

**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



**Created: 1/24/2025**

$$1'' = 400'$$