

**TERMINATION OF RESTRICTIVE COVENANT**  
**ZONING CASE: C14-86-069(RCT)**

OWNER: Felter Investments, LTD., a Texas limited partnership  
7914 Burluson Road, Austin, Texas, 78744

CITY: The City of Austin, a home-rule city, municipal corporation and political subdivision of the State of Texas, in Travis County, Texas.

CITY COUNCIL: The City Council of the City of Austin.

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

WHEREAS, the City of Austin and Commercial Square entered into that certain restrictive covenant regarding a 30.18 acre tract of land generally identified in the map attached as **Exhibit "A"** (the "Property"); and,

WHEREAS, the Property is more particularly described in the Restrictive Covenant dated August 8, 1986 and recorded in the Official Public Records of Travis County, Texas, on September 15, 1987, in Volume 10416, Page 850, (the "Restrictive Covenant"), as part of City of Austin Zoning Case No. C14-86-069; and,

WHEREAS, the Restrictive Covenant imposes certain restrictions and covenants on the Property; and,

WHEREAS, the Restrictive Covenant provides that the covenant can be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin and (b) the owners of the Property at the time of such modification, amendment, or termination; and,

WHEREAS, Felter Investments, LTD., a Texas limited partnership, the sole owner of the Property (the "Owner"), now desires to terminate the Restrictive Covenant; and,

WHEREAS, the City Council and the Owner agree the Restrictive Covenant should be terminated;

*(Remainder of page intentionally left blank)*

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreements set forth in this covenant, the City of Austin and the Owner agree as follows:

1. The Restrictive Covenant is terminated by this Termination of Restrictive Covenant. Each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall have no force or effect on and after the effective date of this Termination of Restrictive Covenant.
2. The City Manager, or his designee, shall execute, on behalf of the City, this Termination of Restrictive Covenant for Zoning Case No. C14-86-069(RCT) as authorized by the City Council of the City of Austin. This Termination of Restrictive Covenant shall be filed in the Official Public Records of Travis County, Texas, which will terminate the documents of record in Volume 10416, Page 850, of the Official Public Records of Travis County, Texas.

*(Remainder of page intentionally left blank)*

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**OWNER:**

Felter Investments, LTD.,  
a Texas limited partnership,

By: \_\_\_\_\_  
Brenda M. Horton, Managing Partner

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned notary, on this day personally appeared Brenda M. Horton, as Managing Partner of Felter Investments, LTD., a Texas limited partnership, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on \_\_\_\_\_, 2025.

[Seal]

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

**CITY OF AUSTIN:**

By: \_\_\_\_\_  
Veronica Briseño,  
Assistant City Manager  
City of Austin

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned notary, on this day personally appeared Veronica Briseño, as Assistant City Manager of City of Austin, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on \_\_\_\_ \_\_\_\_, 2025.

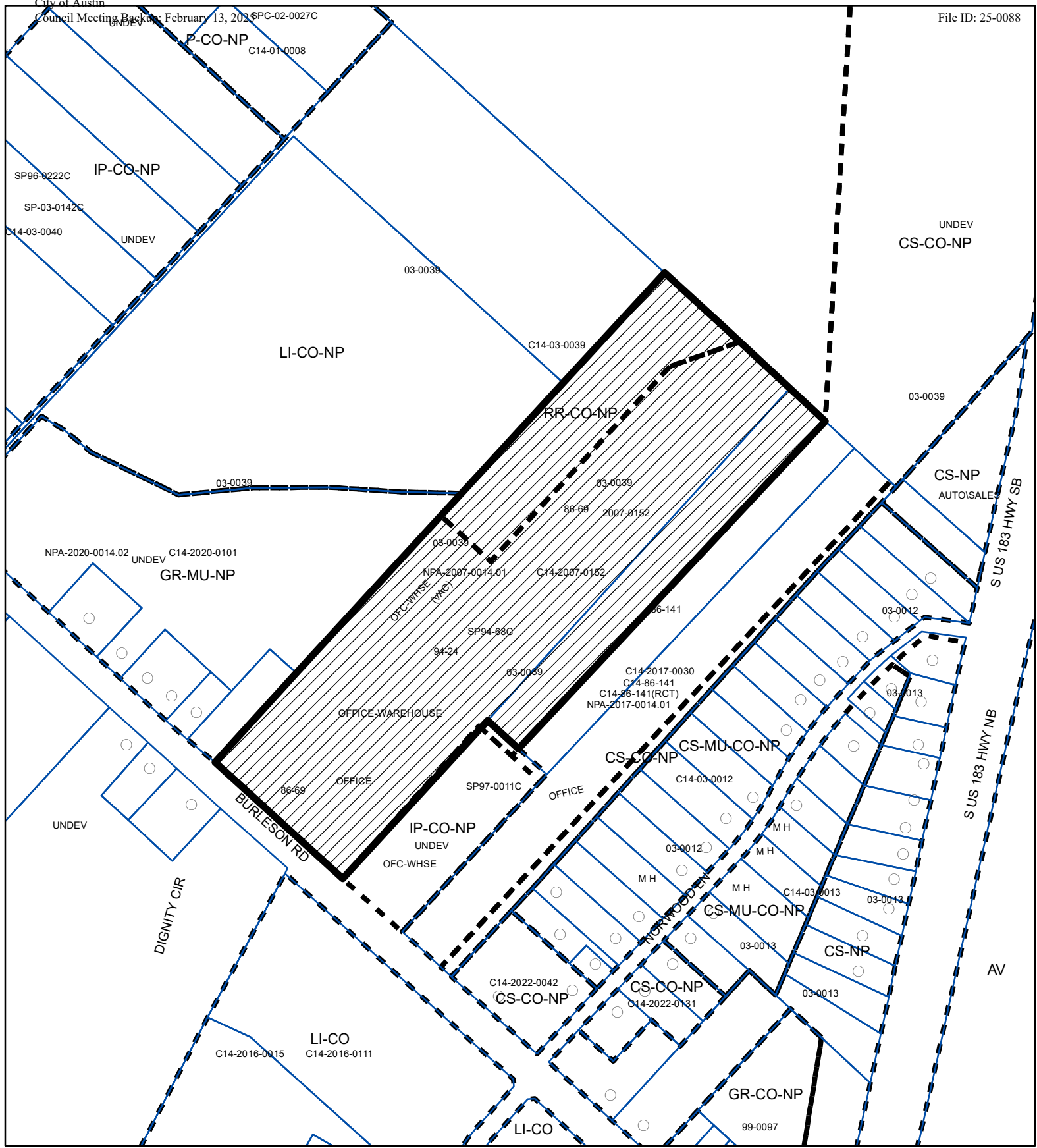
[Seal]




\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant City Attorney  
City of Austin

After Recording, Please Return to:  
City of Austin  
Department of Law  
P. O. Box 1088  
Austin, Texas, 78767-1088  
Attention: H. Bonds, Paralegal



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### Restrictive Covenant Termination

ZONING CASE#: C14-86-069(RCT)  
**EXHIBIT "A"**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'



Created: 12/3/2024