

ADDITIONAL CERTIFICATES OF DEDICATION

NOTES:
 *Subdivision contains: 26 Parcellal Tracts
 7050 Ft. of 50 foot wide roadways
 5926 Ft. of 70 foot or wider roadways
 *The County shall not be responsible for the quality or quality of reliable water source.
 *All roads have been constructed and paved.
 *Property owners will be responsible for maintenance of all roadways within this subdivision.

David G. Robertson and Erica L. Robertson in Vol. 1252 at Page 87, OPRLC, TX.
 John E. Gravitt and Jan Gravitt in Vol. 1252 at Page 85, OPRLC, TX

Michael B. Wilson and Arnie D. Wilson in Vol. 1252, at Page 82, OPRLC, TX
 Barry C. Doaklyne and Barbara L. Dea Kyme in Vol. 1252, at Page 80, OPRLC, TX

Michael J. Hess and Marianne L. Hess in Vol. 1252 at Page 78, OPRLC, TX.
 William J. Dunn and Brenda A. Dunn in Vol. 1252 at Page 74, OPRLC, TX

Fredrick L. Ross and Vicki L. Ross in Vol. 1252, at Page 76, OPRLC, TX.
 Kathleen Elizabeth Randall Leach in Vol. 1252, at Page 77, OPRLC, TX

Patricia Leach in Vol. 1252, at Page 72, OPRLC, TX.
 James A. Rammage and Mary Ann Rammage in Vol. 1252 at Page 190, OPRLC, TX

Albert G. Rosenquest and Debra M. Rosenquest in Vol. 1252 at Page 102, OPRLC, TX.
 John Nelson in Vol. 1252, at Page 104, OPRLC, TX

Dick Buskin and Gay Buskin in Vol. 1252 at Page 105, OPRLC, TX.
 Richard R. Chmelitz in Vol. 1252, at Page 88, OPRLC, TX

STATE OF TEXAS:
 COUNTY OF BURNET,
 I, Wallace Dale Bergman, Registered Professional Land Surveyor, do hereby certify that the foregoing recording information for the ADDITIONAL CERTIFICATES OF DEDICATION was obtained by me from the OFFICIAL PUBLIC RECORDS of Llano County, Texas, on or before the 19th day of MARCH, 2004.
 WITNESS MY HAND AND SEAL this the 19th day of MARCH, 2004.



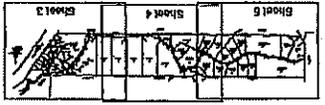
Wallace Dale Bergman
 Reg. No. 3103
 Prof. Land Surveyor

SENDERA RIDGE ON THE COLORADO,

UNIT TWO

(Private Subdivision)

A 332.889 ACRE RESIDENTIAL SUBDIVISION OUT OF THE GEORGEINE WEALE SURVEY NO. 8, ABSTRACT NO. 858 IN LLANO COUNTY, TEXAS, ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN THE FOLLOWING DEEDS OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS AS FOLLOWS: TO SENDERA RIDGE, LTD at Vol. 1012, Page 22; to Michael J. and Marianne L. Hess at Vol. 1053, Page 121; to Frederick L. and Vicki L. Ross at Vol. 1053, Page 74; to William J. Dunn and Brenda A. Dunn in Vol. 1054, Page 82; to Kathleen Elizabeth Randall Leach at Vol. 1043 at Page 230; to Patricia Leach at Vol. 1083, Page 238; to James A. and Mary Ann Rammage at Vol. 1192, Page 548; to Albert G. and Debra M. Rosenquest at Vol. 1124, Page 279; to John Nelson at Vol. 1074, Page 313; to Dick and Gay Buskin at Vol. 1100, Page 482; to Barry C. and Barbara L. Dea Kyme at Vol. 1009, Page 185; to John E. and Jan Gravitt at Vol. 1172, Page 584; and to David G. and Erica L. Robertson at Vol. 1150, Page 231



PLAT INDEX

**** There is no Tract No. 13 in this subdivision.

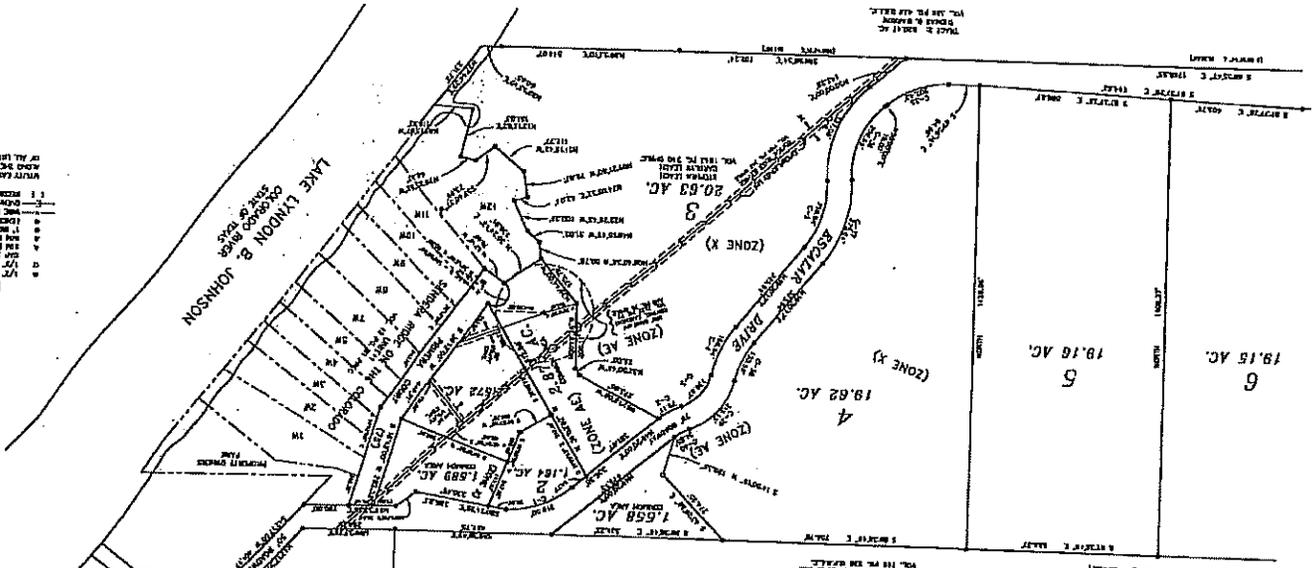
**** UTILITY EASEMENTS: Ten feet (10') on the rear, front and sides of all lots
 Easement
 **** The property shown herein is subject to the Upper Highland Lakes Regional Source Pollution Control Ordinance as approved and adopted by the Board of Directors of the Lower Colorado River Authority, dated March 19, 1992.
 **** The County shall not be responsible for the quality or quality of reliable water source.
 **** All roads have been constructed and paved.
 **** Property owners will be responsible for maintenance of all roadways within this subdivision.

04-2845

SENDERA RIDGE ON THE COLORADO UNIT TWO (PRIVATE SUBDIVISION)

A 322.888 acre residential subdivision out of the Georgetown Water Survey No. 11, Abstract No. 659 in Llano County, Texas and being part of the certain 542,009 acre tract described in Record 10 Eastern Ridge, Ltd. as recorded in Vol. 1012 of Page 22 of the Official Records of Llano County, Texas and further including the following deeded tracts:

- 3) 20.63 acres, Stephen Leach and Carolyn Leach, Vol. 1043 Pg. 240 OPRLC;
- 10) 5.05 acres, David C. Robertson and Elice L. Robertson, Vol. 1190 Pg. 231 OPRLC;
- 11) 10.00 acres, Michael B. Wright and Anna D. Wason, Vol. 1172 Pg. 532 OPRLC;
- 14) 6.89 acres, Albert C. Romberg and Mary Ann Romberg, Vol. 1124 Pg. 518 OPRLC;
- 15) 10.00 acres, Bory C. Decker and Barbara L. Dea Hyde, Vol. 1089 Pg. 185 OPRLC;
- 16) 5.50 acres, Michael J. Haas and Matthew L. Haas, Vol. 1053 Pg. 121 OPRLC;
- 17) 5.37 acres, Nathan L. Dunn and Brenda A. Dunn, Vol. 1054 Pg. 82 OPRLC;
- 18) 5.82 acres, Frederick L. Rose and Vidal L. Rose, Vol. 1033 Pg. 145 OPRLC;
- 19) 22.00 acres, Kathleen Elizabeth Rindal Leach, Vol. 1043 Pg. 230 OPRLC;
- 22) 28.00 acres, Bette H. Roberts, Vol. 1013 Pg. 234 OPRLC;
- 23) 5.70 acres, Patricia Leach, Vol. 1083 Pg. 228 OPRLC;
- 24) 6.01 acres, Albert C. Romberg and Mary Ann Romberg, Vol. 1124 Pg. 518 OPRLC;
- 25) 5.00 acres, Albert C. Romberg and David H. Romberg, Vol. 1124 Pg. 518 OPRLC;
- 26) 5.63 acres, John Watson, Vol. 1074 Pg. 313 OPRLC;
- 27) 8.150 acres, Dick Bush and Gay Bush, Vol. 1108 Pg. 482 OPRLC;



OWNER	ACRES	RECORD	PAGE	DATE
STEPHEN LEACH AND CAROLYN LEACH	20.63	1043	240	1983
DAVID C. ROBERTSON AND ELICE L. ROBERTSON	5.05	1190	231	1983
MICHAEL B. WRIGHT AND ANNA D. WASON	10.00	1172	532	1983
ALBERT C. ROMBERG AND MARY ANN ROMBERG	6.89	1124	518	1983
BORY C. DECKER AND BARBARA L. DEAHYDE	10.00	1089	185	1983
MICHAEL J. HAAS AND MATTHEW L. HAAS	5.50	1053	121	1983
NATHAN L. DUNN AND BRENDA A. DUNN	5.37	1054	82	1983
FREDERICK L. ROSE AND VIDAL L. ROSE	5.82	1033	145	1983
KATHLEEN ELIZABETH RINDAL LEACH	22.00	1043	230	1983
BETTE H. ROBERTS	28.00	1013	234	1983
PATRICIA LEACH	5.70	1083	228	1983
ALBERT C. ROMBERG AND MARY ANN ROMBERG	5.00	1124	518	1983
ALBERT C. ROMBERG AND DAVID H. ROMBERG	5.63	1074	313	1983
DICK BUSH AND GAY BUSH	8.150	1108	482	1983

LEGEND

- 1" = 50'
- 1" = 100'
- 1" = 200'
- 1" = 400'
- 1" = 800'
- 1" = 1600'
- 1" = 3200'
- 1" = 6400'
- 1" = 12800'
- 1" = 25600'
- 1" = 51200'
- 1" = 102400'
- 1" = 204800'
- 1" = 409600'
- 1" = 819200'
- 1" = 1638400'
- 1" = 3276800'
- 1" = 6553600'
- 1" = 13107200'
- 1" = 26214400'
- 1" = 52428800'
- 1" = 104857600'
- 1" = 209715200'
- 1" = 419430400'
- 1" = 838860800'
- 1" = 1677721600'
- 1" = 3355443200'
- 1" = 6710886400'
- 1" = 13421772800'
- 1" = 26843545600'
- 1" = 53687091200'
- 1" = 107374182400'
- 1" = 214748364800'
- 1" = 429496729600'
- 1" = 858993459200'
- 1" = 1717986918400'
- 1" = 3435973836800'
- 1" = 6871947673600'
- 1" = 13743895347200'
- 1" = 27487790694400'
- 1" = 54975581388800'
- 1" = 109951162777600'
- 1" = 219902325555200'
- 1" = 439804651110400'
- 1" = 879609302220800'
- 1" = 1759218604441600'
- 1" = 3518437208883200'
- 1" = 7036874417766400'
- 1" = 14073748835532800'
- 1" = 28147497671065600'
- 1" = 56294995342131200'
- 1" = 112589990684262400'
- 1" = 225179981368524800'
- 1" = 450359962737049600'
- 1" = 900719925474099200'
- 1" = 1801439850948198400'
- 1" = 3602879701896396800'
- 1" = 7205759403792793600'
- 1" = 14411518807585587200'
- 1" = 28823037615171174400'
- 1" = 57646075230342348800'
- 1" = 115292150460684697600'
- 1" = 230584300921369395200'
- 1" = 461168601842738790400'
- 1" = 922337203685477580800'
- 1" = 1844674407370955161600'
- 1" = 3689348814741910323200'
- 1" = 7378697629483820646400'
- 1" = 14757395258967641292800'
- 1" = 29514790517935282585600'
- 1" = 590295810358705651708800'
- 1" = 1180591620717411303417600'
- 1" = 2361183241434822606835200'
- 1" = 4722366482869645213670400'
- 1" = 9444732965739290427340800'
- 1" = 18889465931478580854681600'
- 1" = 37778931862957161709363200'
- 1" = 75557863725914323418726400'
- 1" = 151115727451828646837452800'
- 1" = 302231454903657293674905600'
- 1" = 604462909807314587349811200'
- 1" = 1208925819614629174699622400'
- 1" = 2417851639229258349399244800'
- 1" = 4835703278458516698798489600'
- 1" = 9671406556917033397596979200'
- 1" = 19342813113834066795193958400'
- 1" = 38685626227668133590387916800'
- 1" = 77371252455336267180775833600'
- 1" = 154742504910672534361551667200'
- 1" = 309485009821345068723103334400'
- 1" = 618970019642690137446206668800'
- 1" = 1237940039285380274892413337600'
- 1" = 2475880078570760549784826675200'
- 1" = 4951760157141521099569653350400'
- 1" = 9903520314283042199139306700800'
- 1" = 19807040628566084398278613401600'
- 1" = 39614081257132168796557226803200'
- 1" = 79228162514264337593114453606400'
- 1" = 158456325028528675186228907212800'
- 1" = 316912650057057350372457814425600'
- 1" = 633825300114114700744915628851200'
- 1" = 1267650600228229401489831257702400'
- 1" = 2535301200456458802979662515444800'
- 1" = 5070602400912917605959325030889600'
- 1" = 10141204801825835211918650061779200'
- 1" = 20282409603651670423837300123558400'
- 1" = 40564819207303340847674600247116800'
- 1" = 81129638414606681695349200494233600'
- 1" = 162259276832213363390698400988467200'
- 1" = 324518553664426726781396801977334400'
- 1" = 649037107328853453562793603954668800'
- 1" = 1298074214657706907125587207909337600'
- 1" = 2596148429315413814251174415818675200'
- 1" = 5192296858630827628502348831637350400'
- 1" = 10384593717261655257004697633274700800'
- 1" = 20769187434523310514009395266549401600'
- 1" = 41538374869046621028018790533098803200'
- 1" = 83076749738093242056037581066197606400'
- 1" = 166153499476186484112075162132395212800'
- 1" = 332306998952372968224150324264790425600'
- 1" = 664613997904745936448300648529580851200'
- 1" = 13292279958094918728966012970591616000'
- 1" = 26584559916189837457932025941183232000'
- 1" = 53169119832379674915864051882366464000'
- 1" = 106338239664759349831728103764732928000'
- 1" = 212676479329518699663456207529465856000'
- 1" = 425352958659037399326912415058931712000'
- 1" = 850705917318074798653824830117863424000'
- 1" = 1701411834636149597307649660235726848000'
- 1" = 3402823669272299194615299320471453696000'
- 1" = 6805647338544598389230598640942907392000'
- 1" = 13611294677089196778461197281885814784000'
- 1" = 27222589354178393556922394563771629568000'
- 1" = 54445178708356787113844789127543259136000'
- 1" = 108890357416713574227689578255086518272000'
- 1" = 217780714833427148455379156510173036544000'
- 1" = 435561429666854296910758313020346073088000'
- 1" = 871122859333708593821516626040692146176000'
- 1" = 1742245718667417187643033252081384292352000'
- 1" = 3484491437334834375286066504162768584704000'
- 1" = 6968982874669668750572133008325537169408000'
- 1" = 13937965749339337501144260016510674338816000'
- 1" = 27875931498678675002288520033021348677632000'
- 1" = 55751862997357350004577040066042697355264000'
- 1" = 111503725994714700009154080132085394710528000'
- 1" = 223007451989429400018308160264170789421056000'
- 1" = 446014903978858800036616320528341578842112000'
- 1" = 892029807957717600073232641056683157684224000'
- 1" = 1784059615915435200146465282113366315536848000'
- 1" = 356811923183087040029293056422672631071376000'
- 1" = 713623846366174080585860105245345261422752000'
- 1" = 1427247692732348161171720210490690522845504000'
- 1" = 2854495385464696322343440420981381045691008000'
- 1" = 5708990770929392644686880841962762091382016000'
- 1" = 11417981541858785293373761683925524182764032000'
- 1" = 22835963083717570586747523367851048365528064000'
- 1" = 45671926167435141173495046735702096731056128000'
- 1" = 91343852334870282346990093471404193462112256000'
- 1" = 182687704669740564733980186942808386924224512000'
- 1" = 365375409339481129467960373885616773848449024000'
- 1" = 730750818678962258935920747771233547696898048000'
- 1" = 1461501637357924517871841495542467095393796096000'
- 1" = 2923003274715849035743682991084934190787592192000'
- 1" = 5846006549431698071487365982169868381575184384000'
- 1" = 11692013098863396142974731964339736623150368768000'
- 1" = 23384026197726792285949463928679473246300737536000'
- 1" = 46768052395453584571898927857358946492601475072000'
- 1" = 93536104790907169143797855714717892985202950144000'
- 1" = 187072209581814338287595711429437785970405900288000'
- 1" = 374144419163628676575191422858875571940811800576000'
- 1" = 74828883832725735315038284571775114380163601152000'
- 1" = 149657767665451470630076569143550228760327202304000'
- 1" = 299315535330902941260153138287100557520644404608000'
- 1" = 59863107066180588252030627657420111441216889121216000'
- 1" = 119726214132361176504061255114840222882433778242432000'
- 1" = 239452428264722353008122510229680457644867556484664000'
- 1" = 4789048565294447060162450204593609152897351129771328000'
- 1" = 9578097130588894120324900409187218557954702259542656000'
- 1" = 19156194261177788240649800818374437115119084519191232000'
- 1" = 38312388522355576481299601636748874230233809038382464000'
- 1" = 76624777044711152962599203273497644660467618076764928000'
- 1" = 153249554089422305925198405546995289320935236153529536000'
- 1" = 306499108178844611850396811093990578641867472307059072000'
- 1" = 612998216357689223700793622187981157283734944614118144000'
- 1" = 1225996432715378447401587244375962354567469889228236288000'
- 1" = 2451992865430756894803174488751924709134937778456472576000'
- 1" = 4903985730861513789606348977503849418269875556912945152000'
- 1" = 98079714617230275792126979550076988365397511138259104000'
- 1" = 196159429234460551584253959100153976730795022276518208000'
- 1" = 392318858468921103168507918200307953461590445553036416000'
- 1" = 784637716937842206337015836400615909231818091110728832000'
- 1" = 1569275433875684412674031672801231836363636182221457664000'
- 1" = 3138550867751368825348063345602463672727273644422915328000'
- 1" = 62771017355027376506961267120493273454545468888455826656000'
- 1" = 125542034710054753013922534240986546909090977777911113312000'
- 1" = 251084069420109506027845068481973093818181815555822226624000'
- 1" = 5021681388402190120556901369639461876363636311117644445248000'
- 1" = 100433627768043802411138027392789375527272726223528888896000'
- 1" = 20086725553608760482227605478557875105454545244705777780000'
- 1" = 40173451107217520964455210957115750210909094891411555560000'
- 1" = 80346902214435041928910421914231540421818189782823111120000'
- 1" = 160693804428870083877820838284630808436363619565646222240000'
- 1" = 32138760885774016775564167656926161672727273913129244480000'
- 1" = 64277521771548033551128335313852323345454547826258488960000'
- 1" = 12855504354309606710225667062770464689090915652516977920000'
- 1" = 25711008708619213420451334125540929378181818330503395840000'
- 1" = 51422017417238426840902668251081858756363636661006791680000'
- 1" = 102844034834476853681805336502163715127272733222013833600000'
- 1" = 205688069668953707363610673004327402545454644440276667200000'
- 1" = 41137613933790741472722133600865480509090988888055534400000'
- 1" = 82275227867581482945444267201730901018181817777711116800000'
- 1" = 16455045573516296589088853440346180363636355555222336000000'
- 1" = 32910091147032593178177706880692360727272711111444672000000'
- 1" = 6582018229406518635635541376138472145454542222288944000000'
- 1" = 1316403645881303727127108275227684289090904444577888000000'
- 1" = 26328072917626074542542165504553685781818188889557776000000'
- 1" = 52656145835252149085084331009107375636363777791115554000000'
- 1" = 105312291670504298170168662018214751272727555782221111000000'
- 1" = 21062458334100859634033732403642950254545411155442222000000'
- 1" = 42124916668201719268067464807285900509090222111188888000000'
- 1" = 84249833336403438536134929614571801018181444222377760000000'
- 1" = 168499666732806877072269859229143620363636888444755552000000'
- 1" = 336999333465613754144539718458287246727273777889111140000000'
- 1" = 673998666931227508289079436916574493545454155577822228000000'
- 1" = 1347997333862455016578158873831490907090931115555444460000000'
- 1" = 269599466772491003315631776766288181818162221111888880000000'
- 1" = 53919893354498200663126355353257363636324442223777760000000'
- 1" = 107839786708996401326252710706474727272748884447555520000000'
- 1" = 215679573417992802652505421412949454545497778891111500000000'
- 1" = 43135914683598560530501084282598909090919557782222800000000

SENDERA RIDGE ON THE COLORADO
UNIT TWO
(PRIVATE SUBDIVISION)

A 32,689 acre residential subdivision out of the Georgia White survey No. 9, Abstract No. 859 in Llano County, Texas and being part of that certain 542,689 acre tract described in RECORDS of Llano County, Texas and being part of that certain 542,689 acre tract described in

- 3) 20.63 acres, Stephen Leach and Carolyn Leach, Val. 1043 Pg. 210 OFFICIAL.
- 10) 2.00 acres, David G. Robertson and Eric L. Robertson, Val. 1150 Pg. 231 OFFICIAL.
- 11) 10.00 acres, Richard E. Wilson and Alice M. Wilson, Val. 1172 Pg. 232 OFFICIAL.
- 14) 6.00 acres, Richard E. Wilson and Alice M. Wilson, Val. 1117 Pg. 230 OFFICIAL.
- 15) 10.00 acres, Bory C. Becklyn and Barbara L. Becklyn, Val. 1080 Pg. 195 OFFICIAL.
- 16) 2.50 acres, Michael J. Haas and Barbara L. Haas, Val. 1053 Pg. 191 OFFICIAL.
- 17) 2.57 acres, Nelson J. Dunn and Brenda A. Dunn, Val. 1054 Pg. 82 OFFICIAL.
- 18) 2.53 acres, Frederick L. Ross and Wm L. Ross, Val. 1053 Pg. 145 OFFICIAL.
- 19) 22.00 acres, Kathleen Elizabeth Bardsley Leach, Val. 1043 Pg. 210 OFFICIAL.
- 20) 22.00 acres, Kathleen Elizabeth Bardsley Leach, Val. 1043 Pg. 210 OFFICIAL.
- 21) 2.700 acres, Paul H. Roberts, Val. 1019 Pg. 234 OFFICIAL.
- 22) 2.700 acres, Paul H. Roberts, Val. 1019 Pg. 234 OFFICIAL.
- 23) 2.700 acres, Paul H. Roberts, Val. 1019 Pg. 234 OFFICIAL.
- 24) 6.81 acres, James A. Rosenquist and Mary Ann Rosenquist, Val. 1102 Pg. 248 OFFICIAL.
- 25) 2.00 acres, Albert G. Rosenquist and Doree M. Rosenquist, Val. 1124 Pg. 279 OFFICIAL.
- 26) 2.50 acres, John Nelson, Val. 1074 Pg. 213 OFFICIAL.
- 27) 8.105 acres, Dick Bush and Gay Bush, Val. 1105 Pg. 482 OFFICIAL.

and

therein

is

not

to

be

con-

sider-

ed

as

part

of

the

same

tract

as

des-

cribed

in

the

same

tract

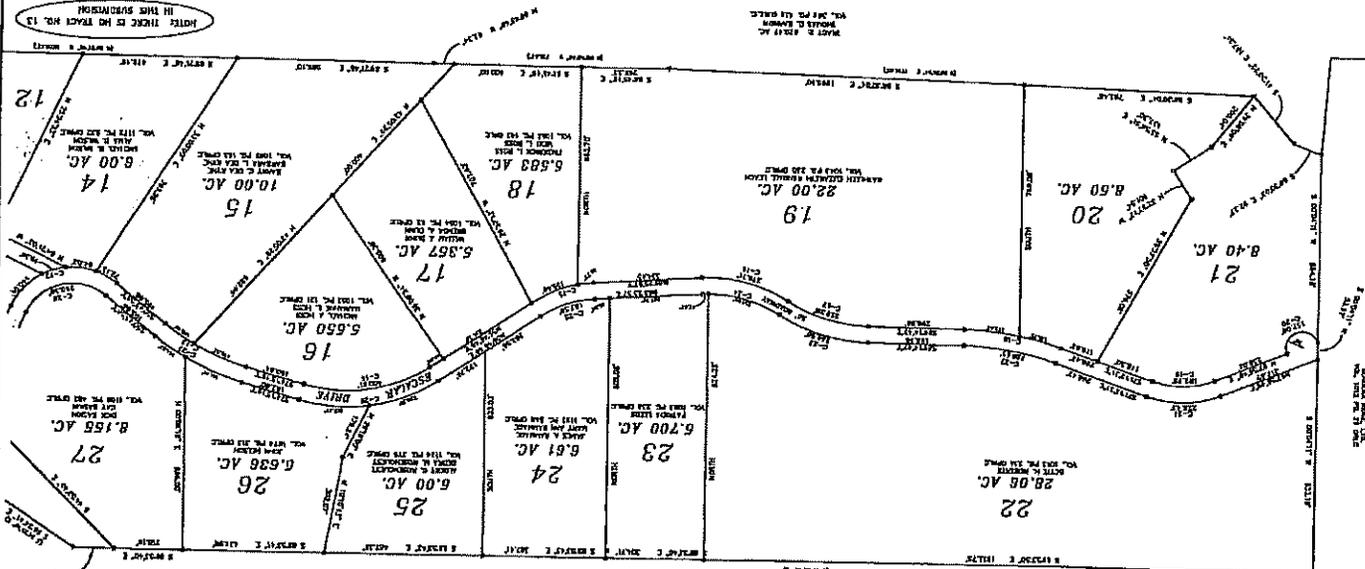
as

des-

cribed

ACRES	OWNER	VAL.	PAGE	OFFICIAL
20.63	Stephen Leach and Carolyn Leach	1043	210	OFFICIAL
2.00	David G. Robertson and Eric L. Robertson	1150	231	OFFICIAL
10.00	Richard E. Wilson and Alice M. Wilson	1172	232	OFFICIAL
6.00	Richard E. Wilson and Alice M. Wilson	1117	230	OFFICIAL
10.00	Bory C. Becklyn and Barbara L. Becklyn	1080	195	OFFICIAL
2.50	Michael J. Haas and Barbara L. Haas	1053	191	OFFICIAL
2.57	Nelson J. Dunn and Brenda A. Dunn	1054	82	OFFICIAL
2.53	Frederick L. Ross and Wm L. Ross	1053	145	OFFICIAL
22.00	Kathleen Elizabeth Bardsley Leach	1043	210	OFFICIAL
2.700	Paul H. Roberts	1019	234	OFFICIAL
6.81	James A. Rosenquist and Mary Ann Rosenquist	1102	248	OFFICIAL
2.00	Albert G. Rosenquist and Doree M. Rosenquist	1124	279	OFFICIAL
2.50	John Nelson	1074	213	OFFICIAL
8.105	Dick Bush and Gay Bush	1105	482	OFFICIAL

LEGEND
SCALE
1" = 100'



SHEET 5 OF 5
57
191-2845

WARRANTY DEED

(LONG FORM)

3/7/83

THE STATE OF TEXAS
COUNTY OF LLANO

} KNOW ALL MEN BY THESE PRESENTS
}

That I, HAROLD MURCHISON, representing that the herein conveyed property constitutes no part of any homestead claimed by me under the laws of the State of Texas,

of the County of Llano and State of Texas for and in consideration of the sum of TEN AND NO/100-----

----- DOLLARS

and other valuable consideration in the undisputed paid by the grantee herein named, the receipt of which is hereby acknowledged, and for which no liens, either express or implied, are retained or intended,

VOL 37 PAGE 106

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto WILLIAM M. EDWARDS and KATHLEEN D. EDWARDS, husband and wife 2706 Pinewood Terrace, Austin, Texas 78757

of the County of Travis or State of Texas, all of the following described real property in Llano County, Texas, to-wit:

TRACT 1: Being 15.688 acres lying and being situated in the North 1/2 of the Georgine Weyle Survey No. 6, Abstract No. 859, being out of and part of that land described in a deed of record in Vol. 64, Page 352 of the Deed Records of Llano County, Texas, and being described by metes and bounds as follows:

BEGINNING at a steel pin at the North corner of Lot No. 68 of Long Mountain Estates, a subdivision plat of which is of record in Vol. 1, Page 13 of the Plat Records of Llano County, Texas.
THENCE N 07 52 W 310.9 ft. to spike for most northern corner of this tract.
THENCE S 78 51 W 868.8 ft. to spike in fence near South gate post.
THENCE with fence S 00 38 W 767.8 ft. to corner post.

THENCE with fence N 09 16 E 548.0 ft. to point and N 00 47 E 223.6 ft. to angle post (at this point found concrete monument disturbed)

THENCE S 02 31 E 51.2 ft. to spike on or near 825 ft. contour of Lake Lyndon B. Johnson

THENCE with said contour N 37 42 E 02.2 ft. to a spike (the SW corner of a 50 easement as recorded in Vol. 1, Page 13 of the Plat Records of Llano County, Texas).

THENCE with said 50 ft. easement N 47 50 W 251.36 ft. to the NW corner of said easement,

THENCE with said 50 ft. easement N 42 00 E 126.09 ft. to an iron pipe for the most southern corner of Lot No. 64 of said Long Mountain Estate,

THENCE with S. W. line of said Lot 64 N 48 09 W 100.0 ft. to iron pin for most western corner of same.

THENCE along N.W. boundary of said Mountain View Estates N 42 00 E 300.0 ft. to beginning and containing 15.658 acres (Note plat calls for 300.0 ft. from West corner of Lot No. 64 to North corner of Lot 68.)

TRACT 2: Lot Nos. 64, 65, 66, 67 and 68, LONG MOUNTAIN ESTATES, as shown by map or said addition of record in Vol. 1, Page 13, Plat Records of Llano County, Texas, and shown in plat attached

This conveyance is made expressly SUBJECT TO all restrictions, reservations, conditions, covenants and regulations set out in Exhibit "A" attached hereto and made a part hereof.

This conveyance is made further SUBJECT TO all subdivision regulations of Llano County, Texas recorded in Volume 2, Page 42, Llano County Commissioners Court Minutes.

VOL 1
PAGE 53

EXHIBIT "A"

LONG MOUNTAIN ESTATE RESTRICTIONS

1. All property in Long Mountain Estates Subdivision is subject to that certain easement for floodage and inundation in favor of the Lower Colorado River Authority recorded in Volume 60, Page 371, Llano County Deed Records, and further to all regulations and ordinances of the Lower Colorado River Authority.
2. No commercial business or enterprises of any kind or character shall be conducted upon the property.
3. All tracts shall be used only for the purpose of constructing single family residences encompassing not less than 400 square feet of floor space, exclusive of open porches, breezeways, carports, overhangs and garages, with all outside wood to have two coats of paint.
4. No outside toilets shall be allowed, and septic systems shall comply with the regulations and ordinances of the Texas Water Quality Board.
5. These covenants and conditions shall be binding upon the Grantees herein as well as their heirs, executors, administrators and assigns, and shall run in favor of and be enforceable by any person who shall own property in Long Mountain Estates.
6. Grantor expressly permits grantees, their heirs and assigns, to use and reside in mobile homes on the property conveyed herein.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 30th day of May, A. D. 19 88

Harold Murchison
HAROLD MURCHISON

~~VOID BY PASS~~

Mailing address of each grantee:

Name William M. & Kathleen D. Edwards
Address 2706 Pinewood Terrace
Austin, Texas 78757

Witnessed at

STATE OF TEXAS
COUNTY OF LLANO

This instrument was acknowledged
by HAROLD MURCHISON



Filed 20 day of May, AD 1986 at 4:00 o'clock P M and
recorded 5 day of June AD 1986 at 10:35 o'clock A M in
Volume 227, page(s) 384-389, Official Public Records of Real

Property - DEED RECORDS. H A RAESENER, Clerk, Co Court; Llano County, Texas

Filed by Beth Suedog (Deputy)

89-1726

**"Sensera Ridge, On the Colorado"
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND RESTRICTIONS**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF LLANO

THIS DECLARATION is made on July 30, 1999 by Sensera Ridge, Ltd., a Texas Limited Partnership, hereinafter referred to as the "Declarant";

WHEREAS, the Declarant is the owner of all of that certain real property located in Llano County, Texas, known as "the Property", hereinafter described on Exhibit A, attached hereto and incorporated herein by reference; and,

WHEREAS, Declarant may at any time and from time to time hereafter commit, cause or permit to be committed to this Declaration, certain portions or all of the Property or other properties as Declarant may elect in the exercise of its sole discretion; and,

WHEREAS in the event Declarant elects to commit, cause or permit any such land to be committed to this Declaration, Declarant shall file, cause or permit to be filed of record in the county records in which the applicable land is situated, one or more plats meeting the requirements set forth in this Declaration; and,

WHEREAS, this Declaration shall cover and be applicable only to such land which Declarant shall commit, cause or permit to be committed to this Declaration by the filing of a plat or plats meeting the requirements of this Declaration; and,

WHEREAS, Declarant wishes to encumber the Property by the covenants, conditions, easements and restrictions to ensure the best and highest use and most appropriate development of the Property; to protect the subdivision property Owners against improper use of surrounding property owners; to preserve so far as practical, the natural beauty of the Property; to guard against the erection of poorly designed or proportioned structures of improper or unsuitable material; to encourage and secure the erection of attractive improvements on each Lot or Tract with appropriate locations to prevent blizzard and inharmonious improvements of Lots or Tracts; to secure and maintain proper set backs from the streets and adequate free space; and in general to protect the natural environment and to provide for development of the highest quality to enhance the value of investments made by property Owners;

1
VOL 1013 PAGE 131

NOW THEREFORE Declarant has and does hereby establish as a general plan ("Plan") for the subdivision ("Subdivision") known as "Sedgwick Ridge, On The Colorado" the following conditions and restrictions for the protection, maintenance, development and improvement of all the Property described in and covered by any plat or plats which Declarant may at any time and from time to time hereafter file for record in the county records where any such property may be situated which Declarant commits, causes or permits to be committed to this Declaration. Declarant hereby declares that the Property and any Lot or Tract subdivided herefrom shall be held, sold and conveyed subject to the following covenants, conditions, easements and restrictions ("Restrictions") which shall run with the Property and shall be binding on all parties having any right, title, or interest in or to the Property, and any part thereof or any Lot or Tract subdivided therefrom and their heirs, executors, administrators, successors or assigns, and the Restrictions shall constitute a mutual covenant and equitable servitude burdening each part of said Subdivision and shall inure to the benefit of each Owner of the Property, and/or any part thereof or any Lot or Tract subdivided therefrom; and that each contract, or deed which may hereafter be executed with regard to the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to the following Restrictions regardless of whether or not the same are set out or referred to in said contract or deed.

ARTICLE I DEFINITIONS

Unless the context otherwise specifies or requires, the following words when used herein shall mean the following:

Association shall mean the Sedgwick Ridge, On the Colorado Joint Venture Property Owners Association to be formed as hereinafter provided.

Architectural Control Committee may sometimes be referred to herein as ACC and shall refer to the ACC initially appointed by Declarant and at a later date elected by the members as hereinafter provided to review and approve plans for the construction of improvements upon the Property.

Declarant shall mean Sedgwick Ridge, Ltd., a Texas Limited Partnership, its duly authorized representatives, their successors and assigns.

Declarations shall mean this instrument as it may be amended from time to time.

Dwelling shall mean a single family residential structure.

Improvements shall mean every structure and all appurtenances thereto of every type and kind, including but not limited to, buildings, outbuilding, boat docks and boat houses, storage sheds, patios, tennis courts, swimming pools, garages, storage buildings, stables and barns, fences, screening walls, retaining walls, stairs, decks, landscaping, poles, signs, exterior air conditions, water softener fixtures or equipment, and poles, pump wells, tanks, reservoirs,

pipes, lines, meters, antennas, towers, and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television or other utilities.

Lots shall mean any portion of the Property subject to this Declaration that is subdivided by a plat, designated on the plat as a "Lot", and which is duly recorded in the Plat Records of Llano County, Texas.

Tracts shall mean a 1.0 acre or more portion of any of the Property subject to this Declaration that is subdivided by a plat, designated on the plat as a "Tract", and which is duly recorded in the plat records of Llano County, Texas.

Member shall mean every person or entity who holds membership in the Association.

Owner shall mean the record owner of fee simple title to the Property, any part thereof or any Lot or Tract or any portion of a Lot or Tract, whether one or more persons or entities, excluding those having such interest merely as security for the performance of an obligation. A purchaser at a foreclosure sale or trustee's sale shall be deemed an owner.

Property shall mean that certain real estate herein described, or any other property made subject to this Declaration by the Declarant or its successors and assigns.

Structure shall mean all buildings, installations, fixtures, fences, boat houses and improvements of every kind or character constructed, erected, or placed on the Property.

Subdivisions shall mean Sendens Ridge. On the Colorado, created or to be created according to the plat or plats thereof recorded or to be recorded in the map or plat records of Llano County, Texas.

ARTICLE II GENERAL RESTRICTIONS

Section 1. Designations of Use. All Lots and Tracts shall be used for single family residential purposes only with one main dwelling unit per Lot or Tract. No trade, profession, business or commercial purpose of any kind shall be carried on within or on any of said Lots or Tracts. Single family residential purposes as used herein excludes garage apartments or duplex construction. Exceptions will be reviewed and approved in writing by the ACC.

Section 2.

A. Division of Lots. No Lot shall be resubdivided into smaller lots by any Owner. This restriction shall not prevent a correction deed or other documents to resolve boundary disputes. In the event of multiple contiguous Lot ownership, the owner(s) may apply for a replat of the Lots as one Lot.

B. Division of Tracts. No Tract shall be resubdivided into smaller tracts by any Owner. This restriction shall not prevent a correction deed or other documents to resolve boundary disputes. In the event of multiple contiguous Tract ownership, the owner(s) may apply for

replat as one Tract.

Section 3. Construction on Two or More Lots. In the event an owner desires to construct on two or more Lots owned by such party, the ACC shall consider the set back and extension on the outer Lot boundaries of the combined Lots.

Section 4. Size and Construction of Dwellings and Garages.

a) All dwellings shall be recognized standard construction, built in a good and workman like manner with seventy-five percent (75%) exterior first floor walls composed of stone, brick or stucco.

b) A dwelling shall contain not less than one thousand seven hundred (1700) square feet of air conditioned and heated living area exclusive of porches, breezeways, garages, balconies, terraces, accessory buildings, and the like. The first story must be a minimum of 1200 square feet.

c) All dwellings must have at least one (1) fully enclosed two-car garage as a storage area for vehicles. The outer walls of the garage or other permitted necessary buildings, whether detached or attached to the main residence shall be of the same materials, finishes, and colors as the outer walls of the main dwelling.

d) No structure or improvement shall be constructed that exceeds twenty-six (26) feet in height as measured from the highest natural grade of the Lot or Tract to the highest point of the structure without prior written approval by the ACC.

Section 5. Foundations. All footings, piers and foundations of a dwelling unit on any Lot or Tract shall be of concrete construction.

Section 6. Metal Storage Buildings and Other Structures. No metal storage building, barn, or any other similar structure including prefabricated storage buildings shall be permitted upon any Lot or Tract.

Section 7. Exposed Slab and Foundation Sealing. Not more than thirty (30") inches of vertical surface of concrete slab of any structure shall be exposed to view from any public street or adjacent Lot or Tract. Any slab in excess of thirty (30") inches in height above finished grade shall have at least that excess in height covered with the masonry used in constructing the structure. Any structure with a pier and beam foundation shall have all mechanical, electrical, plumbing lines and fixtures located thereunder screened from view from any public street and from adjacent properties. The ACC, in its sole discretion, will determine the adequacy of any screening technique employed. Such screening technique must be approved in writing by the ACC prior to construction of the structure. No stilt house construction is allowed.

WV 1013 REG 134

Section 8. Roofs. Roofs of dwellings shall be constructed only with approved twenty-five year or better composition shingles, approved tile, approved metal or other approved material. No wood shake or wood shingle is allowed. All such material must be fire resistant or fire proof. In approving roof material, the ACC shall consider the color and type of finish.

Section 9. Temporary Structures. No structure of a temporary character, including but not limited to tent, shack, garage, barn, or other outbuilding, or trailer, mobile home, house trailer, recreational vehicle, truck camper or similar facility shall be used on any Lot or Tract at any time as a residence or storage facility, either temporarily or permanently.

Section 10. Solar Panels and Collection. All solar panels or other solar collection devices must be constructed as an integral part of the architectural design of any structure and the design and installation thereof is subject to the approval of the ACC. The ACC may further approve solar panels or other solar collection devices to be added to any structure if they are totally screened from the view of any and all streets and adjacent properties in the subdivision or if the solar panels or other solar collection devices are incorporated into the architectural design of the structure.

Section 11. Building Location and Limitations. No building or structure located on any Lot or Tract shall be nearer than fifty (50') feet to the front Lot or Tract line (front Lot or Tract line meaning the street side), or five (5') feet to any side Lot or Tract line which adjoins other property. A total distance of fifteen (15') feet from both side Lot or Tract lines of the main residence, additions thereto or other buildings and structure must be provided. In no event shall a building be located in or on any easement, described on the plat of the subject property, described in this Declaration or recorded in the Llano County Real Property Records. Best houses may only be constructed in conjunction with or after the construction of a residence on a waterfront Lot. Setback lines from the waterfront are to be determined by the ACC.

Section 12. Completion. Any dwelling, other structure, fences or other improvement commenced on the subject property shall be completed with due diligence and in all events shall be completed as to its exterior within six months from the commencement of construction. No building material of any kind shall be placed or stored on the Lot or Tract until the owner is ready to commence construction. Construction must be completed within one year from the commencement of construction. Extensions plus one year can be granted by the ACC at its sole discretion.

Section 13. Construction. All construction sites shall be kept in a orderly and neat condition. All material and trash which might be blown by the wind shall be kept in a secured container or condition. The contractor may maintain such facilities as may be reasonably necessary and convenient for such construction including but not limited to offices, storage areas, equipment and other items general associated with normal construction. The ACC shall have the right to require a contractor to clean up his building

site and be sole judge if such building activities meet the standards set out herein.

Section 14. Workmanlike Manner. Each structure constructed, placed or erected on a tract shall be constructed in a good and workmanlike manner with the use of new materials and in such a way as to present a neat and attractive appearance in the area thereof, and shall be in compliance with all requirements of these Restrictions and/or the Llanos County rules, regulations, and ordinances as they may exist from time to time.

Section 15. Driveways. All residences shall be constructed with a driveway of concrete or paving stones at least ten (10') feet in width running from the public street to the garage or residence. Each driveway connecting a public street must have a type of drain approved by the County of Llanos and the ACC to insure proper drainage along the public street. No owner may block any drainage ditch (including road ditches).

Section 16. Air Conditioners. No air conditioning condensing unit and fan, evaporative cooler or other object, which in the opinion of the ACC is unsightly, shall be placed upon or above the roof of any dwelling or other building unless architecturally concealed from view as reflected in the plans submitted to ACC. ACC may approve such objects if, but only if, ACC is satisfied the same are aesthetically attractive and are otherwise in conformity with the overall subdivision.

Section 17. Miscellaneous Use Storage and Parking. No motor vehicle, truck, trailer, trailer house, mobile home, boat, motor home, camper, RV, prefabricated house, unit, shack or garage shall ever be used as a dwelling, either on a temporary or permanent basis.

Section 18. Good repair. The improvements on any Lot or Tract must be kept in a good state of repair and must be maintained in good order and be painted when necessary to preserve the attractiveness thereof.

Section 19. Trash, Storage. No part of any Lot or Tract shall ever be used for outside storage of any nature, unless in a container as provided herein, or be used or maintained as a dumping ground for trash, debris, rubbish, garbage or ashes. Trash, garbage and other waste shall not be permitted on any Lot or Tract unless stored in sanitary containers. All sanitary containers must have their contents emptied on a regular basis, not less than twice monthly. All sanitary containers or cans or other equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition and behind Lot or Tract improvements so that they are not readily visible from the street at all times except on pickup days. Each Lot or Tract shall be kept free and clear of weeds and tall grass at all times.

Section 20. Cleanliness. No trash, ashes, discarded appliances, furniture or similar types of personal property or any other refuse may be stored, thrown or dumped on any Lot or Tract, park or drainage area on the Property.

Section 21. Clotheslines. No clotheslines shall be constructed, placed or erected on any Lot.

Section 22. House Numbers and Yard Lights. The ACC shall approve all mail boxes, residential identification signs and house numbers.

Section 23. Animals. No animals, livestock, or poultry of any kind shall be raised or kept on the premises except those that can be classified as household pets and none can be kept, bred or maintained for commercial purposes. If any allowable pets are kept or let out of doors, they must be fenced or on a leash at all times.

Section 24. Nuisance. No obnoxious or offensive activities shall be carried on or upon any Lot or Tract, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood or which is opposed to the general purposes of these restrictions.

Section 25. Fences. No fence, wall or screening, structure of any kind may be constructed on any Lot or Tract, unless the ACC in its sole discretion approves such fence, wall or screening structure in writing prior to its erection. On waterfront Lots, no chain link fencing or wire fencing is allowed and no fencing is allowed on the sides of any Lot from the back of the house to the waterfront without ACC written approval.

Notwithstanding the foregoing provision in this section the ACC may approve and may require fences and screening structures on any Lot or Tract around swimming pools, hot tubs, utility boxes, patio decks, LPG tanks or any other unsightly objects or improvements as the ACC may require in its sole discretion.

Section 26. Ingress and Egress to Parks and Waterfront. All property owners, members of their family, guests, and invitees shall have ingress and egress to the waterfront and park areas as designated on the plat of the subdivision which for these purposes shall incorporate by reference all property owners as herein described or any future development of any other phases by the Declarant. All parks, fishing piers, and waterfront improvements constructed and made by the Declarant or Association, shall be available for use at their own risk by all property owners, members of their family, guests and invitees. (Such use and availability shall not apply to any commercial activities. The owners of waterfront Lots shall have access to the water by means of the waterfront and park area. Access to the waters shall not be had by going over the Lot or Lots owned by any other person or persons.)

Section 27. Repairs. Each owner shall have the right to modify, alter, repair, decorate, redecorate or improve such owner's dwelling or the exterior area of such owner's improvements, provided that all such action is performed in a good and workmanlike manner and in a manner that causes minimum inconvenience to other owners and does not constitute a nuisance. All exterior repairs, modifications or alterations of the residence or any other structure shall be approved by the ACC in writing and meet any guidelines established by the ACC. Notwithstanding the foregoing, the ACC may require any owner to remove or eliminate any object situated on such owner's Lot or Tract or that is visible from any common areas or from any other Lot or Tract, if, in the ACC's sole discretion, such object detracts from the visual attractiveness of the subdivision or constitutes a nuisance as determined by the ACC, in the ACC's sole discretion.

Section 28. Easements. On each Lot and Tract an easement five (5') feet in width adjacent to the side property lines (not adjoining a street of the subject Lot or Tract) is expressly reserved for the purpose of constructing and maintaining pipes, drainage, conduits, telephones and electric poles, towers and other equipment to supply any public or private utility services.

Section 29. Plumbing. All dwellings shall be equipped with approved sanitary plumbing fixtures and plumbing installation meeting the requirements of the State of Texas, Lower Colorado River Authority and County Codes. The ACC shall permit connection to an approved type of private sewage system (such as septic system) so long as all permits have been obtained by the Owner and the ACC has approved the septic system location. If a private sewage system is approved such system shall at all times be operated in accordance with all state and local rules and regulations and in a manner that does not produce offensive odors or is a nuisance to adjacent property owners.

Section 30. Drainage. No structure shall be constructed on any Lot or Tract until provisions have been made for drainage of surface water from the Lot or Tract, without draining across adjacent property. Drainage shall be into the street or road area or into natural drainage areas and such drainage shall be the responsibility of the Lot or Tract owner. In approving drainage plans, the ACC may establish a slope control plan to prevent damage or interferences with established slope ratios of adjoining properties and to take into account the existing flow of water over and across the subject Lot or Tract without improvements. The intent of this provision is to provide control and management of any increase in drainage which results from the addition of structures or change in the contour of the land. All easements provided on the plat or in this Declaration may be approved by the ACC to be used as a drainage easement or in the establishment of drainage easements or slope control areas on any re-plot of a Lot or Tract within the Subdivision.

Section 31. Constructing Streets, Roads, and Easements. No roads, streets or easements may be created, constructed or established without the prior written approval of the Declarant or ACC. No Lot, Tract, other property in the subdivision, or any roadway within the subdivision, may be used as access to any property that is not subject to this Declaration unless authorized in writing by Declarant or the POA.

Section 32. Obligation. The owner of each Lot or Tract in the Subdivision by the acceptance of a conveyance of said Lot or Tract, assumes the obligation to maintain any portion of the Lot or Tract situated in an area designated on the recorded plat.

Section 33. Model Homes. The ACC shall have authority to approve the use of a Lot or Tract for a model home and approve any restrictions on such use to include, but not limited to, hours open, signs, parking and length of time such house may be used as a model home.

Section 34. Nuisious Uses. All Lots and Tracts and the improvements located on each Lot and Tract shall not be used as to disturb the neighborhood or occupants of other Lots or

Tracts or to constitute a nuisance or to violate any public law, ordinance or regulation from time to time applicable thereto. No Lot or Tract or improvements located on any Lot or Tract shall be used for any purpose which will create or emit any objectionable, offensive or noxious odors, dust, gas, fumes or other materials.

Section 35. Signs. No signs shall be displayed on any Lot or Tract except in connection with the sale of Lots or Tracts by Declarant, except as provided herein. Declarant and any other person or entity engaged in the construction and sale of newly constructed residences within the subdivision shall have the right during original construction of a dwelling to display, without approval, a sign which shall not exceed two (2') feet by two (2') feet in size. All other signs must be approved in writing by the ACC prior to erection.

No signs whatsoever, including commercial, political or other similar signs, visible from adjoining Lots or Tracts, streets or roads shall be permitted on any Lot or Tract except as follows: such signs as may be required by legal proceedings; residential identification signs of a combined total face area of one and one half (1 1/2) square feet or less; during the time of construction of any dwelling or other improvement one job identification sign having a maximum total face area of four (4) square feet. Flashing, lighted or moving signs shall not be permitted. No sign of any description or supports or braces for signs, shall be nailed or spiked to any tree. All signs must be constructed on their own supporting standards. Advertising banners, pennants and wind powered devices will not be permitted. All signs including proposed location, sizes and colors shall be reviewed by the ACC and must receive prior written approval from the ACC before installation. The ACC may have issue variances as to the above on such conditions and for such time periods as it may deem necessary.

All such signs must be taken down when the house is sold. The house shall be considered sold when closing takes place. All signs must be well maintained, weeds, and grass not allowed to grow around the sign and the sign kept in an upright position. The ACC, in its sole discretion may remove any sign which it considers to be in violation of the Restrictions.

Section 36. Oil and Mining Operations. No drilling, development, refining, quarrying, mining or prospecting operations for any minerals or other matter shall be conducted on any property within the Subdivision.

Section 37. Parking. No truck (larger than one-ton), bus, trailer, boat, camper, motor home or recreational vehicle shall be left parked on any Lot or Tract or in the street in front of any Lot or Tract except for construction and repair equipment while a residence is being built or repaired in the immediate vicinity. No vehicles without a current inspection sticker or license plate shall be permitted to remain on any Lot or Tract or in front of any Lot or Tract. No repair work, dismantling or assembling of motor vehicles or other machinery or equipment of any type shall be done or permitted on any Lot or Tract where such work is visible from any street or other Lot or Tract or on any street or driveway. Vehicles without current inspection sticker or license plate may be stored in an enclosed approved structure.

Section 38. Hazardous Materials and Environmental Hazards. The Lot or Tract and improvements thereon shall not be used for any purpose that is in violation of any environmental law.

Section 39. Rules and Regulations by ACC. The ACC shall have the authority to make additional rules and regulations as necessary to clarify the provisions hereof.

Section 40. Manufactured Homes, Pre-fabricated Homes and Relocated Homes. No manufactured home, pre-fabricated home, prefabricated building of any type, relocated home or building may be placed on any Lot or Tract or other property within the Subdivision. A manufactured or pre-fabricated home or prefabricated building shall mean a home or building that is constructed on a remote location and moved, in whole or in major parts, to the Property. A relocated home is any structure constructed on a remote site and moved in whole or in major parts, to the Property and shall include older or previously occupied homes or buildings, unless approved by the ACC. The ACC shall have the sole authority to determine what is a manufactured or prefabricated home and what is a relocated home.

Section 41. Swimming Pools and Hot Tubs. The ACC shall approve the design and location of all swimming pools and hot tubs. Upon giving such approval, the ACC may consider the impact on the view from and impact of the lake, impact on nearby Lots or Tracts and dwellings and other matters in keeping with the overall plan of the subdivision. All such approval must be in writing.

Section 42. No Hunting. No hunting or discharge of firearms is allowed on any Property within the Subdivision.

Section 43. No Warranty of Enforceability. While Declarant has no reason to believe that any of the restrictive covenants or other terms and provisions contained in this Article or elsewhere in the declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representations as to the present or future validity or enforceability of any such restrictive covenants, terms, or provisions. Any owner acquiring a Lot or Tract in reliance on one or more of such restrictive covenants, terms, or provisions shall assume all risks of the validity and enforceability thereof and, by acquiring the Lot or Tract, agrees to hold Declarant harmless herefrom. Nothing herein contained shall be deemed to prevent any owner from enforcing any covenants or restrictions in his own name.

ARTICLE III ARCHITECTURAL CONTROL COMMITTEE

Section 1. Creation of ACC. There is hereby created an Architectural Control Committee, the ACC. The ACC shall consist of three members who shall be appointed by the Declarant, who shall serve for a period of two years from the date of appointment ("initial term"), or the Declarant may act as the ACC for the initial term. In the event that a vacancy occurs during the initial term, the Declarant shall appoint a new member to serve during the unexpired part

of the initial term. After its election or appointment, ACC shall file a Notice to the Public which references the Declarations and gives the names and addresses of the members.

Section 2. Election of Members of ACC. Prior to the end of the initial term or within 120 days after the end of the initial term, the ACC shall request the Association to hold an election to elect new members of the ACC. Should the Association not act within 90 days to hold such election, or if no Association exists or is in operation, the Declarant may call the election. If the Declarant fails to call such election within 120 days of the expiration of the initial term, the ACC may call the election at any time thereafter.

- a) Every person or entity who is a record owner of a fee interest in any Lot or Tract which is subject to these restrictions shall be entitled to vote.
- b) Owners may cast one vote for each Lot or Tract owned. In no event shall more than one (1) vote per Lot or Tract be cast.
- c) Seventy-five Percent (75%) of the Lot and Tract owners attending the election meeting either in person or by written proxy shall constitute a quorum. Voting and attendance may be by written proxy.
- d) Notice to all members or owners of an election shall be given by regular mail, postpaid, to the last known address or the address shown on the county tax rolls of any governmental body taxing the subdivision thirty (30) days before any meeting or election.

A majority vote of the quorum shall be required for the election. Majority vote means 51% of the quorum. Cumulative voting will not be permitted. The Owners shall elect three (3) members to the ACC who shall each serve two (2) year terms. Members of ACC whose terms have expired shall serve until their successors are elected.

No owner who is not in good standing with the Association shall be allowed to vote and no owner who is delinquent in the payment of assessments shall be entitled to vote.

Section 3. Vacancy. If an elected member resigns or ceases to serve on the ACC, the directors of the Association shall appoint a replacement to the ACC. If the Association does not exist or is not operational the remaining members of the ACC shall appoint a replacement to serve out the unexpired term.

Section 4. Biannual Election. The Association or the ACC (if the Association does not exist or is not operational) shall call for a biannual election of members of the ACC in the same manner as set out in Section 2 above with the election held in the election year. In no event shall any owner be entitled to contest or dispute the existence of the ACC or its validity to act.

Article IV
ARCHITECTURAL CONTROL

Section 1. Approval by ACC. No building, outbuilding, boat house, boat dock, storage sheds, pavilion, tennis courts, swimming pools, garages, storage buildings, buildings, barns, trailers, fences, screening walls, stairs, decks, landscaping, poles, signs, exterior air conditioning, water softener fixtures or equipment and poles, pump wells, tanks, reservoirs, pipes, lines, meters, antennas, towers, and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television or other utilities, or other improvements shall be erected placed or altered on any Lot or Tract nor shall any exterior addition to or change of alteration thereof be made until the plans and specifications therefore and a plat showing the location thereof in relation to property lines, building lines, easements, grades, surrounding structures shall have been approved by the ACC. All applications to the ACC shall be in writing and in a form as may be specified by the ACC. All actions of the ACC shall be in writing and copies of its action shall be retained in its office.

The ACC Committee shall have express authority to perform fact finding functions hereunder and shall have the power to construe and interpret any covenants herein that may be construed or interpreted as vague, indefinite, uncertain, and capable of more than one interpretation.

Section 2. Decisions of the ACC. In making decisions the ACC shall take into consideration the restrictions and the following:

- a) The effect that the improvement or alteration requested may have upon the view of the natural terrain and scenery from surrounding structures;
- b) The effect that the improvement or alteration will have on the view of the waterfront from surrounding structures.
- c) The effect of the improvements or alterations may have on trees and the environment;
- d) That all improvements and alterations harmonize with the surrounding structures existing at the time of application or approved for construction.
- e) That all improvements and alterations comply with the terms and conditions contained elsewhere in this Declaration and amendments thereto.

All decisions of the ACC shall be final and binding, and there shall be no revision of any action of such Committee except by procedure of injunctive relief when such action is patently arbitrary and capricious. Members of said Committee shall not be liable to any person subject to or possessing or claiming the benefits of these restrictive covenants for any damage or injury to property or for damage or loss arising out of their acts hereunder; it being understood and agreed that any remedy shall be restricted to injunctive relief and no other.

Section 3. Compensation of ACC. Members of the ACC shall not be entitled to any compensation for services pursuant to this covenant, but shall be entitled to reimbursement of reasonable expenses incurred in connection with its services performed.

Section 4. Adoption of Rules. The ACC may adopt such procedural and substantive rules, not in conflict with this Declaration, as it may deem necessary or proper for the performance of its duties, including but not limited to, a building code, a fire code, a housing code, a fencing code and other similar codes as it may deem necessary and desirable to supplement Llano County Codes. Nothing in these Deed Restrictions shall obviate the requirement that each member comply with all County Codes, ordinances and regulations. Furthermore, nothing in these Deed Restrictions shall obviate the requirement that each member comply with all State statutes and regulations.

Section 5. Fees. The ACC may establish a fee schedule to help defray cost of its operation. The fee schedule shall be \$150.00 for approval of new residential construction plans and \$75.00 for remodeling, swimming pools, fences and all other items requiring ACC approval after approval of the residence.

ARTICLE V PROPERTY OWNERS ASSOCIATION

Section 1. Formation. At any time after 75% of the Lots or Tracts which have been subdivided and made subject to this Declaration by formal platting have been sold, the Declarant or the ACC may call for the formation of a Property Owner's Association.

Section 2. Membership. Every person or entity who is a record owner of a fee interest in any Lot or Tract hereunder shall be a member of the Association; provided however the foregoing does not include persons or entities who hold an interest merely as security for the performance of an obligation.

Section 3. Availability. Any books, records, financial statements and budgets maintained by the Association and relating to the Property shall be made available for inspection by Owners during normal business hours.

Section 4. Member in Good Standing. A member in Good Standing shall mean a member who is current with all dues and fees that have been properly assessed against the membership or the Lots or Tracts in the subdivision. Members not in Good Standing may not vote at any election provided for herein.

Section 5. Voting Rights in the Association. Members may cast one vote for each Lot or Tract owned. A majority vote means 51% of the quorum.

Section 6. Quorum and Proxy. Seventy-five Percent (75%) of the members either in person or by proxy shall constitute a quorum. Voting and amendments may be by written proxy.

Section 7. Meetings. There shall be an annual meeting of the Members of the Association at such reasonable place and time as may be designated in the Bylaws. No notice need be given of any annual meeting held at the time and place specified in the Bylaws, but the Board shall have the power to designate a different time and place for any annual meeting and in such case, written notice of the meeting shall be delivered to each Member not less than ten (10) nor more than fifty (50) days prior to the date fixed for this meeting.

Section 8. Notice. Notice to all members of any meeting other than the annual meeting and the agenda shall be given by regular mail, postpaid, to the last known address or the address shown on the county tax rolls of any governmental body taxing the subdivision, thirty (30) days before any meeting.

Section 9. Action by the Board. Items presented to the Board shall be decided by a majority vote of the members of the Board.

Section 10. Term. Each member of the Board shall hold such position until he has resigned or removed from such position and his successor has been duly elected and qualified.

Election of Subsequent Boards. The initial Board shall serve as set forth in the Articles and Bylaws.

ARTICLE VI POWERS AND DUTIES OF THE ASSOCIATION

Section 11. On the Colorado Property Owners Association shall have the following powers and duties, whenever, in the exercise of its discretion, it may deem necessary and advisable; provided, however, nothing herein contained shall be deemed to prevent any owner from enforcing this declaration or the restrictions in his own name.

Subject to and in accordance with this Declaration the Association, acting through the Board, shall have and perform each of the following duties:

- a) To pay all real and personal property taxes and other taxes and assessments levied upon or with respect to any property owned by the Association;
- b) To collect assessments, to administer the Maintenance Fund, to provide for the maintenance, repair, preservation and protection of any property owned, managed or leased by the Association.
- c) To obtain and maintain in effect policies of insurance adequate, in the opinion of the Board, in kind and amount to carry out the function of the Association;
- d) To make, establish, and promulgate, amend, repeal, and reenact rules and regulations pertaining to the use, occupancy and improvement of the Property, so long as such rules and regulations are not in conflict with this Declaration.
- e) To enforce on its own behalf and on behalf of all Owners, this Declaration, as beneficiary of such covenants, conditions, and restrictions and as assignee of Declarant, and to perform all other acts as may be reasonably necessary to enforce any of the provisions

of this Declaration. The Board shall be authorized to institute litigation, settle claims, enforce liens, and take all such action as it may deem necessary or expedient to enforce the provisions of this Declaration;

- O In general, to carry on any other business in connection with the foregoing and to have and exercise all the powers conferred by the laws of the State of Texas upon corporations formed under the Texas Non-Profit Corporation Act, and to do any and all things set forth above to the same extent as natural persons might or could do those things;
- B) To levy assessments as provided in Article VII, to provide for the repair, maintenance, and upkeep of any property owned, leased, or managed by the Association, and to carry out any of the other powers or duties granted to the Association in this Declaration or in its Articles and Bylaws; and
- b) To indemnify Declarant or any successor of Declarant, and any person who was or is a party, or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he or she is or was a director, officer, committee member, employee, servant or agent of the Association, or as a result of any act performed pursuant to this Declaration, such indemnification to indemnify and hold such persons harmless against all expense, including attorney's fees, judgments, fines and monies paid in settlement, actually and reasonably incurred in connection with such action, suit or proceeding if it is found and determined by the Board or a court that 1) he or she acted in good faith in a manner reasonably to be in the best interest of the Association, or 2) he or she had no reasonable cause to believe his or her conduct was unlawful.

Section 1. Enforcement. To enforce this Declaration or the Restrictions either in its own name or in the name of any owner within the subdivision. Provided however, this right of enforcement shall not serve to prevent such changes, releases or modifications or rescissions or reservations being made by the ACC nor shall it serve to prevent the assignment of those rights by the property owners, whenever and wherever such rights of assignment exist. The expenses and costs of any such proceedings shall, however, be paid out of the general fund of the Association as herein provided.

Section 2. Borrowing. To borrow money by and through the Board of Directors provided the borrowing of funds is approved and sanctioned by a two-thirds of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 3. Expenses/fees. The association shall have the right to expend its funds for any project or purpose, acting through its Board of Directors, that the Association may deem advisable for the general welfare of the property owners in the subdivision. This shall include the ownership of land and the operation of recreational facilities.

**ARTICLE VII
COVENANT AND MAINTENANCE ASSESSMENTS**

Section 1. Creation of the Lien and Reversal Obligation of Assessments. The Declarant, for each Lot or Tract owned within the Properties, hereby covenants, and each owner of any Lot or Tract by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the ACC and then to the Association, when the association is formed; a) annual assessments or charges, and b) special assessments, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which such such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due.

Section 2. Uniform Rate. The annual assessments shall be fixed at a uniform rate for all Lots or Tract and/or classes of Lots or Tract as determined by the ACC and then the Board of Directors of the Associations, when formed and shall be collected on an annual basis.

Section 3. Commencement and Due Date of Annual Assessments. The initial annual assessment, until changed as provided here shall be \$150.00 per Lot or Tract paid at closing on the Lot or Tract. The Board of Directors of the association shall, from time to time, fix the amount of each such annual assessment against each Lot or Tract at least thirty (30) days in advance of each assessment period. Written notice of the annual assessment shall be sent to every Lot and Tract owner. The annual assessment shall be due and payable on January 1 of each assessment year.

Section 4. Special Assessments. If the Board, at any time, or from time to time, determines that the maintenance and administrative expense charge assessed for any period is insufficient to provide for maintenance and administrative expenses of the Association or to maintain any properties owned, leased or managed by the Association, then the Board shall have the authority to levy such special assessments as it shall deem necessary to provide for the continued operation of the Association. Without limiting the generality of the foregoing, special assessments may be made because of casualty, condemnation or other loss or to make up for any deficiencies caused by non-payment of maintenance and administrative expense charges by Owners. Prior to the election date, special assessments may be made by the Board. After the election date, no special assessments shall be effective unless approved by at least a majority vote of the Members of the Association.

Section 5. Non payment of Assessments. Remedies of the Association. Assessments shall be due and payable on a date established by the Board of Directors in any calendar year. If not paid within thirty (30) days of such due date, the assessment shall bear interest at the Prime Rate plus 5% as quoted in The Wall Street Journal (Southwest Edition) (or similar financial publication if the Wall Street Journal is not in publication) on the date of notification of the delinquency and the Association may bring action at law against the

owner personally obligated to pay the assessment, interest, costs, and reasonable attorney's fees. For any such action, reasonable attorney's fees shall be recoverable and/or may be added to the amount of such assessment. The Association is granted the authority and power to foreclose the lien against each Lot and Tract retained herein. Any Owner, its family, heirs, successors, assigns, guests, and invitees failing to pay the assessment shall forfeit all right to use the recreational facilities and property owned by the Association until such assessment has been paid. The specific remedies referred to herein shall not preclude the Association from exercising any other remedies which may legally exist, and such remedies shall be considered as cumulative.

Section 6. Purposes of Assessments. Annual assessment and special assessments shall be assessed for the purpose of providing maintenance, beautification, and capital improvements within the Subdivision; enforcing the Declaration, these covenants, conditions, easements, and restrictions; dealing with any issues affecting the subdivision; and maintaining the Association. The Association may collect funds to create a sinking or contingency fund from annual assessments, or may secure said funds by special assessment, or through a combination thereof.

Section 7. Subordination of Assessment Liens. The annual assessment lien and special assessment lien provided for herein shall be subordinated to and shall be secondary and inferior to all other prior or subsequent voluntary liens established on said property by means of Deed Trust or Builder's and Mechanic's Lien Contract. The assessment liens shall not be subordinated to any tax liens, judgment liens or other similar non-voluntary liens.

Section 8. Powers of the ACC and/or Declarant. Prior to the formation of the Property Owners Association, the ACC and/or the Declarant may exercise any of the powers of the Property Owners Association or its Board of Directors.

Article VII DEVELOPMENT OF SUBDIVISION

The Declarant reserves the right to develop the subdivision in phases. This will result in the platting of the subdivision in a number of different plats, containing different phases, sections, blocks and other identifying numbers and descriptions. All such plats are to be considered a part of the overall development plan of the Subdivision. Some of the various divisions of the Subdivision may contain some differences from this Declaration. These differences will be reflected on the various plats and amendments to this Declaration and the Declaration filed for the respective divisions of the Subdivision. It is planned to adopt all or a portion of the Declaration for these various divisions of the subdivision as they are plattd.

Section 1. Formal Requirements for Filing Plats. The Formal Requirements of a Plat filed under and pursuant to this Declaration and for the purpose of committing the land covered thereby to this Declaration are as follows:

a) The Plat shall be executed by Declarant and/or any person or entity acting by, through and under the authority of Declarant as set forth herein, and filed for record in Llano County and, if appropriate, any other county in which the land covered thereby is situated.

b) The Plat shall contain the plat of a survey of the land covered thereby and shall be certified by a licensed public land surveyor or registered professional engineer of the State of Texas.

c) The Plat shall contain the following legend: "This Plat has been filed under and pursuant to that certain Declaration ("Declaration") dated July 30, 1999 by Senders Ridge, Ltd., a Texas Limited Partnership, which Declaration is filed in Llano County under County Clerk's File Number _____ and is recorded in the Real Property Records of Llano County, Texas; and all land included in and covered by this Plat is hereby committed to the Declaration, which is incorporated herein and made a part hereof for all purposes."

d) The Plat shall subdivide the land covered thereby into one or more Lots or Tracts, which shall be restricted per the Conditions of this Declaration.

e) The Plat may dedicate to public or private use the applicable easements for roads, streets, utilities and the like in the sole discretion of Declarant.

Section 2. Land Committed. Any Plat meeting the Formal Requirements set forth above shall commit the land covered thereby to this Declaration, and such land shall then become and thereafter be part of the Subdivision, as herein defined.

Article IX Severability

Invalidation of any one of these covenants, conditions, or restrictions by judgment or court order shall in no way affect any other provision and all other provisions shall remain in full force and effect.

Article X Enforcement

If the owners of any Lot or Tract, or their heirs, executors, administrators, successors, assigns, guests, invitees or tenants shall violate or attempt to violate any of the restrictions and/or covenants set forth in this declaration, it shall be lawful for the Declarant, Association, ACC or any Lot or Tract owner, to prosecute any proceedings against the person or persons violating and attempting to violate any such restriction and/or covenant. The failure of the owner or tenant to perform his obligation hereunder would result in irreparable damage to Declarant, Association, ACC, and other Lot or Tract owners of the

Lots or Tracts in the subdivision, thus the breach of any provision of this declaration may not only give rise to court action for damages, but also may be enjoined by an action for specific performance in equity in any court of competent jurisdiction. In the event enforcement actions are instituted and the enforcing party recovers, then in addition to the remedies specified above, court costs and reasonable attorney's fees shall be assessed against the violator.

Excepting negligence or fraud, nothing herein shall give rise to a cause of action by an owner against the Declarant, the ACC or Association for failing to enforce any or all of the provisions of this Declaration. To further clarify no individual acting in its capacity as a member of the Declarant, ACC or Association shall be individually liable to any owner or heirs, executors, administrators, successors, assigns, guests, invitees, tenants or otherwise for any action by that individual.

Article XI Breaches, Duration and Amendment

Section 1. Duration. The provisions contained in the Declaration shall be effective for a period of twenty (20) years after which time this Declaration shall automatically be extended for successive periods of ten (10) years each.

Section 2. Amendment or Termination.

- a) This Declaration may be amended by the Declarant, its successors and assigns at any time without notice prior to closing on the sale of the first Lot or Tract.
- b) After closing on the sale of the first Lot or Tract, this Declaration may be amended or terminated as follows:

1. Notice. An election to amend or terminate this Declaration may be called by Declarant, Association, ACC, or in the event that no Association exists, any other property owner in good standing. The notice shall give the time, date and place of the meeting with an agenda and a copy of the proposed amendment or statement of reason for vote on termination of the Declaration, and otherwise state the purpose of the meeting. Notice to all property owners of the election shall be given by regular mail, postpaid, to the last known address or the address shown on the county tax rolls of any governmental body taxing the subdivision, thirty (30) days before any meeting.

2. Voting. Lot and Tract owners may cast one vote for each Lot or Tract owned. In no event shall more than one (1) vote per Lot and Tract be cast. A vote to amend or terminate this Declaration shall require a vote of seventy-five percent (75%) of the Lot and Tract owners of the Subdivision either in person or by proxy. A vote to terminate this Declaration may only be had at the end of the initial term or the end of any renewed term thereafter.

No owner not in good standing with the Association shall be entitled to vote. No

owner who is otherwise delinquent in the payment of assessments shall be entitled to vote.

3. Quorum and Proxies. Seventy-five Percent (75%) of the Lot and Tract owners in good standing either in person or by proxy shall constitute a quorum. Voting and attendance may be by proxy.

4. Recording. All amendments or the termination of this Declaration will not become effective until such are recorded with the County Clerk of Llano County, Texas.

NOTICE REQUIRED BY
LLANO SUBDIVISION REGULATIONS

The County of Llano may not accept all or a portion of the roads in a public subdivision for maintenance.

DECLARANT:

SENDERA RIDGE, LTD., a Texas Limited Partnership

BY: *Wes Campbell*
WES CAMPBELL, Partner

BY: BURGEL, DERRICK AND ASSOCIATES, INC., a Texas Corporation, Partner

BY: *Edward R. Burgel*
EDWARD R. BURGEL, President
BY: *Bette H. Roberts*
BETTE H. ROBERTS, Partner, by Wes Campbell, Attorney-in-Fact on behalf of Bette H. Roberts

owner who is otherwise delinquent in the payment of assessments shall be entitled to vote.

3. Quorum and Proxies. Seventy-five Percent (75%) of the Lot and Tract owners in good standing either in person or by proxy shall constitute a quorum. Voting and attendance may be by proxy.
4. Recording. All amendments or the termination of this Declaration will not become effective until such are recorded with the County Clerk of Llano County, Texas.

**NOTICE REQUIRED BY
LLANO SUBDIVISION REGULATIONS**

The County of Llano may not accept all or a portion of the roads in a public subdivision for maintenance.

DECLARANT:

SENDELA RIDGE, LTD., a Texas Limited Partnership

BY: WES CAMPBELL, Partner

BY: BURGEL, DERRICK AND ASSOCIATES, INC., a Texas Corporation, Partner

BY: EDWARD R. BURGEL, Partner
BY: Burt Roberts
RUTH H. ROBERTS, Partner

STATE OF TEXAS

1

20

VOL 1013 REC: 15192/89 SUB 11:24 ITX/TK MO 88881

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on July 30, 1999, by WES CAMPBELL, Partner on behalf of SENDERA RIDGE, LTD., a Texas Limited Partnership.



Sheila Burgett
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BURNET

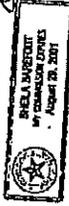
This instrument was acknowledged before me on July 30, 1999, by EDWARD R. BURGETT, President of BURGETT, DIERRICK AND ASSOCIATES, INC., a Texas Corporation, a Partner acting on behalf of SENDERA RIDGE, LTD., a Texas Limited Partnership.



Sheila Burgett
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on July 30, 1999, by WES CAMPBELL, as Attorney-in-Fact on behalf of BETTE H. ROBERTS, partner on behalf of SENDERA RIDGE, LTD., a Texas Limited Partnership.



Sheila Burgett
Notary Public, State of Texas

COUNTY OF BURNET

This instrument was acknowledged before me on July _____, 1999, by WES CAMPBELL, Partner on behalf of SENDERA RIDGE, LTD., a Texas Limited Partnership.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF _____

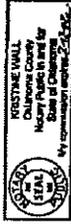
This instrument was acknowledged before me as
EDWARD R. BURGET, President of BURGET, DERRICK AND ASSOCIATES, INC., a Texas
Corporation, a Partner acting on behalf of SENDERA RIDGE, LTD., a Texas Limited Partnership.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on July 20, 1999, by BETTE H. ROBERTS,
Partner of SENDERA RIDGE, LTD., a Texas Limited Partnership.

Bette H. Roberts
Notary Public, State of Texas



99-1787

AMENDMENT TO
DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS
"SENDERA RIDGE, ON THE COLORADO"

This is an Amendment to that certain Declaration of Covenants, Conditions, Easements and Restrictions (the "Declaration") filed under Llano County Clerk File No. 99-1777. This Amendment is applicable only to the property shown in the attached Exhibits "A" and "B" (the "Property"). Declarant hereby amends the Declaration as follows, there having been no change of Lots or Tracts subject to the Declaration:

1. It is anticipated that Declarant will subdivide and develop the property described in the Declaration into a residential development. It is the intent of the Declaration that if such development begins (as defined below) within 24 months of the filing of the Declaration, that the Property described in this Amendment will be governed by the same Architectural Control Committee ("ACC") as the Sendera Ridge, On The Colorado Property, and that the Owner of this Property and his heirs and assigns will be members of the subdivision Property Owners Association ("POA") as described in the Declaration. However, if the development has not begun within 24 months of the filing of the Declaration, then the Property described in this Amendment will not be subject to the Sendera Ridge ACC, nor will the owners of the Property be members of the POA, and in that event the Property described in this Amendment shall no longer be subject to the Declaration or this Amendment and no owner of any portion of the Property shall be subject to any rights, duties, or obligations imposed by the Declaration or this Amendment.
2. The Property has water frontage on Lake Lyndon B. Johnson (Lake L.B.J.) and creek frontage on a creek locally known as "Dry Branch" Creek, which terminates into Lake L.B.J. Should the Owner of the Property dredge the creek at the mouth of the confluence of Dry Branch Creek and Lake L.B.J., and subdivide the creek from property into lots or tracts, then the cove front lot and tracts shall be deemed to be water front lots as referenced in and for purposes of the Declaration.
3. The Owner of the Property shall not subdivide the Property for a period of 24 months from the date of filing of the Declaration. Thereafter, the Owner of the Property may subdivide the Property into tracts consisting no less than 4 acres each; provided that the Owner of the Property may subdivide water front and cove front lots from the Property so long as such water front and cove front lots are no less than 1 acre.
4. Prior to any sale, conveyance or lease exceeding three years, of any subdivided portion of the Property, the Owner of the Property shall file for record in the Llano County Plat Records a duly approved subdivision plat of the subdivided property which shall be subject to and prepared in accordance with the provisions of the Declaration.
5. Prior to any subdivision of the Property, the Owner of the Property, his heirs and assigns, are permitted to do the following:
 - a) Maintain on the property no more than 5 horses and/or 5 bovine cattle.

vii 1013 rev. 158

- b) Construct a dwelling on the Property without an enclosed garage and without approval of the ACC so long as such dwelling is and remains out of the line of sight from the roadways traversing the Senders Ridge Subdivision. In the event the Property is subdivided into any dwelling not having an enclosed garage may remain on the subdivided tract as a guest house, but not as the primary residence of the owner. The Owner of the Property may construct other dwellings with approval of the Declarant or the ACC.
- c) Construct fencing using new materials for purposes of maintaining livestock. Any fencing within view from the roadways traversing Senders Ridge Subdivision shall comply with requirements of Declarant or the ACC.
- d) Construct out buildings, garages and storage sheds out of new materials in a good and workmanlike manner so long as such structures are out of the line of sight from the roadways traversing the Senders Ridge Subdivision.
- e) Construct gravel driveways.
- f) Place temporary structures on the Property for no more than a 30 day period.

6. If development of the Senders Ridge Property has begun within 24 months of the filing of the Declaration, then (1) the ACC for the Senders Ridge Property shall also act as the ACC for the Property, and (2) the POA for the Senders Ridge Property shall also act as the POA for the Property, provided the owner of the Property are given voting rights as if they were owners of lots within the Senders Ridge. The Colorado subdivision, and in accordance with Articles III, IV and V of the Declaration. On the Property is subdivided, then each lot or tract shall be entitled to one vote, and shall be treated as a separate lot or tract for all purposes, including calculation of assessments, except that the Owner of the Property may elect to exempt any one tract from the annual assessment by designating such tract to the POA.

7. As used herein, the Senders Ridge. On The Colorado development shall be deemed to have begun when (1) a final plat on at least a portion of the subdivision has been filed, (2) lots within such subdivision have been sold to third parties, and (3) restrictions have been filed against such subdivision providing that the owners of the Property are given voting rights as if they were owners of lots within such subdivision, and providing that the owners of the Property have the right to use any common elements or amenities of such subdivision.

8. Additional variances, additions and amendments to the Declaration may be granted pursuant to the procedure for amendment of the Declaration as set out in the Declaration which variances, additions or amendments shall not be effective until so adopted, and also agreed to by the owner of that portion of the Property affected by such variance, addition or amendment, and duly filed for record in the Real Property Records of Llano County, Texas.

9. Declarant is the owner of a 0.63 acre tract of land described by metes and bounds in Exhibit "C" attached hereto and designated thereon as "Tract X" which adjoins the Property as its northern corner. Declarant agrees and covenants that Tract X shall not be used for residential or commercial developments or use.

08/02/1999

11:22 HIGHLAND LAKES TITLE BUREAU + 14683467827

NO. 371 284

Executed this 22nd day of July, 1999.

SENDEIRA RIDGE, LTD., a Texas Limited Partnership

BY: WES CAMPBELL, Partner

BY: BURGHEI, DERRICK AND ASSOCIATES, INC., a Texas Corporation, Partner

BY: EDWARD R. BURGHEI, Partner
BETH H. ROBERTS, Partner

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on July _____, 1999, by WES CAMPBELL, partner on behalf of SENDEIRA RIDGE, LTD., a Texas Limited Partnership.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF _____

||
||
||

This instrument was acknowledged before me on _____, 1999, by EDWARD R. BURGHEI, Partner of BURGHEI, DERRICK AND ASSOCIATES, INC., a Texas Corporation, a partner acting on behalf of SENDEIRA RIDGE, LTD., a Texas Limited Partnership.

Notary Public, State of Texas

WU 1013 155-150

08/02/99 MON 11:24 (TXL# 16 8886)

Executed this 24th day of July, 1999.

SENDERA RIDGE, LTD., a Texas Limited Partnership
BY: [Signature]
WES CAMPBELL, Partner

BY: BURGET, DERRICK AND ASSOCIATES,
INC., a Texas Corporation, Partner

BY: [Signature]
EDWARD R. BURGET, President
BETTIE H. ROBERTS, Partner, by [Signature]
Alice Campbell,
Attorney-in-Fact on behalf of Bettie H. Roberts

STATE OF TEXAS

COUNTY OF BURNET

This instrument was acknowledged before me on July 30, 1999, by WES CAMPBELL,
partner on behalf of SENDERA RIDGE, LTD., a Texas Limited Partnership.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Burnet

This instrument was acknowledged before me on July 30, 1999, by EDWARD
R. BURGET, President of BURGET, DERRICK AND ASSOCIATES, INC., a Texas Corporation, a
partner acting on behalf of SENDERA RIDGE, LTD., a Texas Limited Partnership.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BURET

This instrument was acknowledged before me on this 28th day of February, 1978, by WALTER H. ROBERTS,
partner of SENECA MINER, LTD., a Texas Limited Partnership.

Walter H. Roberts
Walter H. Roberts, Partner of Seneca Miner, Ltd.



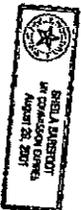
PREPARED BY THE OFFICE OF:
Bates & Luedtke
Attorneys at Law
PO Box 120
Brewer, TX 76611
512/756-9900

AFTER RECORDING RETURN TO:
Highland Lones Title Company
P.O. Box 10000, Fort Worth, Texas 76101

Vol 1013 Page 163

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on July 30, 1999, by VES CAMPBELL,
Attorney-in-Fact on behalf of BETTIE H. ROBERTS, partner on behalf of SENDERA RIDGE, LTD., a
Texas Limited Partnership.



Sheila Buehler
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Hugo & Luedtke
Attorneys at Law
PO Box 230
Burnet, TX 79611
512/756-9900

AFTER RECORDING RETURN TO:
Highland Lakes Title Company
E:\COURT\W\2000\W2001\NDL

WV 1013 pag 184

FIELD NOTES
OF 20.63 ACRES OF LAND
IN LlANO COUNTY, TEXAS

44115291L

BEING 20.63 acres of land out of the Georgiana Keyle Survey No. 6, Abstract No. 859 in Llano County, Texas and further being part of that certain 544.21 acre tract described in Deed to Shoal Creek Properties, Ltd. as recorded in Vol. 679 at Page 252 of the REAL PROPERTY RECORDS of Llano County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said 544.21 acre tract on the inundated original westerly bank of the Colorado River, for the Southeast corner hereof, whence a $\frac{1}{2}$ inch iron pin found at a corner post in the fenced northerly line of the Lappe Ranch and the northerly line of that certain TRACT 2, 620.47 acres described in Special Warranty Deed to Thomas D. Barrow as recorded in Vol. 368 at Page 439 of the DEED RECORDS of Llano County, Texas, bears S 89° 53' 10" W 60.65 ft.;

THENCE N 37° 44' 39" E with said river bank 231.72 ft. to a corner hereof;

THENCE N 85° 15' 07" W leaving said river bank 119.92 ft. to an inundated corner in the center of a branch;

THENCE with and up said branch in twelve (12) courses and distances as follows:

- 1) N 13° 13' 52" E 151.03 ft., a $\frac{1}{2}$ inch iron pin set;
- 2) N 75° 25' 52" W 48.33 ft., a $\frac{1}{2}$ inch iron pin set;
- 3) S 53° 49' 57" W 73.99 ft., a $\frac{1}{2}$ inch iron pin set;
- 4) N 51° 15' 42" W 117.77 ft., a $\frac{1}{2}$ inch iron pin set;
- 5) N 09° 21' 50" W 76.86 ft., a $\frac{1}{2}$ inch iron pin set;
- 6) N 74° 02' 52" E 43.04 ft., a $\frac{1}{2}$ inch iron pin set;
- 7) N 25° 26' 43" W 100.29 ft., a $\frac{1}{2}$ inch iron pin set;
- 8) N 48° 15' 49" W 51.02 ft., a $\frac{1}{2}$ inch iron pin set;
- 9) N 08° 40' 35" W 50.76 ft., a $\frac{1}{2}$ inch iron pin set;
- 10) N 39° 44' 00" W 175.75 ft., a $\frac{1}{2}$ inch iron pin set;
- 11) N 00° 19' 26" W 200.11 ft., a $\frac{1}{2}$ inch iron pin set;
- 12) N 32° 50' 46" W 25.00 ft. to a $\frac{1}{2}$ inch iron pin set; and the Northeast corner hereof;

THENCE N 62° 18' 08" W leaving said branch 273.95 ft. to a $\frac{1}{2}$ inch iron pin set in a section of 75 foot wide roadway, for the Northwest corner hereof;

THENCE with the southeasterly line of said roadway in seven (7) courses and distances as follows:

- 1) along a curve to the right of radius 217.59 ft., central angle 20° 50' 00" and long chord bearing S 59° 45' 00" W 76.68 ft.;
- 2) along a curve to the left of radius 138.76 ft., central angle 57° 40' 00" and long chord bearing S 41° 20' 02" W 133.84 ft.;
- 3) along a curve to the right of radius 358.44 ft., central angle 27° 00' 17" and long chord bearing S 26° 00' 08" W 167.38 ft.;
- 4) S 33° 30' 17" W 325.94 ft.;
- 5) along a curve to the left of radius 289.64 ft., central angle 42° 18' 39" and long chord bearing S 17° 50' 58" W 213.77 ft.;
- 6) along a curve to the right of radius 340.29 ft., central angle 53° 48' 22" and long chord bearing S 23° 05' 48" W 315.19 ft.;
- 7) S 50° 00' 00" W 143.28 ft., to a $\frac{1}{2}$ inch iron pin set in the fenced southerly line of said 544.21 acre tract and the northerly line of the Lappe Ranch and northerly line of that certain TRACT 2 of 620.47 acres described in Special Warranty Deed to Thomas D. Barrow as recorded in Vol. 368 at Page 439 of the DEED RECORDS of Llano County, Texas, for the Southwest corner hereof;

WOL 1013 P. 165

FIELD NOTES
OF 20.63 ACRES OF LAND
IN LLANO COUNTY, TEXAS
PAGE 2

TRENCHE with said boundary S 89° 50' 54" E 702.24 ft., a 60d nail
found and N 89° 53' 10" E at 544.07 ft., a 1/2 inch iron pin found
at a fence corner post and at 604.72 ft., in all the place of
BEGINNING heretof and containing 20.63 acres of land.

The undersigned does hereby certify that the foregoing field notes
and accompanying plat represent the results of an on the ground
survey made under my direction and supervision in June, 1939
WITNESS MY HAND AND SEAL this the 28th day of June, 1939.

June 28, 1939

Walter Dale Bergman
Walter Dale Bergman
Reg. Prof. Land Surveyor
Reg. No. 3103

BERGMAN ENGINEERING
518 BIRDMAN - JR. (BQ) 893-2231
MARBLE FALLS, TX 78654



Vol. 1013, page 166



BERGMAN ENGINEERING
 818 BROADWAY - PH. (830) 683-2231
 MARBLE FALLS, TX 78654

Witness my hand and seal this 20th day of June, 1993.
 Wallace Dale Bergman
 Mechanical Engineering
 License No. 5103
 State of Texas

DATE	REVISION	BY	FOR
06/20/93	1	WDB	PREPARED
06/20/93	2	WDB	REVISED
06/20/93	3	WDB	REVISED
06/20/93	4	WDB	REVISED
06/20/93	5	WDB	REVISED
06/20/93	6	WDB	REVISED
06/20/93	7	WDB	REVISED
06/20/93	8	WDB	REVISED
06/20/93	9	WDB	REVISED
06/20/93	10	WDB	REVISED

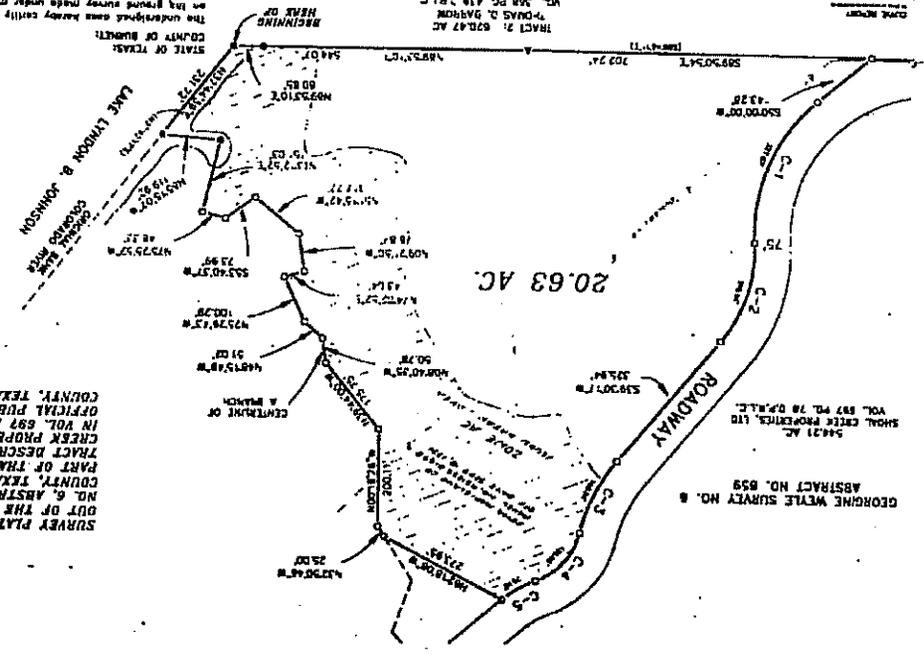
- LEGEND
- 1 : RECORD
 - 2 : CORNER MARK
 - 3 : 1/4" DIA. PIN SET
 - 4 : 7/8" DIA. PIN FOUND



RECORDERS INFORMATION
 At the time of recording, this instrument was found to be in compliance with the applicable provisions of the Public Information Act, Chapter 552, Texas Government Code. All documents, including this instrument, are available for public inspection and copying in accordance with the provisions of the Act.

Vol. 1013 Page 167

SURVEY PLAT OF 20.63 AC. OF LAND
 OUT OF THE GEORGINA WEYLE SURVEY
 NO. 8, ABSTRACT NO. 859 IN LAND
 COUNTY, TEXAS AND FURTHER BEING
 PART OF THAT CERTAIN 644.21 ACRES
 TRACT DESCRIBED IN DEED TO SHAL
 CREEK PROPERTIES LTD AS RECORDED
 IN VOL. 697 AT PAGE 78 OF THE
 OFFICIAL PUBLIC RECORDS OF LAND
 COUNTY, TEXAS.



TRACT 2: 62.47 AC
 THOMAS D. GAYSON
 VOL. 328 PG. 418 D.P.L.C.

GEORGINA WEYLE SURVEY NO. 8
 ABSTRACT NO. 859
 544.21 AC.
 SHAL CREEK PROPERTIES LTD
 VOL. 697 PG. 78 D.P.L.C.

FIELD NOTES
OF 17.21 ACRES OF LAND
IN LlANO COUNTY, TEXAS
FOR A ROADWAY

BEING 17.21 acres of land out of the Georgiine Weyla Survey No. 6, Abakerd No. 859 in Llano County, Texas and further being completed of 1) 16.619 acres out of the certain 544.21 acre tract described in Deed to Shoal Creek Properties, Ltd. as recorded in Vol. 679 at Page 252 of the REAL PROPERTY RECORDS of Llano County, Texas and 2) that 0.591 acre described in Deed to Shoal Creek Properties, Ltd. as recorded in Vol. 697 at Page 78 of the REAL PROPERTY RECORDS of Llano County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pin found at an easterly corner of that certain 0.591 acre tract described in Deed from William M. Edwards, et ux to Shoal Creek Property, Ltd. as recorded in Vol. 697 at Page 78 of the REAL PROPERTY RECORDS of Llano County, Texas, in the southeast line of that certain 15.658 acre tract described in Deed to William M. Edwards, et ux as recorded in Vol. 327 at Page 336 of the DEED RECORDS of Llano County, Texas, and also in the northwesterly right-of-way line of Long Mountain Drive as said street is shown on the plat of LONG MOUNTAIN ESTATES as recorded in Vol. 1 at Page 13 of the PLAT RECORDS of Llano County, Texas, whence a 1 inch iron pipe bears N 42° 17' 50" E 58.78 ft.;

THENCE S 42° 17' 50" W with said street 51.33 ft. to a $\frac{1}{2}$ inch iron pin found, for a northerly south corner of said 0.591 acre tract; whence a $\frac{1}{2}$ inch iron pin found at a reentrant corner bears S 42° 17' 50" W 16.02 ft.;

THENCE with the southerly line of said 0.591 acre tract in three (3) courses and distances as follows:

- 1) N 60° 47' 10" W 34.35 ft., a $\frac{1}{2}$ inch iron pin found;
- 2) S 70° 53' 50" W 117.20 ft., to a $\frac{1}{2}$ inch iron pin found in the southerly line of said 15.658 acre tract at the northwest corner of that certain 1.992 acre tract described in Deed from Shoal Creek Properties, Ltd. to William M. Edwards as recorded in Vol. 697 at Page 74 of the REAL PROPERTY RECORDS of Llano County, Texas, for the southeast corner of said 0.591 acre tract;

THENCE S 42° 17' 50" W with the westerly line of said 1.992 acre tract 102.12 ft. to a $\frac{1}{2}$ inch iron pin set for a corner hereof;

THENCE with a southerly line hereof in three (3) courses and distances as follows:

- 1) S 89° 33' 28" W 290.00 ft.;
- 2) S 55° 03' 11" W 79.64 ft.;
- 3) N 80° 24' 26" W 286.83 ft., to a corner hereof, being South 75 feet from the northerly line hereof;

THENCE with the southeasterly line hereof along and 75 feet from the northwesterly line hereof in nine (9) courses and distances as follows:

- 1) Along a curve to the left of radius 306.59 ft., central angle 41° 01' 11" and long chord bearing S 69° 50' 36" W 214.84 ft.;
- 2) S 49° 20' 00" W 135.38 ft.;
- 3) along a curve to the right of radius 217.59 ft., central angle 20° 50' 00" and long chord bearing S 59° 45' 00" W 78.68 ft.;
- 4) along a curve to the left of radius 138.76 ft., central angle 57° 40' 00" and long chord bearing S 41° 20' 02" W 133.84 ft.;
- 5) along a curve to the right of radius 358.44 ft., central angle 27° 00' 17" and long chord bearing S 26° 00' 08" W 167.38 ft.;

WEL 1013-168

FIELD NOTES
OF 17.21 ACRES OF LAND
IN LlANO COUNTY, TEXAS
FOR A ROADWAY
PAGE 2

- 6) S 39° 30' 17" N 325.94 ft.;
- 7) along a curve to the left of radius 209.64 ft.; central angle 43° 18' 39" and long chord bearing S 17° 50' 58" N 213.77 ft.;
- 8) along a curve to the right of radius 348.29 ft.; central angle 53° 48' 22" and long chord bearing S 23° 05' 48" N 315.19 ft.; and
- 9) S 50° 00' 00" N 143.28 ft.; to a 1/2 inch iron pin set in the fenced southerly line of the or said 344.21 acre tract and the northwaly line of the or said 344.21 acre tract and the that certain TRACT of 620.47 acres described in Special Warranty Deed of Thomas D. Barrow as recorded in Vol. 368 at Page 439 of the DED RECORDS of Llano County, Texas, for the Southeast corner heretof;

TRENCE with said fence N 89° 50' 54" W 160.00 ft., a 600 nail found N 89° 57' 58" W 745.21 ft., to a 1/2 inch iron pin set, for a northwesterly corner heretof;

TRENCE with the southerly line heretof in twenty-four (24) courses

and distances as follows:

- 1) N 46° 11' 30" W 838.61 ft.;
- 2) along a curve to the right of radius 522.80 ft.; central angle 22° 16' 53" and long chord bearing N 35° 03' 04" W 205.89 ft.;
- 3) N 23° 54' 38" W 443.34 ft.;
- 4) along a curve to the left of radius 213.66 ft.; central angle 51° 05' 53" and long chord bearing N 52° 28' 04" W 204.47 ft.;
- 5) N 81° 01' 31" W 20.0 ft.;
- 6) along a curve to the left of radius 123.08 ft.; central angle 60° 31' 34" and long chord bearing S 68° 42' 42" W 144.05 ft.;
- 7) along a curve to the right of radius 143.01 ft.; central angle 64° 45' 52" and long chord bearing S 70° 48' 47" N 193.18 ft.;
- 8) along a curve to the left of radius 168.65 ft.; central angle 19° 20' 23" and long chord bearing S 63° 32' 26" W 211.49 ft.;
- 9) S 23° 52' 24" W 338.19 ft.;
- 10) along a curve to the right of radius 207.85 ft.; central angle 105° 23' 38" and long chord bearing S 76° 34' 13" W 330.67 ft.;
- 11) N 50° 43' 58" W 195.88 ft.;
- 12) along a curve to the left of radius 695.44 ft.; central angle 23° 31' 21" and long chord bearing N 62° 28' 38" W 283.51 ft.;
- 13) N 74° 15' 19" W 182.80 ft.;
- 14) along a curve to the left of radius 459.12 ft.; central angle 48° 57' 53" and long chord bearing S 81° 15' 45" W 388.82 ft.;
- 15) S 38° 46' 48" W 376.32 ft.;
- 16) along a curve to the right of radius 402.78 ft.; central angle 29° 39' 09" and long chord bearing S 71° 36' 23" W 206.13 ft.;
- 17) S 86° 25' 57" W 333.60 ft.;
- 18) along a curve to the right of radius 448.98 ft.; central angle 35° 41' 40" and long chord bearing N 75° 43' 12" W 275.21 ft.;
- 19) along a curve to the left of radius 473.53 ft.; central angle 31° 22' 19" and long chord bearing N 73° 33' 32" W 256.05 ft.;
- 20) N 89° 14' 42" W 298.96 ft.;
- 21) along a curve to the right of radius 970.12 ft.; central angle 18° 02' 11" and long chord bearing N 80° 13' 36" W 304.13 ft.;
- 22) N 71° 12' 31" W 298.42 ft.;

WIL 1013 REC 169

FIELD NOTES
OF 17.21 ACRES OF LAND
IN LlANO COUNTY TEXAS
FOR A ROADWAY
PAGE 3

- 23) along a curve to the left of radius 270.43 ft., central angle 40° 50' 40" and long chord bearing S 88° 22' 09" N 198.72 ft., and
24) S 67° 56' 49" W 139.02 ft. to a 1/2 inch iron pin set in the West line of said Georgina Weyle Survey for the Northwest corner heretofore, whence a 60d nail found in a fence corner post at a reentrant corner of said 544.21 acre tract bears S 00° 04' 11" N 574.33 ft.,

THENCE N 00° 04' 11" E with boundary of said Weyle Survey 53.98 ft. to a 1/2 inch iron pin set for the Northwest corner heretofore, whence a 1 inch iron pin found at a reentrant corner of said 544.21 acre tract bears N 00° 04' 11" E 663.15 ft.,

THENCE with the northerly line heretofore along and 50 feet from the southerly line heretofore in twenty-four (24) courses and

- distances as follows:
1) N 67° 56' 49" E 317.69 ft.,
2) along a curve to the right of radius 320.43 ft., central angle 40° 50' 40" and long chord bearing N 88° 22' 09" W 224.62 ft.,
3) S 71° 12' 31" E 298.42 ft.,
4) along a curve to the left of radius 920.12 ft., central angle 18° 02' 11" and long chord bearing S 80° 13' 37" W 288.45 ft.,
5) S 85° 14' 42" E 298.96 ft.,
6) along a curve to the right of radius 523.53 ft., central angle 31° 22' 19" and long chord bearing S 73° 33' 33" E 493.09 ft.,
7) along a curve to the left of radius 398.98 ft., central angle 35° 41' 40" and long chord bearing S 75° 43' 12" E 244.56 ft.,
8) N 86° 25' 57" E 333.60 ft.,
9) along a curve to the left of radius 352.78 ft., central angle 29° 39' 09" and long chord bearing N 71° 38' 23" E 182.25 ft.,
10) N 58° 48' 48" E 376.32 ft.,
11) along a curve to the right of radius 519.12 ft., central angle 48° 57' 53" and long chord bearing N 81° 15' 45" E 439.48 ft.,
12) S 74° 26 ft.,
13) along a curve to the right of radius 745.44 ft., central angle 23° 31' 21" and long chord bearing S 62° 29' 38" W 303.89 ft.,
14) S 50° 43' 58" E 195.88 ft.,
15) along a curve to the left of radius 157.85 ft., central angle 105° 23' 38" and long chord bearing N 76° 34' 13" E 251.12 ft.,
16) N 23° 52' 24" E 338.19 ft.,
17) along a curve to the right of radius 215.65 ft., central angle 79° 20' 23" and long chord bearing N 63° 32' 36" E 275.33 ft.,
18) along a curve to the left of radius 93.01 ft., central angle 64° 45' 52" and long chord bearing N 70° 49' 44" E 99.63 ft.,
19) along a curve to the right of radius 173.08 ft., central angle 60° 31' 34" and long chord bearing N 68° 42' 42" E 174.45 ft.,
20) S 81° 01' 31" E 20.00 ft.,
21) along a curve to the right of radius 263.86 ft., central angle 57° 06' 53" and long chord bearing S 52° 28' 04" N 253.27 ft.,
22) S 23° 54' 38" E 443.94 ft.,
23) along a curve to the left of radius 482.80 ft., central angle 22° 18' 53" and long chord bearing S 35° 03' 04" E 189.57 ft., and
24) S 46° 11' 30" E 528.58 ft.,

Vol 1013 p. 170

FIELD NOTES
 OF 17.21 ACRES OF LAND
 IN LlANO COUNTY, TEXAS
 FOR A ROADWAY
 PAGE 4

THENCE along a curve to the left of radius 622.75 ft., central angle 43° 44' 45" and long chord bearing S 68° 03' 53" E 464.00 ft. to a corner 75.8 ft. North of the southerly line hereof; thence S 89° 56' 16" E along and no less than 75.0 ft. from the southerly line hereof, 2168.51 ft.;

THENCE with the northwesterly line hereof along and 75 feet from the southeasterly line hereof in nine (9) courses and distances as follows:

- 1) along a curve to the left of radius 289.51 ft., central angle 40° 03' 44" and long chord bearing N 70° 01' 53" E 198.33 ft.;
- 2) N 50° 00' 00" E 10.00 ft.;
- 3) along a curve to the left of radius 273.29 ft., central angle 53° 48' 22" and long chord bearing N 23° 05' 46" E 247.32 ft.;
- 4) along a curve to the right of radius 364.64 ft., central angle 43° 18' 39" and long chord bearing N 17° 50' 58" E 269.12 ft.;
- 5) N 39° 30' 17" E 325.94 ft.;
- 6) along a curve to the left of radius 283.44 ft., central angle 27° 00' 17" and long chord bearing N 26° 00' 08" E 132.36 ft.;
- 7) along a curve to the right of radius 213.76 ft., central angle 57° 40' 00" and long chord bearing N 41° 20' 02" E 296.18 ft.;
- 8) along a curve to the left of radius 142.59 ft., central angle 20° 50' 00" and long chord bearing N 59° 45' 00" E 51.56 ft.;
- 9) N 49° 20' 00" E 479.13 ft. to a 1/2 inch iron pin set in the northerly line of said 544.21 acre tract and the southerly line of that certain 264.47 acre tract described in Vol. 697 at Page 78 of the REAL PROPERTY RECORDS of Llano County, Texas; for a reentrant corner hereof;

THENCE N 89° 36' 49" E with the southerly line of said Bardachmid tract 492.75 ft., to a 608 nail found in fence corner post at the Southeast corner of said Bardachmid tract and the Southwest corner of said Edwards 15,658 acre tract;

THENCE N 89° 33' 28" E with the fenced South line of said 15,658 acre tract 288.29 ft., to an iron pin found at the Southwest corner of said 0.591 acre tract described in Deed from William H. Edwards, et ux to Shosl Creek Properties, Ltd. as recorded in Vol. 697 at Page 78 of the REAL PROPERTY RECORDS of Llano County, Texas, for a reentrant corner hereof;

THENCE with the northerly line of said 0.591 acre tract in three (3) courses and distances as follows:

- 1) N 42° 17' 50" E 357.98 ft., a 1/2 inch iron pin found;
- 2) N 70° 53' 50" E 152.37 ft., a 1/2 inch iron pin found and
- 3) S 60° 47' 10" E 58.40 ft., to the place of BEGINNING hereof and containing 17.21 acres of land.

The undersigned does hereby certify that the foregoing field notes and accompanying plat represent the results of an on the ground survey made under my direction and supervision in June, 1999.

WITNESS MY HAND AND SEAL this the 28th day of June, 1999.

Walter Dale Bergman
 Walter Dale Bergman
 Reg. Prof. Land Surveyor
 Reg. No. 3103



BERGMAN ENGINEERING
 DISCOUNTWAY - Rt. 650, 882-2281
 MARBLE FALLS, TX 78654

VOL 1013 PAGE 171

31.00

FILED FOR RECORD
AT 103900

AUG 06 1939

STATE CLERK
BY 103900

Vol 1013 page 172



THE STATE OF TEXAS AND COUNTY OF LINDA
I HEREBY CERTIFY THAT THE INSTRUMENT WAS
FILED ON THE DATE AND THE TIME ABOVE STATED
AND THAT THE SAME IS A TRUE AND CORRECT COPY
OF THE ORIGINAL FILED RECORD
BY 103900 COUNTY CLERK
LINDA COUNTY, TEXAS
State Law Dept

STATE CLERK
LINDA COUNTY, TEXAS

Ret to: HLT
Box 500
Burnet TX 78611

SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS
AND RESTRICTIONS OF
"SENDERA RIDGE, ON THE COLORADO"
(Not Applicable to Water Front Lots)

STATE OF TEXAS
COUNTY OF LLANO
KNOW ALL MEN BY THESE PRESENTS

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF "SENDERA RIDGE, ON THE COLORADO" is made on November 24, 1999 by Sendera Ridge, Ltd., a Texas Limited Partnership, hereinafter referred to as the "Declarant";

Declarant has previously filed for record a Declaration of Covenants, Conditions, Easements and Restrictions of "Sendera Ridge, On The Colorado" dated July 30, 1999, recorded in Volume 1013, Page 131 et seq, of the Real Property Records of Llano County, Texas (herein sometimes referred to as "the Declaration") and as amended at Volume 1013, Page 158 et seq of the Real Property Records of Llano County, Texas, providing for the establishment of certain covenants, conditions, easements and restrictions for certain real property located in Llano County, Texas, as described in the Declaration, known as "the Property", and which Declaration is incorporated herein by reference; and,

WHEREAS, Declarant reserved the right from time to time to amend such Declaration prior to the subdivision of the Property, or the sale of any Lot or Tract in the subdivision, the subject of the Declaration; and

WHEREAS, Declarant wishes to amend the Declaration as to the Property the subject of the Declaration, provided that this amendment shall not apply to any portion of the Property subdivided or to be subdivided into water front property Lots fronting on Lake Lyndon B. Johnson, and as to such water front property Lots, the provisions of the original Declaration shall continue to apply as written.

The Declaration and this amendment are intended to ensure the best and highest use and most appropriate development of the Property; to protect the existing and future Owners of the Property against improper use of property in the planned subdivision of the Property by surrounding property owners within the subdivision; to preserve so far as practical, the natural beauty of the Property; to guard against the erection of poorly designed or proportioned structures of improper or unsuitable material; to encourage and secure the erection of attractive improvements on each Lot or Tract with appropriate locations to prevent haphazard and inharmonious improvements of Lots or Tracts; and in general to protect the natural environment and to provide for development of the highest quality to enhance the value of investments made by property Owners;

NOW THEREFORE, Declarant has and does hereby adopt this Second Amendment to the Declaration of Covenants, Conditions, Easements and Restrictions of "Sendena Ridge, On The Colorado," dated July 30, 1999, as follows:

Declarant hereby declares that the Property and any Lot or Tract subdivided therefrom shall be held, sold and conveyed subject to the Declaration and its amendments (except as herein expressly stated otherwise) and such covenants, conditions, easements and restrictions shall run with the Property and shall be binding on all parties having any right, title, or interest in or to the Property, and any part thereof or any Lot or Tract subdivided therefrom and including their heirs, executors, administrators, successors or assigns; and further shall constitute a mutual covenant and equitable servitude burdening each part of the Property and shall inure to the benefit of each Owner of the Property, or any part thereof or any Lot or Tract subdivided therefrom; and that each contract, or deed which may hereafter be executed with regard to the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to the Declaration and its amendments regardless of whether or not the same are set out or referred to in said contract or deed.

Unless the content otherwise specifies or requires, the following words when used herein shall mean the following:

Association shall mean the Sendena Ridge, On the Colorado Property Owners Association to be formed in accordance with the Declaration.

Architectural Control Committee, sometimes referred to as the ACC, refers to the ACC to be initially appointed by Declarant and at a later date elected by the members of the Association as provided in the Declaration. To be formed for the review and approval of plans for the construction of improvements upon all property according to and subject to the Declaration.

Declarant shall mean Sendena Ridge, Ltd., a Texas Limited Partnership, its duly authorized representatives, it and their successors and assigns.

The following Sections of the Declaration, as they apply to non-waterfront Lots or Tracts within the Property, are hereby amended to read as follows:

ARTICLE II, GENERAL RESTRICTIONS:

Section 2. B. "Division of Tracts", is hereby amended for non-waterfront Lots or Tracts to the following:

"No Tract shall be resubdivided into smaller tracts less than five (5) acres by any Owner. This restriction shall not prevent a correction deed or other documents to resolve boundary disputes. In the event of multiple contiguous Tract ownership, the owner(s) may apply for replat as one Tract."

Section 6. "Metal Storage Buildings and Other Structures", is hereby amended for non-waterfront Lots or Tracts to the following:

"Metal storage buildings, barns and other similar structures, including prefabricated storage buildings, may be constructed or installed on a Lot or Tract, but in the interest of maintaining architectural conformity within the Subdivision, only with the prior written approval of the ACC."

Section 11. "Building Location and Limitations", is hereby amended for non-waterfront Lots or Tracts to the following:

"Locations of buildings and structures are subject to approval of the ACC. No building or structure located on any Lot or Tract shall be nearer than fifty (50) feet of any property line. In no event shall a building or structure be located in or on any easement described on a plat of the property subject to the Declaration, as amended, and recorded in the Llano County Plat Records, or as described in the Declaration, as amended and recorded in the Llano County Real Property Records. Special diligence will be exercised by the ACC to protect the views from surrounding structures."

Section 15. "Driveways", is hereby amended for non-waterfront Lots or Tracts to the following:

"All driveways shall be at least ten (10) feet in width and (other than the entry apron connecting to a subdivision street or road) shall be constructed with asphalt paving or crushed stone road base material (excluding caliche which may only be used as a base material to be promptly covered by asphalt or crushed stone). Declarant intends from time to time to pave roads within the bounds of the Property. All owners of a Lot or Tract who construct driveways subsequent to the paving of a subdivision street or road which fronts a Lot or Tract shall construct a paved asphalt or concrete entry apron extending from the Lot or Tract entrance or entry gate and which entry apron shall connect to the paved subdivision street or road fronting such Lot or Tract."

Section 23. "Animals", is hereby amended for non-waterfront Lots or Tracts to the following:

"A reasonable number of dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose, unless otherwise approved by the Association. No feed lots for hogs, goats, sheep, livestock or poultry of any kind shall be maintained or kept on any Lot or Tract, except as provided below.

Permitted livestock and minimum acreage allocation are as follows:

Cattle:

No more than 1 per 5 acres.

Horses, Mules and Donkeys:

No more than 1 per 5 acres.

The annual offspring of a livestock animal unit shall not be counted as an animal unit until the offspring is more than one year in age.

SENDERA RIDGE LTD., a Texas Limited Partnership
BY: [Signature]
WES CAMPBELL, Partner

BY: BURGET, DERRICK AND ASSOCIATES,
INC., a Texas Corporation, Partner

BY: Edward R. Burget
EDWARD R. BURGET, President
[Signature]
BETTE H. ROBERTS, Partner

STATE OF TEXAS
COUNTY OF BURNET

§
§
§

This instrument was acknowledged before me on November 24, 1999, by WES CAMPBELL,
General Partner of SENDERA RIDGE, LTD., a Texas Limited Partnership, on behalf of said partnership.

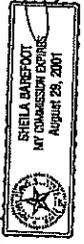


Sheila Barefoot
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BURNET

§
§
§

This instrument was acknowledged before me on November 24, 1999, by EDWARD R.
BURGET, President of BURGET, DERRICK AND ASSOCIATES, INC., a Texas Corporation, on behalf
of said corporation as general partner of SENDERA RIDGE, LTD., a Texas Limited Partnership, on behalf
of said partnership.



Sheila Barefoot
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BURNET

§
§
§

This instrument was acknowledged before me on November 24, 1999, by BETTE H.
ROBERTS, limited partner of SENDERA RIDGE, LTD., a Texas Limited Partnership.



Sheila Barefoot
Notary Public, State of Texas

FILED FOR RECORD
AT 10:40 AM

NOV 29 1988

BETTE SUE HOY, CLERK

LLANO COUNTY, TEXAS

BY B. S. Hoy 15:00K

Stutts

THE STATE OF TEXAS****COUNTY OF LLANO
I, HEREBY CERTIFY THAT THE INSTRUMENT WAS
FILED ON THE DATE AND TIME STAMPED HEREON BY
ME AND WAS DAY RECORDED IN VOL. 1043
PAGE 218 OF THE OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF LLANO COUNTY, TEXAS ON
29 DAY OF Nov, 1988



Bette Sue Hoy

BETTE SUE HOY, COUNTY CLERK
LLANO COUNTY, TEXAS

VOL. 1043 PAGE 218

CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.

P.O. BOX 553, FREDERICKSBURG, TEXAS 78624-0553

LINE NO. 99-13541R

00-9776

EASEMENT NO. _____

NAME _____



RIGHT OF WAY EASEMENT
(Distribution)

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LLANO

WES CAMPBELL

That the undersigned hereinafter called "Grantor" (whether one or more) for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the Central Texas Electric Cooperative, Inc., a corporation, whose post office address is P.O. Box 553, Fredericksburg, Texas 78624-0553, and its successors, or assigns, the right to enter upon the lands of the undersigned, situated in the County of LLANO, State of Texas and more particularly described as follows:

A tract of land located approximately 2.5 miles S from the town of Burnham, Delta (Show Direction Above)

and bounded on the north by land owned by: Alfred Bordschmid III

on the south by land owned by: Thomas Burrow (Lopp Estate)

on the east by land owned by: Lake LBJ

on the west by land owned by: Leroy Murchison

The right-of-way easement, rights and privileges herein granted shall be used for the purpose of providing electric utility services (overhead or underground) including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating, electric lines, distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of electric utility services. The Cooperative is specifically granted pedestrian and vehicular ingress and egress over my (our) land to or from said right-of-way.

The width of the easement shall be 30 feet, one-half (1/2) of such distance on either side of Cooperative's lines, poles, or other facilities.

The easement, right, and privilege herein granted shall be perpetual, unless abandoned or the easement is not used for a period of ten (10) years, appurtenant to the land and shall inure to the beneficiary of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns, except those held by the following persons:

The Cooperative shall have the right to use so much of the surface of the hereinafore described property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear, cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to clear, cut and trim from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this _____ day of _____

19 99

Wes Campbell
Wes Campbell

L.S.

VOL. 1101, PAGE 342

DATE: 8-20-99

L.S.

For the single acknowledgment of one person, man or woman, married or unmarried, use:

The State of Texas
County of LLANO

Before me, the undersigned authority, on this day personally appeared WES CAMPBELL
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that
he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office, this 20th day of AUGUST, 19 99



Kathy Marshall
Notary Public, _____ County, Texas

For the joint acknowledgment of man and wife, use:

The State of Texas

County of _____

Before me, the undersigned authority, on this day personally appeared _____
and wife, _____ known to me to be the persons whose names are subscribed to
the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration
therein expressed.

Given under my hand and seal of office, this _____ day of _____, 19 _____

Notary Public, _____ County, Texas

For the acknowledgment of a person who has signed in a representative capacity, corporate officer, independent
executor, or whsleever, use:

The State of Texas

County of _____

Before me, the undersigned authority, on this day personally appeared _____
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that
_____ executed the same for the purposes and consideration therein stated, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 19 _____

Notary Public, _____ County, Texas

WITNESS ACKNOWLEDGMENT

The State of Texas

County of _____

Before me, the undersigned authority in and for said County and State, on this day personally appeared
_____, known to me to be the person whose name is subscribed as a witness to
the foregoing instrument of writing, and, after being duly sworn by me, stated on oath that he saw
_____ the Grantor, subscribe the same and that he/she
signed the same as a witness at the request of the Grantor.

Given under my hand and seal of office, this _____ day of _____, 19 _____

Notary Public, _____ County, Texas

EASEMENT

From _____

To _____

CENTRAL TEXAS ELECTRIC
COOPERATIVE, INC.

FILED 1101 REC: 34B

Filed _____

The _____ day of _____
19 _____ at _____ o'clock _____ M. in _____

County Records.

_____, the Clerk of said County, do hereby
certify that the foregoing is recorded in

Volume _____ pages _____

County Clerk _____

By: _____ Deputy

After Recording Return To:

CENTRAL TEXAS ELECTRIC
COOPERATIVE, INC.

P.O. Box 553

Fredericksburg, Texas 76824-0553

FILED FOR RECORD
AT GILLESPIE

DEC 04 2000

BETTE SUE HOY, CLERK
LLANO COUNTY, TEXAS

OC 130

THE STATE OF TEXAS**COUNTY OF LLANO
I, HEREBY CERTIFY THAT THE INSTRUMENT WAS
FILED ON THE DATE AND TIME STAMPED HEREON BY
ME AND WAS DULY RECORDED IN VOL. 110
PAGE 344 OF THE OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF LLANO COUNTY, TEXAS ON
4 DAY OF Dec, 2000.



Bette Sue Hoy

BETTE SUE HOY, COUNTY CLERK
LLANO COUNTY, TEXAS

VOL 1101 PAGE 344

03-10278

SANITARY CONTROL EASEMENT

DATE: 3-6-01

Grantor: Stephen R. Leach
4323 Shadow Oaks Dr.
Austin, Tx. 78746

Grantee: Sanderia Nidor on the Colorado River, Unit 1 Property Owners Association
Box 70
Kingsland, Texas 78639

RECORDERS MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All brackets, additions and changes were present at the time the instrument was filed and recorded.

Purpose, Restrictions, and Uses of Easement:

1. The purpose of this easement is to protect the water supply of the well described and located below by means of sanitary control.
2. The construction and operation of underground petroleum and chemical storage tanks and liquid transmission pipelines, stock pens, feedlots, dump grounds, privies, cesspools, septic tank or sewage treatment drainfields, improperly constructed water wells of any depth, and all other construction or operation that could create an unsanitary condition within, upon, or across the property, subject to this easement are prohibited within this easement. For the purpose of the easement, improperly constructed water wells are those wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
3. The construction of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, and cemetaries is specifically prohibited within a 50-foot radius of the water well described and located below.
4. This easement permits the construction of homes or buildings upon the Grantor's property as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.
5. This easement permits normal farming and ranching operations, except that livestock shall not be allowed within 50 feet of the water well.

The Grantor's property subject to this Easement is a portion of the property described in the documents recorded at:

Volume 687 Page 78, Official Public Records of Llano County, Texas

Property Subject to Easement:

All of that area described in the attached Exhibit "A," incorporated herein for all purposes.

TERM:

This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor from the date of this easement until the use of the subject water well as a source of water for public water systems ceases.

ENFORCEMENT:

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

INVALIDATION:

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

FOR AND IN CONSIDERATION, of the sum of One Dollar (\$1.00) and for other good and valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to Grantee and to its successors and assigns the sanitary control easement described in this easement.

Stephen P. Leach

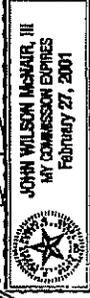
GRANTOR:



RECORDERS MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

State of Texas
County of Travis

Subscribed and sworn to before me this 6th day of March, 2001.

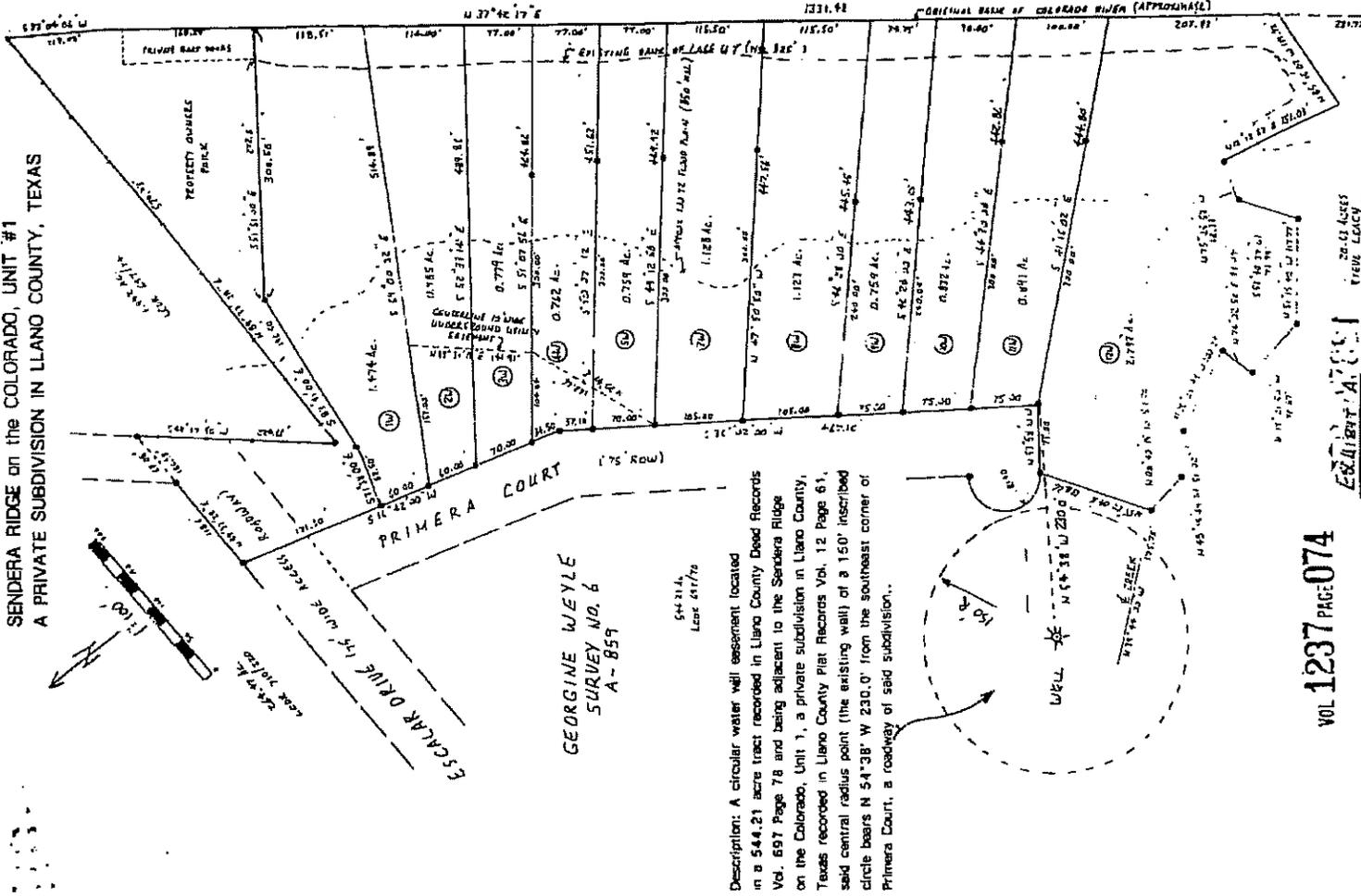


RECORDERS MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

LAKE LBJ (HSL 825') ~ COLORADO RIVER ~

SENDERA RIDGE on the COLORADO, UNIT #1
A PRIVATE SUBDIVISION IN LLANO COUNTY, TEXAS



GEORGINE WEYLE
SURVEY NO. 6
A-859

544.214
Lot 6 6/17/78

Description: A circular water well easement located in a 544.21 acre tract recorded in Llano County Deed Records Vol. 697 Page 78 and being adjacent to the Sendera Ridge on the Colorado, Unit 1, a private subdivision in Llano County, Texas recorded in Llano County Plat Records Vol. 12 Page 61, said central radius point (the existing wall) of a 150' inscribed circle bears N 54°38' W 230.0' from the southeast corner of Primera Court, a roadway of said subdivision.

VOL 1237 PAGE 074

EXHIBIT A.C.1

20.01 ACRES
VIEW LOCUS
1176 LIGHTS

FILED FOR RECORD
AT 2:27 PM

NOV 18 2003

BETIE SUE HOY, CO CLK
LLANO CO, TEXAS
BY Wes Chamberl 1800

Wes Chamberl
DB 70

Kingsland Tx 78659

THE STATE OF TEXAS****COUNTY OF LLANO
I, HEREBY CERTIFY THAT THE INSTRUMENT WAS
FILED ON THE DATE AND TIME STAMPED HEREON BY
ME AND WAS DULY RECORDED IN VOL. 1237
PAGE 75, OF THE OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF LLANO COUNTY, TEXAS ON
18 DAY OF Nov, 2003.



Betie Sue Hoy
BETIE SUE HOY, COUNTY CLERK
LLANO COUNTY, TEXAS

VOL 1237 PAGE 075

NOV 18 2003

SANITARY CONTROL EASEMENT

03-1029

DATE: 3/6/01

Grantor: Sendra Ridge, LTD
Box 70
Kingsland, Texas 78639

Grantee: Sendra Ridge on the Colorado River, Unit 1 Property Owners Association
Box 70
Kingsland, Texas 78639

RECORDERS MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegality, carbon or photo copy, discolored paper, etc. All alterations, additions and changes were pointed out by the instrument was filed and recorded.

Purpose, Restrictions, and Uses of Easement:

1. The purpose of this easement is to protect the water supply of the well described and located below by means of sanitary control.
2. The construction and operation of underground petroleum and chemical storage tanks and liquid transmission pipelines, stock pens, feedlots, dump grounds, privies, cesspools, septic tank or sewage treatment drainfields, improperly constructed water wells of any depth, and all other construction or operation that could create an unsanitary condition within, upon, or across the property subject to this easement are prohibited within this easement. For the purpose of the easement, improperly constructed water wells are those wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
3. The construction of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, and cements is specifically prohibited within a 50-foot radius of the water well described and located below.
4. This easement permits the construction of homes or buildings upon the Grantor's property as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.
5. This easement permits normal farming and ranching operations, except that livestock shall not be allowed within 50 feet of the water well.

The Grantor's property subject to this Easement is a portion of the property described in the documents recorded at:

Volume 697 Page 78, Official Public Records of Llano County, Texas

Property Subject to Easement:

All of that area described in the attached Exhibit "A," incorporated herein for all purposes.

TERM:

This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor from the date of this easement until well as a source of water for public water systems ceases

RECORDERS MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blanks, additions and changes were present at the time the instrument was filed and recorded.

ENFORCEMENT:

Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

INVALIDATION:

Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

FOR AND IN CONSIDERATION, of the sum of One Dollar (\$1.00) and for other good and valuable consideration paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey to Grantee and to its successors and assigns the sanitary control easement described in this easement.

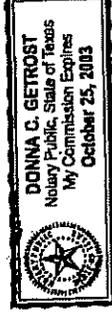
GRANTOR:



Wes Campbell
General Partner
Sendera Ridge LTD

State of Texas
County of Harris

Subscribed and sworn before me this 6th day of March, 2001

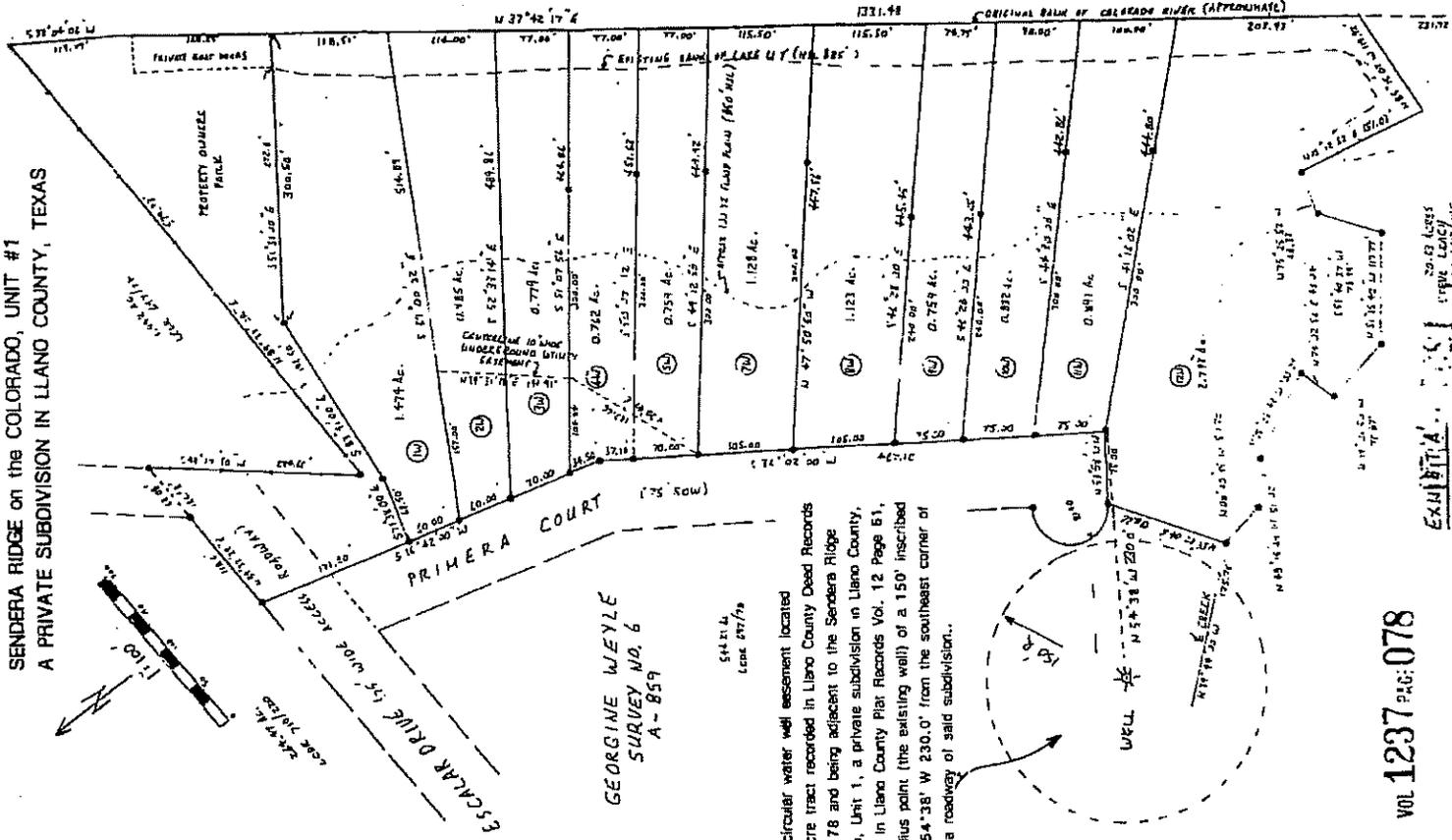



March 6, 2001

SENDERA RIDGE on the COLORADO, UNIT #1
A PRIVATE SUBDIVISION IN LLANO COUNTY, TEXAS

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were prepared at the time the instrument was filed and recorded.

LAKE LBJ (HSL 825") ~ COLORADO RIVER ~



GEORGINE WEYLE
SURVEY NO. 6
A-859

544.214
Leak 577/78

Description: A circular water well easement located in a 544.21 acre tract recorded in Llano County Deed Records Vol. 697 Page 78 and being adjacent to the Sendera Ridge on the Colorado, Unit 1, a private subdivision in Llano County, Texas recorded in Llano County Plat Records Vol. 12 Page 61, said central radius point (the existing well) of a 150' inscribed circle bears N 54°38' W 230.0' from the southeast corner of Primera Court, a roadway of said subdivision.

VOL 1237 PAGE 078

EXHIBIT A
20-03 Acres
1786-1801/78

FILED FOR RECORD
AT San Dimas

NOV 18 2003

BETIE SUE HOY CO CLK
LLANO CO, TEXAS
BY Campbell DEPUTY
1340

THE STATE OF TEXAS***COUNTY OF LLANO
I, HEREBY CERTIFY THAT THE INSTRUMENT WAS
FILED ON THE DATE AND TIME STAMPED HEREON BY
ME AND WAS DULY RECORDED IN VOL. 1232
PAGE 76-79, OF THE OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF LLANO COUNTY, TEXAS ON
18 DAY OF Nov, 2003.



Bettie Sue Hoy

BETIE SUE HOY, COUNTY CLERK
LLANO COUNTY, TEXAS

VOL 1237 PAGE 079