

THE STATE OF TEXAS)

COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

That Austin Lake Estates, Inc., a body corporate, duly incorporated and doing business under the laws of the State of Texas, acting by and through Earl Podolnick, its Vice-President, does hereby dedicate to and give, grant and convey unto the holders of lots in Austin Lake Estates, Section Three (3), a Subdivision in Travis County, Texas, according to the map or plat thereof recorded in Plat Book 9, Page 133, 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, a Subdivision in Travis County, Texas, according to the map or plat thereof recorded 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 No. Four (4), CeBar Ranch, Lakeview Acres, 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. Austin Lake 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 Three (3).

EXECUTED this the 5th day of JUNE,

A.D. 1959.

AUSTIN LAKE ESTATES, INC.

By

Earl Podolnick

Earl Podolnick, Vice-President



Martha S. Walston
Martha S. Walston, Secretary

THE STATE OF TEXAS)

COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared Earl Podolnick, Vice 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.

day of

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of JUNE, A. D. 19 59.

Sidney Pursu
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(s) whose name(s) _____ subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, A. D. 19 _____.

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(s) whose name(s) _____ subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed, and the said _____ wife of _____ having been examined by me privily and apart from her husband and having the same fully explained to her by me, she, the said _____ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, A. D. 19 _____.

Notary Public in and for Travis County, Texas

Filed Oct 21 1954 at 4:00 P.M.
Recorded Oct 26 1954 at 4:20 P.M.