

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

OCT 13-80 3119 * 9:00

2-40-4045

THAT, I, O. H. Cummins, as developer of all lots in Shiloh, Phase IV, Section I, a subdivision in Travis County, Texas, according to the map or plat of said subdivision of record in Book 78, Page 178-179, of the Travis County Plat Records, hereby imposes the following covenants, conditions, restrictions upon all of said lots in Shiloh, Phase IV, Section I:

1. None of said lots shall be used except for residential purposes. Only one single family dwelling may be erected, not to exceed two (2) stories in height and an attached or detached enclosed garage may be built provided it is built of materials similar to the main residence.
2. No structure of a temporary character, house trailer, tent, shack, garage, barn or other outbuildings shall be used on any of said lots at any time as a residence or for business, either temporarily or permanently.
3. No dwelling, exclusive of open porches, garages, carports and patios, shall be permitted on any of said lots at a cost of less than \$35,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenants to assure that all dwellings shall be of a quality or 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 stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1,300 square feet for a one story dwelling. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 700 square feet for a dwelling of more than one story. Any dwelling erected on any lot shall have masonry on the front of the dwelling, with the exception of covered area and open spaces.
4. No dwelling shall be located on any of said lots nearer to the front line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. In any event, no dwelling shall be located on any of said lots nearer than twenty-five (25) feet to the front lot line, or nearer than ten (10) feet to any side street line or five (5) feet from side lot lines of all inside lots. No outbuildings shall be erected where the front will extend in front of the rear of the dwelling and not less than ten (10) feet from side lines or ten (10) feet from rear lot lines. For the purposes of this covenant eaves, steps and open porches shall not be considered as part of the dwelling, provided, however, that this shall not be constructed to permit any portion of a building on a lot to encroach upon any other lot.
5. Easements for the installation and maintenance of utilities and drainage facilities are reserved as recorded in the Records of Travis County, Texas. Within these easements, with the exception of the side lot line easements, no structure, planting or other materials shall be constructed, placed, altered, or permitted to remain which damages or interferes with the installation, operation, or maintenance of such facilities or impairs the free movement of any public utility company in, on or across said easements.

6. No noxious or offensive activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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7. No part of any of said lots shall ever be used for a business or commercial purpose or for carrying on any trade or profession, whether temporary or permanent.

8. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any of said lots, nor shall oil wells, tanks, tunnels, mining excavations, or shafts be permitted upon or in any of them. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any of said lots.

9. No lot may be resubdivided unless approved in writing by the architectural control committee hereinafter created. No roadway easement shall ever be granted across any lot unless approved by the architectural control committee.

10. None of said lots shall be used or maintained as a 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 materials shall be kept in a clean and sanitary condition.

11. 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 on the lot, 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 O. H. Cummins, or assignee, and in the event of death or resignation of any member of the committee, the remaining member shall have full authority to designate successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant.

12. Fences may be erected to enclose the rear yards of dwellings not to exceed six (6) feet in height and not to extend farther than the front of the building and must be erected with new materials. Front yard fences may be built provided they are a chain link variety and do not exceed four (4) feet in height.

13. No livestock or poultry of any kind shall be raised, bred, or kept in any tract, other than dogs, cats, or other household pets not raised, bred, or kept primarily for commercial purposes.

14. No signs of any kind shall be displayed for public view on any lot except reasonable signs advertising the property for sale or rent or advertising the building, architect or supplies during construction, without the prior written consent of the architectural control committee.

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 thirty (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.

2-40-4047

16. It is further provided that, in order to prevent undue hardship upon any owner or owners of any of said lot or lots, 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 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 on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots in Shiloh, Phase IV, Section I, has been recorded, agreeing to change said covenants, conditions and restrictions, in whole or in part.

18. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violation or to recover damages.

19. Invalidation of any one of these covenants by judgement or a court order shall in no ways affect any of the other provisions, which shall remain in full force and effect.

EXECUTED this the 2nd day of October, A.D., 1980.

O. H. Cummins
O. H. Cummins

STATE OF TEXAS :
:
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared O. H. Cummins 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 purpose and consideration therein expressed.

Given under my hand and seal of office on this the 2nd day of October, A.D. 1980.

NOTARY SEAL.

Betty Ann Law
Notary Public Travis County, Texas

EXECUTED this the 2nd day of October, A.D., 1980.

Daniel L. Villarreal
Daniel L. Villarreal

STATE OF TEXAS :
:
COUNTY OF TRAVIS:

2-40-4048

Before me, the undersigned authority, on this day personally appeared Daniel L. Liberman 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 purpose and consideration therein expressed.

Given under my hand and seal of office on this the 2nd day of October, A.D. 1980.

NOTARY SEAL

Betty Ann Law
Notary Public Travis County, Texas
Betty ANN LAW

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

OCT 13 1980



Louis Shugart
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

OCT 13 9 43 AM '80

Louis Shugart
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Sidewalk Note:

Sidewalks required on the West side of Fort Sumter Road and Dixon Drive, the North side of Fort Sumter Circle, Calabash Cove, Irish Bend Dr. and Cameron Loop, on both sides of Gettysburg Drive, Seminary Ridge Drive & Cameron Loop East of Seminary Ridge Drive. Sidewalks shall be completed prior to acceptance of any Type I and Type II driveway approach and/or certificate of occupancy. Sidewalks which have not been installed within two years from the date of acceptance for maintenance of the streets, may upon approval of the City Council, be constructed by the City of Austin and assessment made against affected properties for all engineering, administration and construction costs.

RALPH O. BRICKER
Vol. 3654, Page 437

Agreement for construction across pipeline as recorded in Amendment of Euton Easement Recorded in Volume 4928 Page 1945

LEGEND

- iron pin found
- iron pin set
- concrete monument set

Additional 10' now hereby dedicated

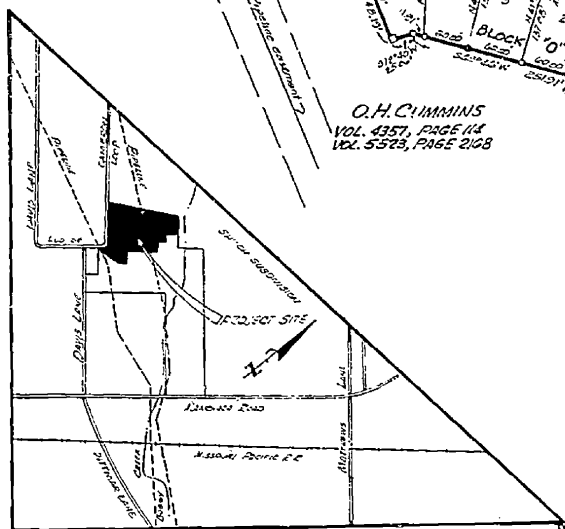
SCALE 1"=100'

J. C. BOYLES
Vol. 2808, Pg. 60

LUCILLE CAMERON SUBDIVISION
Book 22, Page 19

LEO STREET

O.H. CIMMINS
VOL. 4357, PAGE 14
VOL. 5573, PAGE 2108



AREA LOCATION MAP
SCALE 1"=2000'

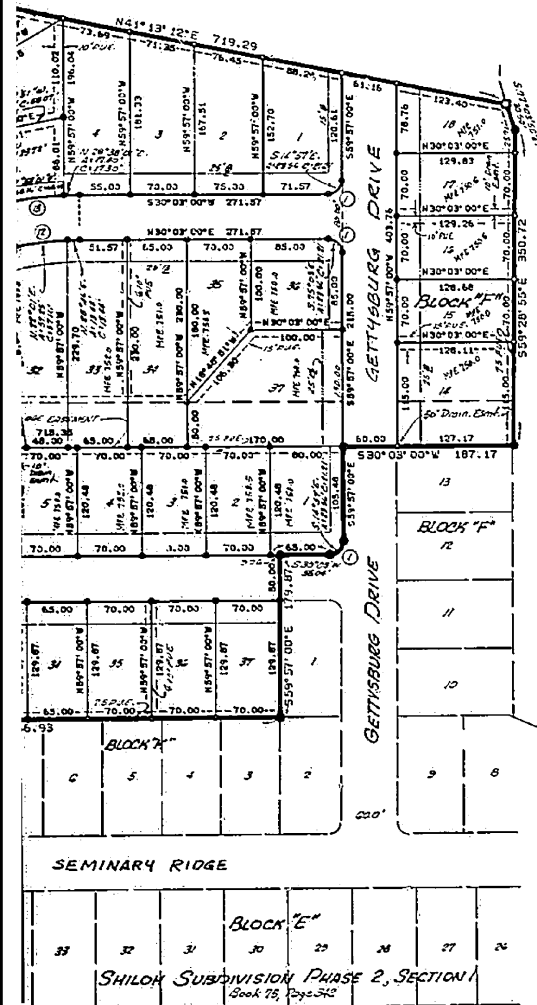
CURVE DATA

The 100 year frequency flow upstream has been determined by the drainage department and the subdivision shall be to ground. Minimum floor elevations a waterway are indicated.

① T=100'00" L=150' T=150' L=150' C=150'	② T=11'05" L=300'0" T=20'11" L=300'0" C=150'	③ T=11'05" L=300'0" T=20'11" L=300'0" C=150'	④ T=11'05" L=300'0" T=20'11" L=300'0" C=150'	⑤ T=11'05" L=300'0" T=20'11" L=300'0" C=150'	⑥ T=11'05" L=300'0" T=20'11" L=300'0" C=150'	⑦ T=11'05" L=300'0" T=20'11" L=300'0" C=150'	⑧ T=11'05" L=300'0" T=20'11" L=300'0" C=150'	⑨ T=11'05" L=300'0" T=20'11" L=300'0" C=150'	⑩ T=11'05" L=300'0" T=20'11" L=300'0" C=150'
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SHILOH PHASE IV SECTION ONE

DECEMBER, 1978



N.C.P. REALTY CO.
Vol. 5121, Page 51

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

That O.H. Cummins, owner of 31.258 acres, out of the Theodore Blewell Leagy Survey No. 15 in Travis County, Texas out of 18622 acres conveyed to him by warranty, Deeds of record in Volume 1987 Page 114 and Volume 5323 Page 808 does hereby subdivide said 31.258 acres in accordance with the attached plat to be known as SHILOH PHASE IV, SECTION ONE and does hereby dedicate to the public all streets and easements shown hereon.

Witness my hand, this the 29th day of March A.D. 1979

STATE OF TEXAS:
COUNTY OF TRAVIS:

O.H. Cummins
O.H. CUMMINS

Before me, the undersigned authority, on this day personally appeared O.H. Cummins, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purpose and considerations therein expressed.

Witness my hand this the 29th day of March A.D. 1979

Betty Ann Lan
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY TEXAS
BETTY ANN LAN

APPROVED FOR ACCEPTANCE

Richard R. Lillie
Richard R. LILLIE, Director of Planning

August 14, 1979
DATE

FILED FOR RECORD this the 15 day of August A.D. at 3:05 o'clock p.m.
by Doris S. Shropshire
Doris S. Shropshire, Clerk County Court, Travis County, Texas.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Doris Shropshire, 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 the 15 day of August A.D. at 3:05 o'clock p.m. and duly recorded on the 15 day of August A.D. at 3:10 o'clock p.m. in the plat records of said county in Book 78 at Page 179-179

WITNESS MY HAND AND SEAL OF THE COURT of said county, the date last written above,
Clerk County Court, Travis County, Texas

By: Linda Klemmer Doris S. Shropshire
DEPUTY CLERK CLERK

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, on the 14 day of August A.D.

Miguel A. Suarez
CHAIRMAN

James E. Liker
SECRETARY

near frequency flood assuming full residential development
has been determined to be confined within the
easements shown hereon. No floor slab within this
area shall be lower than one foot above natural
floor elevations, 1' above 100 yr. frequency flood, for lots abutting
ruey are indicated by (MFE 000.0).

①	②	③	④
1- 21' 24"	1- 21' 28"	1- 21' 25"	1- 21' 23"
2- 550.0'	2- 550.0'	2- 550.0'	2- 550.0'
3- 76.21'	3- 76.21'	3- 76.21'	3- 76.21'
4- 150.01'	4- 150.01'	4- 150.01'	4- 150.01'
5- 148.92'	5- 148.92'	5- 148.92'	5- 148.92'

I, Jeryl D. Hart, am authorized under the laws of the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct; and was prepared from an actual survey of the property made under my supervision on the ground.

No dwelling unit may be occupied until connected to an approved
wastewater collection system.

JERYL HART ENGINEERS, INC.
4911 HARKOV AVE., SUITE 103
AUSTIN, TEXAS, 78751

Jeryl D. Hart, Sr. 12-14-78
Jeryl D. Hart R.E.E. Date

Project No. 78-049

C 8-78-13

SHEET 1 OF 2