

THE STATE OF TEXAS

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850

COUNTY OF

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KNOW ALL MEN BY THESE PRESENTS:

That Gaston Development and Garland Development, a joint venture, being the owner of all lots in:

Greenslopes @ Lake Creek, Section 4 a subdivision in the City of Round Rock, Williamson County, Texas, according to the map or plat of said subdivision recorded in the Plat Book D, Page 109-110 Plat Records of Williamson 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. 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 900 square feet and shall cost not less than \$ 15,000, 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.
3. 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 7500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of said subdivision.
4. 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.
5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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 its successors, or agents may erect and maintain sales offices and exhibit houses in said subdivision.

11. RESUBDIVISION. The owner or owners of any two or more adjacent lots shall have the right, without the consent of the remaining property owners in the subdivision, to resubdivide the same provided the resubdivision complies with all applicable state and municipal regulations, and provided such resubdivision is approved by the Architectural Control Committee.

12. 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.

13. 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.

14. 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 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 sightlines.

15. FENCES, WALLS AND HEDGES. Fences, walls and hedges shall not be built or maintained forward of the front wall of the house erected on that lot, except for trellises and/or decorative fences included in the architectural design of the house. Those decorative fences shall be allowed to extend no more than fifteen feet in front of the front wall line of the house. Side yard fences on corner lots may be built on the property line as limited by the provisions of paragraph 14.

16. EXISTING DWELLINGS. No existing dwelling shall be moved onto any lot in this subdivision.

17. ARCHITECTURAL CONTROL. No building shall be erected or placed on any lot in said subdivision nor shall any existing structure be altered or removed until the building plans and specifications showing exterior design, height, building material and color scheme thereof, and a plot plan showing the location of the structure and driveways have been submitted to and approved in writing by the Architectural Control Committee. If said building plans, specifications, and 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, specifications and plot plan shall be conclusively presumed to have been had and obtained. The Architectural Control Committee shall be its successors or assigns, or its or their nominees from time to time selected. The Architectural Control Committee shall exercise its best judgment to see that all improvements and structures in the subdivision conform to and harmonize with the existing surrounding structures, and that trees and environment are reasonably protected; and when, in the opinion of the Committee, a waiver or modification of any of these restrictive covenants would not impair or detract from the high quality of the subdivision, it may by written instrument in recordable form waive or modify any such restriction. The Architectural Control Committee shall serve without compensation and shall not be liable in damages to anyone for any action taken or any failure to act.

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. ENFORCEMENTS. Enforcements 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 5 day of April, 1979.

GASTON DEVELOPMENT

NO SEAL

[Signature]  
John Reynolds, Vice President

GARLAND DEVELOPMENT

NO SEAL

[Signature]  
G.L. Brown, Jr., Vice President

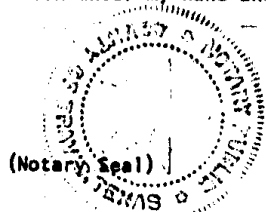
THE STATE OF TEXAS ( )

COUNTY OF TRAVIS ( )

BEFORE ME, the undersigned authority, on

this day personally appeared, John Reynolds 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 stated.

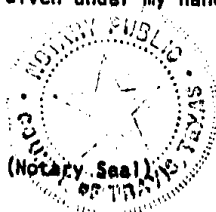
Given under my hand and seal of office this 5 day of April 1979.



[Signature]  
Notary Public in and for Travis County, Texas  
Nancy L. Smith  
My Commission Expires Feb. 27, 1981

BEFORE ME, the undersigned authority, on this day personally appeared, G.L. Brown, 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 conditions therein stated.

Given under my hand and seal of office this 9<sup>th</sup> day of April 1979.



[Signature] Linda Pierce  
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS  
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 16th day of April A.D. 19 79, at 9:45 o'clock A.M., and duly recorded this the 16th day of April A.D. 19 79, at 11:55 o'clock A.M., in the Deed Records of said County, in Vol. 753 pp. 514

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By [Signature] Deputy

JAMES N. BOYDSTON, CLERK,  
County Court, Williamson County, Texas

THE STATE OF TEXAS     |  
COUNTY OF WILLIAMSON   |

KNOW ALL MEN BY THESE PRESENTS:

8190

VACATION OF GREENSLOPES AT LAKE CREEK - SECTION FOUR

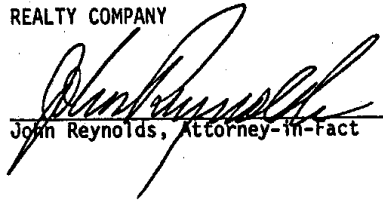
WHEREAS, NPC Realty Company, a Corporation in the State of Texas, as owner of 11.937 acres of land out of the Wiley Harris Survey, Abstract No. 298, situated in the City of Round Rock, Williamson County, Texas, did subdivide said 11.937 acres of land to be known as "GREENSLOPES AT LAKE CREEK - SECTION FOUR," and, after obtaining acceptance and approval of said subdivision plat by the City Planning Commission of the City of Round Rock, Texas, filed said plat for record in Cabinet D, Slide 109 and 110, of the Plat Records of Williamson County, Texas, and,

WHEREAS, NPC Realty Company is the owner of all the lots as shown on said subdivision plat and desires to vacate same, and the approval of the Planning Commission of the City of Round Rock, Texas, has obtained for such vacation, and the authorities of the City of Round Rock, Texas, have not made actual appropriation of any proposed dedication shown on said plat by entry, use or improvement which would be disturbed by this vacation, and such vacation is authorized by law;

NOW, THEREFORE, NPC Realty Company does by these presents hereby declare the plat of "GREENSLOPES AT LAKE CREEK - SECTION FOUR" recorded in Cabinet D, Slide 109-110 of the Plat Records of Williamson County, Texas, to be vacated.

EXECUTED this the 3<sup>rd</sup> day of July, 1979, A.D.

NPC REALTY COMPANY

BY:   
John Reynolds, Attorney-in-Fact

THE STATE OF TEXAS |  
COUNTY OF TRAVIS |

BEFORE ME, the undersigned authority, on this day personally appeared JOHN REYNOLDS, Attorney-in-Fact of NPC Realty Company, a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of July 1979, A.D.



Nancy L. Smith Nancy L. Smith  
Notary Public in and for Travis  
County, Texas.

My Commission Expires Feb. 27, 1981.

Be it known, that on the 19 day of July A.D., 1979, the Planning Commission of the City of Round Rock, Texas, at its regular meeting, did approve the vacation of that certain subdivision plat called "GREENSLOPES AT LAKE CREEK - SECTION FOUR", of record in Cabinet D, Slide 109-110 of the Plat Records of Williamson County, Texas, upon application therefore by NPC Realty Company, the owner and proprietor of all the land covered thereby.

EXECUTED this the 19 day of July, A.D., 1979.

Walter G. Tibbitts III  
Walter G. Tibbitts III, Chairman  
Planning Commission  
City of Round Rock

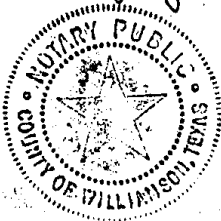
ATTEST:

Paul Gambrel, Director of Planning  
City of Round Rock

THE STATE OF TEXAS |  
COUNTY OF WILLIAMSON |

BEFORE ME, the undersigned authority, on this day personally appeared Walter G. Tibbitts III, known to me to be the person whose name is subscribed to the foregoing instrument as Chairman of the Planning Commission of the City of Round Rock, Texas, a municipal Corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19 day of July, A.D., 1979.



Jane Mc Adams  
Notary Public in and for Williamson  
County, Texas.

THE STATE OF TEXAS }  
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 16th day of Aug. A.D. 19 79, at 2:25 o'clock P.M., and duly recorded this the 17th day of Aug. A.D. 19 79, at 8:40 o'clock A.M., in the

Deed Records of said County, in Vol. 766 pp 590 -

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Carolyn Gardner Deputy

JAMES N. BOYDSTON, CLERK,  
County Court, Williamson County, Texas

8952

THE STATE OF TEXAS ( )

COUNTY OF WILLIAMSON ( )

KNOW ALL MEN BY THESE PRESENTS:

That Gaston Development Company and The Garland Development Co., a joint venture known as "Lake Creek Venture," being owner of all lots in Greenslopes at Lake Creek, Sec. 4 a subdivision in the City of Round Rock, Williamson County, Texas, according to the map or plat of said subdivision recorded in Cabinet p \_\_\_\_\_, Slide 248 - 249, Plat Records of Williamson County, Texas, hereby imposes the following covenants, conditions, and restrictions upon all 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. **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 900 square feet and shall cost not less than \$15,000.00 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 material 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.
3. **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 7500 square feet, except that dwelling may be erected or placed on lots as shown on the recorded plat of said subdivision.
4. **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 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.
5. **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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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 NPC Realty Co., its successors, or agents may erect and maintain sales offices and exhibit houses in said subdivision.

11. RESUBDIVISION. The owner or owners of any two or more adjacent lots shall have the right, without the consent of the remaining property owners in the subdivision, to resubdivide the same provided the resubdivision complies with all applicable state and municipal regulations, and provided such resubdivision is approved by the Architectural Control Committee.

12. 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.

13. 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.

14. 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 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 sightlines.

15. FENCES, WALLS AND HEDGES. Fences, walls and hedges shall not be built or maintained forward of the front wall of the house erected on that lot, except for trellises and/or decorative fences included in the architectural design of the house. Those decorative fences shall be allowed to extend no more than fifteen feet in front of the front wall line of the house. Side yard fences on corner lots may be built on the property line as limited by the provisions of paragraph 14.

16. EXISTING DWELLINGS. No existing dwelling shall be moved onto any lot in this subdivision.

17. ARCHITECTURAL CONTROL

A. No building shall be erected or placed on any lot in said subdivision nor shall any existing structure be altered or removed until the building plans and specifications showing exterior design, height, building material and color scheme thereof, and a plot plan showing the location of the structure and driveways have been submitted to and approved in writing by the Architectural Control Committee.

B. The Architectural Control Committee is composed of Gordon Davis, G.L. Brown and John Reynolds. 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.

C. The Architectural Control Committee shall exercise its best judgment to see that all improvements and structures in the subdivision conform to and harmonize with the existing surrounding structures, and that trees and environment are reasonably protected; and when, in the opinion of the Committee, a waiver or modification of any of these restrictive covenants would not impair or detract from the high quality of the subdivision, it may by written instrument in recordable form waive or modify any such restriction. The Architectural Control Committee shall serve without compensation and shall not be liable in damages to anyone for any action taken or any failure to act.

D. If said building plans, specifications, and 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, specifications and plot plan shall be conclusively presumed to have been had and obtained.

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. ENFORCEMENTS. Enforcements shall be by proceeding 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. In validation 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 24 day of Aug., 1979

GASTON DEVELOPMENT

NO SEAL

*John Reynolds*  
John Reynolds, Vice President

Witness its hand this 24th day of August, 1979

GARLAND DEVELOPMENT

NO SEAL

*G.L. Brown, Jr.*  
G.L. Brown, Jr., Vice President

THE STATE OF TEXAS ( )

COUNTY OF TRAVIS ( )

BEFORE ME, the undersigned authority,

on this day personally appeared, John Reynolds 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 stated.

Given under my hand and seal of office this 24<sup>th</sup> day of Aug. 1979.

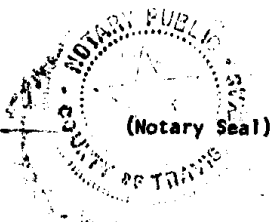
2085



*Nancy L. Smith*  
Nancy L. Smith  
Notary Public in and for Travis County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared, G.L. Brown, 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 conditions therein stated,

Given under my hand and seal of office this 24th day of August, 1979



*Linda Voyles*  
Linda Voyles  
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS  
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 29th day of Aug. A.D. 1979 at 10:30 o'clock A. M., and duly recorded this

the 29th day of Aug. A.D. 1979 at 2:15 o'clock P. M., in the

Deed Records of said County, in Vol. 767 pp 918

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By *Allen Whitehead* Deputy

JAMES N. BOYDSTON, CLERK,  
County Court, Williamson County, Texas

~~VOL 753 PAGE 511~~

5389

THE STATE OF TEXAS

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850

COUNTY OF

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KNOW ALL MEN BY THESE PRESENTS:

That Gaston Development and Garland Development, a joint venture, being the owner of all lots in: Greenlopes @ Lake Creek, Section 4 a subdivision in the City of Round Rock, Williamson County, Texas, according to the map or plat of said subdivision recorded in the Plat Book D, Page 109-110 Plat Records of Williamson 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. 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 750 square feet and shall cost not less than \$ 15,000, 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.
3. 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 7500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of said subdivision.
4. 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.
5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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 its successors, or agents may erect and maintain sales offices and exhibit houses in said subdivision.

11. RESUBDIVISION. The owner or owners of any two or more adjacent lots shall have the right, without the consent of the remaining property owners in the subdivision, to resubdivide the same provided the resubdivision complies with all applicable state and municipal regulations, and provided such resubdivision is approved by the Architectural Control Committee.

12. 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.

13. 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.

14. 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 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 sightlines.

15. FENCES, WALLS AND HEDGES. Fences, walls and hedges shall not be built or maintained forward of the front wall of the house erected on that lot, except for trellises and/or decorative fences included in the architectural design of the house. Those decorative fences shall be allowed to extend no more than fifteen feet in front of the front wall line of the house. Side yard fences on corner lots may be built on the property line as limited by the provisions of paragraph 14.

16. EXISTING DWELLINGS. No existing dwelling shall be moved onto any lot in this subdivision.

17. ARCHITECTURAL CONTROL

A. No building shall be erected or placed on any lot in said subdivision nor shall any existing structure be altered or removed until the building plans and specifications showing exterior design, height, building material and color scheme thereof, and a plot plan showing the location of the structure and driveways have been submitted to and approved in writing by the Architectural Control Committee.

B. The Architectural Control Committee is composed of Gordon Davis, G.L. Brown and John Reynolds. 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.

C. The Architectural Control Committee shall exercise its best judgment to see that all improvements and structures in the subdivision conform to and harmonize with the existing surrounding structures, and that trees and environment are reasonably protected; and when, in the opinion of the Committee, a waiver or modification of any of these restrictive covenants would not impair or detract from the high quality of the subdivision, it may by written instrument in recordable form waive or modify any such restriction. The Architectural Control Committee shall serve without compensation and shall not be liable in damages to anyone for any action taken or any failure to act.

D. If said building plans, specifications, and 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, specifications and plot plan shall be conclusively presumed to have been had and obtained.

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. **ENFORCEMENTS.** Enforcements 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 5 day of April, 1979.

NO SEAL

GASTON DEVELOPMENT  
[Signature]  
John Reynolds, Vice President

NO SEAL

GARLAND DEVELOPMENT  
[Signature]  
G.L. Brown, Jr., Vice President

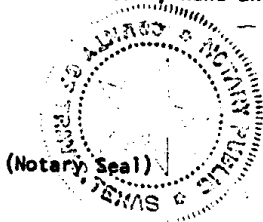
THE STATE OF TEXAS ( )

COUNTY OF TRAVIS ( )

BEFORE ME, the undersigned authority, on

this day personally appeared, John Reynolds 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 stated.

Given under my hand and seal of office this 5 day of April 1979.



Nancy L. Smith  
Notary Public in and for Travis County, Texas  
Nancy L. Smith  
my commission expires Feb. 27, 1981

BEFORE ME, the undersigned authority, on this day personally appeared, G.L. Brown, 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 conditions therein stated.

Given under my hand and seal of office this 9<sup>th</sup> day of April 1979.



Linda Pierce  
Linda Pierce  
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS }  
County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify

that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 16th day of April A.D. 19 79 at 9:45 o'clock A.M., and duly recorded this

the 16th day of April A.D. 19 79 at 11:55 o'clock A.M., in the

Deed \_\_\_\_\_ Records of said County, in Vol. 753 pp 514

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Kathy Davis Deputy

JAMES N. BOYDSTON, CLERK,  
County Court, Williamson County, Texas

THE STATE OF TEXAS  
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on

the 16th day of Jan A.D. 19 80, at 10:40 o'clock A M., and duly recorded this

the 16th day of Jan A.D. 19 80, at 1:30 o'clock P M., in the

Deed Records of said County, in Vol. 783 pp 55

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Kathy Davis Deputy

JAMES N. BOYDSTON, CLERK,  
County Court, Williamson County, Texas

# GREENSLOPES AT LAKE CREEK SECTION FOUR

## CITY OF ROUND ROCK, TEXAS

OWNER: NPC REALTY CO.  
6010 Brooks  
Austin, Texas

TOTAL ACREAGE.....11.937  
TOTAL BLOCKS.....7  
TOTAL LOTS.....44  
DATE.....4-25-78

ENGINEER: T.E. HAYNIE, P.E.  
S.D. KALLMAN, P.E.

PREPARED FOR: JOHN REYNOLDS

PREPARED BY:



**Haynie & Kallman Inc.**  
CONSULTING ENGINEERS

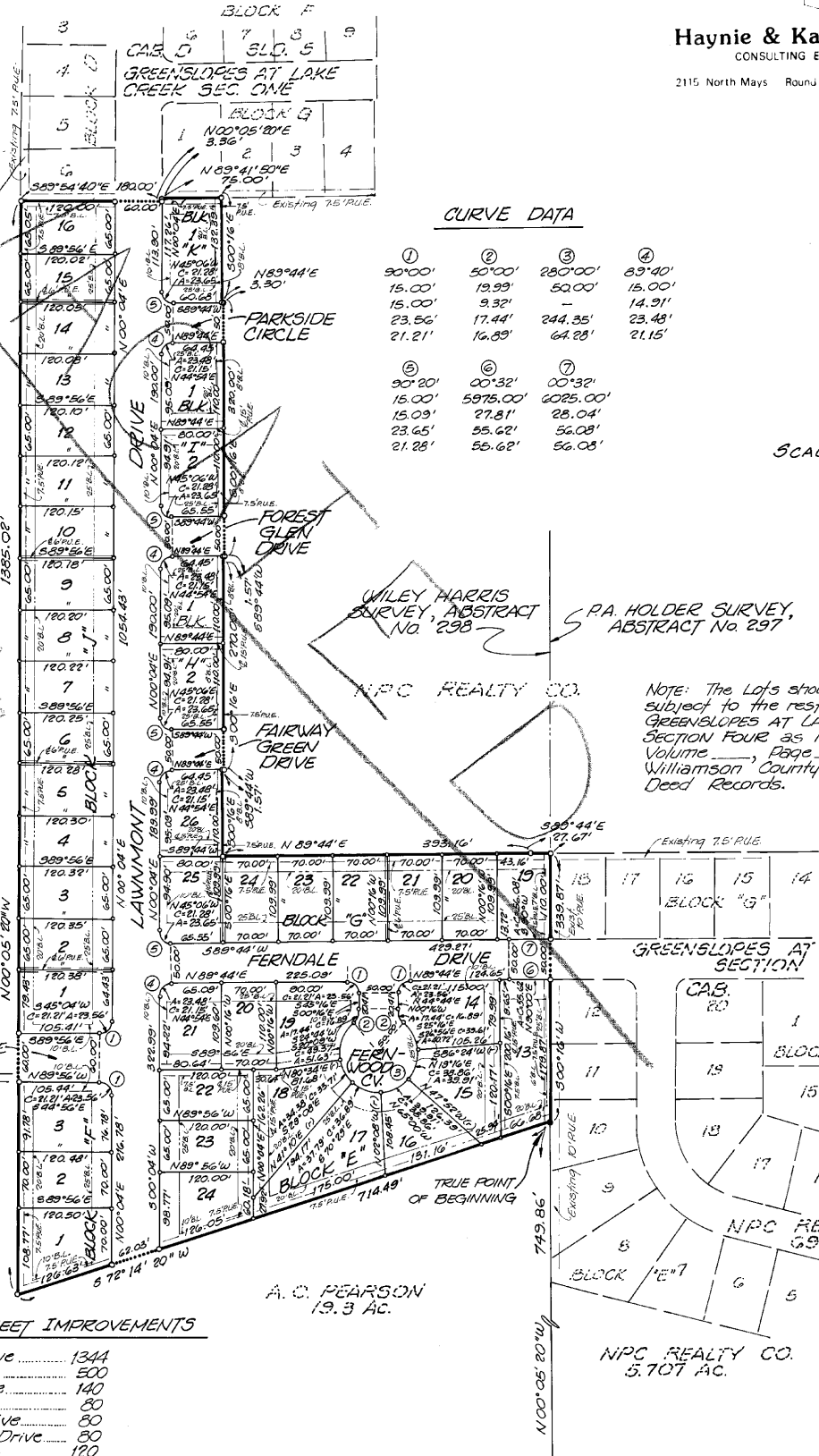
2115 North Mays Round Rock, Texas 78664 (512) 255-4564

### LEGEND

- ..... Iron Pin Found
- ..... Iron Pin Set
- C.B.L. Building Line
- C.P.U.E. Public Utility Easmt.
- C.D.E. Drainage Easmt.
- ① Curve Number  
(See Table for Data)

### CURVE DATA

Curve No.	Radius	Chord	Delta	Length
①	90'00"	15.00'	30°00'	15.00'
②	50'00"	19.99'	36°00'	15.00'
③	280'00"	50.00'	13°30'	15.00'
④	89'40"	14.91'	36°00'	15.00'
⑤	90'20"	15.09'	36°00'	15.09'
⑥	00'32"	5975.00'	178°11'	55.62'
⑦	00'32"	6025.00'	178°11'	55.62'



L. PETERSON  
formerly  
E. B. BURKLAND  
ESTATE

Filed Aug. 16, 1979  
VOL. 766 Page 590  
Deed Records

DICK CERVENKA  
Chief County Clerk, Williamson Co., Tex.  
By: *[Signature]*  
County Clerk

FILED FOR RECORD  
at 3:15 o'clock P.M.  
JULY 7 1978  
516

SCALE: 1" = 100'

NOTE: The Lots shown hereon are subject to the restrictions for GREENSLOPES AT LAKE CREEK - SECTION FOUR as recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Williamson County, Texas Deed Records.

### LINEAR FEET OF STREET IMPROVEMENTS

Lawnmont Drive	1344
Ferndale Drive	500
Fernwood Cove	140
Parkside Circle	80
Forest Glen Drive	80
Fairway Green Drive	80
School Days Lane	120
<b>TOTAL</b>	<b>2344 L.F.</b>

A.C. PEARSON  
19.3 AC.

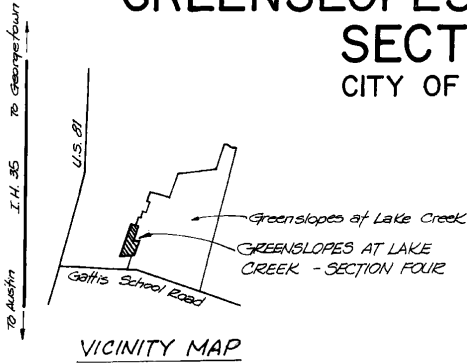
NPC REALTY CO.  
69.055 AC.

NPC REALTY CO.  
5.707 AC.

POINT FOR REFERENCE -  
Southeast Corner - Wiley Harris Survey, Abs. 298  
Southwest Corner - R.A. Holder Survey, Abs. 297

Fred Cabrit 10 Slide 709

# GREENSLOPES AT LAKE CREEK SECTION FOUR CITY OF ROUND ROCK, TEXAS



**FIELD NOTES FOR GREENSLOPES AT LAKE CREEK - SECTION FOUR:**

Field Notes describing an 11.937 acre tract of land being out of the Wiley Harris Survey, Abstract No. 298 situated in Williamson County, Texas, said 11.937 acre tract being a portion of a 104.40 acre tract of land as conveyed to NPC Realty Co. by deed recorded in Volume 694, Page 678 of the Deed Records of said County, said 11.937 acre tract being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron pin found in the North right-of-way line of Gattis School Road, said iron pin being the Southwest corner of the P.A. Holder Survey, Abstract No. 287 and said 141.827 acre tract, also being the Southeast corner of the Wiley Harris Survey, Abstract No. 298 and a 19.3 acre tract of land conveyed to Angus C. Pearson by deed recorded in Volume 524, Page 360 of the Deed Records of said County; Thence with the East line of said 19.3 acre tract N.00°05'20"E., 749.86 feet to an iron pin found for the Northeast corner of said 19.3 acre tract, also being the TRUE POINT OF BEGINNING and the Southeast corner of this herein described tract of land;

THENCE along the North line of said 19.3 acre tract, the South line hereof, S.72°14'20"W., 714.49 feet to an iron pin set for the Southwest corner hereof;

Thence along the West line hereof, also being the East line of a tract of land conveyed to the E. B. Burkland Estate by deed recorded in Volume 491, Page 104 of the Deed Records of said County, N.00°05'20" W. 1385.02 feet to an iron pin set for the Northwest corner hereof, also being the most Southerly Southwest corner of GREENSLOPES AT LAKE CREEK - SECTION ONE as recorded in Cabinet D, Slide 5 of the Plat Records of Williamson County, Texas;

Thence along the most Northern line hereof, also being the South line of said GREENSLOPES AT LAKE CREEK - SECTION ONE, the following three (3) courses: 1.) S.89°54'40"E., 180.00 feet to an iron pin set; 2.) N.00°05'20"E., 3.36 feet to an iron pin set; 3.) N.89°41'50"E., 75.00 feet to an iron pin set for the most Northerly Northeast corner hereof;

Thence along an Easterly line of this herein described tract the following seven (7) courses: 1.) S.00°16'E., 132.39 feet to an iron pin set; 2.) N.89°44'E., 3.30 feet to an iron pin set; 3.) S.00°16'E., 320.00 feet to an iron pin set; 4.) S.89°44'W., 1.57 feet to an iron pin set; 5.) S.00°16'E., 270 feet to an iron pin set; 6.) S.89°44'W., 1.57 feet to an iron pin set; 7.) S.00°16'E., 110.00 feet to an iron pin set for an ell corner hereof;

Thence along a Northerly line hereof N.89°44'E., 393.16 feet to an iron pin set and, S.89°44'E., 27.67 feet to an iron pin set for the most Easterly Northeast corner hereof, said pin also being the most Westerly Northwest corner of GREENSLOPES AT LAKE CREEK - SECTION TWO as recorded in Cabinet D, Slide 5 of the Plat Records of said County;

Thence along the most Easterly line hereof, also being the most Westerly line of said GREENSLOPES AT LAKE CREEK - SECTION TWO, S.00°16'W., 339.87 feet to the TRUE POINT OF BEGINNING and containing 11.937 acres of land.

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

That NPC Realty Co., a general partnership in the State of Texas, Owner of GREENSLOPES AT LAKE CREEK, Section Four, a subdivision of Williamson County, Texas, do hereby dedicate to the public all streets and utility easements shown hereon.

TO CERTIFY WHICH, WITNESS my hand at AUSTIN, TRAVIS County, Texas, this the 15<sup>th</sup> day of MAY, 1978 A.D.

NPC Realty Co.  
*[Signature]*  
Notary Public in and for  
Travis County, Texas

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

BEFORE ME the undersigned authority, on this day personally appeared John Reynolds 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15<sup>th</sup> day of MAY, 1978, A.D.

(Seal)

Marian L. Mabry Mamant Mabry  
Notary Public in and for  
Travis County, Texas

Approved this 18<sup>th</sup> day of May, 1978 by the City Planning Commission of the City of Round Rock, Texas, and authorized to be filed for record by Williamson County, Texas.

William E. Kunguan  
Chairman

Thomas S. Jirass  
Secretary

PASSED AND APPROVED, on the 18<sup>th</sup> day of May, 1978.

ATTEST:  
Jeanne Land  
Secretary, City of Round Rock, Texas

APPROVED:  
Ray L. Linder  
Mayor, City of Round Rock, Texas

Filed Aug. 16, 1978  
Vol. 766 Page 590  
Deed Records

STATE OF TEXAS     I  
COUNTY OF WILLIAMSON     I     KNOW ALL MEN BY THESE PRESENTS:

I, Timothy E. Haynie, Professional Engineer, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the Subdivision Regulation of the City of Round Rock, Texas

Date: May 1, 1978

Haynie & Kallman Inc.

Timothy E. Haynie  
Timothy E. Haynie,  
Professional Engineer No. 36982



**Haynie & Kallman Inc.**  
CONSULTING ENGINEERS

2115 North Mays Round Rock Texas 78664 (512) 255 4564

THE STATE OF TEXAS     I  
COUNTY OF WILLIAMSON     I  
I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 7<sup>th</sup> day of June, 1978, at 3:15 o'clock P. M., and duly recorded this the day of June, A.D., 1978, at 4:30 o'clock P. M., in the Plat Records of said County, in Cabinet D, Slide 1091-D.

WITNESS MY HAND AND SEAL at the County Court of said County, at office in Georgetown, the date last above written.

By Dorothy Baker Deputy  
DICK CERVENKA, Clerk  
County Court, Williamson  
County, Texas

Cabinet D Slide 110

Cabinet D Slide 110

# GREENSLOPES AT LAKE CREEK SECTION FOUR-A CITY OF ROUND ROCK, TEXAS

OWNERS: GASTON DEVELOPMENT COMPANY  
& THE GARLAND DEVELOPMENT CO.

TOTAL ACREAGE: ..... 11.937 ACRES  
TOTAL BLOCKS: ..... 7  
TOTAL LOTS: ..... 44

DATE: ..... JUNE 28, 1979

FILED FOR RECORD  
at 11:25 a.m. Book 4, Page 1125  
AUG 17 1979  
JAMES N. BORDSTON  
City County Clerk, Williamson County, Tex.  
By: [Signature]

PREPARED BY:

**Haynie & Kallman Inc.**

CONSULTING ENGINEERS  
2115 North Mays  
Round Rock, Texas 78664  
(512) 255-4564, 255-7861

8253

**LEGEND**

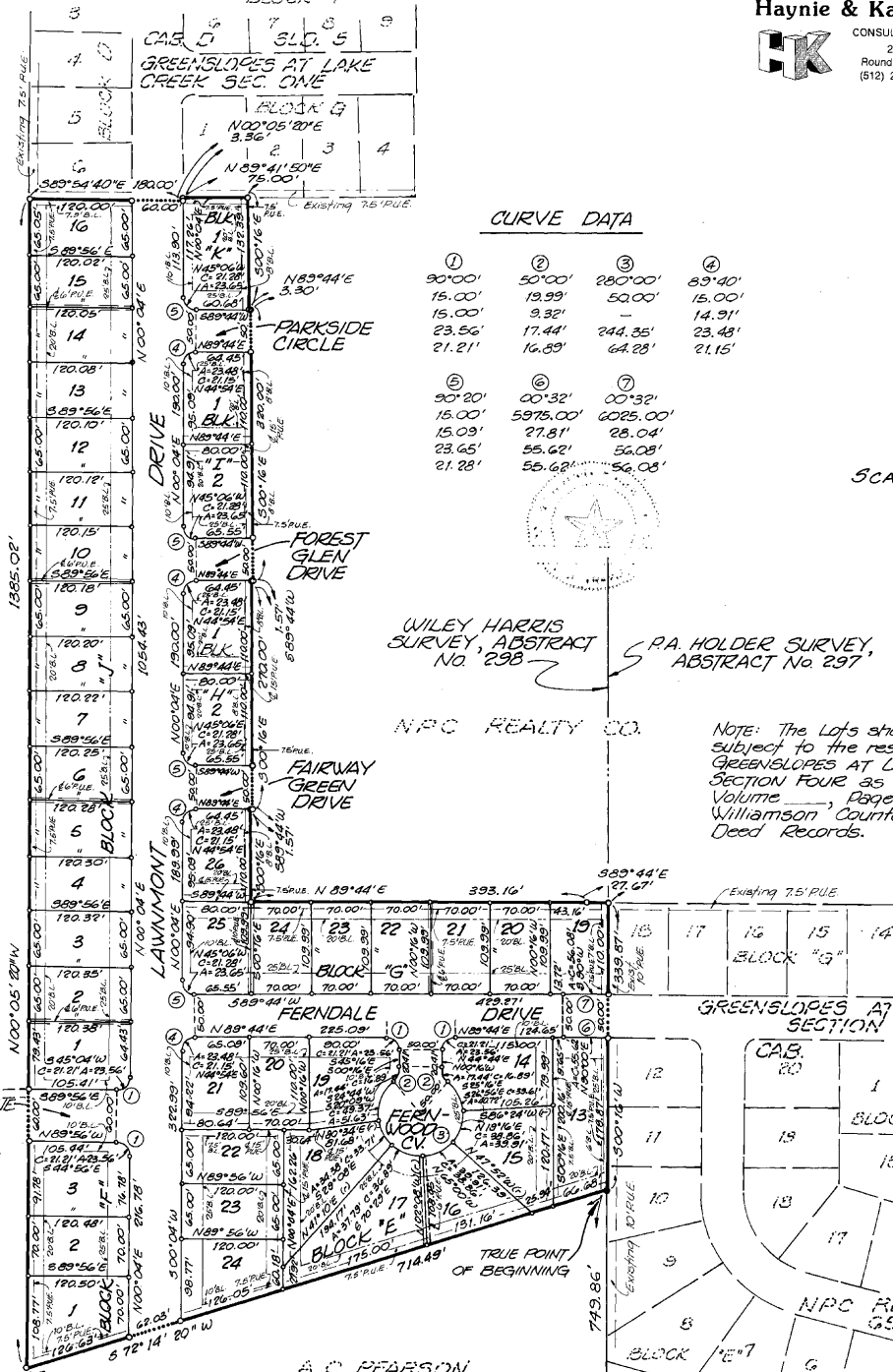
- Iron Pin Found
- Iron Pin Set
- B.L. Building Line
- P.U.E. Public Utility Esm't
- D.E. Drainage Esm't
- ① Curve Number (See Table for Data)

L. PETERSON  
Formerly  
E. P. BURKLAND  
ESTATE

**CURVE DATA**

①	②	③	④
90°00'	50°00'	280°00'	83°40'
15.00'	19.99'	50.00'	15.00'
15.00'	9.32'	—	14.91'
23.56'	17.44'	244.35'	23.48'
21.21'	16.89'	64.28'	21.15'
⑤	⑥	⑦	
90°20'	00°32'	00°32'	
15.00'	5975.00'	6025.00'	
15.09'	27.81'	28.04'	
23.65'	55.62'	56.09'	
21.28'	55.62'	56.08'	

SCALE: 1" = 100'



WILEY HARRIS SURVEY, ABSTRACT No. 238

P.A. HOLDER SURVEY, ABSTRACT No. 297

NPC REALTY CO.

NOTE: The Lots shown hereon are subject to the restrictions for GREENSLOPES AT LAKE CREEK - SECTION FOUR as recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Williamson County, Texas Deed Records.

A. C. PEARSON  
19.3 AC.

NPC REALTY CO.  
69.055 AC.

NPC REALTY CO.  
5.707 AC.

**LINEAR FEET OF STREET IMPROVEMENTS**

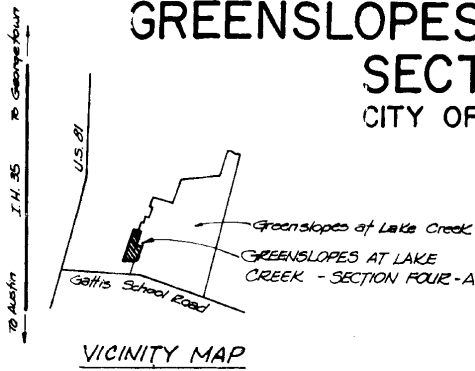
- Lawnmont Drive ..... 1344
- Ferndale Drive ..... 500
- Fernwood Cove ..... 140
- Parkside Circle ..... 80
- Forest Glen Drive ..... 80
- Fairway Green Drive ..... 80
- School Days Lane ..... 120

TOTAL 2344 L.F.

POINT FOR REFERENCE -  
Southeast Corner - Wiley Harris Survey, Abs. 238  
Southwest Corner - P.A. Holder Survey, Abs. 297

Plat Calculated by Slide 248

# GREENSLOPES AT LAKE CREEK SECTION FOUR-A CITY OF ROUND ROCK, TEXAS



STATE OF TEXAS X  
COUNTY OF TRAVIS X

KNOW ALL MEN BY THESE PRESENTS:

That GASTON DEVELOPMENT COMPANY and THE GARLAND DEVELOPMENT CO., owners of GREENSLOPES AT LAKE CREEK SECTION FOUR-A, a subdivision situated in the City of Round Rock, Williamson County, Texas, do hereby dedicate to the public all streets and utility easements shown hereon.

TO CERTIFY WHICH, WITNESS MY HAND at Austin, Travis County, Texas, this the 3 day of July, 1979, A.D.

GASTON DEVELOPMENT COMPANY

*John Reynolds*  
John Reynolds, Vice-President

THE GARLAND DEVELOPMENT CO.

*G. L. Brown Jr.*  
G. L. Brown Jr., Vice-President

STATE OF TEXAS X  
COUNTY OF TRAVIS X

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared John Reynolds, Vice President of Gaston 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of July, 1979.

*Hazel Smith*  
Notary Public in and for Travis County, Texas.

STATE OF TEXAS X  
COUNTY OF TRAVIS X

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared G. L. Brown Jr., Vice President of The Garland Development Co., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of July, 1979.

*Linda Voyles*  
Notary Public in and for Travis County, Texas. LINDA VOYLES

The subdivision shown hereon is within the city limits of Round Rock, Texas.

Approved this the 19 day of July, 1979, by the City Planning Commission of the City of Round Rock, Texas, and authorized to be filed for record by Williamson County, Texas.

*John S. Elliott*  
Chairman  
*Jordan J. ...*  
Secretary

PASSED AND APPROVED, on the 19 day of July, 1979.

ATTEST:  
*Jeanne Land*  
Secretary, City of Round Rock, Texas

APPROVED:  
*Larry L. ...*  
Mayor, City of Round Rock, Texas

THE STATE OF TEXAS X  
COUNTY OF WILLIAMSON X

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 17th day of August, A.D. 1979, at 11:25 o'clock A.M. and duly recorded this the 17th day of August, A.D., 1979, at 4:00 P.M. in the Plat Records of said County, in Cabinet D, Slide 249.

WITNESS MY HAND AND SEAL OF the County Court of said County, at office in Georgetown, Texas, the date last written above.

BY *James N. Boydston*  
Deputy  
James N. Boydston  
County Court, Williamson County, Texas

**FIELD NOTES FOR GREENSLOPES AT LAKE CREEK - SECTION FOUR-A**

Field Notes describing an 11.937 acre tract or parcel of land being out of the Wiley Harris Survey, Abstract No. 298, situated in Williamson County, Texas, and being a portion of a 104.40 acre tract of land conveyed to Gaston Development Company and The Garland Development Co. by Warranty Deed No. 8934 recorded in Volume 710, Pages 700-707 of the Deed Records of Williamson County, Texas; said 11.937 acre tract being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron pin found in the North right-of-way line of Gattis School Road, said iron pin being the Southwest corner of the P. A. Holder Survey, Abstract No. 297 and said 141.527 acre tract, also being the Southeast corner of the Wiley Harris Survey, Abstract No. 298 and a 19.3 acre tract of land conveyed to Angus C. Pearson by deed recorded in Volume 524, Page 360 of the Deed Records of said County;

THENCE with the East line of said 19.3 acre tract N00°05'20"E, 749.86 feet to an iron pin found for the Northeast corner of said 19.3 acre tract, also being the TRUE POINT OF BEGINNING and the Southeast corner of this herein described tract of land;

THENCE along the North line of said 19.3 acre tract, the South line hereof, S.72°14'20"W., 714.49 feet to an iron pin set for the Southwest corner hereof;

Thence along the West line hereof, also being the East line of a tract of land conveyed to the E. B. Burkland Estate by deed recorded in Volume 491, Page 104 of the Deed Records of said County, N.00°05'20" W., 1385.02 feet to an iron pin set for the Northwest corner hereof, also being the most Southerly Southwest corner of GREENSLOPES AT LAKE CREEK - SECTION ONE as recorded in Cabinet D, Slide 5 of the Plat Records of Williamson County, Texas;

Thence along the most Northern line hereof, also being the South line of said GREENSLOPES AT LAKE CREEK - SECTION ONE, the following three (3) courses: 1.) S.89°54'40"E., 180.00 feet to an iron pin set; 2.) N.00°05'20"E., 3.36 feet to an iron pin set; 3.) N.89°41'50"E., 75.00 feet to an iron pin set for the most Northerly Northeast corner hereof;

Thence along an Easterly line of this herein described tract the following seven (7) courses: 1.) S00°16'E., 132.39 feet to an iron pin set; 2.) N.89°44'E., 3.30 feet to an iron pin set; 3.) S00°16'E., 320.00 feet to an iron pin set; 4.) S.89°44'W., 1.57 feet to an iron pin set; 5.) S.00°16'E., 270 feet to an iron pin set; 6.) S.89°44'W., 1.57 feet to an iron pin set; 7.) S.00°16'E., 110.00 feet to an iron pin set for an ell corner hereof;

Thence along a Northerly line hereof N.89°44'E., 393.16 feet to an iron pin set and, S.89°44'E., 27.67 feet to an iron pin set for the most Easterly Northeast corner hereof, said pin also being the most Westerly Northwest corner of GREENSLOPES AT LAKE CREEK - SECTION TWO as recorded in Cabinet D, Slide 69 of the Plat Records of said County;

Thence along the most Easterly line hereof, also being the most Westerly line of said GREENSLOPES AT LAKE CREEK - SECTION TWO, S.00°16'W., 339.87 feet to the TRUE POINT OF BEGINNING and containing 11.937 acres of land.

THE STATE OF TEXAS X  
COUNTY OF WILLIAMSON X

KNOW ALL MEN BY THESE PRESENTS:

I, Timothy E. Haynie, Professional Engineer, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision Regulation of the City of Round Rock, Texas.

HAYNIE & KALLMAN, INC.

*Timothy E. Haynie*  
Timothy E. Haynie  
Professional Engineer No. 36987



**Haynie & Kallman Inc.**  
CONSULTING ENGINEERS  
2115 North Mays  
Round Rock, Texas 78864  
(512) 255-4564, 255-7861



Cabinet D Slide 249

# GREENSLOPES AT LAKE CREEK SECTION FOUR

## CITY OF ROUND ROCK, TEXAS

OWNER: NPC REALTY CO.  
6010 Brooks  
Austin, Texas

TOTAL ACREAGE.....11.937  
TOTAL BLOCKS.....7  
TOTAL LOTS.....44  
DATE.....4-25-78

ENGINEER: T.E. HAYNIE, P.E.  
S.D. KALLMAN, P.E.

PREPARED FOR: JOHN REYNOLDS

PREPARED BY:



**Haynie & Kallman Inc.**  
CONSULTING ENGINEERS

2115 North Mays Round Rock, Texas 78664 (512) 255-4564

### LEGEND

- ..... Iron Pin Found
- ..... Iron Pin Set
- C.B.L. Building Line
- C.P.U.E. Public Utility Easmt.
- C.D.E. Drainage Easmt.
- ① Curve Number  
(See Table for Data)

### CURVE DATA

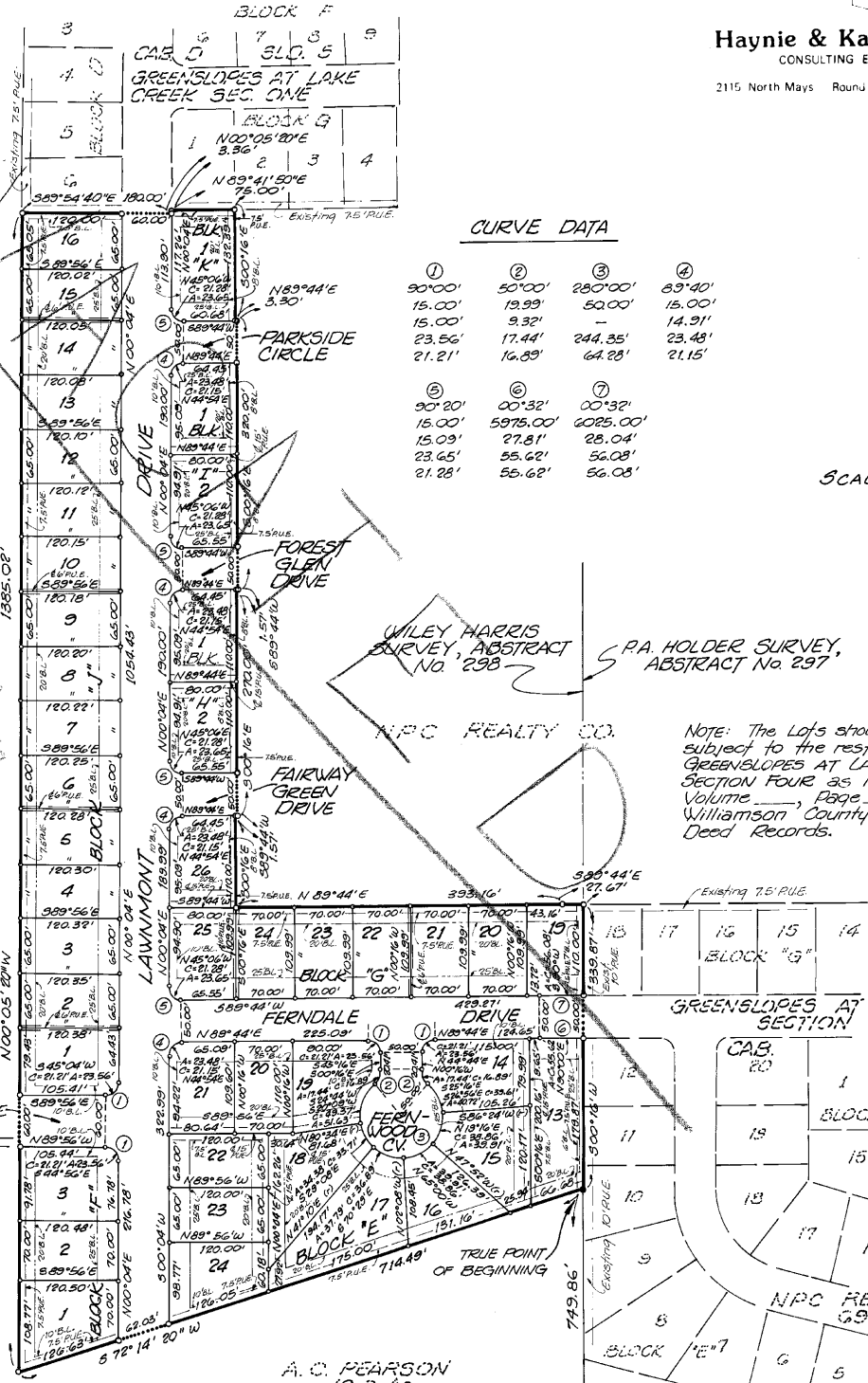
Curve No.	Stationing	Radius	Chord	Angle
①	90°00'	50'00'	280'00'	89°40'
②	15°00'	19.99'	50.00'	15.00'
③	15°00'	9.32'	-	14.91'
④	23.56'	17.44'	244.35'	23.48'
⑤	21.21'	16.89'	64.28'	21.15'
⑥	90°20'	00'32"	6025.00'	00'32"
⑦	15°09'	27.81'	28.04'	15°09'
⑧	23.65'	55.62'	56.08'	23.65'
⑨	21.28'	55.62'	56.08'	21.28'

FILED FOR RECORD  
 JUN 7 1978  
 DICK CERVENKA  
 Chief County Clerk, Williamson Co., Tex.  
 By: *[Signature]*  
 at 3:15 o'clock P.M.

516

SCALE: 1" = 100'

L. PETERSON  
 formerly  
 E. B. BURKLAND  
 ESTATE  
 Filed Aug. 16, 1974  
 VOL. 766 Page 570  
 Deed Records

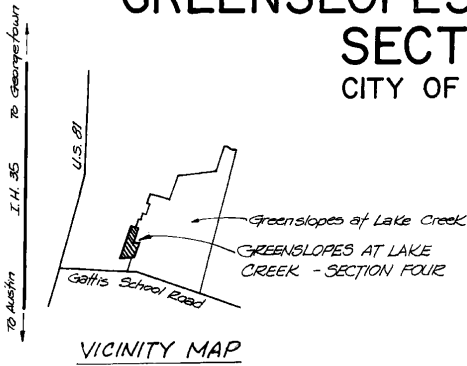


### LINEAR FEET OF STREET IMPROVEMENTS

Lawnmont Drive.....	1344
Ferndale Drive.....	500
Fernwood Cove.....	140
Parkside Circle.....	80
Forest Glen Drive.....	80
Fairway Green Drive.....	80
School Days Lane.....	120
<b>TOTAL</b>	<b>2344 L.F.</b>

POINT FOR REFERENCE -  
 Southeast Corner - Wiley Harris Survey, Abs. 298  
 Southwest Corner - R.A. Holder Survey, Abs. 297

# GREENSLOPES AT LAKE CREEK SECTION FOUR CITY OF ROUND ROCK, TEXAS



**FIELD NOTES FOR GREENSLOPES AT LAKE CREEK - SECTION FOUR:**

Field Notes describing an 11.937 acre tract of land being out of the Wiley Harris Survey, Abstract No. 298 situated in Williamson County, Texas, said 11.937 acre tract being a portion of a 104.40 acre tract of land as conveyed to NPC Realty Co. by deed recorded in Volume 694, Page 678 of the Deed Records of said County, said 11.937 acre tract being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron pin found in the North right-of-way line of Gattis School Road, said iron pin being the Southwest corner of the P.A. Holder Survey, Abstract No. 287 and said 141.827 acre tract, also being the Southeast corner of the Wiley Harris Survey, Abstract No. 298 and a 19.3 acre tract of land conveyed to Angus C. Pearson by deed recorded in Volume 524, Page 360 of the Deed Records of said County; Thence with the East line of said 19.3 acre tract N.00°05'20"E., 749.86 feet to an iron pin found for the Northeast corner of said 19.3 acre tract, also being the TRUE POINT OF BEGINNING and the Southeast corner of this herein described tract of land;

THENCE along the North line of said 19.3 acre tract, the South line hereof, S.72°14'20"W., 714.49 feet to an iron pin set for the Southwest corner hereof;

Thence along the West line hereof, also being the East line of a tract of land conveyed to the E. B. Burkland Estate by deed recorded in Volume 491, Page 104 of the Deed Records of said County, N.00°05'20" W. 1385.02 feet to an iron pin set for the Northwest corner hereof, also being the most Southerly Southwest corner of GREENSLOPES AT LAKE CREEK - SECTION ONE as recorded in Cabinet D, Slide 5 of the Plat Records of Williamson County, Texas;

Thence along the most Northern line hereof, also being the South line of said GREENSLOPES AT LAKE CREEK - SECTION ONE, the following three (3) courses: 1.) S.89°54'40"E., 180.00 feet to an iron pin set; 2.) N.00°05'20"E., 3.36 feet to an iron pin set; 3.) N.89°41'50"E., 75.00 feet to an iron pin set for the most Northerly Northeast corner hereof;

Thence along an Easterly line of this herein described tract the following seven (7) courses: 1.) S.00°16'E., 132.39 feet to an iron pin set; 2.) N.89°44'E., 3.30 feet to an iron pin set; 3.) S.00°16'E., 320.00 feet to an iron pin set; 4.) S.89°44'W., 1.57 feet to an iron pin set; 5.) S.00°16'E., 270 feet to an iron pin set; 6.) S.89°44'W., 1.57 feet to an iron pin set; 7.) S.00°16'E., 110.00 feet to an iron pin set for an ell corner hereof;

Thence along a Northerly line hereof N.89°44'E., 393.16 feet to an iron pin set and, S.89°44'E., 27.67 feet to an iron pin set for the most Easterly Northeast corner hereof, said pin also being the most Westerly Northwest corner of GREENSLOPES AT LAKE CREEK - SECTION TWO as recorded in Cabinet D, Slide 5 of the Plat Records of said County;

Thence along the most Easterly line hereof, also being the most Westerly line of said GREENSLOPES AT LAKE CREEK - SECTION TWO, S.00°16'W., 339.87 feet to the TRUE POINT OF BEGINNING and containing 11.937 acres of land.

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

That NPC Realty Co., a general partnership in the State of Texas, Owner of GREENSLOPES AT LAKE CREEK, Section Four, a subdivision of Williamson County, Texas, do hereby dedicate to the public all streets and utility easements shown hereon.

TO CERTIFY WHICH, WITNESS my hand at AUSTIN, TRAVIS County, Texas, this the 15<sup>th</sup> day of MAY, 1978 A.D.

NPC Realty Co.  
*[Signature]*  
Notary Public in and for  
Travis County, Texas

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

BEFORE ME the undersigned authority, on this day personally appeared JOHN REYNOLDS 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, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15<sup>th</sup> day of MAY, 1978, A.D.

(Seal)

MARION L. MARY *[Signature]*  
Notary Public in and for  
Travis County, Texas

Approved this 18<sup>th</sup> day of May, 1978 by the City Planning Commission of the City of Round Rock, Texas, and authorized to be filed for record by Williamson County, Texas.

William E. Kunguan  
Chairman

Thomas S. Jirong  
Secretary

PASSED AND APPROVED, on the 18<sup>th</sup> day of May, 1978.

ATTEST:  
Jeanne Land  
Secretary, City of Round Rock, Texas

APPROVED:  
Ray L. Linder  
Mayor, City of Round Rock, Texas

Filed Aug. 16, 1978  
Vol. 766 Page 590  
Deed Records

STATE OF TEXAS    I  
COUNTY OF WILLIAMSON    I    KNOW ALL MEN BY THESE PRESENTS:

I, Timothy E. Haynie, Professional Engineer, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the Subdivision Regulation of the City of Round Rock, Texas

Date: May 1, 1978

Haynie & Kallman Inc.

Timothy E. Haynie  
Timothy E. Haynie,  
Professional Engineer No. 36982



**Haynie & Kallman Inc.**  
CONSULTING ENGINEERS

2115 North Mays Round Rock Texas 78664 (512) 255 4564

THE STATE OF TEXAS    I  
COUNTY OF WILLIAMSON    I  
I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 7<sup>th</sup> day of June, 1978, at 3:15 o'clock P. M., and duly recorded this the day of June, A.D., 1978, at 4:30 o'clock P. M., in the Plat Records of said County, in Cabinet D, Slide 1091-D.

WITNESS MY HAND AND SEAL at the County Court of said County, at office in Georgetown, the date last above written.

By Dorinda Baker  
Deputy

DICK CERVENKA, Clerk  
County Court, Williamson  
County, Texas

Cabinet D Slide 110

Cabinet D Slide 110

# GREENSLOPES AT LAKE CREEK SECTION FOUR-A CITY OF ROUND ROCK, TEXAS

OWNERS: GASTON DEVELOPMENT COMPANY  
& THE GARLAND DEVELOPMENT CO.

TOTAL ACREAGE: .....11.937 ACRES  
TOTAL BLOCKS: ..... 7  
TOTAL LOTS: .....44

DATE: ..... JUNE 28, 1979

FILED FOR RECORD  
at 11:25 a.m. Book 4, Page 1125  
AUG 17 1979  
JAMES N. BORDSTON  
City County Clerk, Williamson County, Tex.  
By: [Signature]

PREPARED BY:

**Haynie & Kallman Inc.**



CONSULTING ENGINEERS  
2115 North Mays  
Round Rock, Texas 78664  
(512) 255-4564, 255-7861

8253

**LEGEND**

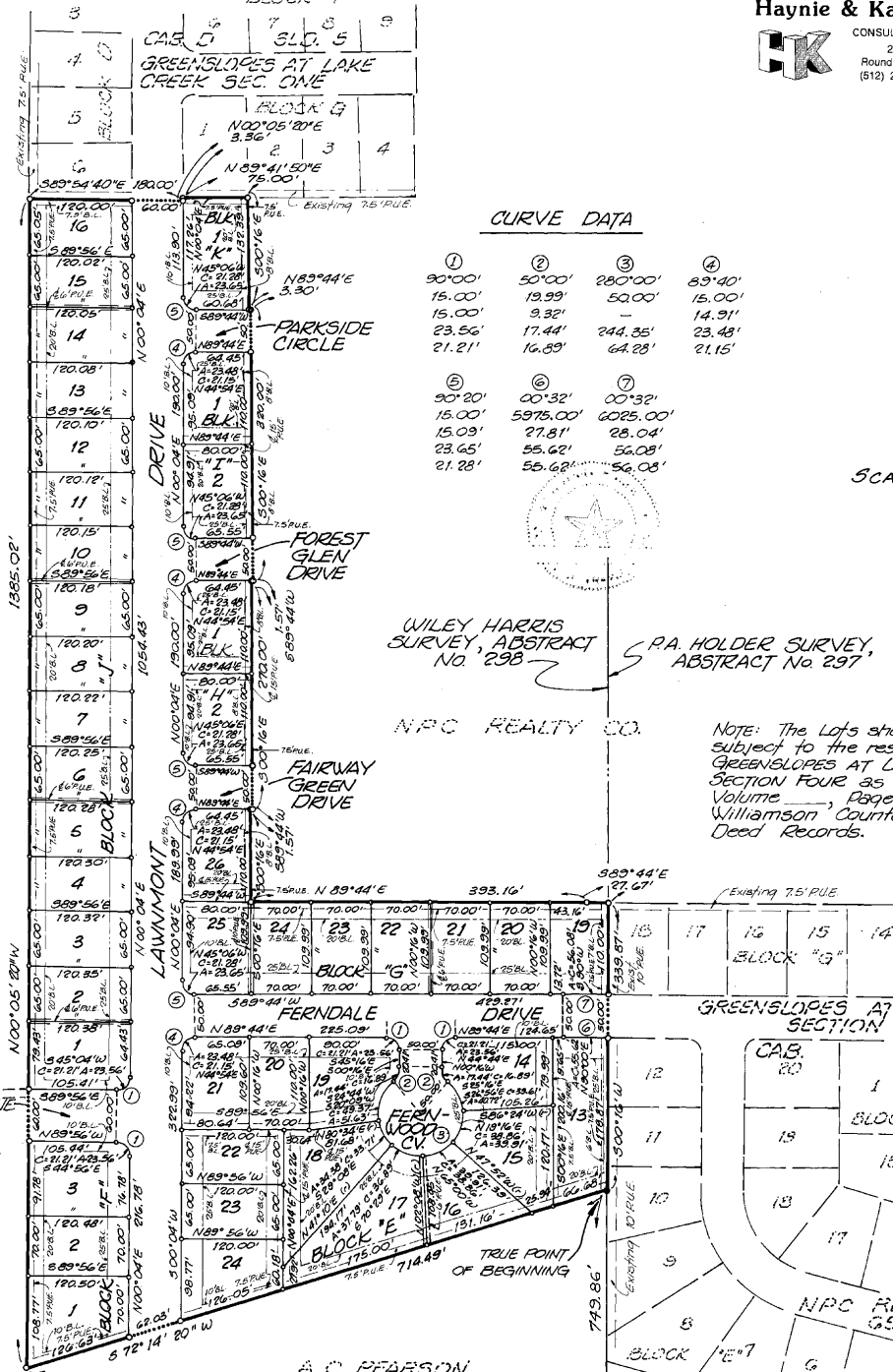
- Iron Pin Found
- Iron Pin Set
- B.L. Building Line
- P.U.E. Public Utility Esm't
- D.E. Drainage Esm't
- ① Curve Number (See Table for Data)

L. PETERSON  
Formerly  
E. P. BURKLAND  
ESTATE

**CURVE DATA**

①	②	③	④
90°00'	50°00'	280°00'	83°40'
15.00'	19.99'	50.00'	15.00'
15.00'	9.32'	—	14.91'
23.56'	17.44'	244.35'	23.48'
21.21'	16.89'	64.28'	21.15'
⑤	⑥	⑦	
90°20'	00°32'	00°32'	
15.00'	5975.00'	6025.00'	
15.09'	27.81'	28.04'	
23.65'	55.62'	56.09'	
21.28'	55.62'	56.08'	

SCALE: 1" = 100'



NOTE: The Lots shown hereon are subject to the restrictions for GREENSLOPES AT LAKE CREEK - SECTION FOUR as recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Williamson County, Texas Deed Records.

**LINEAR FEET OF STREET IMPROVEMENTS**

- Lawnmont Drive ..... 1344
- Ferndale Drive ..... 500
- Fernwood Cove ..... 140
- Parkside Circle ..... 80
- Forest Glen Drive ..... 80
- Fairway Green Drive ..... 80
- School Days Lane ..... 120

TOTAL 2344 L.F.

A. C. PEARSON  
19.3 AC.

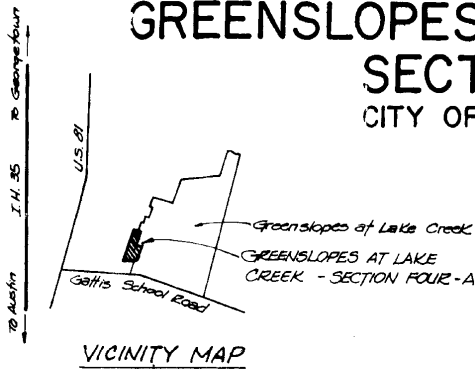
NPC REALTY CO.  
69.055 AC.

NPC REALTY CO.  
5.707 AC.

POINT FOR REFERENCE -  
Southeast Corner - Wiley Harris Survey, Abs. 238  
Southwest Corner - P.A. Holder Survey, Abs. 297

Plot Cabinet # Slide 248

# GREENSLOPES AT LAKE CREEK SECTION FOUR-A CITY OF ROUND ROCK, TEXAS



STATE OF TEXAS    X  
COUNTY OF TRAVIS   X

KNOW ALL MEN BY THESE PRESENTS:

That GASTON DEVELOPMENT COMPANY and THE GARLAND DEVELOPMENT CO., owners of GREENSLOPES AT LAKE CREEK SECTION FOUR-A, a subdivision situated in the City of Round Rock, Williamson County, Texas, do hereby dedicate to the public all streets and utility easements shown hereon.

TO CERTIFY WHICH, WITNESS MY HAND at Austin, Travis County, Texas, this the 3 day of July, 1979, A.D.

GASTON DEVELOPMENT COMPANY

*John Reynolds*  
John Reynolds, Vice-President

THE GARLAND DEVELOPMENT CO.

*G. L. Brown Jr.*  
G. L. Brown Jr., Vice-President

STATE OF TEXAS    X  
COUNTY OF TRAVIS   X

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared John Reynolds, Vice President of Gaston 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of July, 1979.

*Hazel Smith*  
Notary Public in and for Travis County, Texas.

STATE OF TEXAS    X  
COUNTY OF TRAVIS   X

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared G. L. Brown Jr., Vice President of The Garland Development Co., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of July, 1979.

*Linda Voffles*  
Notary Public in and for Travis County, Texas. LINDA VOFFLES

The subdivision shown hereon is within the city limits of Round Rock, Texas.

Approved this the 19 day of July, 1979, by the City Planning Commission of the City of Round Rock, Texas, and authorized to be filed for record by Williamson County, Texas.

*John S. Elliott*      *Jordan J. ...*  
Chairman                      Secretary

PASSED AND APPROVED, on the 19 day of July, 1979.

ATTEST:  
*Jeanne Land*  
Secretary, City of Round Rock, Texas

APPROVED:  
*Larry L. ...*  
Mayor, City of Round Rock, Texas

THE STATE OF TEXAS    |  
COUNTY OF WILLIAMSON   |

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 17th day of August, A.D. 1979, at 11:25 o'clock A.M. and duly recorded this the 17th day of August, A.D., 1979, at 4:00 P.M. in the Plat Records of said County, in Cabinet D, Slide 249.

WITNESS MY HAND AND SEAL OF the County Court of said County, at office in Georgetown, Texas, the date last written above.

BY *James N. Boydston*  
Deputy  
James N. Boydston  
County Court, Williamson County, Texas

**FIELD NOTES FOR GREENSLOPES AT LAKE CREEK - SECTION FOUR-A**

Field Notes describing an 11.937 acre tract or parcel of land being out of the Wiley Harris Survey, Abstract No. 298, situated in Williamson County, Texas, and being a portion of a 104.40 acre tract of land conveyed to Gaston Development Company and The Garland Development Co. by Warranty Deed No. 8934 recorded in Volume 710, Pages 700-707 of the Deed Records of Williamson County, Texas; said 11.937 acre tract being more particularly described by metes and bounds as follows:

BEGINNING FOR REFERENCE at an iron pin found in the North right-of-way line of Gattis School Road, said iron pin being the Southwest corner of the P. A. Holder Survey, Abstract No. 297 and said 141.527 acre tract, also being the Southeast corner of the Wiley Harris Survey, Abstract No. 298 and a 19.3 acre tract of land conveyed to Angus C. Pearson by deed recorded in Volume 524, Page 360 of the Deed Records of said County;

THENCE with the East line of said 19.3 acre tract N00°05'20"E, 749.86 feet to an iron pin found for the Northeast corner of said 19.3 acre tract, also being the TRUE POINT OF BEGINNING and the Southeast corner of this herein described tract of land;

THENCE along the North line of said 19.3 acre tract, the South line hereof, S.72°14'20"W., 714.49 feet to an iron pin set for the Southwest corner hereof;

Thence along the West line hereof, also being the East line of a tract of land conveyed to the E. B. Burkland Estate by deed recorded in Volume 491, Page 104 of the Deed Records of said County, N.00°05'20" W., 1385.02 feet to an iron pin set for the Northwest corner hereof, also being the most Southerly Southwest corner of GREENSLOPES AT LAKE CREEK - SECTION ONE as recorded in Cabinet D, Slide 5 of the Plat Records of Williamson County, Texas;

Thence along the most Northern line hereof, also being the South line of said GREENSLOPES AT LAKE CREEK - SECTION ONE, the following three (3) courses: 1.) S.89°54'40"E., 180.00 feet to an iron pin set; 2.) N.00°05'20"E., 3.36 feet to an iron pin set; 3.) N.89°41'50"E., 75.00 feet to an iron pin set for the most Northerly Northeast corner hereof;

Thence along an Easterly line of this herein described tract the following seven (7) courses: 1.) S00°16'E., 132.39 feet to an iron pin set; 2.) N.89°44'E., 3.30 feet to an iron pin set; 3.) S00°16'E., 320.00 feet to an iron pin set; 4.) S.89°44'W., 1.57 feet to an iron pin set; 5.) S.00°16'E., 270 feet to an iron pin set; 6.) S.89°44'W., 1.57 feet to an iron pin set; 7.) S.00°16'E., 110.00 feet to an iron pin set for an ell corner hereof;

Thence along a Northerly line hereof N.89°44'E., 393.16 feet to an iron pin set and, S.89°44'E., 27.67 feet to an iron pin set for the most Easterly Northeast corner hereof, said pin also being the most Westerly Northwest corner of GREENSLOPES AT LAKE CREEK - SECTION TWO as recorded in Cabinet D, Slide 69 of the Plat Records of said County;

Thence along the most Easterly line hereof, also being the most Westerly line of said GREENSLOPES AT LAKE CREEK - SECTION TWO, S.00°16'W., 339.87 feet to the TRUE POINT OF BEGINNING and containing 11.937 acres of land.

THE STATE OF TEXAS    X  
COUNTY OF WILLIAMSON   X

KNOW ALL MEN BY THESE PRESENTS:

I, Timothy E. Haynie, Professional Engineer, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the subdivision Regulation of the City of Round Rock, Texas.

HAYNIE & KALLMAN, INC.

*Timothy E. Haynie*  
Timothy E. Haynie  
Professional Engineer No. 36987



**Haynie & Kallman Inc.**  
CONSULTING ENGINEERS  
2115 North Mays  
Round Rock, Texas 78864  
(512) 255-4564, 255-7861



Cabinet D Slide 249