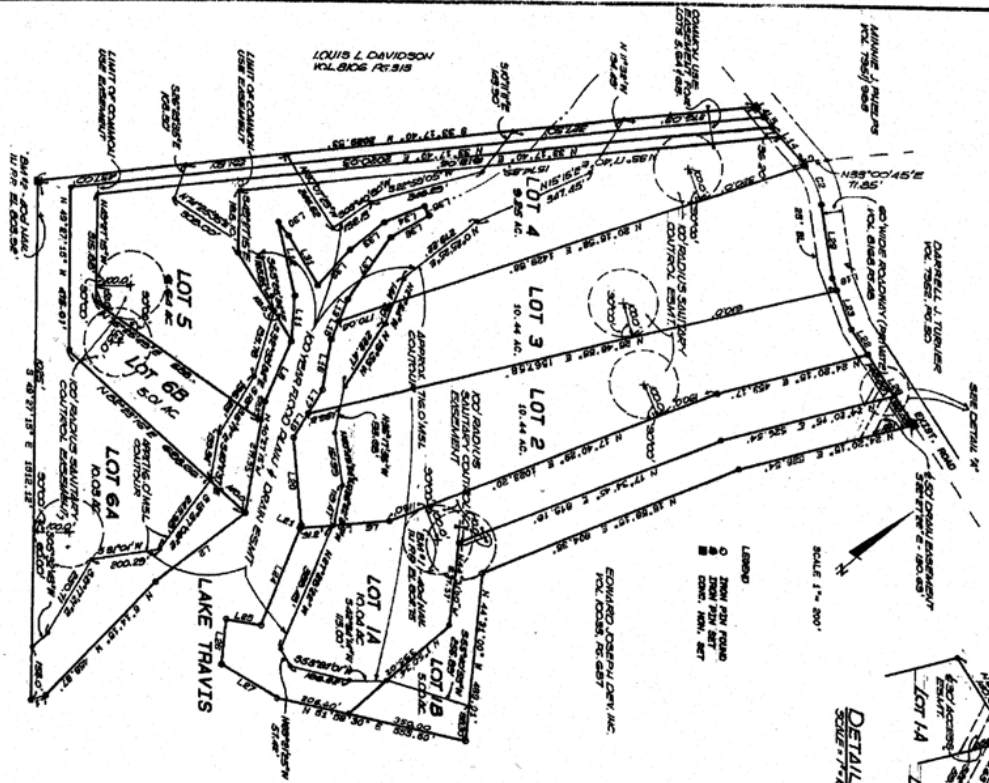


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87 30327
Vol. 81 Page 121A
PLAT RECORD, TARRANT COUNTY, TEXAS

MULESHOE BEND

RESUB OF 66.85 ACRES AT LAKE TRAVIS



LOCATION MAP

LINE	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	N 21° 45' 00" E	100.00	100.00
2	N 89° 15' 00" E	100.00	200.00
3	S 89° 15' 00" E	100.00	300.00
4	S 21° 45' 00" E	100.00	400.00
5	N 21° 45' 00" E	100.00	500.00
6	N 89° 15' 00" E	100.00	600.00
7	S 89° 15' 00" E	100.00	700.00
8	S 21° 45' 00" E	100.00	800.00
9	N 21° 45' 00" E	100.00	900.00
10	N 89° 15' 00" E	100.00	1000.00
11	S 89° 15' 00" E	100.00	1100.00
12	S 21° 45' 00" E	100.00	1200.00
13	N 21° 45' 00" E	100.00	1300.00
14	N 89° 15' 00" E	100.00	1400.00
15	S 89° 15' 00" E	100.00	1500.00
16	S 21° 45' 00" E	100.00	1600.00
17	N 21° 45' 00" E	100.00	1700.00
18	N 89° 15' 00" E	100.00	1800.00
19	S 89° 15' 00" E	100.00	1900.00
20	S 21° 45' 00" E	100.00	2000.00
21	N 21° 45' 00" E	100.00	2100.00
22	N 89° 15' 00" E	100.00	2200.00
23	S 89° 15' 00" E	100.00	2300.00
24	S 21° 45' 00" E	100.00	2400.00
25	N 21° 45' 00" E	100.00	2500.00
26	N 89° 15' 00" E	100.00	2600.00
27	S 89° 15' 00" E	100.00	2700.00
28	S 21° 45' 00" E	100.00	2800.00
29	N 21° 45' 00" E	100.00	2900.00
30	N 89° 15' 00" E	100.00	3000.00
31	S 89° 15' 00" E	100.00	3100.00
32	S 21° 45' 00" E	100.00	3200.00
33	N 21° 45' 00" E	100.00	3300.00
34	N 89° 15' 00" E	100.00	3400.00
35	S 89° 15' 00" E	100.00	3500.00
36	S 21° 45' 00" E	100.00	3600.00
37	N 21° 45' 00" E	100.00	3700.00
38	N 89° 15' 00" E	100.00	3800.00
39	S 89° 15' 00" E	100.00	3900.00
40	S 21° 45' 00" E	100.00	4000.00
41	N 21° 45' 00" E	100.00	4100.00
42	N 89° 15' 00" E	100.00	4200.00
43	S 89° 15' 00" E	100.00	4300.00
44	S 21° 45' 00" E	100.00	4400.00
45	N 21° 45' 00" E	100.00	4500.00
46	N 89° 15' 00" E	100.00	4600.00
47	S 89° 15' 00" E	100.00	4700.00
48	S 21° 45' 00" E	100.00	4800.00
49	N 21° 45' 00" E	100.00	4900.00
50	N 89° 15' 00" E	100.00	5000.00
51	S 89° 15' 00" E	100.00	5100.00
52	S 21° 45' 00" E	100.00	5200.00
53	N 21° 45' 00" E	100.00	5300.00
54	N 89° 15' 00" E	100.00	5400.00
55	S 89° 15' 00" E	100.00	5500.00
56	S 21° 45' 00" E	100.00	5600.00
57	N 21° 45' 00" E	100.00	5700.00
58	N 89° 15' 00" E	100.00	5800.00
59	S 89° 15' 00" E	100.00	5900.00
60	S 21° 45' 00" E	100.00	6000.00
61	N 21° 45' 00" E	100.00	6100.00
62	N 89° 15' 00" E	100.00	6200.00
63	S 89° 15' 00" E	100.00	6300.00
64	S 21° 45' 00" E	100.00	6400.00
65	N 21° 45' 00" E	100.00	6500.00
66	N 89° 15' 00" E	100.00	6600.00
67	S 89° 15' 00" E	100.00	6700.00
68	S 21° 45' 00" E	100.00	6800.00
69	N 21° 45' 00" E	100.00	6900.00
70	N 89° 15' 00" E	100.00	7000.00
71	S 89° 15' 00" E	100.00	7100.00
72	S 21° 45' 00" E	100.00	7200.00
73	N 21° 45' 00" E	100.00	7300.00
74	N 89° 15' 00" E	100.00	7400.00
75	S 89° 15' 00" E	100.00	7500.00
76	S 21° 45' 00" E	100.00	7600.00
77	N 21° 45' 00" E	100.00	7700.00
78	N 89° 15' 00" E	100.00	7800.00
79	S 89° 15' 00" E	100.00	7900.00
80	S 21° 45' 00" E	100.00	8000.00
81	N 21° 45' 00" E	100.00	8100.00
82	N 89° 15' 00" E	100.00	8200.00
83	S 89° 15' 00" E	100.00	8300.00
84	S 21° 45' 00" E	100.00	8400.00
85	N 21° 45' 00" E	100.00	8500.00
86	N 89° 15' 00" E	100.00	8600.00
87	S 89° 15' 00" E	100.00	8700.00
88	S 21° 45' 00" E	100.00	8800.00
89	N 21° 45' 00" E	100.00	8900.00
90	N 89° 15' 00" E	100.00	9000.00
91	S 89° 15' 00" E	100.00	9100.00
92	S 21° 45' 00" E	100.00	9200.00
93	N 21° 45' 00" E	100.00	9300.00
94	N 89° 15' 00" E	100.00	9400.00
95	S 89° 15' 00" E	100.00	9500.00
96	S 21° 45' 00" E	100.00	9600.00
97	N 21° 45' 00" E	100.00	9700.00
98	N 89° 15' 00" E	100.00	9800.00
99	S 89° 15' 00" E	100.00	9900.00
100	S 21° 45' 00" E	100.00	10000.00

NOTE:
NO ASSURANCE TYPE SURVEY SYSTEM MAY BE
USED FOR THIS PROJECT. THE SURVEYOR SHALL
SHOW ON THIS PLAN.

MULESHOE BEND

RESUB OF 66.85 ACRES AT LAKE TRAVIS

STATE OF TEXAS
COUNTY OF TRAVIS[illegible]

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH A. KORN, 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 AND IN THE ACCOMPANYING INSTRUMENT.

IVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11TH DAY OF



R. J. Gandy
STARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
STARY'S PRINTED NAME R. J. GANDY
COUNTY CLERK'S OFFICE - 4-25-61

S. R. J. CRENNAN, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLEIES WITH CHAPTER 13-3 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT AND HAS BEEN PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR BY ME AND ASSISTANTS ON THE SEVEN

U. S. Customs and Border Protection
 P. J. CHENOWETH
 REGISTERED PUBLIC SURVEYOR NO. 8005
 7212 HOMER ROAD, SUITE 302
 DATE

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE EASEMENTS AS SHOWN
ACCORDING TO DATA FROM THE FLOOD INSURANCE ADMINISTRATION FIRM NAME NO.
FIRM NAME NO. 6889 FOR TRAVEL COMPANY TEXAS.

DATE DATE
J. CHESTERMAN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 48768
212 MOBILE ROAD, SUITE 202
MOBILE, ALABAMA 36688
62-57

[illegible]

THIS SUBDIVISION HAS BEEN ACCEPTED FOR DEVELOPMENT FOR ON-SITE WASTEWATER SYSTEM USE AND PRIVATE WATER WELLS BY THE LOWER COLORADO WATER AUTHORITY.

Burt Carter
BART CARTER
LOUISIANA COLOMBIAN RIVER AUTHORITY

SYSTEM. NOTES.

1. NO STRUCTURE SHALL BE BUILT ON ANY LOT UNTIL PLANS FOR A BONDAGE DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE LIEBOWITZ DISTRICT. THE BONDAGE DISPOSAL SYSTEM SHALL PROVIDE FOR ACCESS TO THE DRAINAGE BASIN(S) AS WELL AS NECESSARY AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AGENCIES FOR INSPECTION AND MAINTENANCE.
2. ALL FENCING SHALL BE CONSTRUCTED WITHIN 30' OF THE LOT LINE. FENCING SHALL BE 6' HIGH AND SHALL BE MAINTAINED AT ALL TIMES. FENCING SHALL BE CONSTRUCTED FOR ALL LOTS IN THE SUBDIVISION WITHIN 30' OF THE LOT LINE.
3. NO OUTLETS, DRAINAGE, OR OTHER CONSTRUCTING SHALL BE CONSTRUCTED WITHOUT ANY DRAINAGE BASIN(S) BEING DESIGN EXCEPT AS NECESSARY.

[illegible]

COMMISSIONERS COURT CERTIFICATE
STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DORRBAUVER, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 21st DAY OF DECEMBER, 1982, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAY AND THAT SAID ORDER WAS FULLY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK 1 PAGE 1.

THESE BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE 24th
 DAY OF DECEMBER, 1914 A.D.

Ann B. Bawie

CLERK

CLERK

CLERK

STATE OF TEXAS

[illegible]

MALE ON THE MONTH DAY OF JANUARY A.D.
 1977
 K. TERRELL
 K. TERRELL
 COUNTY, TEXAS
 LEAD FBI RECORDING OFFICE
 "I, THIS THE DAY OF

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10-10-2001 BY 60322 UCBAW/STP

THIS TRACT IS OUTSIDE THE CITY OF AUSTIN EXTRA TERRITORIAL JURISDICTION.

9/20/68
DATE

[Signature]
OFFICIAL OF LAND DEVELOPMENT SERVICES

CASH RECORDING
RETURN TO:
STEWART TITLE AUSTIN, INC.
P. O. BOX 1806
AUSTIN, TX. 78767
RAIPLA GUTIERREZ
77060268

DECLARATION OF COVENANTS AND RESTRICTIONS

THE STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

8:24 AM 1374

2 2 11/16/87

.99-DCC#

17.43-CHK#

04-30-2930

This Declaration made on the date hereinafter set forth by
Juergen A. Koehn, David Alger and Mary-Jean Alger, hereinafter
referred to as "DECLARANTS".

W I T N E S S E T H:

WHEREAS, DECLARANTS are the owners of certain real property
out of the John C. Payne Survey No. 6 in Travis County, Texas,
known as Muleshoe Bend Subdivision, more particularly described
in Volume 87, Pages 121A and 121B, Plat Records of Travis
County, Texas, to which reference is here made for further
description; and

WHEREAS, DECLARANTS as the owners of said real property
desire to create thereon a residential community with designate
"lots" as the term is hereinafter defined for the benefit for
present and future owners of said lots; and

WHEREAS, DECLARANTS desire to provide for the preservation
of the values and quality in said community and this end desire
to subject the real property described in Article II hereof to
the covenants, restrictions, easements, conditions and other
provisions hereinafter set out, each and all of which is and
are for the the benefit of said property and each owner thereof.

NOW, THEREFORE, the DECLARANTS declare that the real
property described in Article II is and shall be held,
transferred, sold, conveyed, occupied and enjoyed subject to
the covenants, restrictions, easements, conditions and other
provisions (sometimes referred herein collectively as
"covenants and restrictions") hereinafter set forth.

ARTICLE I
DEFINITIONS

The following words when used in this Declaration shall
have the following meanings:

(a) The "subdivision" shall mean and refer to Muleshoe
Bend Subdivision.

(b) The "property" shall mean and refer to the property described in Article II hereof which is the subject to this Declaration.

(c) "Subdivision plat" shall mean and refer to the map or plat of Muleshoe Bend Subdivision recorded in the Plat Records of Travis County, Texas, Book 87, Page 121A and 121B.

(d) "Lot" and/or "Lots" shall mean and refer to each of the lots shown upon the subdivision plat.

(e) "Owner" shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any lot situated upon the property, but not withstanding any applicable theory of the mortgage shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceedings in lieu of foreclosure.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Description. The real property which is and shall be held, transferred and conveyed and occupied subject to this Declaration consists of the following: all of Muleshoe Bend Subdivision of a portion of the John C. Payne Survey No. 6 in Travis County, Texas as shown by the map or plat thereof, recorded in Volume 87, Pages 121A and 121B, Plat Records of Travis County, Texas, all of which real property is sometimes herein referred to as "property".

ARTICLE III BUILDING AND USE RESTRICTIONS

Section 1. Residential Use. All lots in said subdivision shall be used and occupied for residential purposes only. Only one residence shall be erected on a lot which shall consist of a minimum of 4.5 acres, except that an accessory structure for the sole purpose of housing guests or permanent domestic help will be allowed. All property shall be used, devoted, improved and occupied exclusively as a single family residential use.

Section 2. Construction Requirements. Construction of a residence or improvement shall be continuous and proceed in an orderly and timely manner without interruption, such as to be completed within a reasonable time, but in no event to exceed twelve (12) months from the commencement of construction. Commencement of construction shall be liberally and broadly construed and its meaning shall include, but not be limited to the following: site preparation, clearing of trees, excavation or any on site construction work.

Section 3. Minimum Floor Area. The minimum floor area of all single family residential structures exclusive of porches, patios, garages, carports and/or decks shall be 1,500 square feet.

Section 4. No Business or Commercial Use. No business and/or commercial activity to which the general public is invited shall be conducted within the Muleshoe Bend Subdivision; except that this shall not be read to prevent leasing of a single family dwelling unit by the owner thereof subject to all of the provisions of this Declaration.

Section 5. No Trailer Houses. No trailer house or houses or temporary buildings shall be erected or maintained on any of said subdivision except in connection with the erection of a residence upon a lot for the temporary use of a contractor.

Section 6. Subdivision. No lot may be resubdivided unless all resulting lots contain at least 4.5 acres each. Nothing herein shall prevent an owner of two or more contiguous lots from creating a building site consisting of more than one lot. The resulting site shall, however, be thenceforth treated as one lot for all purposes of this Declaration, including voting rights and resubdivision.

Section 7. No Dumping. There shall be no dumping of ashes, trash, rubbish, garbage, landfill waste or any type of refuse and other unsightly or offensive material anywhere within Muleshoe Bend Subdivision.

ARTICLE IV
GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for an initial term commencing on the effective date hereof and ending on November 5, 2012. During such initial term, the covenants and restrictions of this Declaration may be changed or terminated only by an instrument signed by the then Owners of all lots in the subdivision and properly recorded in the appropriate records of Travis County, Texas. Upon the expiration of such initial term, said covenants and restrictions (as changed, if changed), and the enforcement rights relative thereto, shall be automatically extended for successive periods of ten (10) years. During such ten (10) year extension periods the covenants and restrictions of this Declaration may be changed or terminated only by an instrument signed by the then Owners of not less than fifty-one percent (51%) of all the lots in the subdivision, and properly recorded in the appropriate records of Travis County, Texas.

Section 2. Enforcement. Any owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, covenants, conditions and all other provisions set out in this Declaration. Failure of any owner to take any actions upon any breach or default of or in respect to any of the foregoing shall not be deemed a waiver of their right to take enforcement actions upon any subsequent breach or default.

Section 3. Interpretation. If this Declaration or any word, clause, sentence, paragraph, or other part thereof shall be susceptible of one or more conflicting interpretations, then the interpretation which is most nearly in accordance with the general purposes and objectives of this Declaration shall govern.

Section 4. Omissions. If any punctuation, word, clause, sentence or provision necessary to give meaning, validity or effect to any other be omitted herefrom, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence or provision shall be supplied by inference.

Section 5. Severability. Invalidation of any one or more of the covenants, restrictions, conditions or provisions contained in this Declaration, or any part thereof, shall in no manner affect any of the other covenants, restrictions, conditions or provisions hereof, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the DECLARANTS herein, have executed this Declaration to be effective this 6th day of November, 1987.

DECLARANTS:

Juergen A. Koehn
JUERGEN A. KOEHN
David Alger
by Juergen A. Koehn
DAVID ALGER by Juergen A. Koehn,
Attorney-in-Fact
Mary-Jean Alger
by Juergen A. Koehn
MARY-JEAN ALGER by Juergen A. Koehn,
Attorney-in-Fact

THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on the 6th day of November, 1987, by JUERGEN A. KOEHN.

NOTARY SEAL

William R. Stump
Notary Public, State of Texas

William R Stump
(Name - Typed or Printed)

3-31-89
Date Commission Expires

THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on the 6th day of November, 1987, by JUERGEN A. KOEHN, as attorney-in-fact on behalf of DAVID ALGER.

William R. Stump
Notary Public, State of Texas

William R. Stump
(Name - Typed or Printed)

3-31-89
Date Commission Expires

NOTARY SEAL

THE STATE OF TEXAS §

COUNTY OF Williamson §

This instrument was acknowledged before me on the 6th day of November, 1987, by JUERGEN A. KOEHN, as attorney-in-fact on behalf of MARY-JEAN ALGER.

William R. Stump
Notary Public, State of Texas

William R. Stump
(Name - Typed or Printed)

3-31-89
Date Commission Expires

NOTARY SEAL

4050I

FILED

1987 NOV 13 PM 3:50

DAHA DE BEAUVOIR
COUNTY CLERK
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 this
named RECORDS of Travis County, Texas, on

NOV 13 1987



David DeBeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS