

**CHALLENGE AND RELEASE OF DEED RESTRICTIONS FOR A PORTION OF  
LOT 1, SECTION 2, RED WAGON RANCHETTES SUBDIVISION**

STATE OF TEXAS           §  
COUNTY OF TRAVIS       §

WHEREAS, on November 12, 1985, Robert Kincaid, as Grantor, by an instrument recorded as Volume 9447, Page 555, Real Property Records, Travis County, Texas, imposed certain restrictive covenants and conditions on certain real property located in Travis County, Texas, described on Exhibit A; and

WHEREAS, on November 12, 1985, Robert Kincaid, as Grantor, by an instrument recorded as Volume 9447, Page 557, Real Property Records, Travis County, Texas, imposed certain restrictive covenants and conditions on certain real property located in Travis County, Texas, described on Exhibit B; and

WHEREAS, the use of the described lands and the surrounding area has developed at a rapid rate that was not anticipated at the time of the imposition of the restrictive covenants and conditions so as to change the character of the area and require acceleration of the termination of the covenants and restrictions; and

WHEREAS, the restrictive covenants and conditions are deemed to be burdensome rather than of benefit;

NOW THEREFORE, the undersigned, who is the owners of record of the real property described above, for herself, her heirs, executors, administrators, successors and assigns does hereby challenge, release, abandon and forever discharge the restrictive covenants and conditions imposed on the above-described properties by Robert Kincaid, Grantor.

Executed this, the 18<sup>th</sup> day of January, 2024.

**OWNER OF RECORD:**

By: Lisa M. Rivers  
Lisa M. Rivers

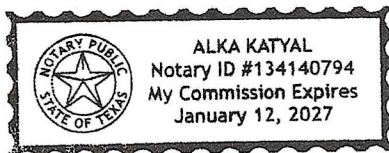
STATE OF TEXAS

COUNTY OF TRAVIS Williams

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**ACKNOWLEDGEMENT**

This instrument was ACKNOWLEDGED BEFORE ME on January 18<sup>th</sup>, 2024, by Lisa M. Rivers, Property Owner of Record.



Alka Katyal  
Notary Public ☆ State of Texas

## EXHIBIT A

All that certain tract or parcel of land or premises situated in the Samuel Hayford Survey #53, Travis County, Texas, the same being a portion of Lot 1, Red Wagon Ranchettes, Section 2, a subdivision of record as shown in Platbook 13, Page 54 of the Plat Records of Travis County, Texas.

Beginning for reference at an iron pipe found at the most northerly corner of said Lot 1, of Red Wagon Ranchettes, Section 2, the same being in the east Right of Way line of Trail End Road (formerly Levitt Point Road,)

THENCE, with the northerly line of said Lot 1, Red Wagon Ranchettes, Section 2, as fenced; used upon the ground S 88° 35' E 200.00' feet to the Real Point of Beginning,

THENCE, continuing with the north line of said Lot 1, Red Wagon Ranchettes, Section 2, S 88° 35' E 200.00 feet to a point for the Northeast corner of the tract herein described,

THENCE, S 05° 10' E 435.60 feet to a point in the northerly Right of Way line of a 50 foot roadway as described in Deed Record Volume 5939, Page 2006 of the Deed Records of Travis County, Texas for the Southeast line of the tract herein described,

THENCE, with the northerly line of said 50 foot wide roadway N 88° 35' W 200.00 feet to a point for the southwest corner of the tract herein described,

THENCE, N 05° 10' W 435.60 feet to the Point and Place of Beginning, containing 1.987 acres of land.

EXHIBIT B

All that certain tract or parcel of land and premises situated in the Samuel Hayford Survey #53, Travis County, Texas, the same being a portion of Lot 1, Red Wagon Ranchettes, Section 2, a subdivision of record as shown in Plat Book 13, Page 54, of the Plat Records of Travis County, Texas,

Beginning at an iron pipe found at the most Northerly corner of said Lot 1, of Red Wagon Ranchettes, Section 2, the same being in the East Right of Way line of Trail's End Road (formerly Levitt Point Road),

Thence, with the North line of said Lot 1 of Red Wagon Ranchettes, Section 2, as fenced and used upon the ground  $S88^{\circ}35'E$  200.00 feet to a point being the Northeast corner of the tract herein described,

Thence,  $S5^{\circ}10'E$  435.60 feet to a point in the North Right of Way line of a 50' wide roadway as described in Volume 5939, Page 2006, of the Deed Records of Travis County, Texas, for the Southeast corner of the tract herein described,

Thence, with the Northerly line of said 50' wide roadway  $N88^{\circ}35'W$  180.00 feet to a point of curvature of a curved return to the right having a radius of 22.44 feet and a central angle of  $83^{\circ}25'$ ,

Thence, with said curve return to the right along a chord bearing  $N46^{\circ}53'W$  29.86 feet to a point of tangency in the Easterly Right of Way line of the above mentioned Trail's End Road, (formerly Levitt Point Road),

Thence, with the East Right of Way line of said Trail's End Road  $N5^{\circ}10'W$  415.6' feet to the Point and Place of Beginning, containing 1.984 acres of land.