions upon all of said property.

LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes, except that one sales office may be erected and maintained by the subdivider or his agents for the exclusive sale of lots and houses in this subdivision. All lots in this subdivision shall be used for single family dwellings only. No dwelling constructed elsewhere shall be moved to any lot in this subdivision.

EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot.

TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-buildings shall be used on any lot at any time as a residence either temporarily or permanently.

NUISANCES: No noxious and offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SIGNS: No sign of any kind shall be displayed to public view on any lot or house except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SIGHT DISTANCES AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 3 and 5 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage lines is maintained at sufficient height to prevent obstruction of such sight lines.

MINIMUM COST, QUALITY AND SIZE: No dwelling, exclusive of open porches, patios, terraces and garages, shall be permitted on any lot at a cost of less than \$9,000.00 for a single family dwelling based upon cost levels prevailing on the date these covenants are recorded. It being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 600 square feet for a one story single family dwelling. In addition, all dwellings erected shall contain at least twenty-

BUILDING LOCATION: No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In no event, no building shall be located on any lot nearer than

25 feet nor more than 35 feet from the front lot line, nor nearer than 10 feet to an side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building setback line. No dwelling shall be located on any lot no more than 35 feet to the rear lot line. For the purpose of this covenant, eaves, steps and porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any part of a building on a lot to encroach upon another lot. No fence, wall or hedge shall be built or maintained forward of the front wall line of the respective house.

ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure shall have been approved by the architectural control committee as to quality of workmanship and materials, harmony of exterior design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Approval shall be as provided in "Procedure".

MEMBERSHIP: The architectural control committee is composed of **WILSON FOSTER, Jr., V. G. Mann and A. S. Duncan, of 2425 Burnet Road, Austin, Texas.** A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of the powers and duties.

PROCEDURE: The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having an area of less than 5,000 square feet.

OIL AND MINING OPERATIONS: No oil drilling or oil operations or any oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All in-

generators or other equipment for the engine or diesel or such material shall be kept in a clean and sanitary condition. These

These restrictions and covenants are hereby declared to be covenants running with the land and shall be binding upon all persons acquiring title to property in this subdivision, whether by descent, devise, purchase or any manner whatsoever and any person or persons in accepting title to any lot or plot in this subdivision shall thereby agree and covenant to abide by and fully perform the restrictions and covenants herein set out.

If any person or persons shall violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any restriction or covenant stated herein and either prevent him or them from doing or to correct such violation or to recover damages or other dues for such violation.

These restrictions and covenants shall be binding until January 1, 1986.

On and after January 1, 1986, these restrictions and covenants shall automatically be extended for successive periods of ten (10) years each, unless by a vote of three-fourths majority of the then owners of the lots or plots in this subdivision, it is agreed to amend or change these restrictions in whole or in part.

Invalidation of any one of these covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Executed on this the 24th day of October, 1961.)

William F. Pett, Jr.
WILLIAM F. PETT, JR.

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared William F. Pett, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office, on this the 24th day of October, 1961.

Charles B. Lee
Notary Public, Travis County, Texas

Filed for record Oct 13, 1961 at 4:25 P.M.
Recorded Oct 17, 1961 at 4:35 P.M.

Oakglan Section 1

Quality Construction
Residential and Commercial

J. E. Shuler
GENERAL CONTRACTOR
Hickory 24477

EXCISE 2359 PAGE 193
4000 Park Middle Farm
Austin 4, Texas

J. E. SHULER

APR 15-6183- 1961 • 4.50

TO

THE PUBLIC

THE STATE OF TEXAS;

COUNTY OF TRAVIS; KNOW ALL MEN BY THESE PRESENTS: That I, J. E. Shuler, owner of Oakglan Park, Section One as shown on the plat thereof recorded in Plat Book 10, Page 58 of the Travis County Plat Records, do hereby impress all of the property included in Oakglan Park, Section One, with the following restrictions and covenants;

1.
For the purpose of these restrictions and covenants, a "plot" as used shall be understood to consist of a lot or lots having contiguous frontage, and all lots included in these restrictions in this subdivision shall be known and described as residential lots.

2.
No building other than a one-family dwelling, ~~subdividing~~ ~~servant's quarters~~, shall be erected or permitted to remain on any plot. Garages and servant's quarters which may be constructed in connection with dwellings shall be attached to the dwelling.

3.
All dwellings erected on any plot shall be used exclusively for residential purposes, and no lot or part of any lot may be used for any business purpose. Signs which show commercial use of any building or lot shall not be erected.

4.
Residences constructed on lots in this subdivision shall be located on the lots so as to comply with the minimum set-back requirements of the City of Austin, as set out in the plat of Oakglan Park, Section One, and in no event shall a dwelling be located nearer than twenty-five (25') feet to, nor more than forty feet (40') from the front lot boundary, nor shall any building be nearer than 10 feet (10') to the lot boundary along any side street. No building shall be located nearer than five feet (5') to an interior lot line. No corner lot shall be resubdivided or used as to permit an additional dwelling facing on a side street.

5.
No fence, wall or hedge shall be built or maintained forward of the front wall line of the building or residence house with the following exception: A fence, wall, or hedge may be built, providing it is maintained in good order, along the extreme west property line of lots no. five (5), six (6), and fifteen (15). No fence or wall may be built or maintained at the property line dividing Lots No. five (5) and six (6).

6.
No trailer, tent, shack, barn or outbuilding shall be permitted on

Oakglan & and 1st 5 lots on Jones Rd, west of Manchaca

2359 194

Genlly Constructive
Residential and Commercial

J. E. Shuler
GENERAL CONTRACTOR
Hickory 2-4477

4000 Park Ridge Farm
Austin 4, Texas

RESTRICTIONS
OAKLEIGH PARK, SEC. 1
Page 2

any lot. Each dwelling will be occupied by no more than one family at a time. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes.

7.
No noxious or offensive activity shall be carried out upon any lot, nor shall any be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8.
No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

9.
Easements are reserved as shown on the recorded plat. A five ft. (5') easement for utility installation and maintenance is reserved off of the rear of each platted lot, whether or not such easement is shown on the plat.

10.
No dwelling or building shall be erected on any of said lots, nor shall any structure be altered until the building plans and specifications and a plot plan have been submitted to and approved in writing by J. E. Shuler or his order; however, if said building plans and specifications and said plot plan shall not have been approved or disapproved within thirty (30) days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and plot plan shall be conclusively presumed.

11.
No dwelling shall be constructed or permitted to remain on the premises that is of box construction nor shall any structure which has been erected elsewhere be moved onto said premises.

12.
Eighty percent (80%) of the area of the exterior walls of each dwelling erected in this subdivision shall be of masonry construction.

13.
No structure shall be erected or maintained on any building plot which plot has an area of less than seven thousand five hundred (7,500) square feet.

203

Quality Construction
Residential and Commercial

J. E. Shuler
GENERAL CONTRACTOR
Hickory 2-4477

LV 2359 FILE 195
6000 Park Middle Pass
Austin 4, Texas

RESTRICTIONS
OAKGLEN PARK, SEC. 1
Page 3

14.

No structure or building shall contain less than 1,350 square feet of ground floor area exclusive of the area of porches, carports, garages, and terraces. Any structure or building shall cost not less than Twelve Thousand Dollars (\$ 12,000.00) exclusive of the cost of porches, carports, garages and terraces and the cost of the building site, such cost being based upon cost levels prevailing on the date these covenants are recorded.

It is the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that that can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.

15.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be binding upon all persons acquiring title to property in this subdivision, whether by descent, devise, purchase, or in any manner whatsoever, and any person or persons in accepting title to any lot or plot in this subdivision shall thereby agree, covenant to abide by and fully perform the restrictions and covenants herein set out.

16.

If any person or persons shall violate any of the restrictions and covenants herein, it shall be in order for any other person or persons owning real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any restriction or covenant stated herein and either prevent him or them from so doing or to require him or them to correct such violation, or to recover damages or other dues for such violating.

17.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or part.

In testimony whereof, witness the signature of J. E. Shuler as Owner of Oakglen Park, Section One, this the 14th day of August, 1961.

AGENDA #1-4

Reilly, Francis

From: Gwyn Walters
Sent: Tuesday, April 22, 2014 1:44 PM
To: Reilly, Francis
Subject: I support the SACNP as it was before April 3

Dear Mr. Reilly,

I just wanted to say that I have enjoyed the planning process and the vision that we created for the future of our neighborhood in the South Austin Combined Neighborhood Plan. I enjoyed meeting and sharing ideas with my neighbors to make our neighborhood a great place to raise our children and hopefully for us to be able to "age in place."

I have to say, however, that I am greatly disturbed by the eleventh-hour attempt by certain people--most of whom I never saw at any of the planning sessions I attended until that very last unpleasant one on April 3--to hijack our plan and turn it into something I don't care for. These few people seem to want nothing other than a vast sea of single family lots that require us--even those of us who cannot drive for whatever reason--to drive and drive to get to basic things like a cup of coffee or basic groceries. Many of us who attended most if not all of the planning meetings expressed a desire for easy-to-walk/bike-to local businesses and a greater variety of housing choices in our neighborhood. I personally want to live in a diverse neighborhood with more than just traditional single-family homes so that I can remain in this neighborhood even if I become disabled due to age and can only take a little scooter to the corner store or coffee shop. Oh wait, we won't have corner stores will we?

I am unable to attend the planning commission today, but I'd really like the commission to know that many of us worked many long hours on this plan, and we really liked it just fine the way it was before that awful April 3 meeting. Please don't think a few narrow minded folks represent everyone in the neighborhood. I want to leave my kids a great place to live no matter what stage of life or ability they may or may not have.

Gwyn Walters
Garrison Park neighborhood

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Please also include in Zoning Case C14-2014-0017, the restriction
of large impermeable objects placed in back yards i.e. skate/bike
ramps that exceed more than 10ft. A permit or variance must be given
by the City. What is the difference of having these objects and additional/enlarged
driveways? They exceed the 65% impermeable cover rule. Have a backyard
ordinance too.
You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

* Please look @ 5005 Windy Trail 78745

Name (please print) Judy Paciona

☒ I am in favor
(Estoy de acuerdo)

Address 4904 Lake Trail 78745

☐ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I really want with all my heart that the "secondary apartment" proposal
is approved. I will retire this year. My S.S. payment will be too low
I need an extra income to live and this will definitely be the solution to my
anxiety about my situation.

PLEASE PASS THIS PROPOSAL IN NEIGHBORHOOD PLAN

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Rosa Elba Pacheco

☒ I am in favor
(Estoy de acuerdo)

Address 6204 Cannes Cir 78745

☐ I object
(No estoy de acuerdo)

~~Cherry Creek Park~~ (Cherry Creek Park)

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Corner Stone (Yes)
Operating hours should be 6am. to 11pm.
New Park Name should be (Bayton Loop) ~~Cherry Creek Park~~
Comments: ~~Kick Ball~~ ^{Instructions} 4/square, Hick and Bike Trail.

Trash can's, water fountain, swing set 5619
Bayton Do not Flood, I Live there and
Not 50 feet away from 5619 Bayloop

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Claudia M. Rousson

Address 5701 A Westgate Blvd.
Austin, TX. 78745

☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After the first public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the previous page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the top of this page
- by writing to the city contacts, listed at the top of this page

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM**File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019****Planning Commission Hearing Date: Tuesday, March 25, 2014**

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Erik Bell
☒ I am in favor
(Estoy de acuerdo)
Address 2304 Campden Dr., Austin, TX 78745
☐ I object
(No estoy de acuerdo)

.....

INFORMATION ON PUBLIC HEARINGS

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This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After the first public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: NONE

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Mrs. CLARA R. RAMIREZ ☒ I am in favor
(Estoy de acuerdo)

Address 4513 So. 3rd St. Austin, Texas 78745 ☐ I object
1961 (No estoy de acuerdo)

.....

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Patricia A. Sweredoski ☒ I am in favor
(Estoy de acuerdo)

Address 4613 Jinx Ave Austin, TX 78745 ☐ I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) LAWRENCE E SWENBOSKI

☒ I am in favor
(Estoy de acuerdo)

Address 4613 JINX AVE AUSTIN TX 78745

☐ I object
(No estoy de acuerdo)

.....
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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

Great idea. More Housing
close to town - (lots of)
unused space. Would love
to have ~~some~~ secondary dwelling option.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Harris Charles Schell

☒ I am in favor
(Estoy de acuerdo)

Address 5905 Burnhill Dr. Austin, TX 78745

☐ I object
(No estoy de acuerdo)

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Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

This is great idea. More housing close to town -

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Harris Charles Schell

☒ I am in favor
(Estoy de acuerdo)

Address 5904 Burnhill Dr. Austin, Tx 78745

☐ I object
(No estoy de acuerdo)

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From: [Natalia Olivera](#)
To: [Reilly, Francis](#)
Subject: # NP-2013-0030 (South Austin Combined Neighborhood Plan)
Date: Wednesday, March 26, 2014 5:58:57 PM

Francis,

I am homeowner at SONA, in the Westgate Neighborhood Plan area. I attended many of the SACN meetings, and am in fact listed as attending 5 or more meetings. I started the process when I was a renter in the Southwood Neighborhood, and then purchased a home last year in Southern Oaks Neighborhood. Full disclosure, I am a city employee. I work over in commercial building review, on the 2nd floor at OTC.

I have been busy the last few weeks, and I've been trying to follow the discussion regarding adopting the Neighborhood Plan, and there seems to be a lot of negativity coming from my neighborhood association. As someone who participated in the Neighborhood Planning process, I found the the results that were mailed to us to accurately reflect what was discussed and agree SACN plan, and future mixed use activity along Manchaca and Stassney. I do share many of my neighbor's concerns about the increase in impervious covers, and what to do with the Williamson Creek flood zone (we had some minor flooding in our garage last October). But overall, I am very positive about the Corner stores, and potentially denser residential development. Can something be done about neighborhood sidewalks too? That's a major issue in terms of pedestrian accessibility in this area. Also, the increased density should not negatively affect the tree canopy, that's one of the major identity elements to this neighborhood.

I will try to attend the April 3rd meeting, but in general, weekdays are much harder to manage for me at the moment. I just wanted to make sure you weren't getting only negative feedback from our neighborhood.

Thanks,

Natalia Olivera

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Great work!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) David Foster

- ☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

Address 1502 Forestlake Dr 78745

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SM

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: New to the neighborhood - it would be really nice to
have more retail / business / restaurants we can walk to.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Marshall Escamilla

Address 4803 Everglade Dr. 78745

- ☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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Reilly, Francis

From: OTC05WestTexas@ci.austin.tx.us
Sent: Wednesday, August 20, 2014 5:30 PM
To: Reilly, Francis
Subject: Scanned from OTC05WestTexas
Attachments: Scanned from OTC05WestTexas.pdf

Please open the attached document. It was scanned and sent to you using a Xerox multifunction device.

Attachment File Type: pdf

multifunction device Location: 5th Floor OTC PDRD

Device Name: OTC05WestTexas

SM

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

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Name (please print) Marshall Escamilla

Address 4803 Everglade Dr. 78745

- ☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

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AGENDA 1-4

Reilly, Francis

From: Mike & Donna Cunningham [REDACTED]
Sent: Tuesday, April 22, 2014 1:13 AM
To: Anderson, Dave - BC; Chimenti, Danette - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Oliver, Stephen - BC; Roark, Brian - BC; Smith, Myron - BC; Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Martinez, Mike [Council Member]; Tovo, Kathie; Morrison, Laura; Reilly, Francis
Subject: this is the kind of stuff being told to people about the neighborhood plan
Follow Up Flag: Follow up
Flag Status: Flagged

From: M. C. Forister
Sent: Monday, April 21, 2014 8:39 PM
To: Cherry Creek Village Area
Subject: Fw: Neighborhood city planning issue / Fw: Planning Commission tomorrow

See below, the first was from the neighbor about neighborhood city planning issue with attachment. And, the last is from Francis Reilly from the City of Austin. Some of the neighbors has been complaining about how the City of Austin rushed things. But, there are lots of neighbors (home owners) didn't know about it and most of owners doesn't live in this area, only rents their houses to renters. There are lot of confusing and they feel that we need more time to know more about what the City of Austin are doing to changes things. To let ALL of us here to let the City of Austin to know how we feel about it, not just few of us. Already, we do have serious problems for a long time with such a heavy traffic with too many of apartments kept adding and adding. And, we're getting too many of cars accidents and children gets hurt by walking across the streets to schools as well. So, I agree to vote "NO" on the Infill Options. Forister

Sent: Monday, April 21, 2014 10:43 AM
To: Forister
Subject: Neighborhood city planning issue

Forister,
Please send this out immediately to the Neighborhood group list.

I attended six meetings during the planning process for our neighborhood. Many things are good, such as upgrading the shopping center near Crockett H.S. and the one on Westgate at Wm. Cannon.

But as we have learned, the issue that is causing the most discussion is the one dealing with possible future use properties that are, or may become, vacant. The land across the street from the fire department is one example. The last I heard was that it may be at two or three story multiplex apartments...divided into about 5 or 6 separate buildings.

There has been a lot of discussion about the "Infill Options". These will all add high density housing. As I recall from the meetings, the "Secondary Apartments" will be the most dense.

Reilly, Francis

From: Courtney Dent [REDACTED]
Sent: Monday, April 21, 2014 1:10 PM
To: Reilly, Francis
Subject: Rezoning on Berkeley Avenue

Good afternoon,

I wanted to write to you to let you know that I live at 6302 Berkeley Cove and I am NOT in favor of rezoning the Berkeley Methodist Church for housing or apartments. It is too dangerous that close to the school, also my daughter goes to daycare at Berkeley Methodist and they are a wonderful organization and do many great things for our neighborhood. Please take this into consideration, I think all other improvements are great ideas but this one is NOT.

Thank you,

Courtney Dent
6302 Berkeley Cove
Austin, TX 78745

AGENDA
#1-4

Reilly, Francis

From: James Espinosa [REDACTED]
Sent: Tuesday, April 22, 2014 1:56 PM
To: Reilly, Francis
Subject: RE: Neighborhood plan infill options + public hearing April 22

Good Afternoon Francis,

My neighbors and I have spoken extensively about the proposed changes and we are NOT in favor of the Cottage Lots, Urban Homes and Corner Stores in the Garrison Park Zone and Cherry Creek Central Neighborhood.

Thank you very much!

God Bless You!

James Espinosa
5702 Burrough Drive
Austin, TX 78745

-----Original Message-----

Date: 2014-04-15 12:26:42

From: francis.reilly@austintexas.gov

To: webapp@ci.austin.tx.us

Subject: Neighborhood plan infill options + public hearing April 22 Good afternoon South Austin community members,

Planning Commission will hold a public hearing on the South Austin Combined Neighborhood Plan on Tuesday, April 22. The meeting will be at City Hall starting at 6 p.m. The plan is not the only item on Commission's agenda that night, but I will try to let you know where the hearing for the neighborhood plan falls on the agenda once it is posted.

Based on the recent feedback we received and the meeting on infill options held April 3, we've revised our recommendations from what was included in the public notice ya'll received by mail. Those recommendations and results are available on this page: <http://austintexas.gov/page/south-austin-combined-neighborhood-plan-meetings-workshops>

The draft neighborhood plan will be updated to reflect these new recommendations. I'll send another email once these changes have been made.

Planning Commission will follow this basic format: Once we come up on the agenda, staff will give a presentation of the neighborhood plan, including the recommended infill options. Commission will then open the public hearing, allowing anyone who signs up to speak have 3 minutes to address the Commission. If you would like, you may also donate your time to another speaker. Following the hearing, Commission will vote on whether to recommend the plan, recommend it with modifications, or recommend against it. If recommended (or with modifications), the plan will move forward to City Council, likely sometime in early or mid May.

Thank you all for your continued interest in the neighborhood plan. I hope to see ya'll on April 22. Please let me know if you have questions or would like additional information.

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~

April 22, 2014

Comments: I object to cottage lots, urban homes
and corner stores! I only believe this will
contribute to negative influences for me as a
homeowner and to our neighborhood overall.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Katherine Houck

Address 5800 Cherry Creek Dr.

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

.....

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I OBJECT TO COTTAGE LOTS, URBAN HOMES
AND CORNER STORES IN CHERRY CREEK CENTRAL
NEIGHBORHOOD IN THE GARRISON PARK ZONE.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1033, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) LAURA RAY

☐ I am in favor
(Estoy de acuerdo)

Address 5913 BURROUGH DRIVE 78745

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~

April 22, 2014

Comments: I OBJECT to Cottage Lots, Urban Homes
and Corner stores in the Cherry Creek Central
Neighborhood and Garrison Park Zone I Don't want
this in my established Neighborhood keep it out

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) David Ray

Address 5913 Burrongh Dr. Aus, TX 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: We love our Cherry Creek Central
neighborhood as it is. I object to
cottage lots, urban homes + corner
stores. I have owned my house since 1974.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) NORMA J. WOLF

Address 5805 BURROUGH DR.
Austin, TX 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I OPPOSE RE-ZONING OUR AREA
FOR cottage lots, Corner stores, OR Urban
HOUSES.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print)

BROCK O'HEARN

☐ I am in favor
(Estoy de acuerdo)

Address

6001 Cherry Creek DR. 78745

☒ I object
(No estoy de acuerdo)

.....

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~

April 22, 2014

Comments: I object to cottage lots, corner stores and urban
homes. We want to preserve the tranquility of our neighborhood!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print): Tom Nettle

Address 5800 Cherry Creek Dr. 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

.....

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Reilly, Francis

From: Da Cos [REDACTED]
Sent: Thursday, April 17, 2014 4:25 PM
To: Reilly, Francis
Subject: Combined South Austin Neighborhood Plan

Hello Francis,

My biggest concern for the plan that has been developed is very specific to my neighborhood.

I live on Salem Walk Dr. several houses on this street have flooded in 1998, 2001, and twice in October 2013. These are not houses that are in the flood plane at all they flood from water overwhelming the street drainage system and jumping the curb and sending up to a foot of water through these houses. The water comes from property and streets south of us, it is a large drainage area centered at Odom elementary school. The neighborhood plan calls for much of this property to be in the "transition" area meaning it could be redeveloped with a lot more impervious cover than what is there right now (not what is currently allowed but what is actually there). This would send a lot more water straight down the hill from William Cannon Dr. aimed right at Salem Walk Dr. The COA water drainage engineers are well aware of this problem. I would appreciate it if the planning commission could get these engineers to come up with a scenario for what this increased impervious cover would mean for our neighborhood and put it in the plan along with their recommendations for fixing this problem. I know it is late in the planning process but the October floods focused my neighborhood on this problem and how it relates to their homes.

Please forward to the planning commission.
Thank you, it has been good working with you.
Michael Cospers

"Change is one thing. Acceptance is another."

Arundhati Roy,

The God of Small Things

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: My wife and I strongly object to the zoning/
re-zoning of our neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) BRAUN + SUZANNE REYNOLDS

Address 4610 TEXAS TRAIL, AUSTIN 78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~

April 22, 2014

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1038, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Dolores Belvin

☐ I am in favor
(Estoy de acuerdo)

Address 5902 Cherry Creek Dr
78745

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I am against Cottage Lots, Urban Homes,
& Corner Stores

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1033, Austin, TX 78767-8335 Attn: Francis Reilly

Name (please print) Jimmy Collazo

☐ I am in favor
(Estoy de acuerdo)

Address 5908 Burrough Drive, Austin, TX

☒ I object
(No estoy de acuerdo)

78745

.....

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I am opposed to Cottage Lots, Urban Homes,
& Corner Stores in my neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Laura Collazo

☐ I am in favor
(Estoy de acuerdo)

Address 5908 Burrough Dr, Austin, TX 78745

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I very much ~~oppose~~ planned Cottage Lots, Urban
Homes and Corner Stores - I will vote "NO" at
the appropriate opportunity. We do not want added automobiles
from patrons. We do not want foot traffic disruptions in neighborhood
We do not want auto parking as a result of these proposed changes

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Carol George O'Hearn

☐ I am in favor
(Estoy de acuerdo)

Address 6001 Cherry Creek Drive, Austin TX 78745

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I object to cottage lots, urban
homes, & corner stores.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Ben J. Wolf

Address 5805 BURROUGHS
AUSTIN, TX 78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I AM TOTALLY OPPOSED TO THIS
ZONING CHANGE THAT WILL DESTROY
OUR BEAUTIFULL NEIGHBORHOOD OF
WESTERN TRAILS! NO CORNER STORES PLEASE!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) JOHN HARVEY WILLIAMS

Address 4601 NEVADA PATH

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

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John Harvey Williams
4601 Nevada Path
Austin, Texas 78745

March 17, 2014

Francis Reilly
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767-8835

Dear Mr. Reilly,

I am a resident of Western Trails. I moved here with my family in 1967. After spending my entire adult life in Mexico I sold all of my property there and moved back into our family home after my mother's death and following a very costly remodeling of the property. One of the main reasons I chose to move back into the family home here in Western Trails was because of the very positive way that Western Trails had developed into a very quiet, attractive and desirable RESIDENTIAL neighborhood. I have been VERY happy here for the last three years looking forward to a quiet and pleasant retirement with my elder disabled sister who shares the house with me. I was shocked and VERY dismayed to receive information recently regarding a zoning change that would effectively DESTROY our beautiful neighborhood by allowing commercial use of residential lots as "CORNER STORES". This beautiful neighborhood has ALWAYS been 100% residential. Fortunately as the original owners depart young families with small children are moving in and renovating this beautiful old ranch style homes. This is NO place for "CORNER STORES" with the traffic, noise and disorder that that implies. Please remove the "CORNER STORE" special use from the over all plan which as a whole seems very positive.

Respectfully,


John Harvey Williams

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: OPPOSED TO COTTAGE LOT S, URBAN HOMES,
and CORNER STORES

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Rah'k G. Ramsey

Address 4602 ROUNDUP TRAIL
AUSTIN, TX 78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Our residential neighborhood is a small,
delightful place filled with people making improvements
and helping one another. Please do NOT tarnish
this beautiful place with commercial businesses
Western Trails is a gem for Austin - let's keep it that way
You may also send your written comments to the Planning and Development Review Department, P.O.
Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Enna Cruhala

Address 4664 Frontier Trail, Austin TX
78745

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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No. Urban Homes should be subdivided to have 2-4 two story units built on it, It changes how much impervious cover can be built on a site (i.e. flooding issues) and includes parking restrictions

Cottage homes: same.

Corner Store : allows a very few places within our SACP to be made into corner stores, with operating hours of 6 am to 11 pm.

Urban Housing or Cottages are not appropriate for the Core Residential areas, but could be suited for the Transition Zone, so keep the infill option for the Transition Zone, but remove it for the Core zone".

Building 2-3 two story houses on one lot would block light and be invasive. The big issue in our neighborhood is the run off and I have already had to install a French drain to deal with back ups from the drainage.

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

I object to "Cottage Lot"
"Urban Home" and "Corner Store"

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print)

PATRICIA ANN FORD

☐ I am in favor
 (Estoy de acuerdo)

Address

4519 FRONTIER TRAIL

☒ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I do NOT agree with the provision
to add "Corner store" as an option
in the Westgate NCD,

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) AMANDA WILSON

Address 4601 Tejas Trail 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

.....
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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am opposed to: Cottage Lot,
Urban Home, and Corner Store proposals.
These would not benefit the residential
area in close proximity.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Steven M Becker

Address 5424 Fairmont Circle
Austin, TX 78745

☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I oppose the cottage lot, the
urban home and the corner store and
do not feel these are beneficial to
a residential neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Ann G. Becker

Address 5422 Fairmont Circle
Austin, TX 78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I oppose the "cottage lot - the urban home-
and corner store" proposals, as I feel they are
not beneficial to the residential neighborhood
in close proximity.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Carl R. Becker

Address 5422 Fairmont Circle
Austin, TX 78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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WG

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019


Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I do not want any commercial development in this area, especially on Western Trails Blvd.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) JIM PRUITT

Address 2207 WESTERN TRAILS BLVD


☐ (Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: NO TO ALL YOUR PLANS! KEEP THE INTEGRITY OF OUR
NEIGHBORHOOD - DO NOT ALLOW CORNER STORES! OR FOR
EXTRA LIVING SPACES TO BE BUILT ON LOTS! HAVE YOU
LOST YOUR SENSES ???

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) JOSEPH STEVEN DILLINGHAM

Address 4509 TEXAS TRAIL, AUSTIN, TX 78745

☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: DO NOT SCREW UP OUR NEIGHBORHOOD!
I SHOULD HAVE KNOWN THE PLANS ARE NOT IN
OUR NEIGHBORHOODS BEST INTEREST! YOU PEOPLE
NEVER CEASE TO AMAZE ME! I CANNOT WAIT UNTIL
THE NEXT ELECTION CYCLE

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Debbie Dillingham

Address 4509 TEXAS TRAIL, AUSTIN, TX
78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

COUNTY COMM. #114

.....
INFORMATION ON PUBLIC HEARINGS

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W1

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I object to the Cottage Lot & the Corner Store provisions, because they would greatly ^{harm} change the quality of life here & drastically change the nature of our neighborhood. If we wanted this type of neighborhood, we would have moved to such a neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) SUSAN M BROWN

Address 4164 TEXAS TR ATX 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Sarah Leann Land

Address 4710 Frontier Trl

- ☐ I am in favor
(Estoy de acuerdo)
- ☒ I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: While I support infill & appropriate
re-use & re-development - I oppose a commercial
enterprise within the residential core.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Carole Barasch

Address 4601 Frontier Trail - 78745

- ☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: We object to : Cottage Lot, Urban Home,
CORNER STORE, Garage Placement

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Robert Allen & Patti
Beerwinkle-Alen

Address 4507 Tejas Trail, Austin
TX 78745

- ☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: _____

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Name (please print) Alise Branton

Address 4710 Fronker Trl

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I object to all. We do NOT need
more families in our neighborhood and we do NOT
need corner stores on any corner.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) BRENDA Langley

Address 2211 Southern Oaks Dr.

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

.....
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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: THERE ARE ALREADY TOO MANY CONVENIENCE
STORE IN MY AREA. OUR NEIGH, LIKE ROAD IS
JUST FINE AS IS

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) CYNR. GUSTAFSON

Address 7300 SOUTHERN DR.

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

.....
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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: DO NOT WANT COTTAGE LOT, URBAN HOME, OR CORNER STORE

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) MARYANN ORR

Address 2204 SOUTHERN OAKS DR AUSTIN TX 78745

MAILING: PO BOX 153037 AUSTIN TX 78715

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am against this proposed change. It
would be detrimental to allow several of the
in-fill options listed in our largely residential
area. Thank you.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) ANITA Garcia

Address 2100 Village Way Drive

Austin, TX 78745-2738

- ☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

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Reilly, Francis

From: OTC05WestTexas@ci.austin.tx.us
Sent: Wednesday, August 20, 2014 5:30 PM
To: Reilly, Francis
Subject: Scanned from OTC05WestTexas
Attachments: Scanned from OTC05WestTexas.pdf

Please open the attached document. It was scanned and sent to you using a Xerox multifunction device.

Attachment File Type: pdf

multifunction device Location: 5th Floor OTC PDRD
Device Name: OTC05WestTexas

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I don't want the Berkeley Methodist Church property to be re-zoned. I am in favor of the other proposals but NOT rezoning the church.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) COURTNEY DENT

Address 10302 BERKELEY C., AUSTIN TX 78745

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: in favor of all plans except the re-zoning
of Berkeley Methodist Church, it is dangerous
for the school across the street w/ all the
increased traffic it would create

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Robert Dent

Address 6302 BERKELEY CN AUSTIN TX 78745

- ☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

..... INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Concern over Parking Limitations - No Front & Side Parking
restrictions; Corner stores, small lots & 20 ft ages are not
acceptable in residential core & concern that these may be too
close to residential properties. Concern that density will bring
other parking issues to neighborhood local business & small children

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Elina May

1605 Sylvaan Grade Austin TX 78748 Property
Address 9813 Eagle Feather Dr Austin TX 78735

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

I object to special use infill options
cottage lot, urban home, and the
corner store. I do not want to see huge
homes and multiuse homes to ruin my
neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) IRMA FLORES-MANGES

Address 817 ORLAND BLVD

- ☐ I am in favor
(Estoy de acuerdo)
- ☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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From: [Kate Spencer](#)
To: [Reilly, Francis](#)
Subject: Email from austinTexas.gov: South Oaks Neighborhood Homeowner - Supports Mixed Use Development
Date: Thursday, March 20, 2014 5:05:43 PM

This message is from Kate Spencer. [kate.spencer@co.travis.tx.us]

Hi Francis, although I understand that many of my neighbors are leery about restaurants or corner store retail in 78745, I'd like to express my support. I love what's going on in the North Loop area, etc. and think it would be great if we could eventually get more mixed use in our neighborhood. Thank you for all of your hard work on the neighborhood plan. All the best.

From: [Deanne Aldridge](#)
To: [Reilly, Francis](#)
Subject: Opinion re South Austin Combined Neighborhood Plan
Date: Thursday, March 20, 2014 1:00:21 PM

Although I support most of the South Austin Combined Neighborhood Plan, I do not support the cottage lot and urban home portions, and I'm concerned about the front porch setback option. I believe these options will too drastically reduce the amount of green space (in yards, obviously) in the neighborhoods. I do NOT consider Plum Creek, which was used as an example of the urban home option, to be an example to be emulated. Much of Plum Creek is, in my opinion, sterile and lifeless; it does not encourage community interaction, at least in part because of the lack of space for trees and plants. (I do believe in xeriscaping and the use of drought-resistant plants, but I believe these options allow far too little space in the lots for any types of plants.) If the front porch section allows porches to be closer to the street than is currently permitted, I am opposed to it for the same reason.

I believe that there must be better ways to increase density than with these options.

I appreciate your work on these matters.

Deanne Aldridge
4615 Gillis St.
Austin, TX 78745
(South Manchaca neighborhood)

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I do not believe Urban Home or Cottage
are appropriate for Residential Care, but I think
they are fine for Transition zone. Please remove
those options from care but leave them in
the other areas

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Scott WERBAUGH

Address 1900 FOREST LADE

☒ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

mix-
self
comment

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CASE#NP-2013-0030

PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

I am opposed to ALL of the Special Infill Options & Design Tools Descriptions

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) *MARLENE ESKIN*

Address *5112 Emerald Forest Drive*

- ☐ I am in favor
(Estoy de acuerdo)
- ☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

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Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: _____

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Name (please print) Nancy Martin

Address 1409 Redd Street
Austin TX 78745

☒ I am in favor
 (Estoy de acuerdo)
☐ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am not interested in changing the zoning
in this area

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Bruno + Shannon ZuccaAddress 9009 Sedge moore Trl
8001 Clydesdale Dr
5402 Listhill Cove.

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

.....

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: You've destroyed the So. Lamar!!
area. Now you want to devour
more. You gutters! Stop your
insane development!!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Kathleen Greaney

Address 1507 Kinney Ave. #2010
78704

☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am AGAINST Infill Options -

Cottage Lot - AGAINST, Secondary Apartment - AGAINST
Corner Store - AGAINST, Garage Placement - AGAINST
Front + Side Yard Parking Ordinance - AGAINST

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Michael Barnes

Address 2200 Village Way Dr - Austin 78745

☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: STOP! These rules are NOT needed.
We have too many rules already. I do not
approve.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Karl Burkett

Address 2205 Western Trails Blvd

- ☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I object to the proposed zoning changes They are
too broad and over-reaching I certainly don't want a
corner store 2 houses down from me.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Kelly Doggett

Address 2101 Fair Oaks Dr
Austin, TX 78745

☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

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File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: "corner store" infill option is
 counter to maintaining neighborhood
 character. I don't want the possibility
 of commercial businesses placed in my
 neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) WALLY DOUGHERT

☐ I am in favor
 (Estoy de acuerdo)

Address 2101 Fair Oaks Dr.
Austin TX 78745

☒ I object
 (No estoy de acuerdo)

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Comments: _____

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Name (please print) Aurora Dizz

Address 4600 Nevada Path

- ☐ I am in favor
(*Estoy de acuerdo*)
☒ I object
(*No estoy de acuerdo*)

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Comments: _____

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Name (please print) NOE DIAZ

☐ I am in favor
(Estoy de acuerdo)

Address 4600 NEVADA Path Austin Texas 78745

☒ I object
(No estoy de acuerdo)

.....

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: PLEASE DO NOT RUIN OUR BEAUTIFULL
AND QUIET NEIGHBORHOOD OF
WESTERN TRAILS. I AM OPPOSED TO
COTTAGE LOT, URBAN HOME AND ESPECIALLY CORNERSTORE

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) LINDA THOMPSON

Address 4601 NEVADA PATH

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I do not want cottage lots urban homes or
corner stores in Western TRAILS we want to preserve single
family homes and prevent tear down of existing homes to
build multifamily units no mansions etc Increased traffic is
concerning it Density and Commercial zoning increase

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) John West Jr.

☐ I am in favor
(Estoy de acuerdo)

Address 4603 Aegolus Trail Austin, TX 78745

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments:

against cottage homes^{lots/} sub plots
corner stores & urban homes.

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Name (please print)

Laura Rodriguez Emmanuel Tadhua

Address

4612 Texas Trail

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: We are opposed to cottage lots,
urban homes and corner stores in the
Western Trails area.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Walker E. Rachael McDaniel ☐ I am in favor
(Estoy de acuerdo)
Address 4901 Tahoe Trail, Austin, TX ☒ I object
78745
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: Small lot amnesty is acceptable. As for the rest, it seems to directly contradict the intent of the McMansion ordinance. And if infill is desired, we still have plenty of room on major corridors such as Lamar, South First, and South Congress for very high density development with far lower ecological impact.

Name (please print) Margaret Marcum

Address 4624 Philco Dr., 78745

☐ I am in favor

☒ (Estoy de acuerdo)

☒ Object

(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I live in the Westgate neighborhood and oppose
in-fill options: Cottage lot, urban home, secondary apartment
and corner store.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Bernard A. Flusche

Address 4600 Frontier Trail

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I am opposed to cottage lots,
urban homes, and corner stores

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Ernest Zapata

Address 4905 Tahoe Tr 78745

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

..... INFORMATION ON PUBLIC HEARINGS

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: My wife and I strongly object to the zoning/
re-zoning of our neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) BRIAN + SUZANNE REYNOLDS ☐ I am in favor
Address 4610 TEXAS TRAIL, AUSTIN 78745 ☒ I object
(Estoy de acuerdo)
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I object To rezoning of the Berkeley Methodist Church
on Berkeley Ave. File# C14-2014-0019. Also object To rezoning
of Cunningham Elementary School- Don't want Secondary Apt
special use.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Robin Matthews

☐ I am in favor
 (Estoy de acuerdo)

Address 6303 Berkeley Cove
78745

☒ I object
 (No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: I object to the "corner" store option.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Noma Meyer

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

Address 1714 Bissel Lane, Austin, TX 78745

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JOHN HARVEY WILLIAMS
4610 NEVADA PATH
AUSTIN, TEXAS 78745

MARCH 20, 2014

PLANNING & DEVELOPMENT REVIEW
NEIGHBORHOOD PLANNING
CITY OF AUSTIN

ESTEEMED MEMBERS OF THE PLANNING COMMISSION,

YOU WILL FIND ATTACHED A SURVEY THAT I RECENTLY DID OF SIX BLOCKS ADJACENT TO MY STREET IN WESTGATE. 100% OF THE NEIGHBORS WHO ANSWERED THEIR DOOR WHEN I KNOCKED WERE OPPOSED TO THE INFILL OPTIONS CORNER STORE, COTTAGE LOT AND URBAN HOME. DUE THE SHORT AMOUNT OF TIME I HAD TO CONDUCT THIS SURVEY, I WAS ONLY ABLE TO COVER THE SIX BLOCKS NEAREST TO MY HOUSE ON NEVADA PATH. THERE ARE FOUR OTHER RESPONDENTS WHO DO NOT LIVE NEAR ME BUT THAT I ENCOUNTERED AT LAST NIGHTS NEIGHBORHOOD MEETING AT 5201 BUFFALO PASS. IN SHORT, BASED UPON MY SURVEY THE RESIDENTS OF WESTGATE ARE OPPOSED IN A LARGE MAJORITY TO THE THREE INFILL OPTIONS CORNER STORE, COTTAGE LOT AND URBAN HOME WHICH FORM A PART THE SOUTH AUSTIN NEIGHBORHOOD PLAN. I WOULD RESPECTFULLY REQUEST THAT YOU TAKE THIS INTO CONSIDERATION WHEN DETERMINING WHAT INFILL OPTIONS YOU RECOMMEND TO THE CITY COUNCIL. DURING THE COURSE OF MY SURVEY I OBSERVED THAT EVERYONE I VISITED WITH ABOUT THESE OPTIONS WAS UNAWARE OF THEIR NATURE EVEN THOUGH THEY HAD RECEIVED THE PACKAGE THAT WAS SENT OUT APPROXIMATELY TEN DAYS AGO. AS YOU MAY KNOW, THIS COMMUNITY IS MADE UP OF MOSTLY VERY ELDERLY PEOPLE AND YOUNG PROFESSIONALS WHO ARE MOVING IN AS THE ORIGINAL OWNERS DEPART. DUE TO AGE OR OCCUPATION RESPONDENTS DID NOT HAVE SUFFICIENT TIME TO REVIEW THE EXCELLENT MATERIAL THAT YOU PROVIDED. THE NEIGHBORS WHO HAVE MOVED HERE RECENTLY HAVE DONE SO SPECIFICALLY BECAUSE OF THE NATURE OF THE NEIGHBORHOOD AS IT IS. AS A RESULT, OVER THE LAST FEW YEARS THE NEIGHBORHOOD HAS DRAMATICALLY IMPROVED DUE TO THE CAPITAL INVESTED BY NEW OWNERS IN THE EXCELLENT RENOVATIONS THEY HAVE MADE TO THESE UNIQUE 50S AND 60S RANCH STYLE HOMES. IT IS CLEAR FROM MY SURVEY THAT THE INFILL OPTIONS MENTIONED ABOVE ARE NOT DESIRED BY THE MAJORITY OF THE NEIGHBORS IN WESTGATE AS, IF ADOPTED, THEY WOULD OPEN THE NEIGHBORHOOD TO DEVELOPMENT THE NATURE OF WHICH WOULD CHANGE THE CHARACTER OF OUR NEIGHBORHOOD TO EXACTLY WHAT WE ARE TRYING TO AVOID.

THANK YOU FOR YOUR KIND ATTENTION

JOHN HARVEY WILLIAMS



I LIVE IN THE WESTGATE SECTION
OF SOUTH AUSTIN COMBINED.

I OPPOSE THE

	CORNER STORE	COTTAGE LOT	URBAN HOME
--	-----------------	----------------	---------------

Hector Renlon 4603 Nevada path	✓	✓	✓
Pat Ford 4519 FRONTIER TR	✓	✓	✓
NEILSON LANCASTER 4505 RIM ROCK PATH	✓	✓	✓
WILLIAM ANDERSON 4503 RIM ROCK PATH	✓	✓	✓
Frank Burkitt 4501 Rim Rock Path	✓	✓	✓
Wanda Darnall 4504 RIM ROCK PATH	✓	✓	✓
David Andrew 4502 Frontier	✓	✓	✓
Jessica Rupert 4504 Frontier Trl Austin, TX 78745	✓	✓	✓
Robert Bevil 4508 Frontier Trl Austin 78745	✓	✓	✓
Peggy Frasier 4512 Frontier TX 78745	✓	✓	✓
LaFayette Atwill 4520 Frontier Trail 78745	✓	✓	✓
KIM HITCHCOCK " " "	✓	✓	✓
Jana Edwards 423 Frontier	✓	✓	✓
JENNIFER SHULTS 4603 NEVADA PATH	✓	✓	✓
Linda Negro 4603 Frontier Trl	✓	✓	✓
Steve Varin 4608 Cactus Lane	✓	✓	✓
NOAH EDELSTEIN 4608 CACTUS LN	✓	✓	✓
Idin Sengsorn 4607 Cactus Ln	✓	✓	✓
Amy Estes 4607 Cactus Ln	✓	✓	✓
BECKY JONES 4604 CACTUS LN	✓	✓	✓
TRAY TOUNGATE 4604 CACTUS LN	✓	✓	✓
JOANN RAY 4602 CACTUS LN	✓	✓	✓
Beta Smallwood 4504 Cactus Lane	✓	✓	✓
LEROY ANDERSON 4502 Cactus Ln	✓	✓	✓
Wm Spruce 2101 Cimarron Trail	✓	✓	✓
Carly Roehuck 2105 Cimarron Trail	✓	✓	✓
Dana Nauratyn 3109 Cimarron Trl	✓	✓	✓

I LIVE IN THE WESTGATE SECTION
OF SOUTH AUSTIN COMBINED

I OPPOSE THE

	CORNER STORE	COTTAGE LOT	URBAN HOME
--	-----------------	----------------	---------------

WCHAG. C	2111 CIMPSON TRL ✓	✓	✓
Joe McMen	4607 Packsaddle Pass ✓	✓	
CHRIS	2401 REMUDA TR ✓	✓	
Nolie S	2304 Fair Oaks Dr ✓	✓	✓
Cr'CU	4604 Frontier Trail 78745 ✓	✓	✓
MIKE COSP	5404 SALEM WALK DR ✓	✓	✓
Lay 8/12	2012 Fair Oaks Dr ✓	✓	✓
Harriet	2103 Fair Oaks Dr. ✓	✓	✓
E.abeth	5201 Buffalo Pass 78745 ✓	✓	✓
?	4602 Arapahoe TR 78745 ✓	✓	✓
Conn	2305 Fair Oaks Dr, 78745 ✓	✓	✓

I live in the Westgate section of
South Austin Combined

I oppose the:		corner store	Cottage Lot	Urban Home
1	Virginia Kemp 4603 Kiowa Pass Austin, TX 78745	✓		
2	SUSAN BROWN 4611 Texas	✓	✓	
3	78745 TR			
4	Laura Rodriguez & Emmanuel Tadeo 4612 Texas Trail	✓	✓	
5	MIKE & KELLI KAUFMAN 4600 Kiowa Pass 78745	✓	✓	
6	Jim & Ellen Walker - 4601 Roundup Tr.	✓	✓	✓
7	WILLIAM PITCHER - 4604 ROUNDUP TR.	✓	✓	✓
8	JOHN WILLIAMS 4604 Roundup Tr.	✓	✓	✓
9	NOE & AURORA DIERZ 4600 Nevada Path	✓	✓	✓
10	Donna G. Conn	✓	✓	✓
11	William H. Conn 4602 Nevada Path 78745	✓	✓	✓
12	Ronnie Gibson 4604 Nevada Path 78745	✓	✓	✓
13	LYNN R. GUSTAFSON 28245 2300 SOUTHERN OAKS DR	✓	✓	✓
14	MARYANN ORR 2204 SOUTHERN OAKS DR 78745	✓	✓	✓
15	Margaret Roberts & Ernest Sharpe 2202 Southern Oaks Dr. 78745	✓	✓	✓
16	Eric McFarlin & Kasia Baranska 5206 Pin Oak Path 78745		✓	✓
17	GINNIE TOWELL & P. BERRY DORR 2201 SOUTHERN OAKS DR 78745	✓	✓	✓

I live in the Westgate section of South Austin Combined.

I oppose the:		Corner Store	Cottage Lot	Urban Home
8.	BRENDA LANGLEY 221 Southern Oaks Dr Austin 78745	✓	✓	✓
9.	Susan Gaetz 5202 Periwinkle Path Austin TX 78745	✓	✓	✓
20.	Steven Duarte 5202 Periwinkle Path Austin TX 78745	✓	✓	✓
21.	Kyla Page 5101 Periwinkle Path Austin TX 78745	✓	✓	✓
22.	JAMIE WISE 5101 PERIWINKLE PATH AUSTIN TX 78745	✓	✓	✓
23.	Jesse Stockburger 5203 Periwinkle Path Austin, 78745	✓	✓	✓
24.	Anita GARCIA 2100 Village Way Dr 78745	✓	✓	✓
25.	Mark and Lindsey Davis 2206 Village Way Dr 78745	✓	✓	✓
26.	Bj Robinson 2204 Village Way Dr, Austin, 78745	✓	✓	✓
27.	Michael & Kathy Barnes 2200 Village Way Dr Austin TX 78745	✓	✓	✓
23	Ann & Carl Becker 5422 Fairmont Circle Austin, TX 78745	✓	✓	✓
24	Tommye Von Roeder 5420 Fairmont Circle Austin, TX 78745	✓	✓	✓

I live in the Westgate section of
South Austin Combine

I oppose the:

Corner
Store Cottage
Loft Urban
Home

25 Sylvia Galian

2303 Fair Oaks

26 Roy L. Harmon

2302 Fair Oaks

27 Lashelle McDonald

2306 Fair Oaks

28 Reagan Birt

2309 Fair Oaks Dr.

29 2311 Fair Oaks

High & Out Landers

30 Jerry + Shirley Fessel

2307 Fair Oaks Drive

31 John Nuckolls / Laura Cobb

5213 Buffalo Pass

32 Josephine Colaluca

2309 Southern Oaks Dr.

33 Chris Stevens

2310 Southern Oaks Dr

34 Kelly Doggett

20 Fair Oaks Dr.

35 Sally Hahn

5208 Buffalo Pass

36 Amy Campney

5406 Fairmont Circle

37 Joan Owens

1709 St Albans Blvd 78745

38 J. Rollin Moore 5202 Buffalo Pass 78745

39 Michael Barnes

2200 Village Way Dr. - 78745

OPPOSE
(Garage)
(Placemat)

I live in the Westgate section of South Austin Combined.

[illegible]