

STATE OF TEXAS)

COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

That Austin Lake Estates, Inc., a corporation, by and through the undersigned duly authorized officer, does hereby dedicate to and give, grant and convey unto the holders of lots in Austin Lake Estates Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Plat book 9, page 34 of the Plat Records of Travis County, Texas, the right and easement to use that portion of Lot No. Four (4), CeBar Ranch, Lakeview Acres, said subdivision being of record in Plat book 5, page 43, Plat records of Travis County, Texas, fronting on Lake Austin and extending back from the lake to a point fifty feet (50') North of the J. F. Clark easement line as reflected by Volume 275, Page 80, of the Deed Records of Travis County, Texas, for a picnic and park grounds, swimming and for launching and landing boats; there is also conveyed hereby an easement of ingress and egress over existing roads and other roads built over Lot Four (4) for the purpose of going to and from the property herein designated for use as a picnic, swimming, and launching area; the rights hereby granted shall not be exclusive but shall be used jointly with other persons granted and to be granted such privilege; said easement shall be limited to the uses herein stated and the owners of said lots shall not have the right to erect or maintain any structure of any kind or character on said property; Grantor expressly reserves the right to erect such buildings, improvements and facilities as it desires on said property or to lease such property for such purposes; however, this reservation shall not be construed as limiting the rights of Austin Lake Estates, Inc.; the holders of said lots, by the acceptance of the rights granted hereunder, expressly agree that their use of the property described herein shall at all times be reasonable and that the rights of other users shall in all respects be honored and respected. Lake Austin Estates, Inc., or its

successors, shall have the right to promulgate and enforce reasonable rules and regulations as to the use of said property by the owners of said lots. Any right granted hereby shall not be transferred or assigned except to subsequent owners of said lots and such rights may be exercised only by the record owners of said lots in Austin Lake Estates, Section One.

EXECUTED this the 15th day of December, A. D. 1958.

AUSTIN LAKE ESTATES, INC.



By Chas. A. Duffy
Chas. A. Duffy, President

THE STATE OF TEXAS)

COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally Chas. A. Duffy, President of Austin Lake Estates, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Austin Lake Estates, Inc., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of December, A. D. 1958.



Sidney R. Munson
Notary Public in and for Travis
County, Texas

Filed Dec. 18 1958 at 2:55 P.M.
Recorded Dec. 23 1958 at 9:55 A.M.

THE STATE OF TEXAS,

County of Travis

I, MISS EMILIE LIMBERG, Clerk of the County Court within and for said County and State of Texas, do hereby certify that the within and foregoing instrument, with its Certificate of Authentication, was filed for record in my office on the 18 day of Dec. 1958 at 2:55 o'clock P.M. and that the same was duly recorded in the books of said County, in Book 1992 Page 49.

WITNESS MY HAND and seal of office this 18th day of Dec. 1958.
Emilie Limberg - CLERK.

MISS EMILIE LIMBERG
Clerk County Court, Travis County, Texas