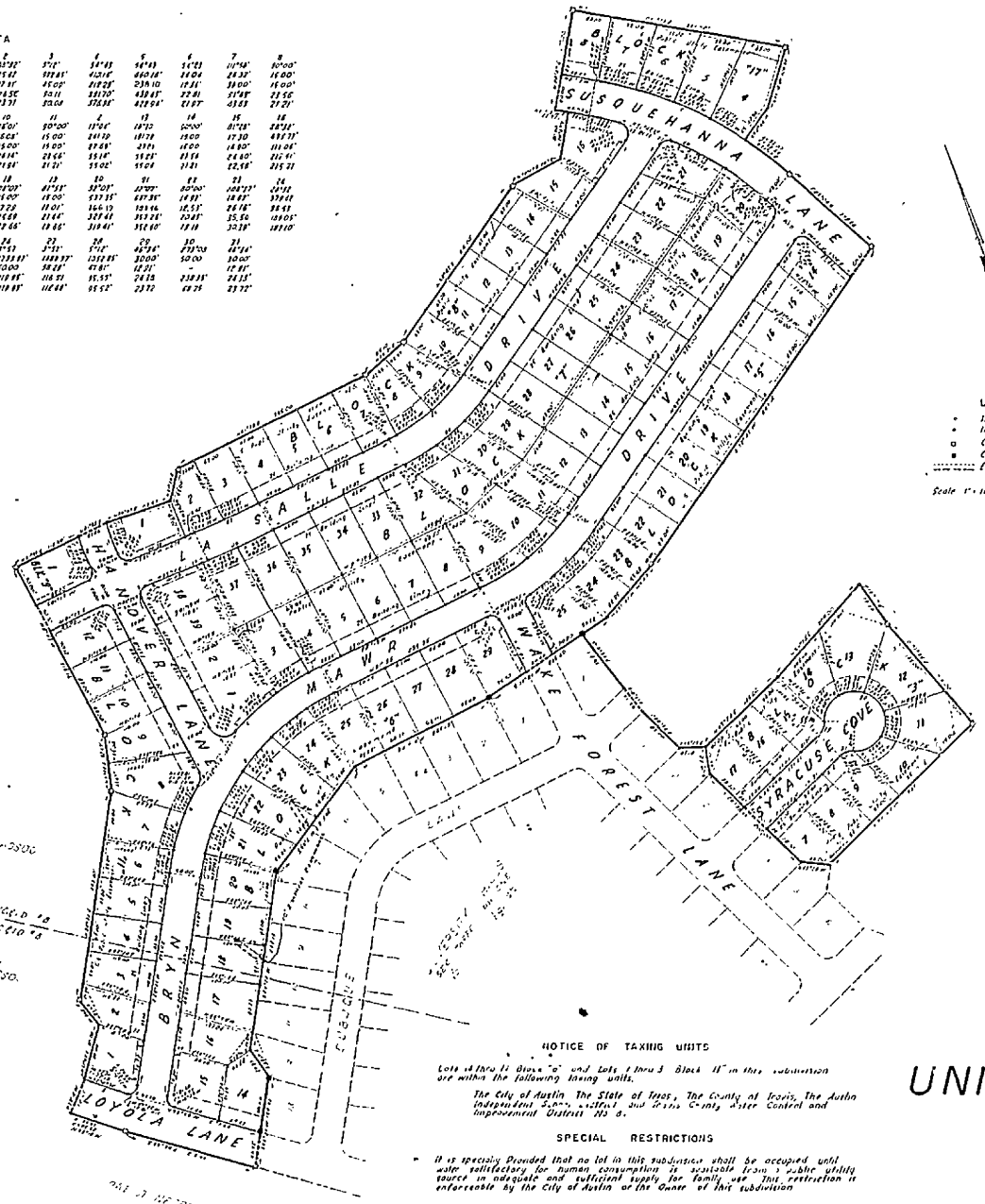
CURVE DATA

	1	2	3	4	5	6	7	8
I	48°30'	58°32'	5°11'	54°43'	54°43'	54°43'	11°49'	80.00'
R	140.00'	75.62'	1098.81'	412.14'	460.14'	24.04	24.32'	16.00'
T	13.15'	11.11'	45.02'	218.28'	238.10	19.31'	38.00'	16.00'
A	11.54'	24.52'	5.11	391.70'	438.81'	22.81	57.98'	23.56
LC	19.72	23.31	5.11	376.35'	422.94'	21.87'	43.65	21.21'

	9	10	11	12	13	14	15	16
I	39°19'	85°01'	50°00'	17°06'	18°12'	90°00'	81°28'	28°28'
R	15.81'	15.62'	15.00'	241.19	181.78	15.00	17.30	49.37'
T	18.95	15.00'	15.00'	87.68'	29.91	15.00	14.90'	111.06'
A	15.09	24.14'	23.56'	35.14'	56.27'	23.56	24.60'	252.41'
LC	23.51'	21.89'	21.21'	35.00'	51.04	21.21	22.58'	215.21

	17	18	19	20	21	22	23	24
I	25°12'	15°00'	81°58'	35°01'	27°22'	60°00'	108°23'	25°12'
R	38.61'	15.00'	15.00'	537.35'	637.35'	16.91	18.87'	37.68
T	12.35'	17.32	13.01'	169.15	191.96	12.53'	24.18'	19.53
A	126.45'	24.68	21.46'	328.68	353.28'	17.45'	35.56	18.85'
LC	110.41'	22.66'	19.66'	319.41'	351.60'	17.18	32.28'	187.10'

	25	26	27	28	29	30	31
I	28°29'	27°53'	2°33'	5°12'	45°24'	272°50	45°24'
R	338.66'	1233.83'	1888.37'	1313.85'	30.00'	50.00	30.00'
T	83.81	61.00	58.28'	47.81'	12.21'	-	12.81'
A	167.11'	118.95'	116.51	95.53'	24.15	238.35'	24.15'
LC	165.46	119.97'	116.48'	95.52'	23.72	69.29	23.72'



LEGEND

- Iron Pin Set
- Iron Pin Found
- Concrete Monument Set
- Concrete Monument Found
- Easement, as noted

Scale 1" = 100'

NOTICE OF TAXING UNITS

Lots 4 thru 11 Block "C" and Lots 1 thru 3 Block "B" in this subdivision are within the following taxing units.

The City of Austin, The State of Texas, The County of Travis, The Austin Independent School District and Travis County Water Control and Improvement District No 6.

SPECIAL RESTRICTIONS

It is specially Provided that no lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a public utility source in adequate and sufficient supply for family use. This restriction is enforceable by the City of Austin or the Owner of this subdivision

THE STATE OF TEXAS
COUNTY OF TRAVIS

That Pat H. Stanford, and Associates, a limited partnership organized and ex... acting by and through Pat H Stanford, General Partner, the said Pat H Sta... consent of all general partners of such partnership and as agent and attorney... of attorney executed by the other general partners and recorded in the Power of... in Volume 1811, at pages 488-490, does hereby subdivide 25.319 acres out of ... Texas, conveyed to Pat H Stanford and Associates by deeds recorded in Vol... of Travis County, Texas, and does hereby adopt this plat or map to be known as U... TWO" of its subdivision and does hereby dedicate all streets and easements sho...

WITNESS MY HAND this the 9 day of June, A.D. 1961

Pat H Stanf...

Pat H Stanf...

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me the undersigned authority, a Notary Public in and for the State ... day personally appeared Pat H Stanford, known to me to be the person and officer wh... going instrument of writing and acknowledged to me that he executed the same ... therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9 day of June ...

Notary Public...

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Emilie Limberg, Clerk of the County Court within and for the County and ... that the foregoing instrument with its Certificate of Authentication was filed f... day of June A.D. 1961 at 3:00 o'clock P.M. and duly recorded on the 21st ... o'clock P.M. in the Plat Records of said County in Plat Book 13 Page 78

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County ...

By Beulah Jones Deputy

Emilie Limber... Travis Coun...

APPROVED FOR ACCEPTANCE:

Date August 15, 1961

Howle M. Pi... Director of ...

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, this the 15th day of August A.D. 1961

Asst. Secretary

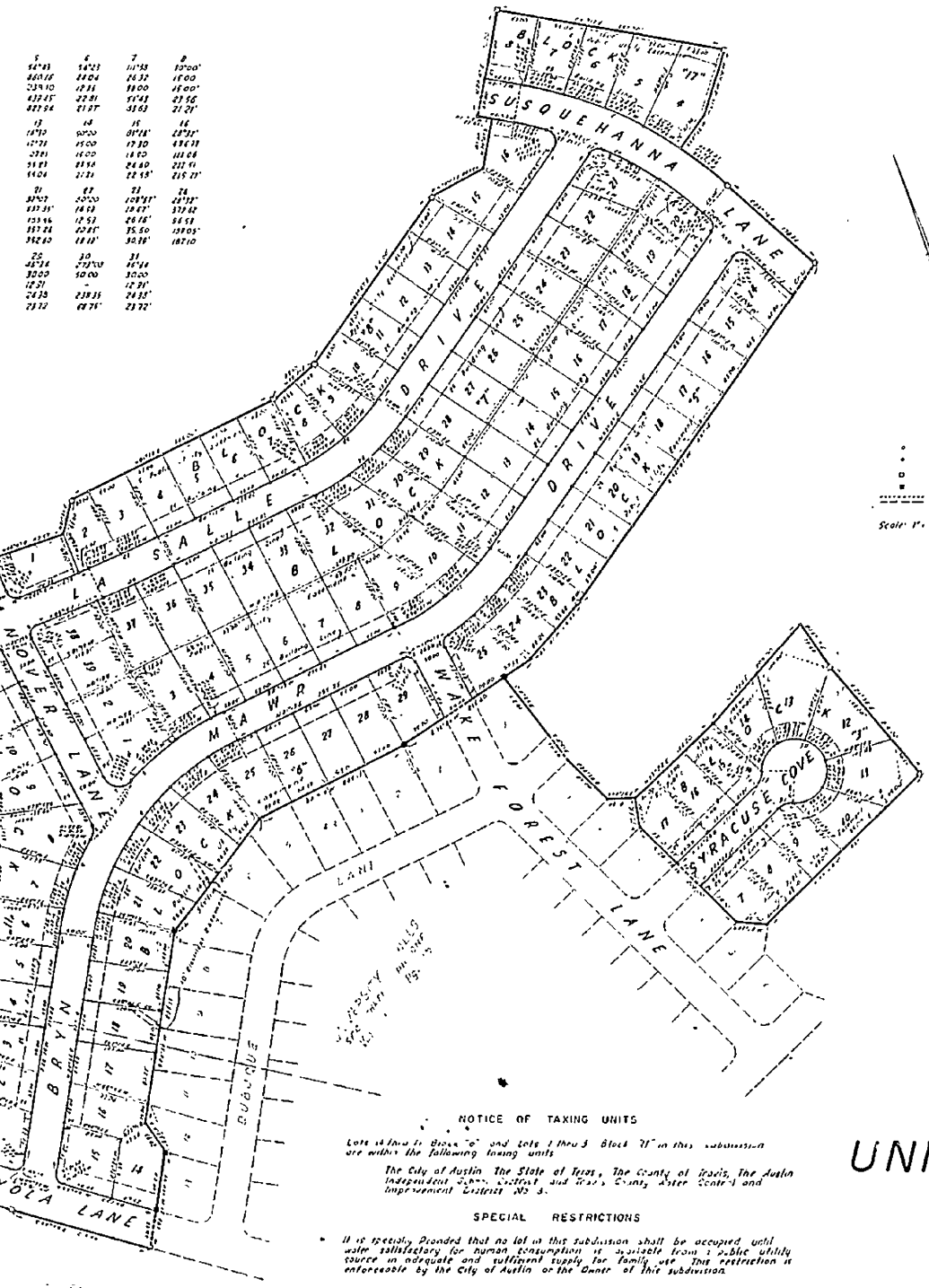
Acting Chairman

I hereby certify that Section Eleven of the City Subdivision Or...

SURVEYED BY
The
MARVIN TURNER
Engineers

Date 5-30-61

UNIVERSITY HILLS — SECTION
Phase Two



LEGEND

- Iron Pin Set
- Iron Pin Found
- Concrete Monument Set
- Concrete Monument Found
- Easement, as noted

Scale: 1" = 100'

NOTICE OF TAXING UNITS

Lots 18 thru 31 Block "C" and Lots 1 thru 3 Block "I" in this subdivision are within the following taxing units

The City of Austin The State of Texas, The County of Travis, The Austin Independent School District and Travis County Water Control and Improvement District No 3.

SPECIAL RESTRICTIONS

It is specially provided that no lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a public utility source in adequate and sufficient supply for family use This restriction is enforceable by the City of Austin or the Owner of this subdivision

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS.

That Pat H Stanford and Associates, a limited partnership organized and existing under the laws of the State of Texas, acting by and through Pat H. Stanford, General Partner, the said Pat H Stanford acting herein with the express consent of all general partners of such partnership and as agent and attorney in fact pursuant to that certain power of attorney executed by the other general partners and recorded in the Power of Attorney Records of Travis County, Texas, in Volume 1811, at pages 488-490, does hereby subdivide 25.318 acres out of the J.A.C Brooke Survey, Travis County, Texas, conveyed to Pat H Stanford and Associates by deeds recorded in Volume 2103, Page 537 of the Deed Records of Travis County, Texas, and does hereby adopt this plat or map to be known as UNIVERSITY HILLS, SECTION THREE PHASE TWO as its subdivision and does hereby dedicate all streets and easements hereon to the use of the Public.

WITNESS MY HAND this the 3 day of June, A.D. 1961.

Pat H. Stanford and Associates

Pat H. Stanford, General Partner

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me the undersigned authority, a Notary Public in and for the State of Texas, County of Travis, on this day personally appeared Pat H Stanford, known to me to be the person and officer whose name is subscribed to the foregoing instrument of writing and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3 day of June, A.D. 1961.

Notary Public in and for Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record in my office on the 21 day of June A.D. 1961 at 3:10 o'clock P.M. and duly recorded on the 21 day of June A.D. 1961 at 3:20 o'clock P.M in the Plat Records of said County in Plat Book 13 Page 78.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County the date last written above.

By Deputy

Emilie Limberg, Clerk County Court
Travis County, Texas

APPROVED FOR ACCEPTANCE

Date August 18, 1961

Hoyle M Osborne
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS this the 18th day of August, A.D. 1961

Asst. Secretary

Acting Chairman

I hereby certify that Section Eleven of the City Subdivision Ordinance has been Complied with

SURVEYED BY .
The
MARVIN TURNER
Engineers

Date 5-30-61

Registered Professional Engineer

UNIVERSITY HILLS — SECTION THREE

Phase Two

C8-61-19

THE STATE OF TEXAS :

:

COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS: That Pat H. Stanford & Associates, a limited partnership, are the sole owners of UNIVERSITY HILLS ADDITION, Section 3, Phase 2, a subdivision of 26.4 acres out of the J. A. G. Brooks Survey, Travis County, Texas, and as owners thereof we desire to adopt a plan for the development of same which shall be binding on us and upon our successors in title to the land in said addition.

NOW, THEREFORE, for and in consideration of the mutual benefits to the developers and future owners of the property in the UNIVERSITY HILLS ADDITION, Section 3, Phase 2, Pat H. Stanford & Associates, a limited partnership, having our principal offices in Austin, Travis County, Texas, by and through Pat H. Stanford, a general partner, the said Pat H. Stanford acting herein with the express consent of all general partners of such partnership and as agent and attorney in fact pursuant to that certain power of attorney executed by the other general partners and recorded in the Deed Records of Travis County, Texas, in Vol. 1831, at Pages 488-490, Travis County Power of Attorney Records, do hereby make the said UNIVERSITY HILLS ADDITION, Section 3, Phase 2, subject to the following restrictive covenants, to-wit:

A.

AREA OF APPLICATION

A-1 FULLY PROTECTED RESIDENTIAL AREA. The residential covenants in Part "B" in their entirety shall apply to Lots 7-17 inclusive, Block 3; Lots 14-29 inclusive, Block 6; Lots 14-25 inclusive, Block 5; Lots 1-39 inclusive, Block 7; Lots 1-16 inclusive, Block 8; Lot 1, Block 9; Lots 1-12 inclusive, Block 11; and Lots 4-8 inclusive, Block 17.

B.

RESIDENTIAL AREA COVENANTS

B-1 LAND USE AND BUILDING TYPES. 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 two cars.

B-2 ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finished grade elevation. No fence or walls shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved, and in any event no fence or wall shall extend beyond front wall of the house. Approval shall be as provided in Part "C".

B-3 DWELLING SIZE. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 925 square feet, nor less than 650 square feet for a dwelling of more than one story, and in no event shall the house proper cost less than $9,000.00, based on price index of this date.

B-4 BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line than 25 feet, nor further than 40 feet back, nor nearer than 10 feet to the side line if said side line is a street. No building shall be located on any lot nearer than 5 feet to the interior lot line and must comply with City zoning ordinances. For the purposes of these covenants, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

B-5 LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line, nor shall any building be erected or placed on any lot having an area of less than 6,000 square feet, except as shown on recorded plat.

B-6 EASEMENT. Easement for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

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

B-8 TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporary or permanent. No residential building may be moved upon any lot in this addition.

B-9 SIGNS. No signs of any kind shall be displayed for public view on any lot except one professional sign of not more than one square foot, one sign of not more than 5 square feet, advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sale period.

B-10 OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations at any time shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lots. No derrick or other structure designed for use in drilling for oil or natural gas shall be erected, maintained or permitted upon any lot.

B-11 LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

B-12 GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and the same 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.

B-13 WATER SUPPLY. No individual water supply system shall be permitted on any lot, unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Public Health Department of the City of Austin. Approval of such system, as installed, shall be obtained from such authority.

B-14 SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot, unless that system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Public Health Department of the City of Austin. Approval of such system as installed shall be obtained from such authority.

B-15 SIGHT DISTANCE AT INTERSECTION. No fence, wall, hedge, or shrub planting which obstruct sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line and a line connecting them at points 25 feet from intersection of the street line, or in the case of a rounded property corner, from the intersection of the street property line extended. The same sight line limitation shall apply on any lot within 10 feet from an intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

B-16 All residences shall have at lease 35 per cent of their exterior walls of stone or masonry construction.

B-17 No fence, wall or hedge shall be built or maintained forward of the front wall line of the house constructed on a lot.

C.

C-1 MEMBERSHIP. The Architectural Control Committee is composed of Pat H. Stanford, Charles H. Leuna, and Joe Crow. The 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 the 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-2 PROCEDURE. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, and provided that no suit to enjoin construction has been submitted prior to the completion thereof, approval shall not be required and the related covenants shall be deemed to have been fully complied with.

D.

GENERAL PROVISIONS

D-1 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 30 years from the date these covenants are recorded. After which time such 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 has been recorded, agreeing to change such covenants in whole or in part.

D-2 ENFORCEMENT. Enforcement shall be by proceeding in law or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

D-3 SEVERABILITY. Invalidation of any one of these covenants by judgment or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

WITNESS OUR HAND at Austin, Texas, this 28 day of JUNE, A. D., 1961.

PAT H. STANFORD & ASSOCIATES,
a limited partnership

By _____
Pat H. Stanford
a general partner

THE STATE OF TEXAS :
:
COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared Pat H. Stanford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as a general partner of Pat H. Stanford and Associates, a limited partnership, for the purposes and consideration therein expressed, and in the capacities therein stated.

GIVEN under my hand and seal of office this 28 day of June, 1961.

_____
Notary Public in and for Travis County, Texas

Filed June 29 1961 at 4:50 P.M.
Recorded July 3 1961 at 12:50 P.M.

THE STATE OF TEXAS } I, MISS EMILIE LIMBERG, Clerk of the County Court
County of Travis } within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of Writing, with its Certificate of Authentication, was filed for record in my office on the 29 day of June A.D. 1961 at 4:50 o'clock P.M. and duly recorded on the 3 day of June A.D. 1961 at 12:50 o'clock P.M. in the Records of said County, in Book No. 2317 Page 478 to 481 inclusive.
WITNESS MY HAND and seal of the said County Court of said County, the date last above written.

MISS EMILIE LIMBERG
Clerk County Court, Travis County, Texas

By E. Lundgren Deputy.