

TIME STAMP HERE

RECEIVED AT  
FEB 5 '26 AM 8:34



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: Lot 4, Roy & E.C. Logsdon Subdivision

Landowner Name(s): Reed and Laura Armstrong

\_\_\_\_\_  
\_\_\_\_\_

Contact Name for the Petition: Reed and Laura Armstrong

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 2/6/2026

Received by: Bethany Smith  
(Print name of OCC staff member)

Bethany Smith  
(Signature of staff member)

**Erika Brady**  
City of Austin, City Clerk  
Austin City Hall  
P.O. Box 1088  
Austin, TX 78767  
[city.clerk@austintexas.gov](mailto:city.clerk@austintexas.gov)  
512-974-2210

DOC RECEIVED AT  
FEB 5 '25 AM 8:04

**Re: Petition for Disannexation of 4807 Laguna Lane, Austin, TX 78746  
from the City of Austin**

Dear Ms. Brady —

Please accept this petition for disannexation of 4807 Laguna Lane, Austin, TX 78746, owned by Reed and Laura Armstrong.

The legal description of this parcel is as follows:

Lot 4, Roy & E.C. Logsdon Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 31, Page 42, Plat Records of Travis County, Texas

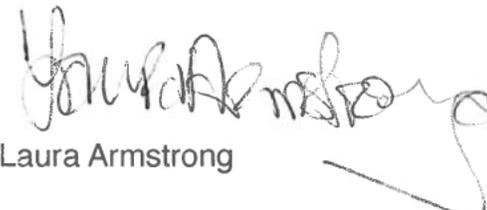
A copy of the property's tax bill, plat, and survey are included with this petition.

As you are aware, this address is not served by water or wastewater utilities.

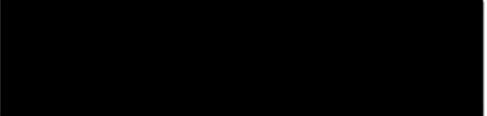
Thank you for your attention to this matter, and please let us know of any questions or comments. Our contact information is below. The residence address for both Reed Armstrong and Laura Armstrong is 4807 Laguna Lane, Austin, TX 78746.

Regards —

  
Reed Armstrong

  
Laura Armstrong

Reed and Laura Armstrong  
4807 Laguna Lane  
Austin, TX 78746

  
Enclosures: Travis County 2025 tax bill  
Plat  
Survey

**Celia Israel**  
Tax Assessor - Collector  
P.O. BOX 149328  
Austin, TX 78714-9328  
(512) 854-9473 SE HABLA ESPAÑOL



**Travis County Tax Office**  
2433 Ridgepoint Drive  
Austin, TX 78754-5231  
Pay online at [www.traviscountytax.org](http://www.traviscountytax.org)  
or by phone at 1-888-286-9242

01/08/2026

## TRAVIS COUNTY TAX BILL

Taxes for the current year, 2025, are due upon receipt. Payments by mail are credited according to U.S. Postmark (not meters). **Taxes not paid in full by January 31 are charged penalty and interest by state law and may be subject to legal fees.** Penalty and interest is added on the 1st day of each month as follows, with an additional 12% interest charged per year thereafter:

February	7%	May	13%	August	19%	November	22%
March	9%	June	15%	September	20%	December	23%
April	11%	July	18%	October	21%	January	24%

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX OFFICE REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

**Electronic Payment Options**

- Pay taxes and print bills at [www.traviscountytax.org](http://www.traviscountytax.org).
- Payments made via credit card or electronic check are subject to an additional fee.
- Visit [www.traviscountytax.org](http://www.traviscountytax.org) for details.
- Pay by telephone at 1-888-286-9242

2025 PROPERTY TAX NOTICE. THE ASSESSED VALUE IS: 1,240,040



EXEMPTIONS: HOMESTEAD EXEMPTION

1 TAXES DUE TAXING UNIT	2 EXEMPTION AMOUNTS	3 NET TAXABLE VALUE	4 TAX RATE PER \$100	5 TAX AMOUNT	6 BILLING NO.
CITY OF AUSTIN (TRAV)	248,008	992,032	0.524017	5,198.42	023664
TRAVIS COUNTY	248,008	992,032	0.375845	3,728.50	
EANES ISD	140,000	1,100,040	0.832200	9,154.53	7 PROPERTY REAL PERS
TRAVIS CENTRAL HEALTH ACC (TRAVIS)	248,008 12,400	992,032 1,227,640	0.118023 0.103400	1,170.83 1,269.38	

**8 PROPERTY DESCRIPTION**  
4807 LAGUNA LN 78746  
LOT 4 LOGSDON ROY & E C SUBD  
  
ACRES: .3398

RCASL 3 673 14

ARMSTRONG REED ALLAN &  
LAURA ANN ARMSTRONG  
4807 LAGUNA LN  
AUSTIN TX 78746-1230

<b>9 ACCOUNT NUMBER</b>	
[REDACTED]	
<b>10 DUE DATE</b>	<b>11 TOTAL DUE</b>
01/31/2026	20,521.66

**TRAVIS COUNTY TAX OFFICE**  
(512) 854-9473 www.traviscountytx.org  
Contact the Tax Office for questions about:  
• Tax Amounts • Tax Bills  
• Tax Rates • Due Dates

**TRAVIS CENTRAL APPRAISAL DISTRICT**  
(512) 834-9138 www.traviscad.org  
Contact the Appraisal District for questions about:  
• Address Corrections • Exemptions  
• Ownership • Property Value

**LIABILITY**

- By state law, failure to receive a tax bill does not relieve the property owner of the tax, penalty or interest liability.
- The Tax Office has no legal authority to waive penalty or interest. Per section Sec. 33.011 of the Texas Property Tax Code, the tax office is not responsible for lost payments and may result in penalty and interest.
- Taxes not paid in full by January 31 are charged penalty and interest by state law. Unpaid accounts run a high risk of legal action being taken.
- On REAL PROPERTY (land and buildings), the owner on January 1 of the tax year, and the current owner, can be held liable for any unpaid taxes on the property.
- On PERSONAL PROPERTY (business inventory, equipment, etc.), the person who owned the property on January 1 of the tax year is personally liable for the entire year's amount due, even if the property is sold.
- The assessment ratio for the taxing units on this tax bill is 100%.

If the Texas Legislature had not enacted property tax relief legislation during the 2025 legislative session, your tax bill would have been \$20,854.54. Because of action by the Texas Legislature, your tax bill has been lowered by \$332.88, resulting in a lower tax bill of \$20,521.66, contingent on the approval by the voters at an election to be held November 4, 2025, of the constitutional amendment proposed by S.J.R. 85/S.J.R. 2, 89th Legislature, Regular Session, 2025. If that constitutional amendment is not approved by the voters at the election, a supplemental tax bill in the amount of \$N/A will be mailed to you.

**Five Year Tax History**

Parcel ID: 01-3311-0155-0000

Disclaimer: This information is provided to the taxpayer Per Senate Bill 18 and House Bill 1984, ammended subsection (c) and added subsection (c-1) to Section 31.01 of the Tax Code, enacted by the legislature of the State of Texas.

Tax Year	Tax Unit	Appraised Value	Tax Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year	Tax Year	Tax Unit	Appraised Value	Tax Value	Tax Rate	Tax Imposed	Tax Imposed Change From Previous Year		
2025	CAT	1,240,040	992,032	0.524017	5,198.42	20.69 %	2024	CAT	1,127,309	901,847	0.477600	4,307.22	17.85 %		
	TCO	1,240,040	992,032	0.375845	3,728.50	20.03 %		TCO	1,127,309	901,847	0.344445	3,106.37	24.37 %		
	IEA	1,240,040	1,100,040	0.832200	9,154.53	0.63 %		IEA	1,127,309	1,027,309	0.885500	9,096.82	10.77 %		
	THD	1,240,040	992,032	0.118023	1,170.83	20.24 %		THD	1,127,309	901,847	0.107969	973.72	17.95 %		
	ACT	1,240,040	1,227,640	0.103400	1,269.38	12.28 %		ACT	1,127,309	1,116,036	0.101300	1,130.54	13.01 %		
<b>Total</b>								<b>Total</b>							
20,521.66							10.24 %	18,614.67							14.97 %
2023	CAT	1,024,826	819,861	0.445800	3,654.94	5.98 %	2022	CAT	931,660	745,328	0.462700	3,448.63	-5.92 %		
	TCO	1,024,826	819,861	0.304655	2,497.75	5.30 %		TCO	931,660	745,328	0.318239	2,371.92	-2.04 %		
	IEA	1,024,826	924,826	0.888000	8,212.45	-8.32 %		IEA	931,660	891,660	1.004600	8,957.62	2.73 %		
	THD	1,024,826	819,861	0.100692	825.53	12.24 %		THD	931,660	745,328	0.098684	735.52	-2.92 %		
	ACT	1,024,826	1,014,578	0.098600	1,000.37	9.89 %		ACT	931,660	922,343	0.098700	910.35	3.60 %		
<b>Total</b>								<b>Total</b>							
16,191.04							-1.42 %	16,424.04							-0.11 %
2021	CAT	846,964	677,571	0.541000	3,665.66	-0.85 %	2020	CAT	769,967	692,970	0.533500	3,696.99			
	TCO	846,964	677,571	0.357365	2,421.40	5.01 %		TCO	769,967	615,974	0.374359	2,305.95			
	IEA	846,964	821,964	1.060800	8,719.39	4.84 %		IEA	769,967	744,967	1.116400	8,316.81			
	THD	846,964	677,571	0.111814	757.62	11.50 %		THD	769,967	615,974	0.110306	679.46			
	ACT	846,964	838,494	0.104800	878.74	8.96 %		ACT	769,967	762,267	0.105800	806.48			
<b>Total</b>								<b>Total</b>							
16,442.81							4.03 %	15,805.69							

Tax Unit	2025	2020	2025	2020	2025	2020	2025	2020	Five Year % of Change			
	Appraised Value	Appraised Value	Tax Value	Tax Value	Tax Rate	Tax Rate	Tax Imposed	Tax Imposed	Appraised Value	Tax Value	Tax Rate	Tax Imposed
CAT	1,240,040	769,967	992,032	692,970	0.524017	0.533500	5,198.42	3,696.99	61.05 %	43.16 %	-1.78 %	40.61 %
TCO	1,240,040	769,967	992,032	615,974	0.375845	0.374359	3,728.50	2,305.95	61.05 %	61.05 %	0.40 %	61.69 %
IEA	1,240,040	769,967	1,100,040	744,967	0.832200	1.116400	9,154.53	8,316.81	61.05 %	47.66 %	-25.46 %	10.07 %
THD	1,240,040	769,967	992,032	615,974	0.118023	0.110306	1,170.83	679.46	61.05 %	61.05 %	7.00 %	72.32 %
ACT	1,240,040	769,967	1,227,640	762,267	0.103400	0.105800	1,269.38	806.48	61.05 %	61.05 %	-2.27 %	57.40 %
<b>Total</b>							20,521.66	15,805.69				29.84 %

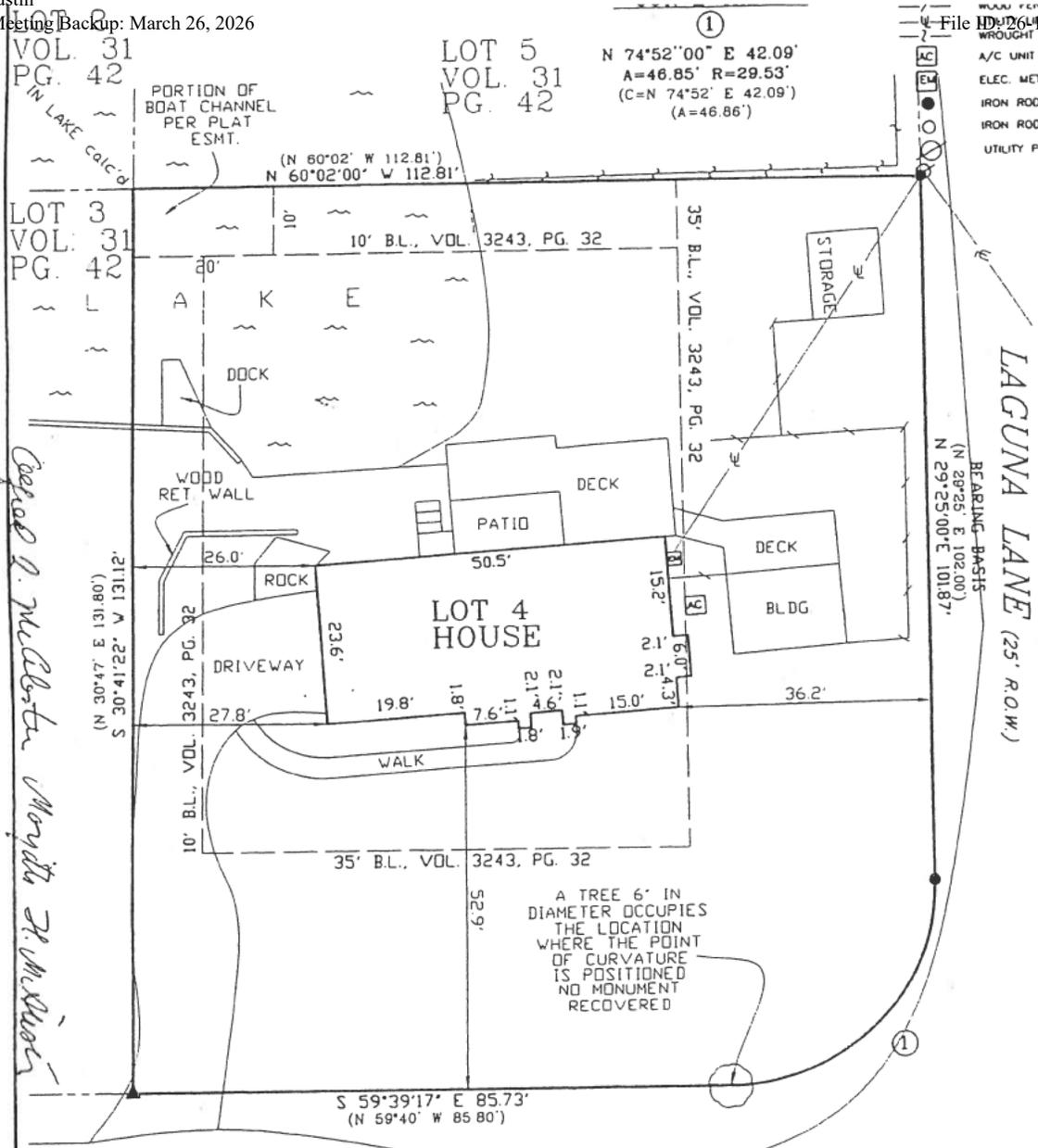
Taxing Unit Code and Description:

CITY OF AUSTIN (TRAV) TRAVIS CENTRAL HEALTH  
TRAVIS COUNTY ACC (TRAVIS)  
EANES ISD

SCHOOL DISTRICT M&O/DEBT RATE INFORMATION

TAXING UNIT	2025		2024	
	M&O	DEBT	M&O	DEBT
IEA	0.712200	0.120000	0.765500	0.120000

FILED  
APR 26 2006  
WROUGHT IRON  
A/C UNIT  
ELEC. METER  
IRON ROD FND.  
IRON ROD SET  
UTILITY POLE



4807 LAGUNA LANE  
(25' R.O.W.)

**SURVEYOR'S NOTES**

( ) DENOTES RECORD INFORMATION  
SEE VOL. 2146, PG. 227 FOR THE MUTUAL RIGHT ESMT. OF INGRESS/EGRESS ON A 20' WIDE ROADWAY.  
ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY LANDAMERICA AUSTIN TITLE AND LAWYERS TITLE INS. CORP. PER COMMITMENT G.F.# 2410003994 ONLY.

THE RECORDED PLAT SHOWS THE ROADWAY OUTSIDE OF LOT 4.  
ALL POINTS DOSE NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

ACCORDING TO LANDAMERICA AUSTIN TITLE AND LAWYERS TITLE INS. CORP. TITLE COMMITMENT (G.F.# 2410003994) LOT 4 IS SUBJECT TO BUILDING LINES, ESMT, RIGHTS AND RESTRICTIONS AS STATED IN:  
VOL. 3242, PG. 32  
VOL. 31, PG. 42

LOT No.	4	BLOCK	-	SUBMISSION / ADDITION	ROY & E.C. LOGSDON SUBDIVISION
SECTION	-	PHASE	-	Book	-
APRARE	-	COUNTY, TEXAS	-	Page(s)	42
				Volume	31
				Street Address:	4807 LAGUNA LANE
				Reference:	ALFRED L. MCALISTER AND MARJATTA H. MCALISTER

By	Date:
FIELD WORK	JS 04-13-06
DRAFTING	GM 04-17-06
FINAL CHECK	DB 04-17-06
CORRECTIONS	
UP DATE	

TO THE LIENHOLDERS AND/OR OWNERS OR THE PREMISES AND/OR LANDAMERICA AUSTIN TITLE / LAWYERS TITLE INSURANCE CORPORATION / NATIONAL CITY MORTGAGE, BANK OF INDIANA  
The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon

DATE 04-17-06  
TITLE CO. LANDAMERICA/LAWYERS  
G.F. No. 2410003994  
Job No. 04R20106  
SCALE: 1"=20'



*Oil Well 4/17/06*  
**ALL POINTS SURVEYING**  
611 SOUTH CONGRESS AVENUE - SUITE 100  
AUSTIN TX. 78704  
TELE: (512) 440-0071 - FAX: (512) 440-0199



SURVEY EXAMINED AND ACCEPTED BY PURCHASERS  
*Rudolph Densky, Jr. & Family*  
*Debra Densky*  
*Accepted by: McAlister, Moriyita, St. Michaels*

CP:em

1544/374

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THE STATE OF TEXAS #  
COUNTY OF TRAVIS #

The parties to this indenture own and possess in the respective interest hereinafter stipulated that certain lot, tract or parcel of land described as follows, to-wit:

The East one-half (E. 1/2) of that certain 45.55 acre tract out of the Thomas Gray Survey No. 2, in Travis County, Texas, as described in Partition Deed to Roger E. Fitzgerald et al, recorded in Vol. 895, Page 436, Deed Records, Travis County, Texas, more particularly described as follows:

BEGINNING at a point the most Southerly corner of said 45.55 acre tract, being also the most Northerly North-east corner of Lot 29 and the Northwest corner of Lot 30 of a Subdivision of a part of the Thomas Gray Survey as recorded in Vol. 37, Page 567, Deed Records, Travis County, Texas, said point of beginning being the most Westerly Southwest corner of the 46.92 acre tract allotted to John A. Martin, Jr. in deed of Partition, dated April 12, 1948, recorded in Vol. 895, Page 436, Deed Records, Travis County, Texas;

THENCE N. 39° 49' E. with the most Westerly line of said Martin 46.92 acre tract and the most Easterly line of said 45.55 acre tract, 650.3 vrs. to a point in the margin of Lake Austin;

THENCE with the margin of Lake Austin N. 32° 45' W., 112.07 vrs. to a point;

THENCE continuing with the margin of Lake Austin S. 39° 20' W. 108.24 vrs. to a point;

THENCE in a Southwesterly direction 740 vrs., more or less, to a point in the North line of Lot 29 of said Sub-division of a part of the Thomas Gray Survey, recorded in Vol. 37, Page 567, Deed Records, Travis County, Texas, said point being S. 59° 50' E. 143.6 vrs. from the most Westerly corner of said 45.55 acre tract;

THENCE with the North line of said Lot 29, S. 50° 50' E. 143.6 vrs. to the Place of beginning,

the interest of said parties, respectively, in said land being:

An undivided one-half (1/2) interest therein owned by Roger E. Fitzgerald, a single man, of Travis County, Texas; and

An undivided one-half (1/2) interest therein jointly owned by Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, all of Travis County, Texas, as tenants in common.

Said parties have agreed to a partial partition of said land wherein a certain portion thereof, as hereinafter specifically described, shall be set apart to the said Roger H. Fitzgerald, and the remaining portion of said land, as hereinafter specifically described, shall be set apart to the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, as tenants in common.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

It is hereby Covenanted, Granted, Concluded, and Agreed by and between said parties, and each of them Covenants, Grants, Concludes and Agrees for himself, themselves, his and their heirs and assigns, that a partition of said land be made as follows, to-wit:

FIRST: That the said Roger H. Fitzgerald, a single man, of Travis County, Texas, shall henceforth have, hold, possess and enjoy in severalty by himself and to him and his heirs and assigns, for his part, share and proportion of the said land and premises, all those certain lots, tracts or parcels of land out of the Thomas Gray Survey No. 2, in Travis County, Texas, as described in Partition Deed to Roger H. Fitzgerald et al, recorded in Vol. 595, Page 436, Deed Records, Travis County, Texas, and more particularly described by metes and bounds in Four Tracts as follows:

FIRST TRACT: BEGINNING at an iron stake in the South margin of Lake Austin, in the North line of that certain 45.55 acre tract described in a Partition Deed to Roger Fitzgerald et al, recorded in Vol. 595, Page 436, of the Deed Records of Travis County, Texas, from which the Northeast corner of that certain tract conveyed to H. A. Turner et al, bears N. 39° 20' W. 191.0 ft;

THENCE with the South margin of Lake Austin and the North line of the said 45.55 acres, S. 39° 20' E. a distance of 95.75 ft. to a stake at an angle point in the North line of the said 45.55 acres for an angle point of this tract;

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THENCE continuing with the North line of the said 45.55 acres and the South margin of Lake Austin, S. 32° 45' E. a distance of 95.22 ft to a point in the center of the mouth of a small slough for the Northeast corner of this tract;

THENCE with the center of the said slough, S. 46° 26' W. 81.83 ft., S. 54° 36' W. 167.50 ft. to a point in small bridge, S. 57° 41' W. 208.0 ft. to a point in the mouth of a small inland lake for the Southeast corner of this tract;

THENCE N. 61° 05' W. a distance of 102.5 ft. to a point in said lake for the Southwest corner of this tract;

THENCE N. 43° 43' E. a distance of 508.0 ft. to the place of beginning, containing 1.62 acres of land.

SECOND TRACT: BEGINNING at an iron pipe in the South margin of Lake Austin at the Northeast corner of that certain 45.55 acre tract conveyed to Roger Fitzgerald et al, by Partition Deed recorded in Vol. 895, Page 436, of the Deed Records of Travis County, Texas, for the Northeast corner of the tract herein described;

THENCE with the East line of the said 45.55 acre tract, S. 39° 26' W. a distance of 348.52 ft. to an iron pipe set for the Southeast corner of this tract;

THENCE N. 43° 14' W. a distance of 121.77 ft. to an iron pipe set for the Southwest corner of this tract;

THENCE N. 43° 05' E. a distance of 370.72 ft. to an iron stake in the South margin of Lake Austin and the North line of the said 45.55 acre tract for the Northwest corner of this tract;

THENCE with the South margin of Lake Austin and the North line of the said 45.55 acre tract, S. 32° 45' E. a distance of 122.42 ft. to the place of beginning, containing 1.08 acres of land,

SAVE AND EXCEPT, however, that Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, herein expressly reserve and it is hereby expressly agreed and understood that they shall have for themselves and their heirs and assigns, the free and uninterrupted use, liberty, privilege and easement of passing in and along a certain private roadway across said Second Tract above described and terminating in a 30 foot private beach on the margin of Lake Austin, for all lawful purposes connected with the use and enjoyment of said beach and the waters of Lake Austin, said private roadway being more particularly described as follows:

BEGINNING at an iron pipe at the Northeast corner of that certain 45.55 acre tract described in a Partition Deed to Roger Fitzgerald, et al, recorded in Vol. 895, Page 436, of the Deed Records of Travis County, Texas, for the Northeast corner of the tract herein described;

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THENCE with the East line of the said 45.55 acre tract, S.  $39^{\circ} 49'$  W. a distance of 349.52 ft. to an iron pipe for the Southeast corner of this tract;

THENCE N.  $43^{\circ} 19'$  W. a distance of 20.14 ft. to a point for the Southwest corner of this tract;

THENCE N.  $39^{\circ} 49'$  E. a distance of 287.11 ft. to an iron pipe set for the inner corner of this tract;

THENCE N.  $50^{\circ} 11'$  W. a distance of 10.0 ft. to an iron pipe set for a corner of this tract;

THENCE N.  $39^{\circ} 49'$  E. a distance of 69.42 ft. to an iron pipe set for the Northwest corner of this tract;

THENCE with the South margin of Lake Austin and the North line of the said 45.55 acre tract, S.  $32^{\circ} 45'$  E. a distance of 31.44 ft. to the place of beginning.

together with ingress, egress and regress to and for the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, their heirs and assigns, by foot or by vehicle, as by them shall be necessary or convenient, in, along, upon and out of said private roadway and said private beach in common with the said Roger H. Fitzgerald, his heirs and assigns.

THIRD TRACT: BEGINNING at an iron pipe set in the East line of that certain 45.55 acre tract conveyed to Roger Fitzgerald, et al, by Partition Decd recorded in Vol. 895, Page 436 of the Deed Records of Travis County, Texas, for the Northeast corner of the tract herein described from which the Northeast corner of the said 45.55 acre tract bears N.  $39^{\circ} 49'$  E. 349.52 ft.;

THENCE with the east line of the said 45.55 acre tract, S.  $39^{\circ} 49'$  W. a distance of 257.14 ft. to an iron pipe set for the Southeast corner of this tract;

THENCE N.  $48^{\circ} 05'$  W. a distance of 441.25 ft. to a point in a small inland lake for the Southwest corner of this tract;

THENCE N.  $43^{\circ} 43'$  E. a distance of 225.50 ft. to a point in said lake for a corner of this tract;

THENCE S.  $01^{\circ} 05'$  E. a distance of 102.50 ft. to a point in said small lake at the mouth of a small slough for a corner of this tract;

THENCE down said slough, N.  $57^{\circ} 41'$  E. a distance of 66.50 ft. to a point in the center of said slough for a corner of this tract;

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THENCE S. 43° 19' E. a distance of 306.77 ft. to the place of beginning, containing 2.82 acres of land,

SAVE AND EXCEPT, however, that Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard herein expressly reserve and it is hereby expressly agreed and understood that they shall have for themselves and their heirs and assigns, the free and uninterrupted use, liberty, privilege and easement of passing in and along a certain private roadway across said Third Tract above described, said private roadway being more particularly described as follows:

BEGINNING at an iron pipe at the Northeast corner of the aforesaid tract in the East line of that certain 45.55 acre tract conveyed to Roger Fitzgerald et al, from which the Northeast corner of the said 45.55 acre tract bears N. 39° 49' E. 349.52 ft.;

THENCE with the East line of the said 45.55 acre tract, S. 39° 49' W. a distance of 257.14 ft. to an iron pipe set at the Southeast corner of the aforesaid tract, for the Southeast corner of this tract;

THENCE with the South line of the above described tract, N. 45° 05' W. a distance of 20.01 ft. to an iron pipe set for the Southwest corner of this tract;

THENCE N. 39° 49' E. a distance of 208.82 ft. to an iron pipe set for the Northwest corner of this tract;

THENCE S. 43° 19' E. a distance of 20.14 ft. to the place of beginning,

Together with ingress, egress and regress to and for the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, their heirs and assigns, on foot or by vehicle, as by them shall be necessary or convenient, in, along, upon and out of the said private roadway in common with the said Roger W. Fitzgerald, his heirs and assigns.

FOURTH TRACT: BEGINNING at an iron stake at the Southeast corner of that certain 45.55 acre tract conveyed to Roger Fitzgerald et al, by Partition Deed, recorded in Vol. 895, Page 436, of the Deed Records of Travis County, Texas, for the Southeast corner of the tract herein described:

THENCE with the South line of the said 45.55 acre tract, N. 59° 50' W. a distance of 199.44 ft. to an iron pipe set for the Southwest corner of this tract;

THENCE N. 38° 58' E. a distance of 984.62 ft. to an iron pipe set in the center of a graded road for the Northwest corner of this tract;

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THENCE with the center of the said graded road, S. 43° 55' E. a distance of 247.0 ft. to an iron pipe set in the East line of the said 45.55 acre tract for the Northeast corner of this tract from which the Northeast corner of the said 45.55 acre tract bears N. 39° 40' E. 899.66 ft.;

THENCE with the East line of the said 45.55 acre tract. S. 39° 49' W. a distance of 923.12 ft. to the place of beginning, containing 4.83 acres of land.

And the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, joined by her husband, Gene Howard, do hereby grant, release and confirm unto the said Roger H. Fitzgerald said land and premises together with all and singular, the rights and appurtenances thereto belonging unto the said Roger H. Fitzgerald, his heirs and assigns, forever.

And the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, joined by her husband, Gene Howard, do hereby bind themselves, their heirs, executors and administrators to WAARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Roger H. Fitzgerald, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

SEVERED: That the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard shall henceforth have, hold, possess and enjoy in common, to themselves and to them and their heirs and assigns, for their part, share and proportion of the said land and premises, all those certain lots, tracts or parcels of land out of the East one-half (E. 1/2) of that certain 45.55 acre tract out of the Thomas Gray Survey No. 2, in Travis County, Texas, as described in Partition Deed to Roger H. Fitzgerald et al, recorded in Vol. 696, Page 436, Deed Records, Travis County, Texas, and more particularly described by metes and bounds as follows:

FIRST TRACT:

BEGINNING at an iron stake in the South margin of Lake Austin at the Northeast corner of that certain tract conveyed to J. A. Turner, et al by Roger Fitzgerald, et al by deed recorded in Vol. 1015, Page 296, of the Deed Records of

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Travis County, Texas, for the Northwest corner of the tract herein described;

TRENCE with the South margin of the said Lake Austin, the North line of that certain 45.55 acre tract described in Partition Deed to Roger Fitzgerald, et al, by deed recorded in Vol. 895, Page 436 of the Travis County Deed Records, S 39° 20' E. a distance of 191.0 ft. to a stake set for the Northeast corner of this tract;

TRENCE S. 43° 43' W. a distance of 733.50 ft. to a point in small lake for the Southeast corner of this tract;

TRENCE N. 46° 05' W. a distance of 66.0 ft. to a point in the East line of the said H. A. Turner tract, for the Southwest corner of this tract;

TRENCE with the East line of the said H. A. Turner tract, N. 34° 37' E. a distance of 766.50 ft. to the place of beginning, containing 2.19 acres of land.

SECOND TRACT: BEGINNING at an iron stake set in the South margin of Lake Austin and the North line of that certain 45.55 acre tract described in a Partition Deed to Roger Fitzgerald et al, recorded in Vol. 895, Page 436, of the Deed Records of Travis County, Texas, for the Northeast corner of this tract, from which the Northeast corner of the said 45.55 acre tract bears S. 32° 45' E. 122.00 ft.;

TRENCE S. 43° 08' W. a distance of 370.72 ft. to an iron stake set for the Southeast corner of this tract;

TRENCE N. 43° 14' W. a distance of 181.0 ft. to a point in the center of a small slough for the Southwest corner of this tract;

TRENCE with the center of the said slough, N. 47° 41' E., 141.00 ft. to a point on small bridge, N. 50° 30' E., 161.50 ft., N. 45° 20' E. 51.50 ft. to a point in the South margin of Lake Austin at the mouth of a small slough for the Northwest corner of this tract in the North line of the said 45.55 acre tract;

TRENCE with the South margin of Lake Austin and the North line of the said 45.55 acre tract, S. 32° 45' E. a distance of 71.0 ft. to the place of beginning, containing 1.05 acres of land.

THIRD TRACT: BEGINNING at an iron pipe set in the East line of that certain 45.55 acre tract conveyed to Roger Fitzgerald et al, by Partition Deed recorded in Vol. 895, Page 436, of the Deed Records of Travis County, Texas for the Northeast corner of the tract herein described from which the Northeast corner of the said 45.55 acre tract bears N. 39° 49' E. 530.56 ft.;

TRENCE with the East line of the said 45.55 acre tract, S. 39° 49' W. a distance of 203.0 ft. to an iron pipe set in the center of a graded road for the Southeast corner of this tract;

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THENCE with the center of the said graded road, N.  $43^{\circ}56'$  W. 369.50 ft., N.  $53^{\circ}25'$  W. 46.50 ft., N.  $69^{\circ}58'$  W. 50.50 ft., N.  $81^{\circ}58'$  W. 26.59 ft. to an iron pipe set in the East line of that certain tract conveyed to H. A. Turner et al, by Partition Deed recorded in Vol. 1015, Page 296, of the Deed Records of Travis County, Texas, for the Southwest corner of this tract;

THENCE with the East line of the said H. A. Turner et al, tract, N.  $34^{\circ}37'$  E. a distance of 275.30 ft. to a point in a small lake for the Northwest corner of this tract;

THENCE S.  $48^{\circ}05'$  E. a distance of 509.25 ft. to the place of beginning, containing 2.85 acres of land,

SAVE AND EXCEPT, however, that Roger H. Fitzgerald, a single man, herein expressly reserves and it is hereby expressly agreed and understood that he shall have for himself and his heirs and assigns, the free and uninterrupted use, liberty, privilege and easement of passing in and along a certain private roadway across said Third tract above described, said private roadway being more particularly described as follows:

BEGINNING at an iron pipe set at the Northeast corner of the afore described tract in the East line of the Roger Fitzgerald et al, 45.55 acre tract for the Northeast corner of the tract herein described;

THENCE with the East line of the afore described tract, S.  $32^{\circ}49'$  W. a distance of 263.0 ft. to an iron pipe set in the center of a graded road for the Southeast corner of the afore described tract and the Southeast corner of this tract;

THENCE with the South line of the afore described tract along the center of the said road, N.  $43^{\circ}50'$  W. a distance of 20.12 ft. to an iron pipe set for the Southwest corner of this tract;

THENCE N.  $30^{\circ}49'$  E. a distance of 201.54 ft. to an iron pipe set for the Northwest corner of this tract;

THENCE S.  $48^{\circ}05'$  E. a distance of 20.01 ft. to the place of beginning.

together with ingress, egress and regress to and for the said Roger H. Fitzgerald, a single man, his heirs and assigns, by foot or by vehicle, as by him shall be necessary or convenient, in, along, upon and out of said private roadway in common with the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, their heirs and assigns.

FOURTH TRACT: BEGINNING at an iron stake at the Southeast corner of that certain tract conveyed to H. A. Turner, et al by Partition Deed recorded in Vol. 1015, Page 296, of the Deed Records of Travis County, Texas, in the South line of that certain 45.55 acre tract conveyed to Roger Fitzgerald et al by Partition Deed recorded in Vol. 895, Page 436 of the Deed Records of Travis County, Texas, for

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the Southwest corner of the tract herein described;

THENCE with the East line of the said H. A. Turner et al tract, N 34° 37' E. a distance of 1000.52 ft. to an iron pipe set in the center of a graded road for the Northwest corner of this tract from which the Northeast corner of the said H. A. Turner et al tract bears N. 34° 37' E. a distance of 1044.80 ft.;

THENCE with the center of the said graded road, S. 81° 58' E. 26.59 ft., S. 69° 58' E. 50.50 ft., S. 53° 26' E. 46.50 ft., S. 43° 56' E. 122.50 ft. to an iron pipe set for the Northeast corner of this tract;

THENCE S. 38° 58' W. a distance of 984.62 ft. to an iron pipe set in the South line of the said 45.55 acres for the Southeast corner of this tract, from which the Southeast corner of the said 45.55 acres bears S. 59° 50' E. 199.44 ft.;

THENCE with the South line of the said 45.55 acres, N. 59° 50' W. a distance of 199.45 ft. to the place of beginning, containing 5.07 acres of land.

and the said Roger H. Fitzgerald, a single man, does hereby Grant, Release and Confirm unto the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, in common, said land and premises above described, and together with all and singular, the rights and appurtenances thereto belonging unto the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, their heirs and assigns, forever.

And the said Roger H. Fitzgerald, a single man, does hereby bind himself, his heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Jimmie Evans Wendlandt, a widow, Henry Wendlandt, Jr. and Margaret Wendlandt Howard, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

THIRD: It is agreed between the parties hereto that the properties hereto set aside and vested in the respective owners hereby vests, respectively, free from any implied lien or right of re-entry on account of failure of title to said property or any portion thereof, and such implied lien or right of re-entry is hereby released and waived by each of the parties hereto as each of such

parties here acknowledge that the unencumbered title so set aside to them, respectively, is of greater value to him or her than such implied lien or right of re-entry.

FOURTH: It is further understood and agreed that the covenants, conditions and restrictions set out below shall be inserted by all parties to this partition deed in every deed to be delivered by them conveying lots or plots or other portions of the property herein partitioned, and that such deed or deeds are to recite that such covenants, conditions and restrictions are to run with the land and are to be binding on all parties and all persons claiming under them for a period of 25 years from February 10, 1955, together with a provision for the automatic extension of such covenants, conditions and restrictions for 10 year periods unless a majority of the then owners of lots or plots or other portions of the property herein partitioned shall by an instrument in writing agree to change such covenants, conditions and restrictions in whole or in part. It is further agreed that the insertion of the following covenants, conditions and restrictions in such deed or deeds shall be deemed a part of the consideration for the execution of this partition deed:

All structures erected shall be constructed of masonry, brick, stone, concrete block, asbestos siding, or similar fire-resistant materials. No dwelling or outbuilding of any kind shall be of frame construction.

No building to be used as a dwelling shall be erected or placed in said premises having an enclosed area of less than 600 square feet of floor space, exclusive of porches.

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No dwelling or other building shall be located on any lot nearer than 10 feet to any lot line.

No noxious or offensive activity shall be carried on upon any lot, nor shall any thing be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be maintained in a clean and sanitary condition.

No sewage or waste shall be allowed to run or flow into existing creeks, drains, or branches, or on the surface of the ground, but shall be disposed of by the owners by means of a sanitary septic tank of a type approved by State, City or County sanitary regulations.

IN WITNESS WHEREOF, We have hereunto set our hands, this 14th day of February, A. D. 1955.

*Roger H. Fitzgerald*  
Roger H. Fitzgerald, a single man

*Jimmie Evans Wendlandt*  
Jimmie Evans Wendlandt, a widow

*Henry Wendlandt, Jr.*  
Henry Wendlandt, Jr.

*Margaret Wendlandt Howard*  
Margaret Wendlandt Howard

*Gene Howard*  
Gene Howard

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THE STATE OF TEXAS #

COUNTY OF TRAVIS # BEFORE ME, the undersigned authority,  
on this day personally appeared ROGER  
FITZGERALD, a single man, 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 considera-  
tion therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of  
February, A. D. 1955.

Raymond J. Chrosteky  
Notary Public in and for  
Travis County, Texas.

Raymond J. Chrosteky

THE STATE OF TEXAS #

COUNTY OF TRAVIS # BEFORE ME, the undersigned authority,  
on this day personally appeared  
JIMMIE EVANS WENDLANDT, a widow, known to me to be the person  
whose name is subscribed to the foregoing instrument, and acknow-  
ledged to me that she executed the same for the purposes and con-  
sideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21<sup>st</sup> day of  
February, A. D. 1955.

TED WENDLANDT

Ted Wendlandt  
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 JIMMIE  
WENDLANDT, JR., known to me to be the person whose name is sub-  
scribed to the foregoing instrument and acknowledged to me that  
he executed the same for the purposes and consideration therein  
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21<sup>st</sup> day of  
February, A. D. 1955.

TED WENDLANDT

Ted Wendlandt  
Notary Public in and for  
Travis County, Texas.

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THE STATE OF TEXAS #

COUNTY OF TRAVIS #      BEFORE ME, the undersigned authority,  
on this day personally appeared GENE  
HOWARD and wife, MARGARET WENDLANDT HOWARD, known to me to be the  
persons whose names are subscribed to the foregoing instrument,  
and the said GENE HOWARD acknowledged to me that he executed  
the same for the purposes and consideration therein expressed.  
And the said MARGARET WENDLANDT HOWARD, wife of the said GENE  
HOWARD having been examined by me privily and apart from her hus-  
band, and having the same fully explained to her, she, the  
said MARGARET WENDLANDT HOWARD 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.

WITNESS MY HAND AND SEAL OF OFFICE, this 21 day of Feb. A. D.,  
1955.

**TED WENDLANDT**  
*Ted Wendlandt*  
Notary Public in and for  
Travis County, Texas

Filed for Record Feb. 21, 1955, at 2:5 P.M.  
Recorded Feb. 24, 1955, at 1:15 P.M.