

*Aug 25  
Angus Valley*

*Deed Records*

*2*

JUL 25-71 2758 \* 2.50

*37 4324*

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

KNOW ALL MEN BY THESE PRESENTS:

That I, E. J. Hood, Trustee, of Austin, Travis County, Texas, being desirous of providing proper and uniform restrictions of a nature to insure development of a desirable residential area, as owner of all lots in Angus Valley Nos. 9, 10, and 11, subdivisions in Travis County, Texas, out of the James Rogers Survey No. 19, Travis County, Texas, do hereby provide and declare the following restrictions to apply to said lots:

(1) All lots shall be used and occupied for residential purposes only.

(2) The living area of the dwelling units built on the lots aforesaid, exclusive of porches, carports, storage spaces used in connection with carports, and garages, shall not be less than 1,800 square feet except that such area requirement for Angus Valley No. 10 shall be 1,600 square feet. *Hoke Ford W.*

The lot area for each dwelling shall not be less than 16,000 square feet.

(3) All of said dwelling units built on the lots aforesaid shall have a minimum of 50% of the exterior walls, excluding garages, carports, window and door openings, constructed of masonry.

(4) No building improvement shall be located on any lot nearer than 40 feet from the front property line; provided, however, that in order to retain the natural beauty of any lot because of the location of growing trees, the building improvement may be placed nearer than 40 feet from the front property line but in no event nearer than 25 feet from the front property line. On corner lots, the building improvement shall not be located nearer than 20 feet to the side street property line. No building improvement shall be nearer than 40 feet from the property line on Mustang Chase Street in Angus Valley No. 10.

(5) None of the aforesaid lots shall be re-subdivided, unless the re-subdivided tracts have at least 75 feet of street frontage and contain at least a total ground area of at least 16,000 square feet.

(6) All barns, sheds, pens and other structures for housing livestock shall be located no closer than 115 feet from the front property line.

(7) No poultry, cattle, horses or other animals, fowls or birds, may be kept or maintained on any of said lots except those kept for the owner's personal use and enjoyment, it being the intent of these restrictions to prohibit any form of commercial breeding or raising of livestock or the operation of a riding stable or like activity on any of said lots. No hogs can be kept or maintained on any of said lots under any conditions. In the event any of said lots are re-subdivided in accordance with the provisions of Paragraph (5) of these restrictions, then no cattle or horses may be kept or maintained on the re-

subdivided tracts even for the owner's personal use and enjoyment.

(8) These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until June 1, 1995, at which time said covenants shall be automatically extended for periods of ten (10) years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

(9) No house can be moved onto any lot in said subdivisions for purposes of being remodeled or added to and no house trailer can be placed upon any lot in said subdivisions for the purpose of serving as a permanent residence.

(10) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivisions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(11) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

EXECUTED this the 25th day of January, A. D. 1971.

~~E. J. Hood, Trustee~~

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

BEFORE ME, the undersigned authority, on this day personally appeared E. J. Hood, Trustee, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25<sup>th</sup>  
day of January, A.D. 1971.

NOTARY SEAL

Notary Public in and for 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 in the named RECORDS  
of Travis County, Texas, as Stamped hereon by me, on

JAN 25 1971

Doris E. Hayes  
COUNTY CLERK  
BAYLOR COUNTY, TEXAS

3986 1317

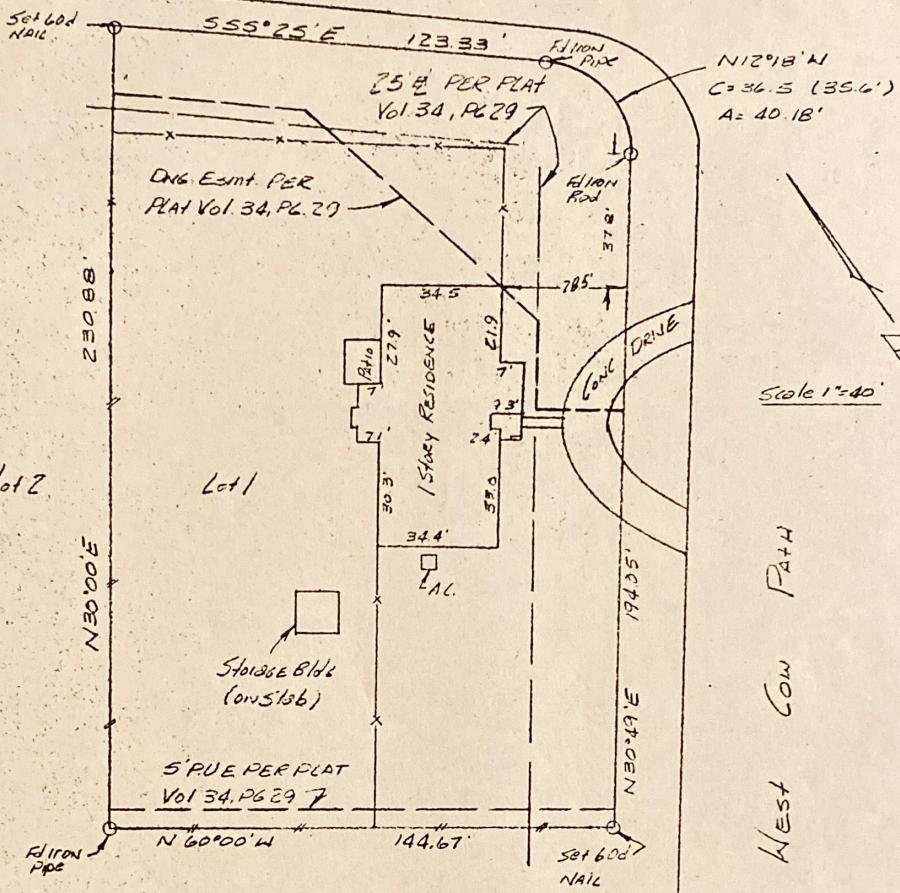
FILED

JUN 25 2 10 PM '71

Doris Shropshire

County Clerk, Travis County, Texas  
By Jessie L. Jackson Deputy

RAMBLING RANGE



Lot subject to restrictions per  
Vol. 3500, Pg. 101

There are overhead power lines  
along each street right-of-way

Alan M. Warren

Mary S. Warren  
MARY S WARREN

Philip David Alley Debrae Warren Alley

SURVEY OF 12006 WEST COW PATH

LOT 1 BLOCK C OF ANGUS VALLEY, NUMBER 4

AS RECORDED IN VOLUME 34 PAGES 29 TRAVIS COUNTY PLAT

RECORDS. THIS LOT IS WITHIN ZONE "C" AS SHOWN ON THE FLOOD

INSURANCE RATE MAP. CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PANEL NO. 480624 0035C. EFFECTIVE DATE SEPT. 27, 1985

REFERENCE ALAN M. WARREN

GF# BB030462

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY  
WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY  
DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO  
VISIBLE DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVER-  
LAPPING OF IMPROVEMENTS, UTILITY EASEMENTS OR ROADWAYS,  
EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS  
TO, AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

W. Steven Hamilton 5/10/88

W. STEVEN HAMILTON  
REGISTERED PUBLIC SURVEYOR NO. 4072

FISHER, HAGOOD, HAMILTON & HEJL  
301 WESTERN CROSSING, SUITE 110 • Round Rock, TX 78681

