

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

Owner: Harold K. Kaemerle, Jr. and Patrick T. Kaemerle

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, the property consisting of approximately 10.49 acres of land, more particularly described in Exhibit "A" attached to this First Amended Restrictive Covenant (the "Released Property") is a portion of that certain property described in Zoning File No. C14-84-346(RCA1), consisting of approximately 24.24 acres of land (the "Property"), as more particularly described in the restrictive covenant of record in Volume 10094, Page 0938, of the Real Property Records of Travis County, Texas, (the "Restrictive Covenant").

WHEREAS, the Restrictive Covenant imposed certain restrictions and covenants on the Property.

WHEREAS, the Restrictive Covenant provided that the Restrictive 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, the Owners desire to amend the Restrictive Covenant as to the Released Property.

WHEREAS, the City Council and the Owners agree the Restrictive Covenant should be amended as to the Released Property.

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

1. The Restrictive Covenant is amended to release the Released Property from the terms and provisions of the Restrictive Covenant.

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 the Property on and after the effective date of this Amendment.

3. The City Manager or designee, shall execute, on behalf of the City, this First Amended Restrictive Covenant for Zoning File No. C14-84-346(RCA1), as authorized by the City Council of the City of Austin. This First Amended Restrictive Covenant shall be filed in the Real Property Records of Travis County, Texas.

EXECUTED to be effective the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**OWNERS:**

By: \_\_\_\_\_  
HAROLD K. KAEMERLE, JR

By: \_\_\_\_\_  
PATRICK T. KAEMERLE

**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 \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Harold K. Kaemerle, Jr.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Patrick T. Kaemerle.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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;

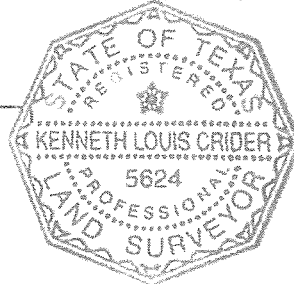
THENCE into and across said H.K. Jr. Investment Partnership tract with the approximate center line of a creek the following three (3) courses:

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



SCANNED

10.49 ACRES OF LAND OUT OF AND A PORTION OF THE J.C. TANNER<sup>III</sup> LEASE No. 29, ABSTRACT No. 22, IN TRAVIS COUNTY, TEXAS AND BEING OUT OF THAT 14.2358 ACRE TRACT AS DESCRIBED IN THAT WARRANT DEED RECORDED VOLUME 11582, PAGE 1228 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



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(X XREF) X XREF CALL - REF,  
 EXAMNO/DISTANCE/DETD REFERENCE  
 REFERENCE  
 REF. VOL. 11951 AND 1258 R.P.N.C.



35 AND D INTERESTS  
(02101 AC)  
VOL 12603 PC 243  
R.P.R.T.C.

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**FOOD INQUIRY:** The portion of this error is shown to be in an identified food item per FDA's Food Inspection Act Map (FALM). No additional information is provided, effective September 22, 2008. This statement is for informational purposes only and is not made in lieu of an official investigation.

*Texas Land Surveying, Inc.*  
3613 Williams Drive, Suite 503 - Georgetown, Texas 78626  
(817) 262-1222

54275

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**AFTER RECORDING RETURN TO:**

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