

**FIRST AMENDED RESTRICTIVE COVENANT
FOR ZONING CASE NO. C14-84-346(RCA1)**

Owner: H.K. Jr Investment Partnership, a California partnership

Address: 2254 Moore Street, Suite 102, San Diego, CA 92110

City: The City of Austin, a home-rule city, municipal corporation and political subdivision of the State of Texas, in Travis County, Texas.

City Council: The City Council of the City of Austin

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Owner to the City of Austin, the receipt and sufficiency of which is acknowledged.

WHEREAS, H.K. Jr Investment Partnership, a California partnership, as owner of a portion of the property described in Zoning File No. C14-84-346, consisting of approximately 10.49 acres of land (the "Original Property"), as more particularly described in the restrictive covenant recorded in the Real Property Records of Travis County, Texas, in Volume 10094, Page 0938, (the "Restrictive Covenant") imposed certain restrictions and covenants on the Property by the Restrictive Covenant of record.

WHEREAS, the Restrictive Covenant provided that the covenant could be modified, amended, or terminated by joint action of both (a) a majority of the members of the City Council, and (b) the Owner of the Property at the time of such modification, amendment or termination.

WHEREAS, H.K. Jr Investment Partnership, a California partnership is the current owner (the "Owner") of approximately 10.49 acres of the property (the "Property") on the date of this First Amended Restrictive Covenant ("Amendment") and desires to amend the Restrictive Covenant as to the Property.

WHEREAS, the City Council and the Owner agree the Restrictive Covenant should be amended.

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreement hereinafter set forth, the City of Austin and the Owner agree as follows:

1. 10.49 acres of land, described by metes and bounds in the attached Exhibit "A", shall be removed from the Restrictive Covenant recorded in the Real Property Records of Travis County, Texas, in Volume 10094, Page 0938.

2. Except as expressly provided for in this Amendment, each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall continue in full force and effect on and after the effective date of this Amendment.
3. The City Manager, or his designee, shall execute on behalf of the City, this Amendment as authorized by the City Council of the City of Austin. The Amendment shall be filed in the Official Public Records of Travis County, Texas.

EXECUTED to be effective the _____ day of _____, 2014.

OWNER:

H.K. JR INVESTMENT PARTNERSHIP, a
California partnership

By: _____
HAROLD K. KAEMERLE, JR
General Partner

CITY OF AUSTIN:

By: _____
SUE EDWARDS,
Assistant City Manager,
City of Austin

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the _____ day of December, 2014, by Harold K. Kaemerle, Jr., General Partner for H.K. Jr Investment Partnership, a California partnership, on behalf of the partnership.

Notary Public, State of Texas

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the _____ day of _____, 2014, by Sue Edwards, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

FIELD NOTES

JOB NO. 13379-00

DATE

PAGE 1 OF 2

10.49 ACRES

Being 10.49 acres of land situated in Travis County, Texas, out of the J.C. Tannehill League No. 29, Abstract No. 22, Travis County, Texas and being out of that certain tract of land described as 14 2558 acres in Warranty Deed to H.K. Jr. Investment Partnership dated November 12, 1991 and recorded in Volume 11562, Page 1229 of the Real Property Records of Travis County, Texas; said 10.49 acres as shown on the accompanying sketch being further described by metes and bounds as follows

BEGINNING at a 1 inch iron pipe found at the south corner of Lot 4, Block 7 of Las Cimas, Section One, a subdivision in Travis County, Texas as recorded in Volume 65, Page 88 of the Plat Records of Travis County, Texas for the east corner of said H.K. Jr. Investment Partnership tract and this tract, from which a 1/2 inch iron pin found for the east corner of said Lot 4, Block 7 bears N 27°53'45" E, 125.34 feet for reference,

THENCE: S 27°38'10" W, 457.44 feet with the northwest line of said Las Cimas subdivision and the southeast line of said H.K. Jr. Investment Partnership tract to a 1/2 inch iron rod with plastic cap inscribed "CS LTD" set in the west line of Lot 13, Block 1 of said Las Cimas subdivision, for the east corner of that tract of land described as 62 101 acres in General Warranty Deed to 3 S and D Interests dated January 16, 1996 and recorded in Volume 12603, Page 243 of said Real Property Records, for the south corner of said H.K. Jr. Investment Partnership tract and this tract.

THENCE: N 62°23'37" W, 1004.18 feet with the northeast line of said 3 S and D tract, same being the south line of said H.K. Jr. Investment Partnership tract to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, for the west corner of this tract.

THENCE into and across said H.K. Jr. Investment Partnership tract with the approximate center line of a creek the following three (3) courses:

1. N 06°22'45" E 70.17 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set,
2. N 41°38'05" E 259.94 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set,
3. N 25°15'03" E 146.06 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the southwest line of said Las Cimas subdivision, for the north corner of this tract.

THENCE: S 62°02'05" E, 972.84 feet with the southwest line of said Las Cimas subdivision and the northeast line of said H.K. Jr. Investment Partnership tract to the POINT OF BEGINNING, and containing 10.49 acres of land, more or less.

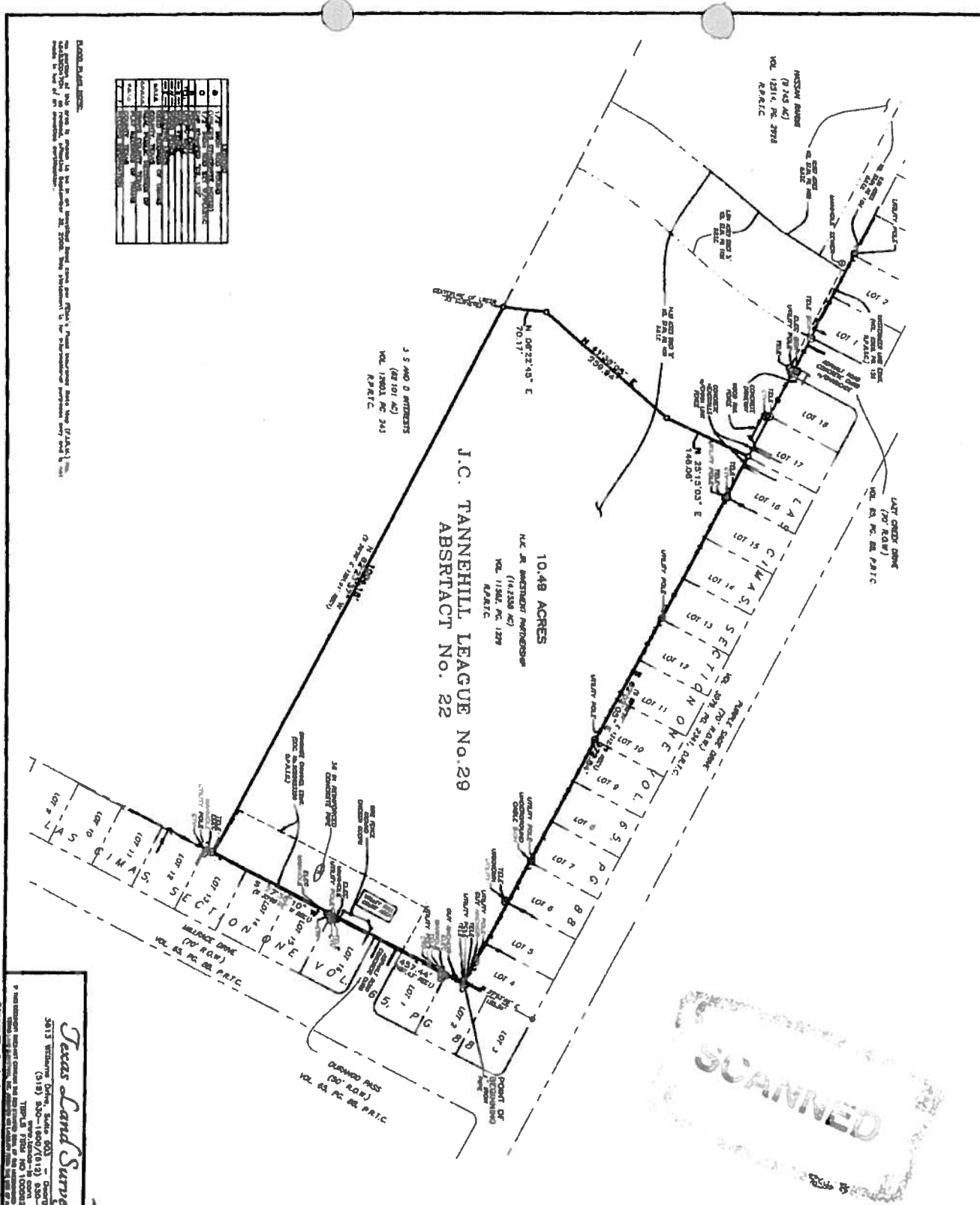
Bearings cited hereon based on The Texas State Plane Coordinate System (Central Zone) NAD83.

Kenneth Louis Crider
Kenneth Louis Crider, R P L S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



SCANNED

BOUNDARY SURVEY
 OF
10.49 ACRES OF LAND OUT OF AND A PORTION OF THE J.C. TANNEHILL LEAGUE No. 29, ABSTRACT No. 22, IN TRAVIS COUNTY, TEXAS AND BEING OUT OF THAT 14.2358 ACRE TRACT AS DESCRIBED IN THAT WARRANTY DEED RECORDED VOLUME 11562, PAGE 1229 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



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Scale: 1" = 100'

North Arrow

Legend

- Section 10
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- Section 12
- Section 13
- Section 14
- Section 15
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- Section 97
- Section 98
- Section 99
- Section 100

Texas Land Surveying, Inc.
 3013 Westwood Drive, Suite 100
 (512) 830-1800 / (512) 830-0588
 TYPED AND DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 10/10/82



AFTER RECORDING RETURN TO:

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