

TERMINATION OF RESTRICTIVE COVENANT
ZONING CASE: C14-79-019(RCT)

OWNER: River City Partners, LTD., a Texas limited partnership
501 East Koenig Lane, Austin, Texas, 78751

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 Wilson Raven entered into that certain restrictive
covenant regarding a 1.107 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
March 26, 1979 and recorded in the Official Public Records of Travis County, Texas, on April 6,
1979, in Volume 6516, Page 2153, (the “Restrictive Covenant”), as part of City of Austin Zoning
Case No. C14-79-019; 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, River City Partners, 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. C14-79-019(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 6516, Page 2153, of the Official Public Records of Travis County, Texas.

(Remainder of page intentionally left blank)

EXECUTED this the _____ day of _____, 2025.

OWNER:

River City Partners, LTD.,
a Texas limited partnership

By: River City Partners Management, LLC,
a Texas limited liability company
its General Partner

By: _____
Name: T.J. Schultz
Title: Chief Executive Officer

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned notary, on this day personally appeared T.J. Schultz, as Chief Executive Officer of River City Partners Management, LLC, a Texas limited liability company, General Partner of River City Partners, 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: _____
Stephanie Hayden-Howard
Assistant City Manager
City of Austin

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned notary, on this day personally appeared Stephanie Hayden-Howard, 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:

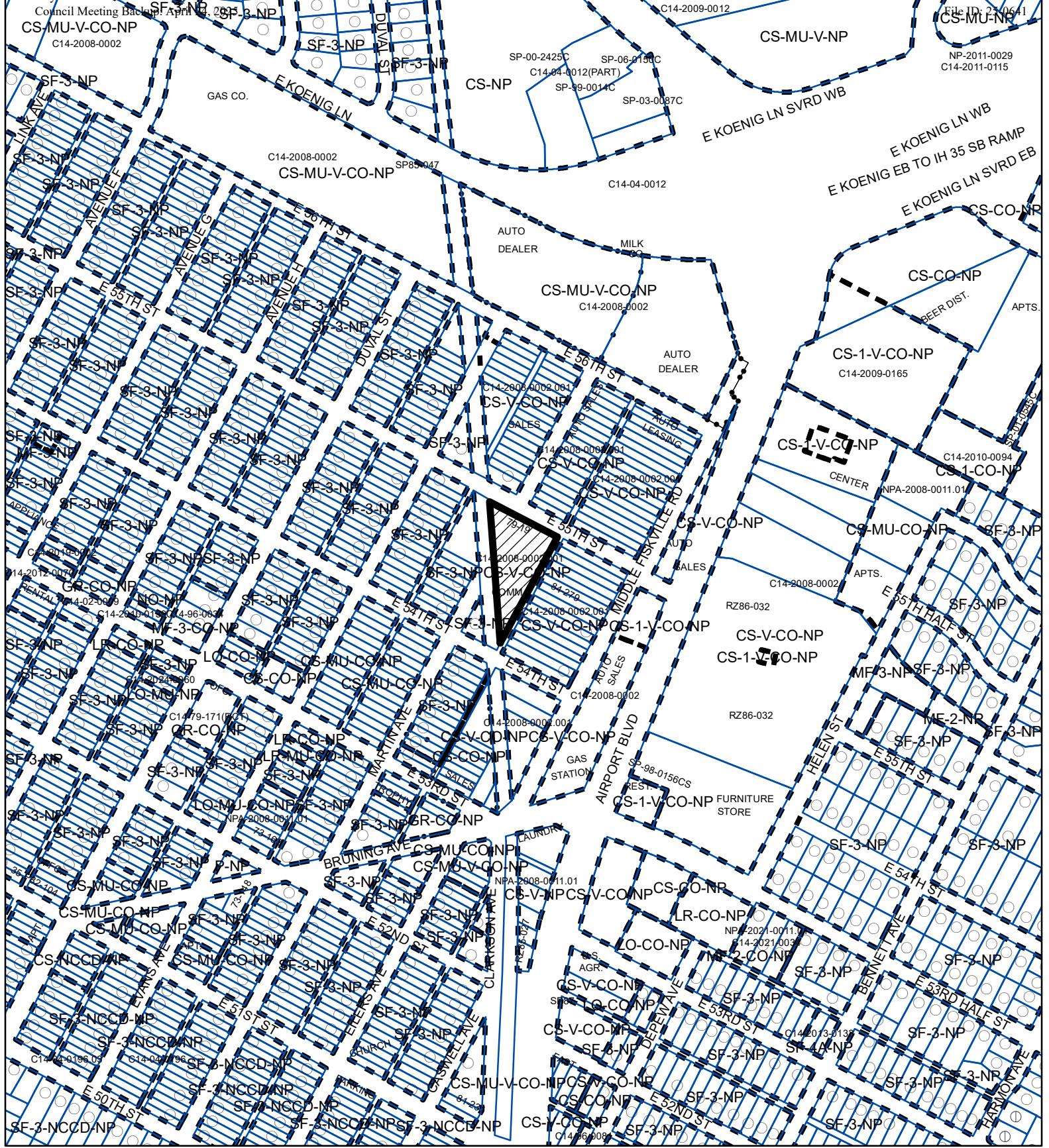
By: _____




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

EXHIBIT "A"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Restrictive Covenant Termination

ZONING CASE#: C14-79-019(RCT)



1" = 400'

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.

Created: 1/24/2025