

LANDSCAPE AND MAINTENANCE EASEMENT

3-14 9235

THE STATE OF TEXAS, 3-8325 8823 \* 9.00

COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS:

That Onion Creek Development Company, a joint venture composed of Lumbermen's Investment Corporation, a Texas corporation and C & D Investments, a partnership, acting by and through their duly authorized attorneys-in-fact (the "Grantor") for the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Onion Creek Club ("Grantee"), has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY unto Grantee a non-exclusive landscape and maintenance easement (the "Easement") over and across the following described property situated in Travis County, Texas:

0.383 acres being a part of Lot A, Onion Creek, Section 1-B, as recorded in Plat Book 79, Page 313, Travis County Plat Records, being more particularly described by metes and bounds on Exhibit A attached hereto and incorporated herein by reference for all purposes ("Property"),

for the purpose of placing, constructing and maintaining a sign, shrubs, trees, and related items required to landscape the Property provided, however, all improvements constructed on the Property must be approved in advance by Onion Creek Development Company and the Architectural Control Committee of Onion Creek.

TO HAVE AND TO HOLD the Easement, together with all and singular the rights and appurtenances thereto and anywise belonging unto Grantee, its successors and assigns, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the above described Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to all covenants, conditions or restrictions now or hereafter placed of record in Travis County, Texas, and relating to the Property. By acceptance and recordation of this Easement, Grantee agrees that Grantee shall, at its expense, maintain the Property, including any signs or landscaping thereon, in accordance with any restrictive covenant applicable to the Property and any standards promulgated by the Architectural Control Committee of Onion Creek.

Executed this 22 day of December, 1982.

ONION CREEK DEVELOPMENT COMPANY

By: Lumbermen's Investment Corporation

By: [Signature]  
Attorney-in-Fact

By: C & D Investments

By: [Signature]  
Attorney-in-Fact

DEED RECORDS  
Travis County, Texas

8039 215

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

This instrument was acknowledged before me on December 23,  
1982 by J.D. Connelly, Attorney-in-Fact for Lumbermen's  
Investment Corporation, a venturer of Union Creek Development  
Company, a joint venture, on behalf of said joint venture.

My Commission Expires:

May 31, 1985

[Signature]  
Notary Public, State of Texas

JOE A. BIRDAWELL  
Name - Typed or Printed

NOTARY SEAL

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

This instrument was acknowledged before me on December 23,  
1982 by Kenny Jackson, Attorney-in-Fact for C & D  
Investments, a venturer of Union Creek Development Company, a  
joint venture, on behalf of said joint venture.

My Commission Expires:

May 31, 1985

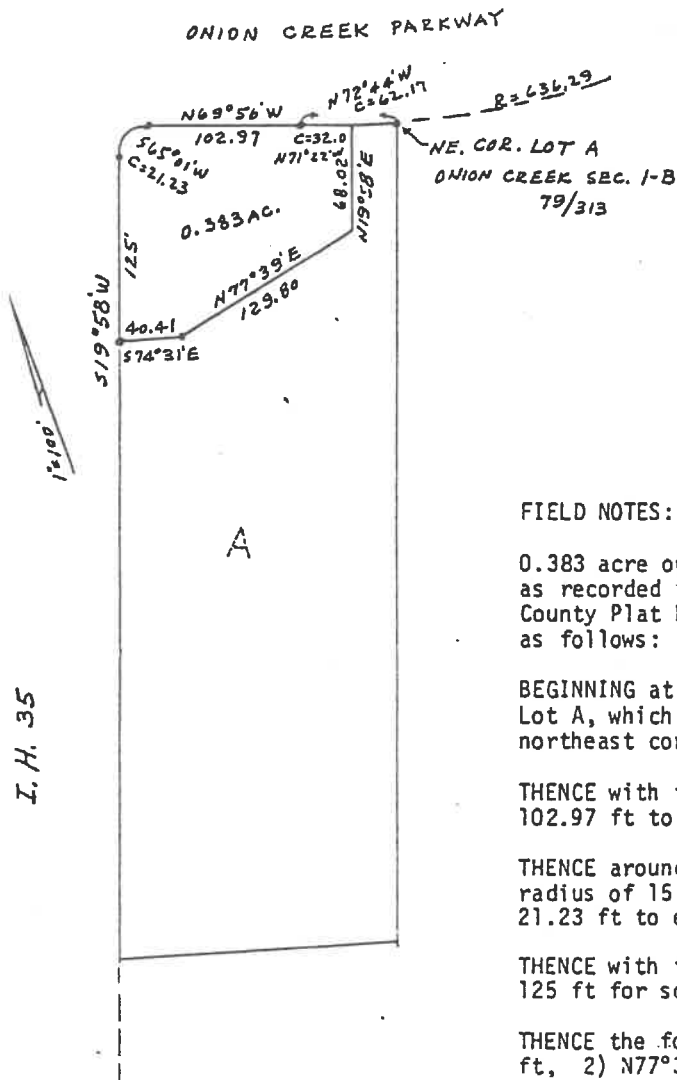
[Signature]  
Notary Public, State of Texas

JOE A. BIRDAWELL  
Name - Typed or Printed

NOTARY SEAL

8039 , 216

3-14 9237



FIELD NOTES:

0.383 acre out of Lot A, Union Creek Section 1-B, as recorded in plat book 79, page 313, Travis County Plat Records; described by metes and bounds as follows:

BEGINNING at a point in the north line of said Lot A, which bears N72°44'W 62.17 ft from the northeast corner of said Lot A;

THENCE with the north line of said Lot A, N69°56'W 102.97 ft to the beginning of a curve;

THENCE around said curve to the left, having a radius of 15 ft, a chord which bears S65°01'W 21.23 ft to end of curve;

THENCE with the west line of said Lot A, S19°58'W 125 ft for southwest corner;

THENCE the following 3 courses; 1) S74°31'E 40.41 ft, 2) N77°39'E 129.8 ft, 3) N19°58'E 68.02 ft to the north line of said Lot A for northeast corner;

THENCE with the north line of said Lot A, curving to the right, having a radius of 636.29 ft, a chord which bears N71°22'W 32 ft to the place of BEGINNING, containing 0.383 acre.

RECORDERS MEMORANDUM  
ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT  
CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION