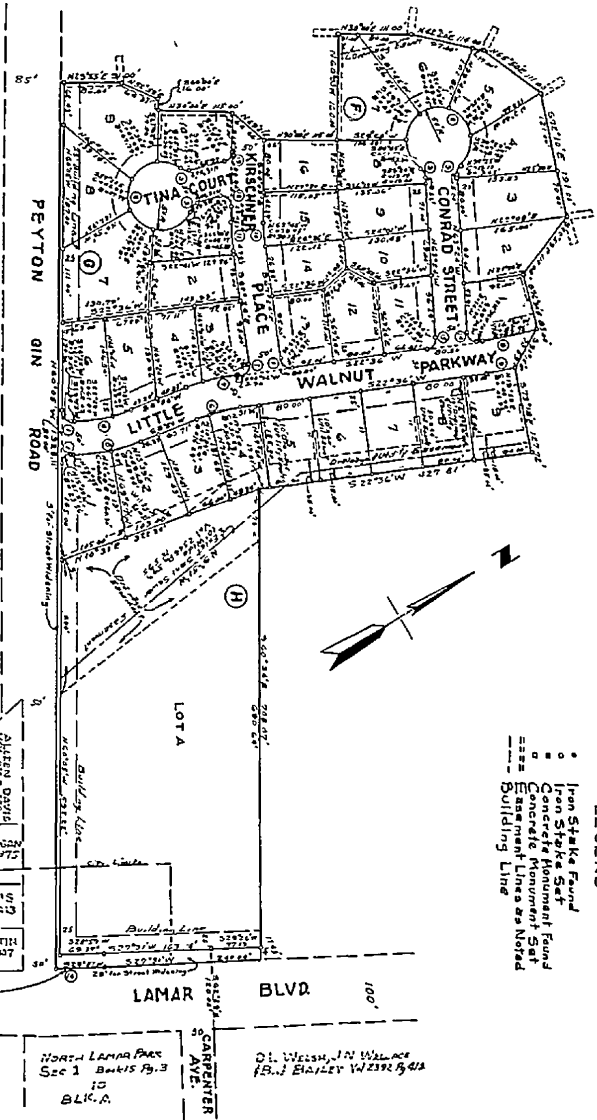


ROBERT C. ARMSTRONG, JR.
VOL. 514, P. 59



- LEGEND**
- Iron Stake Found
 - Concrete Monument Found
 - Concrete Monument Set
 - Easement Lines as Noted
 - Building Line

CURVE DATA

Station	Chord	Angle	Radius	Length
1	100'	90°	70.71'	141.42'
2	100'	90°	70.71'	141.42'
3	100'	90°	70.71'	141.42'
4	100'	90°	70.71'	141.42'
5	100'	90°	70.71'	141.42'
6	100'	90°	70.71'	141.42'
7	100'	90°	70.71'	141.42'
8	100'	90°	70.71'	141.42'
9	100'	90°	70.71'	141.42'
10	100'	90°	70.71'	141.42'
11	100'	90°	70.71'	141.42'
12	100'	90°	70.71'	141.42'
13	100'	90°	70.71'	141.42'
14	100'	90°	70.71'	141.42'
15	100'	90°	70.71'	141.42'
16	100'	90°	70.71'	141.42'
17	100'	90°	70.71'	141.42'
18	100'	90°	70.71'	141.42'
19	100'	90°	70.71'	141.42'
20	100'	90°	70.71'	141.42'

NOTES:
In addition to the easements shown on this plat, the owner of the fee (57 feet of rock) is dedicated as an easement for public utilities.
Easements shown include the easements dedicated in this plat but will be dedicated by separate instruments.

COUNTRY AIR SECTION I
Scale 1" = 100'

Prepared By:
ISOM H. HALE & ASSOCIATES - ENGINEERS
AUSTIN, TEXAS
MARCH 1963

This plat was prepared by Isom H. Hale & Associates, Engineers, Austin, Texas, on March 1, 1963, for the purpose of subdividing the land shown hereon into lots, blocks, and sections, and for the purpose of dedicating easements thereon. The plat was recorded in the Public Records of Travis County, Texas, on March 1, 1963, at 10:00 A.M. The plat was prepared in accordance with the provisions of the Subdivision Act of the State of Texas, Chapter 201, Acts of the 55th Legislature, Regular Session, 1957, and the rules and regulations thereunder. The plat was prepared by Isom H. Hale & Associates, Engineers, Austin, Texas, on March 1, 1963, for the purpose of subdividing the land shown hereon into lots, blocks, and sections, and for the purpose of dedicating easements thereon. The plat was recorded in the Public Records of Travis County, Texas, on March 1, 1963, at 10:00 A.M. The plat was prepared in accordance with the provisions of the Subdivision Act of the State of Texas, Chapter 201, Acts of the 55th Legislature, Regular Session, 1957, and the rules and regulations thereunder.

**STATE OF TEXAS
COUNTY OF TRAVIS**

Know All Men by These Presents, That I, Robert C. Armstrong, Jr., owner of that certain 128-acre tract of land known as the "Country Air" Survey, in the City of Austin, Travis County, Texas, conveyed by my deed to the City of Austin, Texas, do hereby subdivide the said tract into lots, blocks, and sections, and for the purpose of dedicating easements thereon, do hereby certify that the plat hereon is a true and correct copy of the original plat as the same appears on the records of the Public Records of Travis County, Texas, and that the same is in accordance with the attached plat, said subdivision to be known as "COUNTRY AIR, SECTION I".

**STATE OF TEXAS
COUNTY OF TRAVIS**

Before me, the undersigned authority, on this day personally appeared _____ 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 purposes stated therein.

WITNESS MY HAND, this _____ day of _____, AD 1963.

**STATE OF TEXAS
COUNTY OF TRAVIS**

I, Miss Emily Limberg, Clerk of the County Court within and for the County of Travis, Texas, do hereby certify that the within and foregoing instrument of _____, a single male of lawful age, and recorded on the _____ day of _____, AD 1963, is a true and correct copy of the original instrument as the same appears on the records of said County in Book _____, Page _____.

WITNESS MY HAND and SEAL of the Court of said County, this _____ day of _____, AD 1963.

FILED FOR RECORD, JH42 day
of _____, AD 1963 at _____
Miss Emily Limberg, Clerk, County Court
By _____

By _____
Registered Professional Engineer

By _____
Chairman

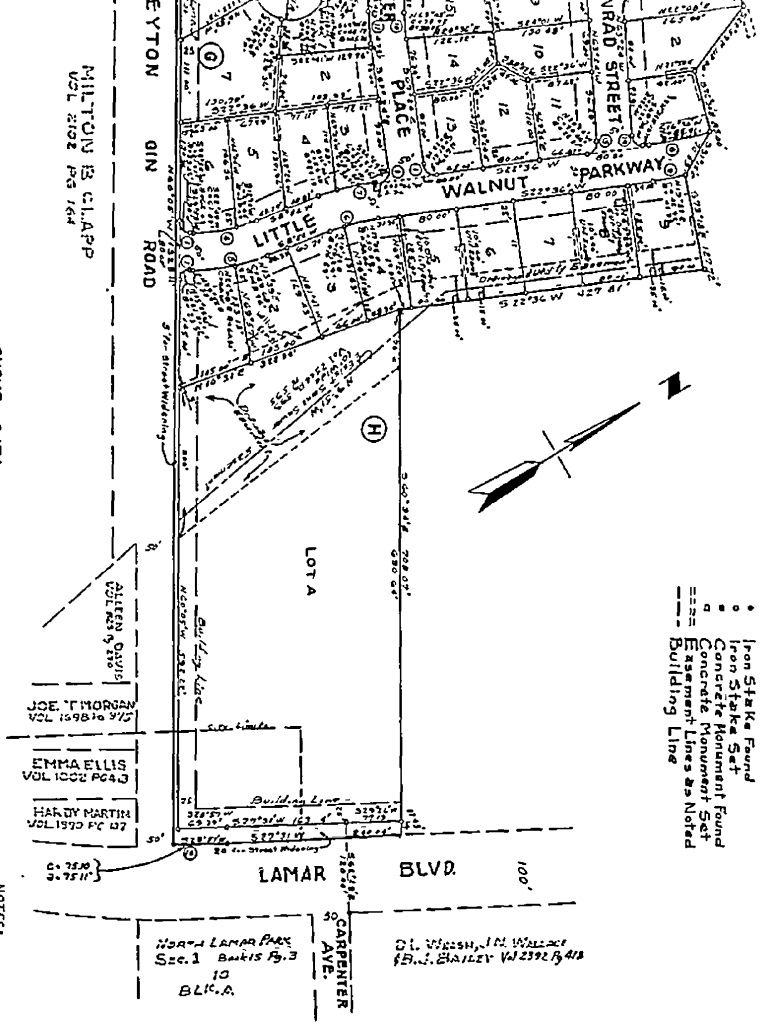
By _____
Secretary

By _____
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD
By the Planning Commission of the City of Austin, Texas this _____ day of _____, AD 1963.

PLAT 59

- LEGEND**
- Iron Stake Found
 - Concrete Monument Found
 - Concrete Monument Set
 - Easement Lines as Noted
 - ==== Building Line



CURVE DATA

Station	Angle	Radius	Chord	Offset
1	70°00'	241'03"	52'01"	20'01"
2	11°00'	526'	17'54"	17'54"
3	17°00'	1618'	41'12"	41'12"
4	13°45'	1740'	37'00"	37'00"
5	17°00'	1100'	38'00"	38'00"
6	11°00'	2800'	52'00"	52'00"
7	11°00'	2800'	52'00"	52'00"
8	11°00'	2800'	52'00"	52'00"
9	11°00'	2800'	52'00"	52'00"
10	11°00'	2800'	52'00"	52'00"
11	11°00'	2800'	52'00"	52'00"
12	11°00'	2800'	52'00"	52'00"
13	11°00'	2800'	52'00"	52'00"
14	11°00'	2800'	52'00"	52'00"
15	11°00'	2800'	52'00"	52'00"
16	11°00'	2800'	52'00"	52'00"
17	11°00'	2800'	52'00"	52'00"
18	11°00'	2800'	52'00"	52'00"
19	11°00'	2800'	52'00"	52'00"
20	11°00'	2800'	52'00"	52'00"
21	11°00'	2800'	52'00"	52'00"
22	11°00'	2800'	52'00"	52'00"
23	11°00'	2800'	52'00"	52'00"
24	11°00'	2800'	52'00"	52'00"
25	11°00'	2800'	52'00"	52'00"
26	11°00'	2800'	52'00"	52'00"
27	11°00'	2800'	52'00"	52'00"
28	11°00'	2800'	52'00"	52'00"
29	11°00'	2800'	52'00"	52'00"
30	11°00'	2800'	52'00"	52'00"

SECTION 1

100'

CS-ENGINEERS
MARCH 1953

NOTES:
In addition to the easements shown on this plat the reservation of each has its indicator as an easement for public utility.
Easements shown on this plat are not dedicated to the public and will be dedicated by separate plat.

**STATE OF TEXAS
COUNTY OF TRAVIS**

Know All Men By These Presents:
That J. Robert C. Ammann, Jr., owner of that certain 158.6 acre tract of land out of the John Applegate Survey, in the City of Austin, Travis County, Texas, removed the same by deed of record in Vol 314 Pg 59, David Reeves of Travis County, Texas, do hereby subdivide said tract in accordance with the attached plat, said subdivision to be known as:

COUNTRY AIR SECTION 1

J. Robert C. Ammann, Jr.
Robert C. Ammann, Jr.

**STATE OF TEXAS
COUNTY OF TRAVIS**

Before me, the undersigned authority, on this day personally appeared Robert C. Ammann, 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 considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of March, A.D. 1953

John H. Bledsoe
John H. Bledsoe, Notary Public, Travis County, Texas

**STATE OF TEXAS
COUNTY OF TRAVIS**

I, Miss Emily Limberg, Clerk of the County Court 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 this 12th day of March, A.D. 1953 at 10:00 o'clock A.M., and recorded on this 12th day of March, A.D. 1953 at 11:00 o'clock A.M., in the Plat Records of said County in Book 17, Page 42-1.
WITNESS MY HAND AND SEAL OF the Court of said County, this date last written above.
Miss Emily Limberg, Clerk, County Court, Travis County, Texas.

FILED FOR RECORD, this 12th day of March, A.D. 1953 at 10:00 o'clock A.M.

Miss Emily Limberg, Clerk, County Court
Emily Limberg

This is to certify that Section 11 of the Subdivision Ordinance of the City of Austin has been complied with.

By: *John H. Bledsoe*
Registered Professional Engineer



APPROVED FOR ACCEPTANCE

By: *Walter M. Osborne*
Walter M. Osborne, Director of Planning

March 9, 1953
Date

ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commission of the City of Austin, Texas this 9th day of March, A.D. 1953,
David B. Brown
Chairman
W. Eric Fenner
Secretary



25-62-83

ROBERT C. AMMAN, JR.

TO

THE PUBLIC

THE STATE OF TEXAS |

COUNTY OF TRAVIS |

530

WHEREAS, ROBERT C. AMMANN, JR. is owner of all those certain lots shown in a subdivision of 15.20 acres out of the John Applegait Survey in the City of Austin, Travis County, Texas, said subdivision being known as Country Air, Section 1, according to map or plat thereof recorded in Book 17, Page 42, Plat Records of Travis County, Texas;

WHEREAS, it is deemed desirable and necessary that the lots in said subdivision shall have uniform and proper restrictions of a nature to insure development of a desirable residential section;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, ROBERT C. AMMANN, JR., of Travis County, Texas, as owner, do hereby provide and declare the following restrictions shall apply to all lots in Country Air, Section 1, a subdivision in the City of Austin, Travis County, Texas, according to map or plat thereof recorded in Book 17, Page 42, Plat Records of Travis County, Texas:

1. All lots in said tract shall be used and occupied for residential purposes only.

2. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one detached dwelling not to exceed two stories in height and an attached private garage for not more than two cars, it being understood that a duplex dwelling is specifically permitted by these restrictions subject to architectural committee approval as hereinafter provided.

3. No dwelling shall be located on any lot in said subdivision nearer than 25 feet to the front property line nor further than 40 feet from the front property line; other set backs and side yards as shown on the recorded plat shall be observed; all lots shall have a minimum aggregate of side yards of 15 feet; nor shall any fence, wall or hedge be installed beyond the front wall line of the respective houses that exceeds 3 feet in height; nor shall any fence, wall or hedge be installed within the 25 feet of required yard on corner lots as shown upon the recorded plat that exceeds 3 feet in height.

4. Each of aforesaid lots shall be considered as a single building site and may not be re-subdivided into any tract for building purposes less than shown on the plat aforesaid; provided and except, however, that this restriction shall not prevent the construction of a single dwelling as described in paragraph 2, supra, on any tract larger than any one of said lots.

5. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood; 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 purpose.

6. No trailer, basement, tent, shack, barn, garage or other outbuilding erected in the tract shall at any time be used as a residence, temporary or permanent, nor shall any structure of a temporary character be used as a residence nor shall any truck or trailer be parked on any such lots except when parked in a closed garage.

1150
7. No dwelling shall be permitted on any lot in said subdivision with a ground area of the main structure, exclusive of one-story porches, carports, storage spaces used in connection with carports and garages, of less than 1,150 square feet. Each dwelling shall have a concrete or asphalt driveway to car storage facilities.

8. All of said dwelling units built on the lots aforesaid shall have a minimum of 50% of the exterior walls, including attached garages or carports, but exclusive of window and door openings, constructed of masonry.

9. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

10. No basketball goal or backboard shall be permitted on the front of any residence or garage.

11. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five (5) 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.

12. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any part or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.

13. 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 finish grade elevation. The architectural control committee is composed of Robert C. Ammann, Jr., Bob Bright and Mary Helen Ammann. 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 or duties.

14. No structure shall be permitted to front upon and no driveway shall be permitted to open into Peyton Gin Road as shown in said plat of subdivision, it being the intention of undersigned that all structures shall front upon and all driveways shall open upon interior streets of said subdivision, to-wit: Little Walnut Parkway, Tina Court, Kirschner Place and Conrad Street.

15. 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, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

16. It is further specifically provided that, in order to prevent undue hardship upon any owner or owners of any individual lot or lots in said subdivision, variance from the restrictions above set out as to size and cost of the structure, as to the percentage of masonry construction and as to minor changes in location of the structure upon the respective lot or lots, may be granted by a majority of the architectural control committee above designated, said approval of variances to be by an instrument in writing to be duly acknowledged and to be recorded in the Deed Records of Travis County, Texas, if and when such approval of variances shall ever be granted.

17. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them 30 years, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

18. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

19. 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 MY SIGNATURE, this the 11th day of November 1963.


ROBERT C. AMMANN, JR.

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ROBERT C. AMMANN, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of November A.D. 1963.

(NOTARY SEAL)

Beatrice Rosenbusch
Notary Public in and for Travis County,
Texas.

STATE OF TEXAS |
COUNTY OF TRAVIS |

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

NOV 14 1963



Emilia Limberg
COUNTY CLERK,
TRAVIS COUNTY, TEXAS

FILED
Emilia Limberg
COUNTY CLERK
TRAVIS COUNTY TEXAS
Nov 12 9 51 AM '63

DEED RECORDS
Travis County, Texas

VOL 2686 PAGE 318

THE STATE OF TEXAS
COUNTY OF TRAVIS

APR - 7 - 1935 * 1.25
)
)
)

121

WHEREAS, Robert C. Ammann, Jr. is the owner of all of those certain lots shown in a subdivision of 15.20 acres out of the John Applegate Survey, in the City of Austin, Travis County, Texas, said subdivision being known as Country Air, Section 1, according to the map or plat thereof recorded in Book 17, Page 42, of the Plat Records of Travis County, Texas; and

WHEREAS, Robert C. Ammann, Jr. has charged each of said lots contained in such subdivision with certain restrictions, and which said restrictions are set forth at Volume 2686, Pages 315-318, of the Deed Records of Travis County, Texas; and

WHEREAS, it is the desire of the said Robert C. Ammann, Jr. to amend such restrictive covenants; and

WHEREAS, in order to accomplish the same this amendment is here now made and entered into, and the same is hereby reduced to writing, to-wit: NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Ammann, Jr., of Travis County, Texas, as owner, do hereby amend to the extent herein provided the restrictive covenants as above set forth in the following particulars, to-wit:

1.

Paragraph No. 7 of such original restrictive covenants is hereby amended so that the same shall hereafter read as follows, to-wit:

"7.

No dwelling shall be permitted on any lot in said subdivision with the ground area of the main structure, exclusive of one-story porches, carports, storage spaces used in connection with carports and garages, of less than 1,300 square feet. Each dwelling shall have a concrete or asphalt driveway."

2.

Except as is specifically provided in the foregoing provision relating to Paragraph 7 of such original restrictive covenants, the same shall not be otherwise amended, and all of such terms and provisions of the original restrictive covenants as aforesaid are hereby expressly ratified, confirmed, approved and adopted, and are not otherwise altered.

EXECUTED this the 7th day of March, A. D., 1964.

Robert C. Ammann, Jr.
Robert C. Ammann, Jr.

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared Robert C. Ammann, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7th day of March, A. D., 1964.

(CORRECTION)

(SEAL)

County Clerk Emilie Limberg
~~Notary Public~~ in and for Travis County, Texas
By Frieda Wacker
Deputy

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

APR 9 1964



Emilie Limberg
COUNTY CLERK,
TRAVIS COUNTY, TEXAS

FILED
Emilie Limberg
COUNTY CLERK
TRAVIS COUNTY TEXAS

Apr 7 4 00 PM '64

DEED RECORDS
Travis County, Texas

VOL 2752 PAGE 483

350

24-3652

JAN -6-7023- 3487 * 3.50
THE STATE OF TEXAS)
COUNTY OF TRAVIS)

WHEREAS, on the 11th day of March, 1963, Robert C. Ammann, Jr. subdivided a 138.6 acre tract of land out of the John Applegait Survey in the City of Austin, Travis County, Texas; which said subdivision was duly approved by the proper authorities and filed for record with the County Clerk of Travis County, Texas, in Book 17, Page 42 of the Plat Records of said county and state of the 12th day of April 1963; and which said subdivision is called "Country Air Section 1"; and

WHEREAS, pursuant to the subdividing of said property, the said Robert C. Ammann, Jr., executed and caused to be filed in the office of the County Clerk of Travis County, Texas, a statement of all Restrictions dated November 11, 1963, filed November 12, 1963, and recorded in Vol. 2686, Pg. 315, Deed Records of Travis County, Texas; which said statement purported to be restrictions applicable "to all lots" in said Subdivision; and

WHEREAS, said restrictions did not and do not apply to Lot "A" of said Subdivision consisting of a tract of land approximately 650' long by approximately 310' wide located to the east of the residential area of said subdivision; and

WHEREAS, through a mistake in draftsmanship said Lot "A" seemingly is included within the scope of the said Statement of Restrictions, and an ambiguity exists as to the inclusion or exclusion of Lot "A" within the scope of the said Restrictions when as a matter of fact it was never intended that said Lot "A" be so included, but that the same was to be used for other purposes; and

WHEREAS, it is the desire of the undersigned to agree and to declare the exclusion of said Lot "A" from the operation of said Statement of Restrictions; or alternatively to modify said restrictions so as to exclude their operation as to said Lot "A"; and

WHEREAS, the said Robert C. Ammann, Jr., has requested the undersigned to execute this instrument of declaration and extinguishment of the said Statement of Restrictions as they apply to said Lot "A", but not as to any other lot in said Subdivision;

NOW THEREFORE, We

RONALD C. COBURN ET UX JIMMY SUE
of AUSTIN, TEXAS

being the OWNERS

24-3653

of Lot 8, Block G, in Country Air Section 1, a sub-
division of the City of Austin, Travis County, Texas, said
subdivision being recorded in Bk. 17, Pg. 42 of the Plat
Records of Travis County, Texas, locally known as _____

_____, Austin, Texas 78758, for and in
consideration of the sum of \$10.00 cash in hand paid to
me by the said Robert C. Ammann, Jr., and other good and
valuable consideration, the receipt of all of which is
hereby acknowledged and confessed, do hereby consent that
the said Statement of Restrictions be and the same are
hereby declared not to cover the said Lot "A"; and said
Statement of Restrictions are hereby modified so that the
said Robert C. Ammann, Jr., his heirs, assigns and grantees
shall have the right to use the said Lot "A" in the same
manner as though the said Statement of Restrictions and
the restrictions therein had never been made.

This declaration, consent to modification and exting-
quishment of the said restrictions as to Lot "A" of said
subdivision, shall in no way apply or be deemed to apply
to any other lot in said subdivision, the intent hereof
being to release said Lot "A" only and for the said
restrictions to continue to apply to all other lots in
said subdivision the same as they originally did, and
still do at the present time.

Done this 8 day of NOVEMBER, 1969,
at Austin, Travis County, Texas.

Ronald C. Colver
Jimmy Sue Colver

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned authority, on this day
personally appeared _____, known to
me to be the person whose name is subscribed to the fore-
going instrument, and acknowledged to me that _____ executed
the same for the purposes and consideration therein ex-
pressed.

Given under my hand and seal of office, this the ____
day of _____, 1969.

Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

24-3654

Before me, the undersigned authority, on this day personally appeared RONALD G. COBURN and JIMMY SUE COBURN, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 8 day of NOVEMBER, 1969.

(NOTARY SEAL)

J. Stegall
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of said corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 1969.

Notary Public in and for
Travis County, Texas

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stamped herein by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped herein by me, on

JAN 7 1970



Emilie Limberg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
JAN 6 4 08 PM '70

Emilie Limberg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

3789 973