

DOC. NO.  
92118283

FILM CODE  
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SIXTH AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR CIRCLE C RANCH SUBDIVISION

THE STATE OF TEXAS	§	3:49 PM	0759	15.00 INDX
COUNTY OF TRAVIS	§	3:49 PM	0759	12/02/92
	§			5.00 RECH
				12/02/92
				26.67-CHK#
				921182.83-0004

This Sixth Amendment to Declaration of Covenants, Conditions and Restrictions is made to be effective November 16, 1992, with respect to the following facts:

A. The Declaration of Covenants, Conditions and Restrictions for Circle C Ranch Subdivision was recorded on February 16, 1988, in Volume 10585, Page 110, Real Property Records of Travis County, Texas (the "Original Declaration"), and amended by documents recorded in Volume 10627, Page 771, Volume 10778, Page 284, Volume 10961, Page 0851, Volume 11003, Page 1060 and Volume 11134, Page 1045, all of the Real Property Records of Travis County, Texas (which Original Declaration, so amended, is herein referred to as the "Declaration");

B. Circle C Development Corporation assigned its rights and privileges as "Declarant" under the Declaration to Circle C Development Joint Venture, and Circle C Development Joint Venture subsequently assigned its rights and privileges as "Declarant" under the Declaration to Circle C Land Corp., a Texas corporation (hereinafter "Declarant"), which corporation has assumed the duties and obligations associated therewith;

C. Article I, Section 3 of the Declaration permits Declarant to bring certain property within the scheme of the Declaration and to modify the Declaration as may be appropriate for such property; and

D. Declarant desires to bring certain property within the scheme of the Declaration and to modify the Declaration as to said property.

NOW, THEREFORE, Declarant declares as follows:

1. Addition to Property Subject to Declaration. The

following tracts of land are hereby added to the property subject to the Declaration:

(a) 4.9171 acres of land, more or less, more particularly described on Exhibit A attached hereto and incorporated herein, also known as Phase B, Section 6, Circle C Ranch, a subdivision in Travis County, Texas, according to the map or plat thereof marked for identification as C884-164-06.1; and

(b) 12.1763 acres of land, more or less, more particularly described on Exhibit B attached hereto and incorporated herein, also known as Phase B, Section 7, Circle C Ranch, a subdivision in Travis County, Texas, according to the map or plat thereof marked for identification as C884-164-07.1.

CIRCLE C LAND CORP., a Texas corporation

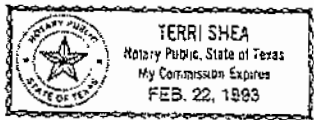
By: [Signature]  
Steven P. Bartlett, President

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 23rd day of November, 1992, by Steven P. Bartlett, President of Circle C Land Corp., a Texas corporation, on behalf of said corporation.

My Commission Expires: \_\_\_\_\_

[Signature]  
Notary Public, State of Texas  
Print Name: \_\_\_\_\_



After Recording Return to:

Jack E. Owen, Jr.  
Graves, Dougherty, Hearon & Moody  
P. O. Box 98  
Austin, Texas 78767

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4.9171 Acres  
Section Six

Samuel Hamilton Survey NO. 16  
July 1, 1992  
92506.10/jf/Page 1

STATE OF TEXAS        )  
COUNTY OF TRAVIS    )(

FIELDNOTE DESCRIPTION of a 4.9171 acre tract of land out of the Samuel Hamilton Survey No. 16, Travis County, Texas being a portion of the remainder of that 2807.1345 acre tract, described as Tract 1, and conveyed to Circle C Land Corp. by deed recorded in Volume 11620, Page 1126 of the Deed Records of Travis County, Texas; The herein described 4.9171 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for the most southerly corner of Circle C Ranch, Phase B, Section Five, a subdivision recorded in Book 87, Pages 192C and 192D of the Plat Records of Travis County, Texas;

THENCE, across the said remainder of the 2807.1345 acre tract, with the southeasterly line of the said Circle C Ranch, Phase B, Section Five, for the following five (5) courses:

- 1) N 39° 46' 29" E, with the easterly right-of-way line of Pinkney Lane (50.00' right-of-way), 110.00 feet to an iron rod found for the point of curvature of a curve to the right;
- 2) Leaving the said easterly right-of-way line of Pinkney Lane, with the said curve to the right having a central angle of 90° 00' 00", a radius of 20.00 feet, a chord distance of 28.28 feet (chord bears N 84° 46' 29" E) for an arc distance of 31.42 feet to an iron rod found in the southerly line of Firth Lane (64.00' right-of-way);
- 3) N 39° 46' 29" E, across the said right-of-way of Firth Lane, 64.00 feet to an iron rod found;
- 4) N 50° 13' 31" W, with the northerly right-of-way line of Firth Lane, 3.96 feet to an iron rod found;
- 5) N 39° 46' 29" E, leaving the northerly right-of-way line of Firth Lane, 115.00 feet to a concrete monument found for the most easterly corner of Circle C Ranch, Phase B, Section Five and the most northerly corner of the herein described tract;

THENCE, leaving the said easterly line of Circle C Ranch, Phase B, Section Five and continuing across the said remainder of the 2807.1345 acre tract for the following fifteen (15) courses:

- 1) S 50° 13' 31" E, 547.74 feet to a concrete monument set for the most easterly corner of the herein described tract;
- 2) S 73° 27' 17" W, 28.57 feet to an iron rod set;
- 3) S 03° 37' 13" W, 83.88 feet to an iron rod set;
- 4) N 68° 48' 43" W, 18.00 feet to an iron rod set;
- 5) S 21° 11' 18" W, 25.00 feet to an iron rod set;
- 6) S 15° 41' 58" E, 80.72 feet to an iron rod set;
- 7) S 31° 31' 46" E, 35.56 feet to a concrete monument set;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

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**EXHIBIT A**

4.9171 Acres  
Section Six

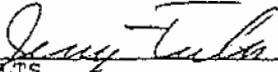
Samuel Hamilton Survey NO. 16  
July 1, 1992  
92506.10/jf/Page 2

- 8) S 58° 28' 14" W, 120.50 feet to a concrete monument set for the most easterly southeast corner of the herein described tract;
- 9) N 64° 16' 22" W, 232.86 feet to an iron rod set on a curve to the right;
- 10) With the said curve to the right having a central angle of 06° 41' 28", a radius of 352.00 feet, a chord distance of distance 41.08 feet (chord bears S 23° 29' 23" W) for an arc distance of 41.11 feet to an iron rod set;
- 11) N 63° 09' 53" W, 184.00 feet to a concrete monument set;
- 12) N 18° 17' 52" E, 49.88 feet to an iron rod set;
- 13) N 08° 05' 14" W, 94.12 feet to an iron rod set;
- 14) N 36° 50' 39" W, 46.74 feet to an iron rod set;
- 15) N 50° 13' 31" W, for a distance of 122.67 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 4.9171 acres of land area.

That I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this  
the 1 day of JULY, 1992, A.D.



  
JERRY FULTS  
Registered Professional Land Surveyor  
State of Texas - No. 1999

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11824 0886

STATE OF TEXAS        )  
COUNTY OF TRAVIS    )(

FIELDNOTE DESCRIPTION of a tract or parcel of land containing 12.1763 acres of land area out of the Samuel Hamilton Survey No. 16, Travis County, Texas, being a portion of the remainder of that 2807.1345 acre tract conveyed to Circle C Land Corp., by deed recorded in Volume 11620, Page 1126 of the Deed Records of Travis County, Texas; the said 12.1763 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for the most northerly northeast corner of Circle C Ranch Phase B, Section Three, a subdivision recorded in Book 88, Pages 138 through 143, being a point in the southerly line of Circle C Ranch, Phase B, Section Five, a subdivision recorded in Book 87, Pages 192C and 192D, both of the Plat Records of Travis County, Texas;

THENCE, S 38° 51' 16" E, leaving the northerly line of Circle C Ranch, Phase B, Section Three, across the said remainder of the 2807.1345 acre tract, with the southerly line of Circle C Ranch, Phase B, Section Five, 93.45 feet to an iron rod found for a corner;

THENCE, S 50° 13' 31" E, continuing along the southerly line of Circle C Ranch, Phase B, Section Five, at 325.09 feet pass a point in the westerly right-of-way line of Pinkney Lane, (50.00 foot right-of-way) for a total distance of 375.09 feet to a concrete monument found for the southeast corner of aforesaid Circle C Ranch, Phase B, Section Five, being the southeast corner of said Pinkney Lane;

THENCE, leaving the southeasterly line of said Circle C Ranch, Phase B, Section Five, across the said remainder of the 2807.1345 acre tract for the following nine (9) courses:

- 1) S 50° 13' 31" E, 122.67 feet to an iron rod set for corner;
- 2) S 36° 50' 39" E, 46.74 feet to an iron rod set for corner;
- 3) S 08° 05' 14" E, 94.12 feet to an iron rod set for corner;
- 4) S 18° 17' 52" W, 49.88 feet to an iron rod set for corner;
- 5) S 63° 09' 53" E, 184.00 feet to an iron rod set on a curve to the left;
- 6) With the said curve to the left having a central angle of 06° 41' 28", a radius of 352.00 feet, a chord distance of 41.08 feet (chord bears N 23° 29' 23" E) for an arc distance of 41.11 feet to an iron rod set for corner;
- 7) S 64° 16' 22" E, 232.86 feet to a concrete monument set for corner;
- 8) S 58° 28' 14" W, 670.44 feet to an iron rod found for corner;

- 9) S 18° 26' 35" W, 128.42 feet to a concrete monument found for the most easterly northeast corner of the aforesaid Circle C Ranch, Phase B, Section Three;

THENCE, continuing across the said remainder of the 2807.1345 acre tract along the northerly and easterly line of said Circle C Ranch, Phase B, Section Three for the following fifteen (15) courses:

- 1) N 31° 31' 46" W, 202.60 feet to an iron rod found for corner;
- 2) N 35° 44' 16" W, 64.17 feet to an iron rod found for corner;
- 3) N 31° 31' 46" W, 125.00 feet to an iron rod found for corner;
- 4) S 58° 28' 14" W, 14.30 feet to an iron rod found for corner;
- 5) N 33° 39' 17" W, 128.72 feet to an iron rod found for corner;
- 6) N 40° 40' 03" W, 50.42 feet to an iron rod found for corner;
- 7) N 32° 46' 22" W, 132.46 feet to an iron rod found for corner;
- 8) N 62° 35' 18" E, 25.21 feet to an iron rod found for corner;
- 9) N 39° 46' 29" E, 222.34 feet to an iron rod found for corner;
- 10) N 50° 13' 31" W, 201.16 feet to an iron rod found for corner;
- 11) N 42° 00' 38" W, 156.27 feet to a concrete monument found for the most westerly corner of the herein described tract;
- 12) N 55° 07' 11" E, 173.46 feet to an iron rod found on a curve to the right;
- 13) With the said curve to the right having a central angle of 90° 45' 04", a radius of 550.00 feet, a chord distance of 7.21 feet (chord bears N 34° 30' 17" W) for an arc distance of 7.21 feet to an iron rod found for the point of tangency;
- 14) N 34° 07' 45" W, 1.39 feet to an iron rod found for corner;

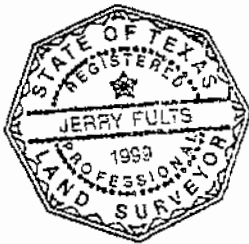
12.1763 Acres  
Section 7

Samuel Hamilton Survey No. 16  
July 5, 1992  
92507.10/jf/Page 3

15) N 55° 52' 15" E, for a distance of 131.64 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 12.1763 acres of land area.

That I, Jerry Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2 day of July, 1992, A.D.



Jerry Fults  
JERRY FULTS  
Registered Professional Land Surveyor  
State of Texas - No. 1999

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 Public RECORDS of Travis County, Texas, on

DEC 2 1992



Dana DeBeauvoir  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

DEC 2 3 45 PM '92

DANA DEBEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
Travis County, Texas

11824 0889