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May 14, 2018

Jerome Perales, P.E. (Andrey Derevianko)
Perales Engineering, LLC
3102 Bee Cave Rd, Suite 201
Austin, TX 78746

RE: Twilight Gardens Preliminary Plan, Case No. C8-2018-0041

Dear Mr. Perales and Mr. Derevianko,

I represent the owners of all the lots in Nowotny Acres subdivision out of the same 263.75 acre parent tract conveyed to Kunda Trautwein Chote and S. Y. Chote by deed recorded in Volume 911, Page 385 Real Property Records of Travis County, Texas.

The Chotes later conveyed an 8 acre tract and a 10 acre tract to your predecessor J. R. Rudolph and wife, Margorie Jo Rudolph, in two separate deeds recorded respectively in Volume 2714, Page 275 and Volume 2475, Page 509 of the Real Property Records of Travis County, Texas. Both deeds restricted the use of said property to single family or agricultural use and, if subdivided, restricted the minimum lot size to one acre. You have proposed a preliminary plan for single family lots on the property smaller than one acre. My clients object to the platting of this property into lots smaller than one acre in conflict with the restrictive covenants enforceable against the property.

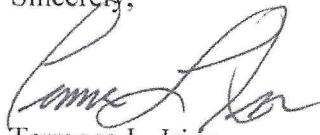
We are copying the City of Austin Planning and Development Services Department Case Manager, Don Perryman, on this letter to make the City aware of the objections of the lot owners on the dominant estates intended to be benefitted by the afore described restrictive covenants. While the City does not enforce private deed restrictions, we do know that the City has the right to limit density to the extent necessary to accommodate the local street infrastructure, fire safety access and other utility infrastructure requirements of the proposed subdivision. While it is possible you may be able to satisfy the City on the proposed planning infrastructure to serve your proposed subdivision, the Nowotny Acres owners do intend to require that your development

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comply strictly with the Restrictive Covenants recorded for the benefitted residents in Nowotny Acres. If necessary, my clients are prepared to enjoin any action to construct subdivision lots in violation of these restrictions.

Sincerely,

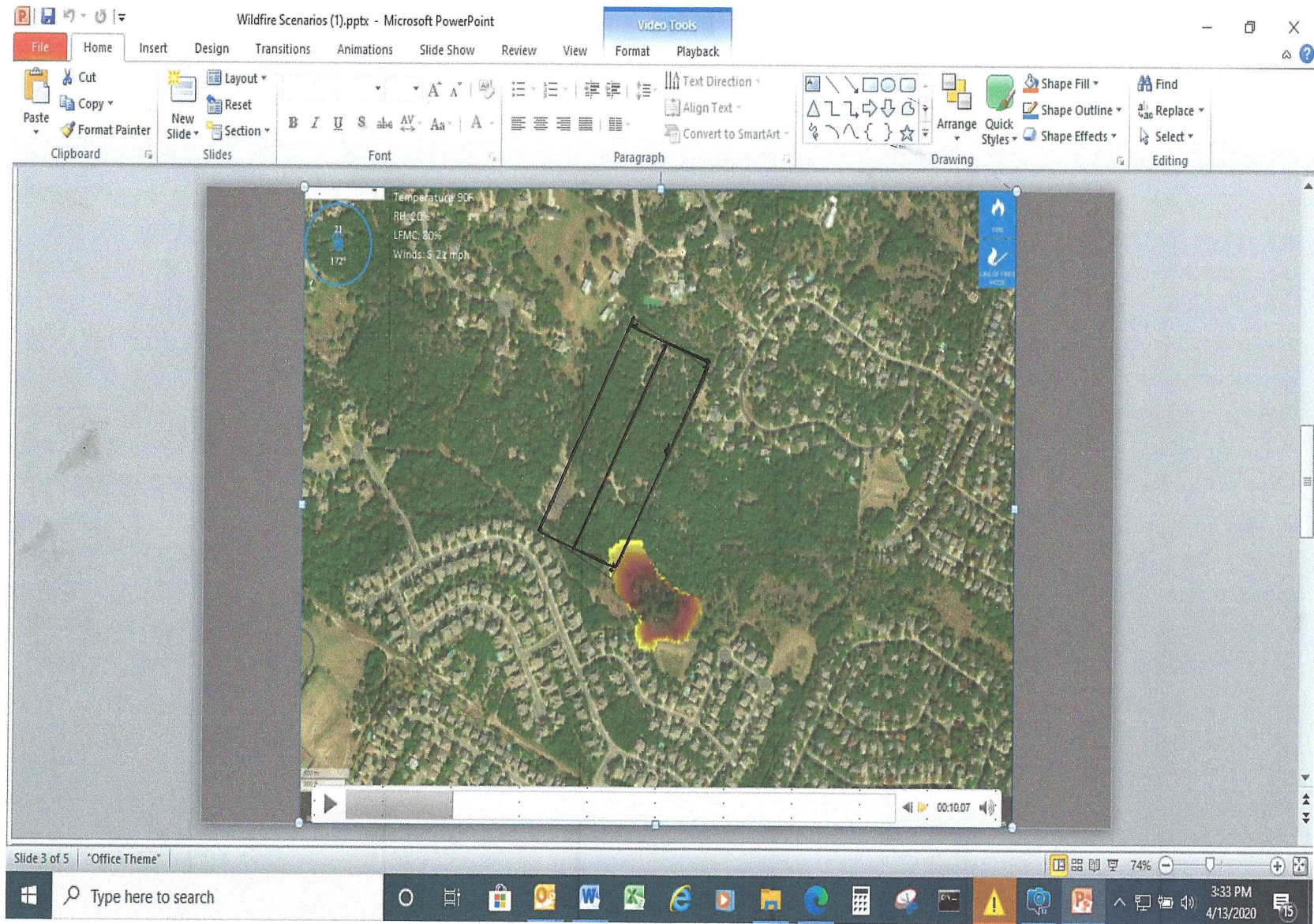
A handwritten signature in black ink, appearing to read "Terrence L. Irion", written in a cursive style.

Terrence L. Irion

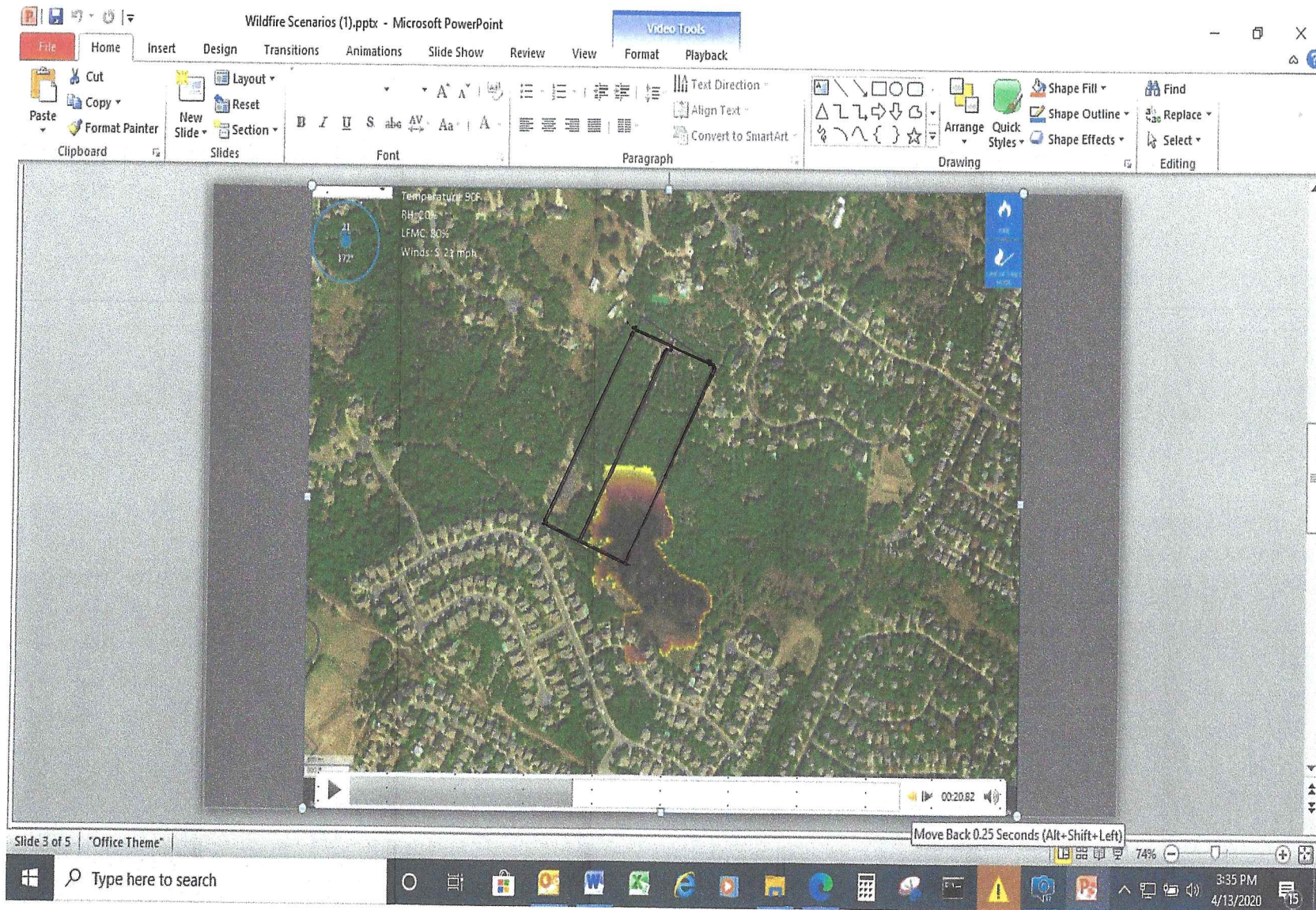
TLI/kc

cc: Tommy Nowotny
Don Perryman

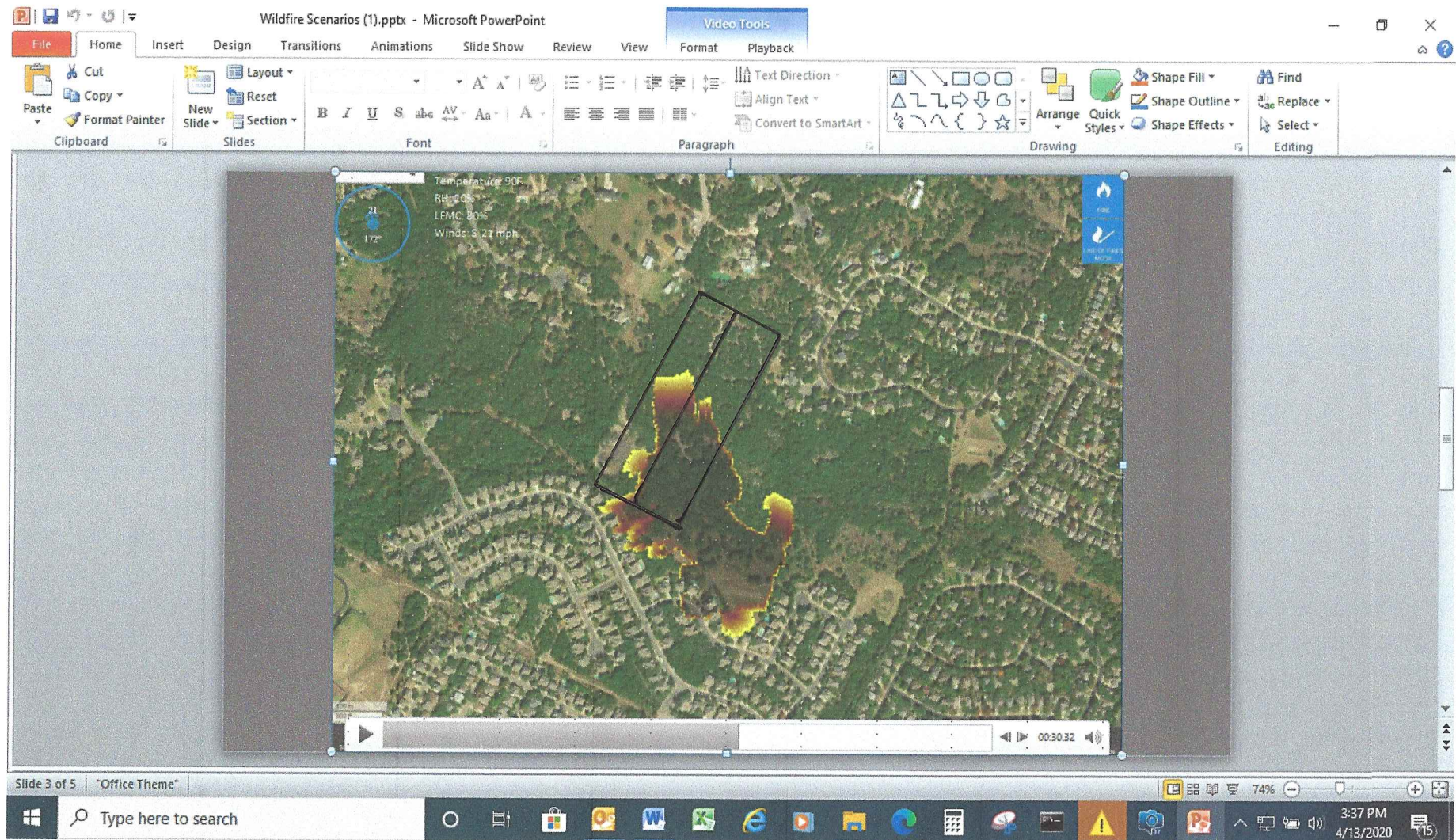
Wildfire Initiates in Estates of Shadowridge Greenbelt - 10 Minutes Burning



Wildfire Initiates in Estates of Shadowridge Greenbelt - 20 Minutes Burning



Wildfire Initiates in Estates of Shadowridge Greenbelt - 30 Minutes Burning



Wildfire Initiates in Estates of Shadowridge Greenbelt - 40 Minutes Burning

Wildfire Scenarios (1).pptx - Microsoft PowerPoint

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Clipboard Slides Font Paragraph Drawing Editing

Temperature: 90°F
RH: 60%
LFMC: 80%
Winds: S 21 mph

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Slide 3 of 5 "Office Theme"

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Wildfire Initiates in Estates of Shadowridge Greenbelt - 50 Minutes Burning

Wildfire Scenarios (1).pptx - Microsoft PowerPoint

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Clipboard Slides Font Paragraph Drawing Editing

Arrange

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You can also group multiple objects together so that they will be treated like a single object.

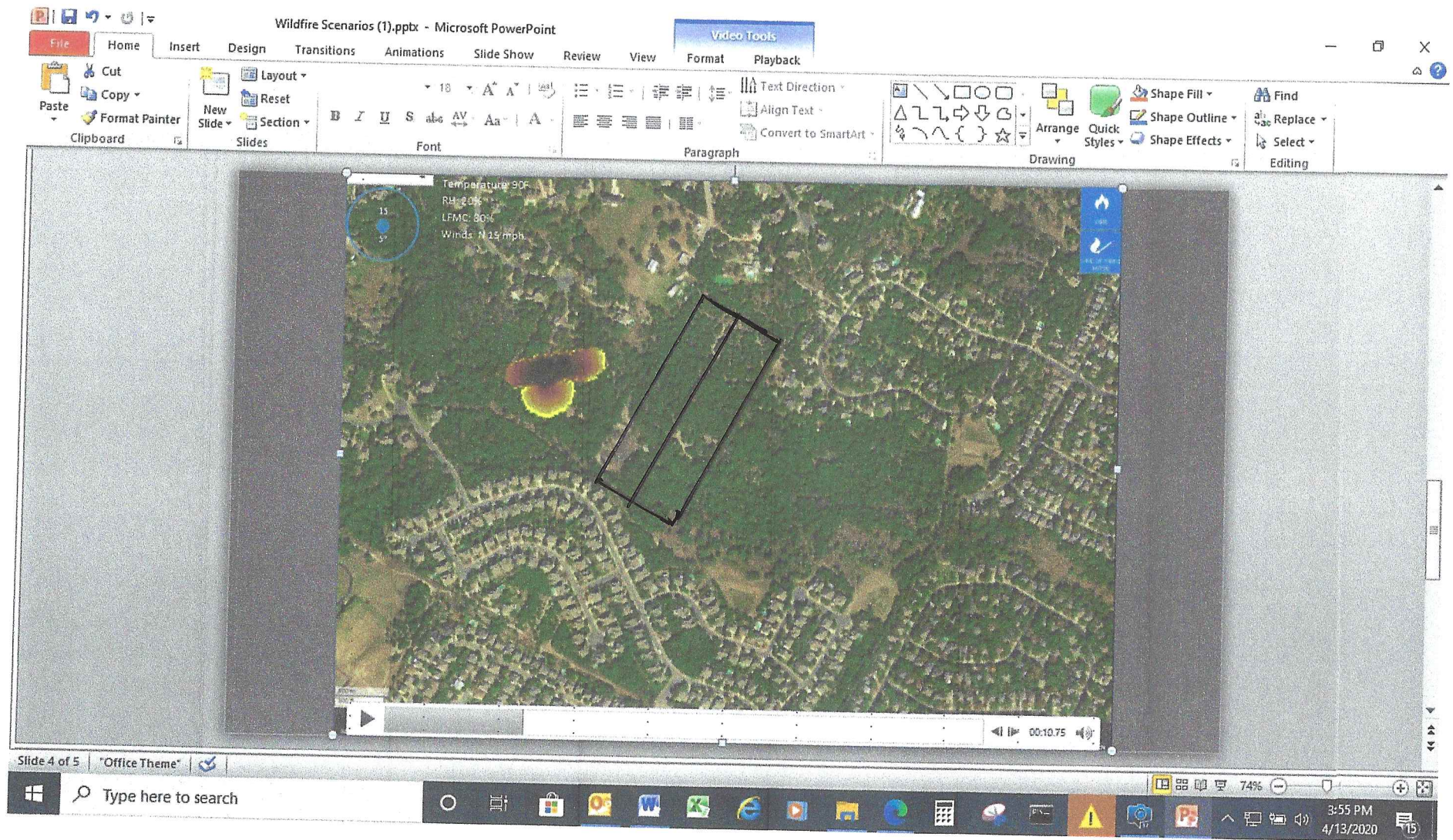
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Slide 3 of 5 | "Office Theme"

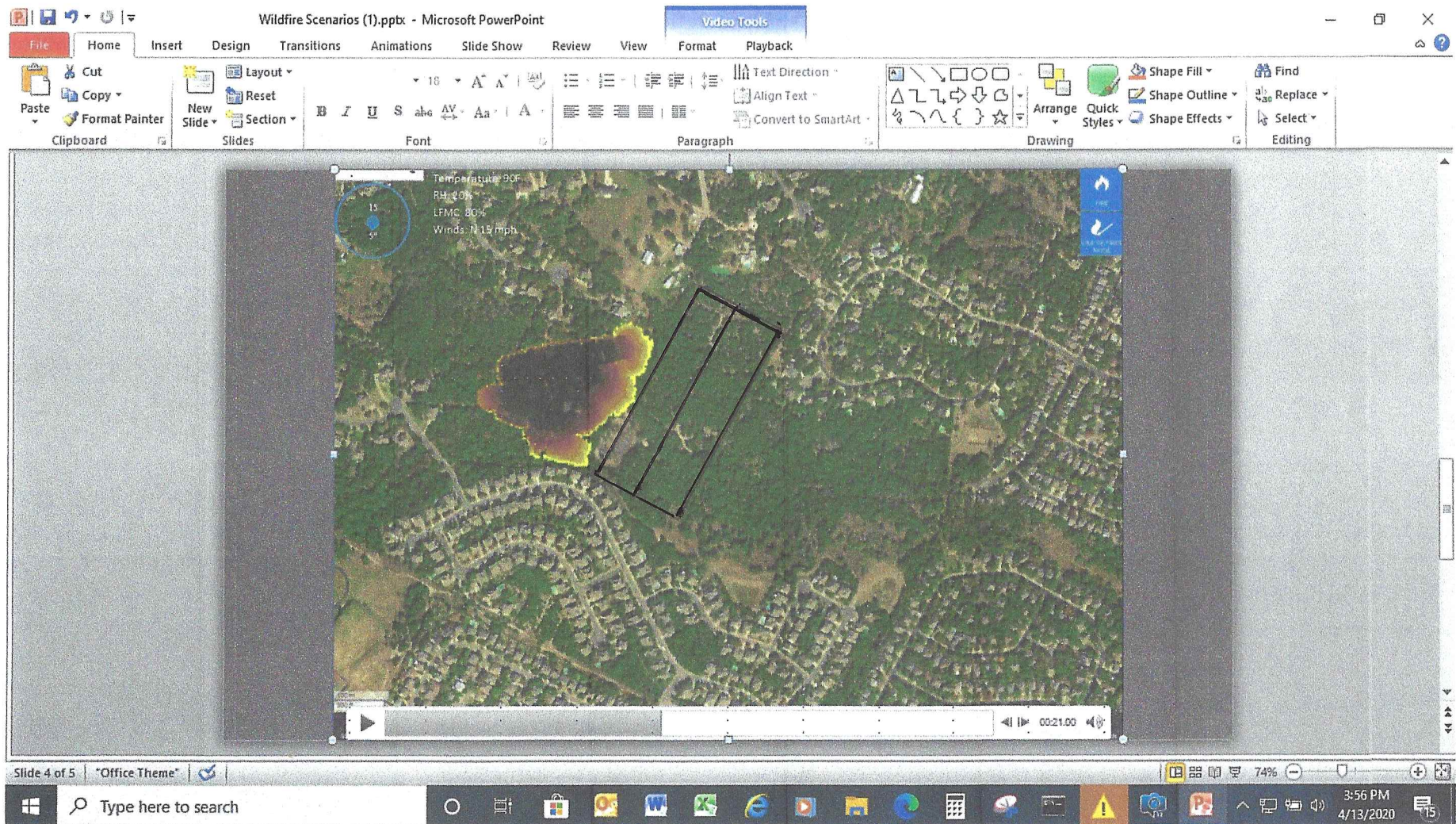
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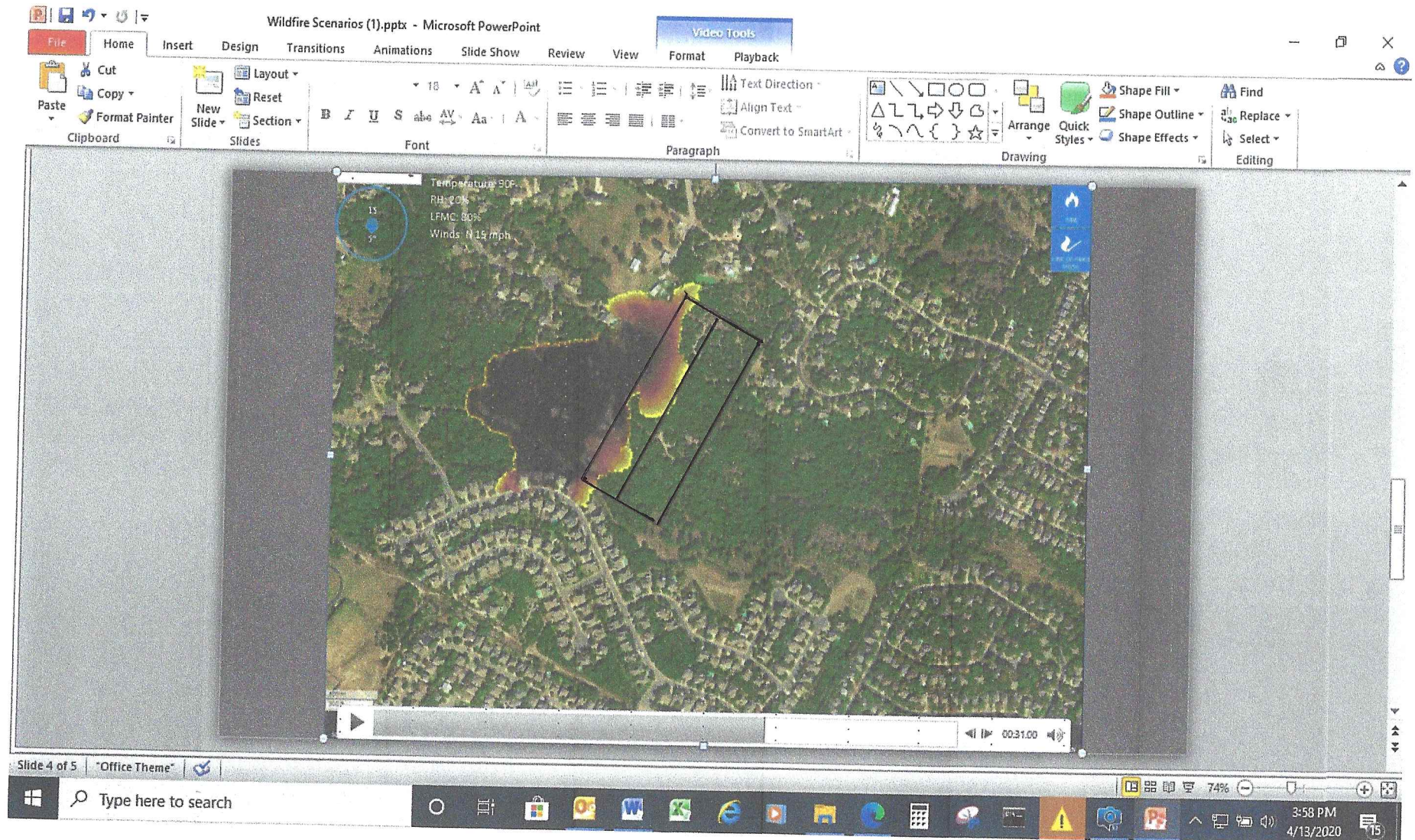
Wildfire Initiates in Estates of Loma Vista - 10 Minutes Burning



Wildfire Initiates in Estates of Loma Vista - 20 Minutes Burning



Wildfire Initiates in Estates of Loma Vista - 30 Minutes Burning



Wildfire Initiates in Estates of Loma Vista - 40 Minutes Burning

