

**DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS  
REGARDING THE MAINTENANCE OF A DETENTION POND  
AND WATER QUALITY POND FOR  
HILLCREST SUBDIVISION, SECTION TWO**

This Declaration of Easements and Restrictive Covenants Regarding the Maintenance of a Detention Pond and Water Quality Pond for Hillcrest Subdivision, Section Two (the "Declaration") is executed this 22 day of NOVEMBER 1998, by Hillcrest Homeowners Association, Inc., a Texas non-profit corporation ("Declarant").

**RECITALS:**

**WHEREAS**, Declarant is the owner of Lot 56, Block "F", HILLCREST SECTION 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 101, Page 200, of the Plat Records of Travis County, Texas, hereinafter referred to as the "Lot", and HILLCREST SECTION 2, being referred to as the "Subdivision";

**WHEREAS**, a Detention Pond has been constructed on the Lot in order to comply with the City of Austin Land Development Code requirements applicable to the construction of the Subdivision and improvements therein (the "Detention Pond");

**WHEREAS**, a Water Quality Pond has been constructed on the Lot in order to comply with the City of Austin Land Development Code requirements applicable to the construction of the Subdivision and improvements therein (the "Water Quality Pond");

**WHEREAS**, Declarant shall be responsible for the maintenance and operation of the Detention Pond and the Water Quality Pond (collectively referred to as "The Ponds");

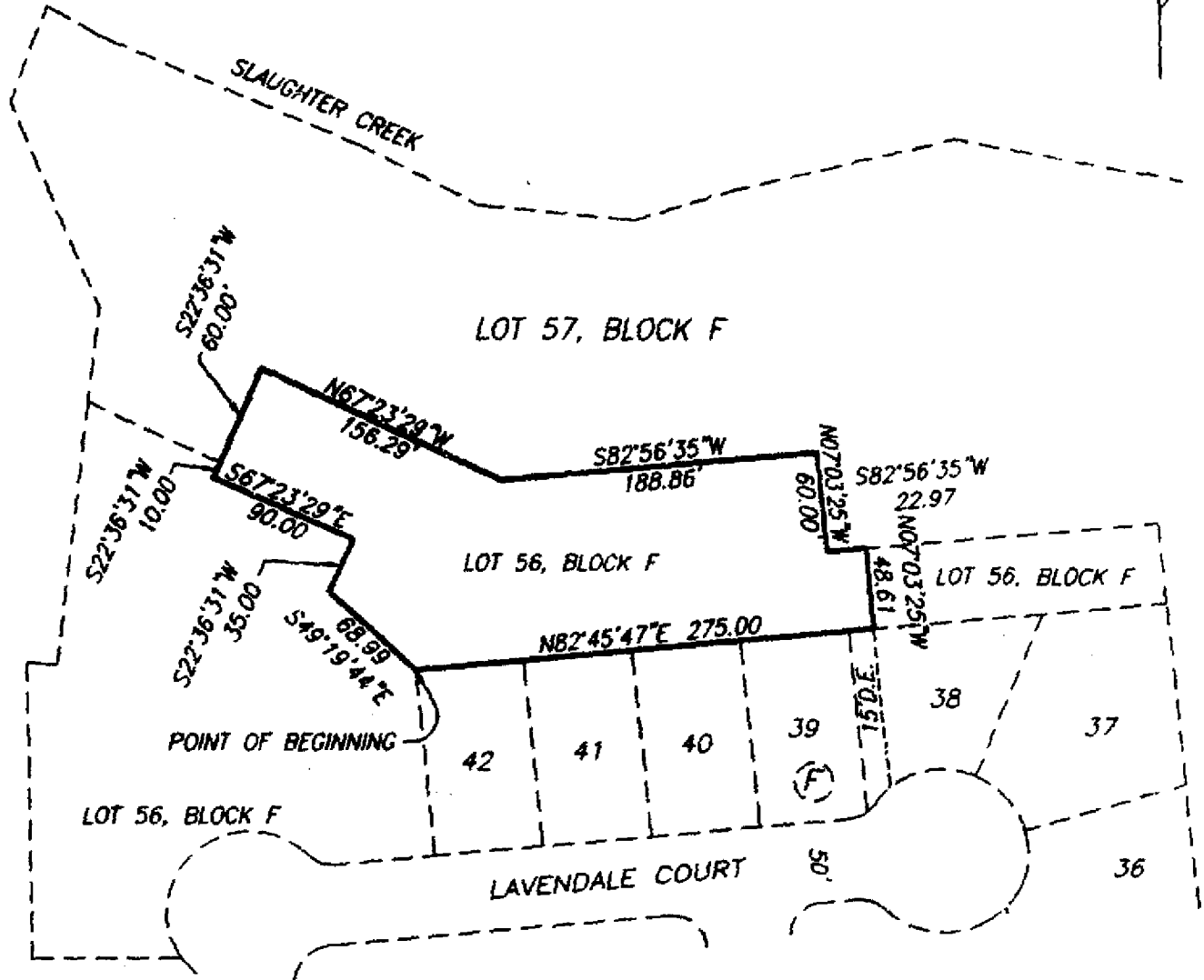
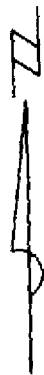
**WHEREAS**, all of the lots within the Subdivision (the "Lots") will rely on the proper maintenance and operation of The Ponds;

**WHEREAS**, the Declarant, as the current owner of the Lot, agrees that restrictive covenants regarding the maintenance of The Ponds should be imposed on the Lot; and

**WHEREAS**, such restrictions shall inure to the benefit of and bind the owner of the Lot, and their successors and assigns, as mutual equitable servitudes and easements in favor of the Lot and every part thereof, and this Declaration shall run with the land, encumbering the Lot and each and every part thereof;

**NOW, THEREFORE**, for and in consideration of the above promises and covenants set forth herein, the City of Austin and Declarant agree as follows:

FILED  
OCT 2 1998



REAL PROPERTY RECORDS

13305 0294

SKETCH TO ACCOMPANY FIELD NOTES

DATE: OCT. 2, 1998 SCALE: 1"=100'

<b>RANDALL JONES ENGINEERING, INC.</b>	ENGINEERING PLANNING SURVEYING
	1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793