

014403

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

This Declaration of Covenants, Conditions, and Restrictions is made by BARBARA L. RICHARDSON (herein referred to as the "Declarant").

1. Declarant is the owner of that real property in Burnet County, Texas, described as follows, to-wit:

Being that tract of 100 acres of land in Burnet County, Texas, described in Exhibit A attached hereto. (said 100 acres being referred to herein as the "property")

Declarant hereby places the following restrictions on the property, to-wit:

1st: Any residence constructed on the property must contain at least 2,000 square feet, exclusive of open or screened porches, patios, and garages.

2nd: Before any residence is constructed on the property the plans must be approved by an Architectural Control Committee, the members of which are to be appointed by the Declarant or the Declarant's heirs, executors, administrators, or assigns; Declarant may assign the right to approve such plans to a Property Owners Association; if the Architectural Control Committee, or the Property Owners Association, as the case may be, fails to either approve or reject plans for a residence within sixty (60) days after submission for approval, then Committee or Association approval shall not be required.

3rd. The foregoing covenants and restrictions may be amended by the Declarant, her heirs, executors, administrators or assigns, but any such amendment shall not reduce the size of the residences below the above-described 2,000 square feet.

This Declaration is executed this 1st day of December 2004.

DECLARANT:

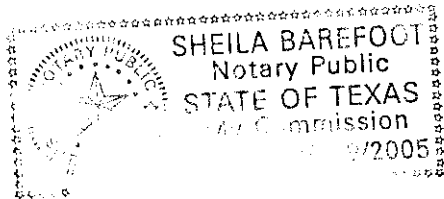
Barbara L. Richardson
BARBARA L. RICHARDSON

OFFICIAL PUBLIC RECORD
BURNET COUNTY
TEXAS
293-0822

THE STATE OF TEXAS)

COUNTY OF BURNET)

This instrument was acknowledged before me on the 1st day of December, 2004, by BARBARA L. RICHARDSON.



Sheila Barefoot
Notary Public, State of Texas

BEING 100.00 acres of land in Burnet County, Texas comprised of approximately 49.75 acres out of the R. W. Hoover Survey No. 132, Abstract No. 1724; 46.11 acres out of the G. J. Harwell Survey No. 712, Abstract No. 419; and 4.14 acres out of the J. S. Harwell Survey No. 509, Abstract No. 422, and being out of that certain 220.37 acre tract described in Deed to Buck Burdett, et al as recorded in Vol. 415 at Page 55 of the REAL PROPERTY RECORDS of Burnet County, Texas, said 100.00 acres being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pin found at the Northwest corner of said 220.37 acre tract and a northerly Southwest corner of that certain 1599.96 acre tract described in Deed to S & C Trucking, Inc. as recorded in Vol. 704 at Page 387 of the REAL PROPERTY RECORDS of Burnet County, Texas in the easterly line of that certain 53.76 acre tract described in Deed to M. L. Cook as recorded in Vol. 141 at Page 230 of the DEED RECORDS of Burnet County, Texas at or near the Northwest corner of said Hoover Survey, for the Northwest corner hereof;

THENCE along the common boundary of said 1599.96 acre tract and said 220.37 acre tract generally along a fence; S $60^{\circ} 54' 08''$ E 957.97 ft., a $\frac{1}{2}$ inch iron pin set; and S $60^{\circ} 41' 38''$ E 481.79 ft., to the Northeast corner hereof;

THENCE S $31^{\circ} 32' 47''$ W at 0.50 ft., pass a $\frac{1}{2}$ inch iron pin set, and at 563.43 ft., in all to a railroad spike set at the centerline termination point of a 30 foot wide access easement across said 220.37 acre tract, surveyed this day;

THENCE along the easterly line hereof with the center of said 30 foot wide access easement and an existing roadway in (8) courses and distances as follows:

- 1) S $14^{\circ} 35' 50''$ W 315.14 ft., a railroad spike set;
- 2) S $1^{\circ} 25' 02''$ W 147.41 ft., a railroad spike set;
- 3) S $38^{\circ} 55' 13''$ W 126.55 ft., a railroad spike set;
- 4) S $30^{\circ} 59' 48''$ W 167.21 ft., a railroad spike set;
- 5) S $60^{\circ} 19' 45''$ W 147.95 ft., a railroad spike set;
- 6) S $24^{\circ} 49' 20''$ W 154.55 ft., a railroad spike set;
- 7) S $5^{\circ} 59' 20''$ W 164.43 ft., a railroad spike set; and
- 8) S $45^{\circ} 40' 32''$ W 105.47 ft., to a railroad spike set;

THENCE S $84^{\circ} 55' 18''$ W leaving said road at 22.40 ft., pass a $\frac{1}{2}$ inch iron pin set for reference, and at 213.61 ft., in all to a $\frac{1}{2}$ inch iron pin set, for a reentrant corner hereof;

THENCE S $30^{\circ} 00' 55''$ W 204.82 ft., to a $\frac{1}{2}$ inch iron pin set, for a reentrant corner hereof;

THENCE S $52^{\circ} 41' 00''$ E 1239.98 ft., to a $\frac{1}{2}$ inch iron pin set for an angle point hereof;

THENCE S $32^{\circ} 37' 42''$ E 169.83 ft., to a railroad spike set in the center of said 30 foot wide access easement, for a southerly Northeast corner hereof;

THENCE along the center of said 30 foot wide access easement and the easterly line hereof in four (4) courses and distances as follows:

- 1) S $40^{\circ} 16' 53''$ W 77.53 ft., a railroad spike set;
- 2) S $18^{\circ} 31' 07''$ W 266.18 ft., a railroad spike set;
- 3) S $28^{\circ} 16' 06''$ W 64.80 ft., a railroad spike set; and
- 4) S $46^{\circ} 14' 49''$ W 54.89 ft., to the Southeast corner hereof in the northerly line of that certain 1.267 acre County Road Easement conveyed to Burnet County as recorded in Vol. 732 at Page 303 of the REAL PROPERTY RECORDS of Burnet County, Texas, whence a 60d nail set bears S $46^{\circ} 14' 49''$ W 3.67 ft.;

ORIGINAL PUBLIC RECORD
BURNET COUNTY, TEXAS
2023

FIELD NOTES
OF 100.00 ACRES OF LAND
IN BURNET COUNTY, TEXAS
PAGE 2

THENCE along the northerly line of said County Road Easement in two (2) courses and distances as follows:

- 1) along a curve to the left of radius 356.94 ft., central angle $21^{\circ} 41' 13''$, arc distance of 135.11 ft., and a long chord bearing $S 78^{\circ} 50' 05'' W$ 134.30 ft., a $\frac{1}{2}$ inch iron pin found; and
- 2) $S 67^{\circ} 59' 28'' W$ at 106.47 ft., pass a 60d nail found in the top of a fence corner post, and at 111.65 ft., in all to the most southerly corner hereof in the northeasterly right-of-way line of F.M. Highway No. 1431;

THENCE along said highway right-of-way line in eight (8) courses and distances as follows:

- 1) along a curve to the left of radius 1190.24 ft., central angle $16^{\circ} 52' 44''$, arc distance 350.64 ft., and a long chord bearing $N 37^{\circ} 20' 06'' W$ 349.37 ft., a concrete highway monument;
- 2) $N 45^{\circ} 46' 28'' W$ 271.01 ft., a concrete highway monument;
- 3) $N 42^{\circ} 34' 09'' W$ 87.50 ft., a concrete highway monument;
- 4) $N 45^{\circ} 46' 28'' W$ 550.00 ft., a calculated corner;
- 5) $N 40^{\circ} 09' 55'' W$ 151.18 ft., a calculated corner;
- 6) $N 45^{\circ} 46' 28'' W$ 800.00 ft., a concrete highway monument;
- 7) $N 40^{\circ} 04' 39'' W$ 201.09 ft., a concrete highway monument; and
- 8) $N 45^{\circ} 48' 41'' W$ 285.76 ft., to the West corner hereof in the common boundary of said 220.37 acre tract and said 53.76 acre tract, whence a concrete highway monument bears $N 45^{\circ} 48' 41'' W$ 52.95 ft.;

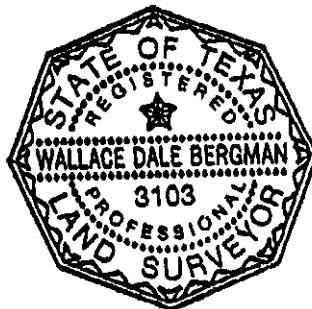
THENCE $N 30^{\circ} 00' 00'' E$ along said common boundary generally along a fence, at 4.33 ft., pass a pipe fence corner post and at 2246.83 ft., in all to the Place of BEGINNING hereof and containing 100.00 acres of land.

The undersigned does hereby certify that the foregoing field notes and accompanying plat represents the results of an on the ground survey made under my direction and supervision in January and February, 1998.

WITNESS MY HAND AND SEAL this the 11th day of February, 1998.

Feb. 11, 1998

Wallace Dale Bergman
Wallace Dale Bergman
Reg. Prof. Land Surveyor
Reg. No. 3103
85B/41



BERGMAN ENGINEERING
916 BROADWAY - ph.(830) 893-2231
MARBLE FALLS, TX 78654

1293 0024
FEDERAL PUBLIC RECORD
BURNET COUNTY, TEXAS

014403

FILED

2004 DEC -1 PM 4: 59

JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on this date
and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL PUBLIC RECORDS
OF BURNET COUNTY, TEXAS in the volume
and Page as shown.



Janet Parker
County Clerk
Burnet County, Texas
By [Signature]
DEPUTY

Any provision herein which restricts the sale, rental or use
of the described real property because of color or race is
invalid and unenforceable under federal law.

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS
1293 0025

SCANNED