

17. B9

Lots 19 & 20

DEDICATION OF COMMON AREA PURSUANT TO
COVENANTS, CONDITIONS AND RESTRICTIONS FOR EDWARD'S MOUNTAIN

STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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This Dedication of Common Area Pursuant to Covenants, Conditions and Restrictions for Edward's Mountain (this "Dedication") is made by Bluebonnet Mountain, Ltd., a Texas limited partnership ("Declarant"), and is as follows:

RECITALS

A. Declarant recorded those certain Covenants, Conditions and Restrictions for Edward's Mountain, dated December 21, 1993, recorded in Volume 12124, Page 1252, Real Property Records of Travis County, Texas (the "CCRs"), which pertain to certain real property therein described (the "Property").

B. No Common Area (as defined in the CCRs) was designated at the time the CCRs were recorded. Pursuant to Section 1.09 of the CCRs, however, Declarant may designate portions of the Property as Common Area and grant the same to the Edward's Mountain Owners Association, Inc. (the "Association").

C. In accordance with the foregoing, Declarant desires to designate a portion of the Property as Common Area and to grant such portion of the Property to the Association.

NOW, THEREFORE, Declarant declares as follows:

1. Pursuant to Section 1.09 of the CCRs, Declarant hereby designates that portion of the Property more particularly described on Exhibit A attached hereto (the "Designated Portion") as Common Area under the CCRs, and does hereby grant, convey and assign the Designated Portion to the Association, without warranty.

2. Except as affected hereby, the CCRs remain in full force and effect.

EXECUTED to be effective on this 15th day of March, 1997.

DECLARANT:

BLUEBONNET MOUNTAIN, LTD., a
Texas limited partnership

By: Home Ground Corporation, a Texas
corporation, its general partner

By: Randall E. Kenyon

Name: Randall E. Kenyon

Title: Vice President

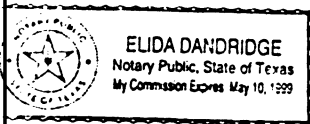
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REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12895 1064

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 18th day of March, 1997, by Randall L. Kemper, Vice President of Home Ground Corporation, a Texas corporation as the general partner of Bluebonnet Mountain, Ltd., a Texas limited partnership, on behalf of said limited partnership.



[Signature]
Notary Public, State of Texas

Return to: Elida Dandridge
Heritage Title Company
901 MoPac Expwy, South
Plaza Two, Suite 140
Austin, Texas 78746
GF # 72170

EXHIBIT A

BUSH SURVEYING, INC.

1904 Fortview Road
Austin, Texas 78704
Phone (512) 442-0990
Fax (512) 442-1084

FEBRUARY 24, 1997

COMMON AREA MAINTENANCE EASEMENT

FIELD NOTE DESCRIPTION OF 8052 SQUARE FEET OF LAND, BEING A PROPOSED COMMON AREA MAINTENANCE EASEMENT FOR LANDSCAPING, OVER AND ACROSS PORTIONS OF LOT 19 AND LOT 20, BLOCK A, EDWARD'S MOUNTAIN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92 PAGE 332 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the Southeasterly right-of-way line of Edward's Mountain Cove and in the Northwesterly line of Lot 19, Block A, Edward's Mountain Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92 Page 332 of the Plat Records of Travis County, Texas, and being the most Westerly or Northwest corner of the herein described easement, and from which a 1/2" iron rod found for the most Westerly corner of said Lot 19 and for the most Northerly corner of Lot 18, Block A, of said Edward's Mountain Subdivision bears S 29 deg. 57' 24" W 113.91 ft.;

THENCE with the Southeasterly right-of-way line of Edward's Mountain Cove and the Northwesterly line of said Lot 19, N 29 deg. 57' 24" E 35.00 ft. to a 1/2" iron rod found for a point of curvature;

THENCE along a curve to the right with a radius of 25.00 ft. for an arc length of 39.50 ft. and which chord bears N 74 deg. 43' 13" E 35.52 ft. to a point for a point of compound curvature in the Southerly or Southwesterly right-of-way line of Edward's Mountain Drive;

THENCE with the curving Southerly or Southwesterly right-of-way line of Edward's Mountain Drive along a curve to the right with a radius of 290.22 ft. for an arc length of 3.75 ft. and which sub-chord bears S 59 deg. 40' 30" E 3.75 ft. to a point for a Northeasterly corner of this easement;

THENCE leaving the curving Southerly or Southwesterly right-of-way line of Edward's Mountain Drive and entering the interior of said Lot 19, Block A, S 35 deg. 00' 00" W 21.48 ft. to a point for an angle point of this easement;

THENCE crossing a portion of the interiors of said Lot 19 and Lot 20, Block A, the following two (2) courses and distances;

- 1) S 33 deg. 45' 36" E 214.41 ft. to a point for an angle point;
- 2) S 43 deg. 43' 50" E 135.25 ft. to a point in the interior of said Lot 20, and being the most Easterly corner of this easement;

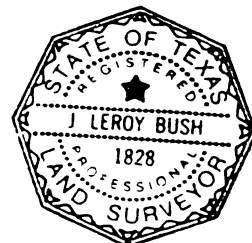
THENCE continuing across the interiors of said Lot 20 and Lot 19, the following five (5) courses;

- 1) S 57 deg. 21' 58" W 13.08 ft. to a point;
- 2) N 44 deg. 07' 22" W 137.63 ft. to a point;
- 3) N 35 deg. 00' 39" W 116.47 ft. to a point;
- 4) N 56 deg. 40' 00" W 50.00 ft. to a point;
- 5) N 44 deg. 04' 27" W 57.31 ft. to the PLACE OF BEGINNING, containing 8052 square feet of land.

PREPARED: February 25, 1997.



J. Leroy Bush
Registered Professional Land Surveyor No. 1828
TRAVIS COUNTY, TEXAS



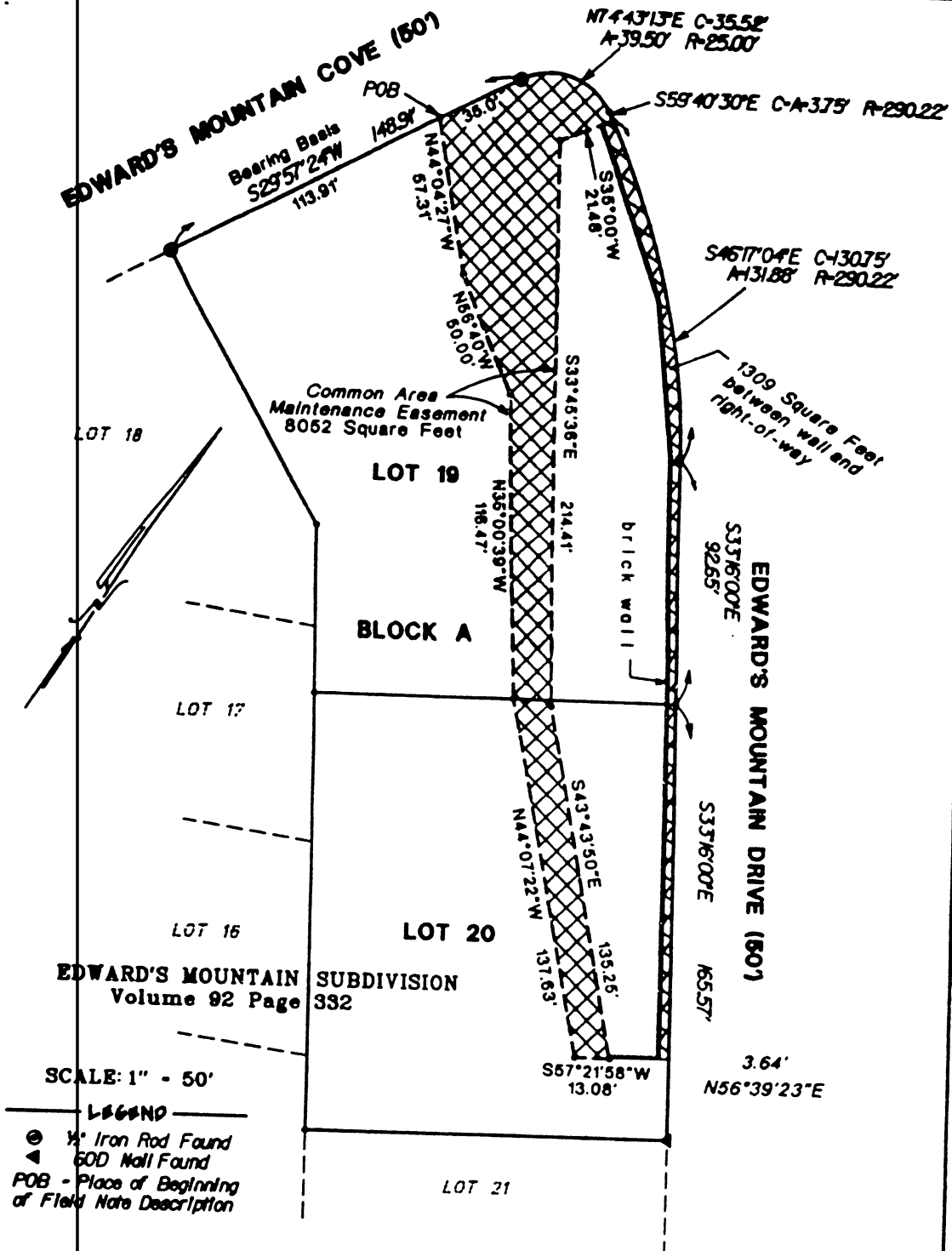


EXHIBIT MAP OF

8052 SQUARE FEET OF LAND, BEING A PROPOSED COMMON AREA MAINTENANCE EASEMENT FOR LANDSCAPING, OVER AND ACROSS PORTIONS OF LOT 19 AND LOT 20, BLOCK A, EDWARD'S MOUNTAIN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92 PAGE 332 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

PREPARED: February, 1997.

BY: BUSH SURVEYING, INC.
1904 Fortview Road Austin, Texas 78704

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

A-2 12895 1067

C 531018

FILED

97 MAR 20 PM 3: 25

DANA DELEAUVOIR
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 herein by me, and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

MAR 20 1997



Dana Deleauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS:
TRAVIS COUNTY, TEXAS

12895 1068

RECEIPT #: A00065808 TRANS #: A0574 DEPT: REGULAR RECORD \$17.00
CASHTER: BATHJ FILE DATE: 3/20/97 TRANS DATE: 3/21/97
PAID BY: CHECK# 5770