

**HANCOCK · MCGILL · BLEAU**  
**ATTORNEYS AT LAW**

6010 Balcones Dr., Ste. 100  
Austin, Texas 78731  
T 512.459.6010

Andrea L. Bleau

andrea@hmbtx.com

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**VIA EMAIL TO [cyndi.means@goodwintx.com](mailto:cyndi.means@goodwintx.com)**

Cyndi Means, Community Manager  
Jester Homeowner's Association  
11149 Research Blvd.  
Austin, TX 78759

Re: 7611 Jester Boulevard, Austin TX 78750; Lot 1, Valle Escondido, a subdivision in the City of Austin, Travis County, Texas (the "Property")

Dear Ms. Means:

We represent Kevin Kehne and Laura Kehne who are the legal owners of the Property. We have reviewed the title documents affecting the Property and agree with the Kehnes that the Property is not subject to the Jester Homeowner's Association ("HOA"). We request that the Map be amended to reflect that the Property has not been annexed and is not subject to the Jester HOA.

**Relevant Recorded Documents**

1. Plat. The Plat of Jester Point 2 Park Site is recorded in Volume 93, Page 168 of the Plat Records of Travis County, Texas, as amended by a Total/Partial Vacation of Jester Point 2 Park Site recorded under Document Number 2005185699, Official Public Records of Travis County, Texas, and further amended by the Plat of Valle Escondido recorded under Document Number 200500243, Plat Records of Travis County, Texas (collectively "Plat").
2. Correction Second Supplemental Restrictions, Covenants and Conditions. These "Correction Second Supplemental Declaration" are recorded in Volume 11723, Page 1581, Real Property Records of Travis County, Texas.
3. Certificate of Annexation. The Certificate of Annexation ("JHA Annexation") is recorded under Volume 11907, Page 1153, Real Property Records of Travis County, Texas and annexes certain property not including the Property described herein.
4. Jester Mandatory/Voluntary Distribution Map ("Map"). This Map is located on the Jester HOA website and has shaded the Property erroneously as being included in the jurisdiction of the Jester HOA.

According to the Plat, the Property is designated as Lot 1 which consists of 11.929 acres of land.

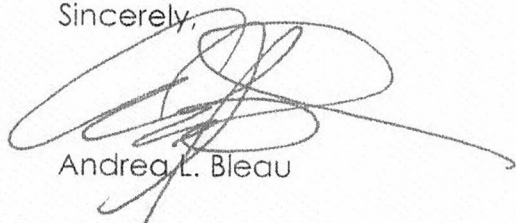
According to the Correction Second Supplemental Declaration, the Property is part of the property described by metes and bounds on Exhibit B which may be annexed into the jurisdiction of the Jester HOA.

The JHA Annexation refers first generally to the property which may be annexed into the jurisdiction of the Jester HOA as described in Exhibit B of the Correction Second Supplemental Declaration. The JHA Annexation then goes on to state that the Developer, as defined therein, now desires "to annex the Property into the Association and subject the Property to the restrictions". "Property" is defined and described in the JHA Annexation as "All that certain property known as Jester Point 2, Section 6-B and more particularly described in Plat which is recorded in Volume 91, Pages 55-58 of the Plat Records of Travis County, Texas" and does not include the Kehne's Property.

The Map shows the Property has been annexed and is subject to the mandatory restrictions of Jester HOA. The Property is merely subject to annexation and has never been annexed.

We ask that Jester HOA update the Map to reflect that the Property is not subject to the mandatory restrictions of Jester HOA.

Sincerely,



Andrea L. Bleau

cc: Kevin and Laura Kehne at kevin@kehne.us and laurie@kehne.us  
Ron Herzfeld at ronherzfeld@gmail.com  
Colleen Lockwood at colleen@moreland.com  
Mary Metz at Heritage Title at Mmetz@heritage-title.com; MMteam@heritage-title.com  
Map producer at brichardsrpa@gmail.com