

THIS DOCUMENT IS BEING RE-RECORDED TO INCLUDE THE CORRECT RECORDING DATA
OF THE PLAT OF PARADISE OAKS, A SUBDIVISION IN UVALDE COUNTY, TEXAS.

DECLARATION OF RESTRICTIVE COVENANTS OF

PARADISE OAKS

OFFICIAL PUBLIC RECORDS

a Subdivision of Record at Volume 503, Page 653, ~~Map & Plat Records~~
of Uvalde County, Texas

The following covenants are imposed to run with the land for the purpose of promoting a uniform plan of development:

- (1) The Property must be used for single family residential purposes only. Commercial, business and industrial uses are strictly prohibited.
- (2) Keeping or grazing animals for recreational use shall be allowed; however, swine and fowl shall not be raised, bred or kept, with the exception of two animals per child per year may be raised and kept as a 4-H or Future Farmers Association project.
- (3) No single wide mobile homes will be allowed on the Property. Double-wides must be new manufactured homes, and located one hundred (100') feet from all Property lines.
- (4) The Property may not be subdivided.
- (5) All buildings and improvements must be set back sixty (60') feet from the front and thirty (30') feet from the side and rear lines of the Property.
- (6) Perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within forty (40') feet from the front and ten (10') feet from the rear and side lines of the Property and in the road easement. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area and all improvements within it shall be maintained by the owner of the Property, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right of way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said Property not within said easement so long as such items do not prevent the construction of buildings on the Property.

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- (7) Fences on the road must be set back to the Road Easement, and no fences or gates will be allowed on or across the road. The ingress and egress easement providing access to each tract is a private road which is owned by the Owners of the respective tracts. By accepting ownership of a tract, Owners agree to share road maintenance costs on a pro-rata basis with the Owner of each tract contributing an equal share to the overall cost of road maintenance.
- (8) Discharge of firearms is strictly prohibited.
- (9) Texoming Limited, its successors and assigns, shall have the authority to grant waivers of the restrictions contained in this Declaration to accomplish its purpose and intent.

A waiver by Texoming Limited or failure to enforce any of the Restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto. In the event any Restriction or any portion thereof is invalid or void, all the other Restrictions shall remain in full force and effect.

- (10) This Declaration, its provisions, and restrictions are to run with the land and shall be binding on all parties and all persons having an interest in the Property, their successors and assigns, for twenty (20) years from the date of the instrument to which this Declaration is attached, at which time it will be automatically renewed for an additional twenty (20) year period, unless cancelled or modified.

Texoming Limited

By: Seco Investments, Inc.
Its: General Partner

Ronald T. Bownds
By: Ronald T. Bownds
Its: President

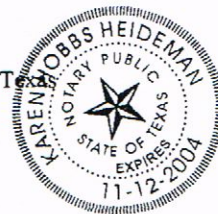
STATE OF TEXAS §

COUNTY OF Uvalde §

This instrument was acknowledged before me on this 28 day of April, 2003, by Ronald T. Bownds, President of Seco Investments, Inc., General Partner of Texoming Limited in this capacity therein.

Karen Hobbs Heideman

Notary Public, State of Texas



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UVALDE COUNTY, TEXAS

Set: 934

A PLAT OF PARADISE OAKS

BEING A SUBDIVISION OF 41.74 ACRES OF LAND SITUATED ABOUT 3.5 MILES N 30° E OF UVALDE IN UVALDE COUNTY, TEXAS, BEING OUT OF SURVEY AND BEING PART OF A 227.64 ACRE TRACT OF LAND CONVEYED FROM MARGARET B. GORDON TO THE MARGARET B. GORDON TRUST BY DEED DATED SEPTEMBER 11, 1993, RECORDED IN INSTRUMENTS 1597, PAGE 169 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS.

IT IS HEREBY CERTIFIED THAT THE FOLLOWING PLAT AND RESOURCES ARE AN ACTUAL, HONEST, FAITHFUL, AND CORRECT REPRESENTATION OF THE TRACT OF LAND AND RESOURCES DESCRIBED IN THE INSTRUMENTS REFERENCED ABOVE, AND THAT THE SAME HAVE BEEN EXAMINED AND FOUND TO BE TRUE AND CORRECT.

Notes:
1. Uvalde County assumes no responsibility for roads within this subdivision.
2. All tracts are subject to State Health Department regulations.

I, Robert T. Mitchell, County Clerk of Uvalde County, Texas, do hereby certify that the foregoing plat and resources are an actual, honest, faithful, and correct representation of the tract of land and resources described in the instruments referenced above, and that the same have been examined and found to be true and correct.

This the 28th day of April, 2003.
Robert T. Mitchell
County Clerk of Uvalde County, Texas

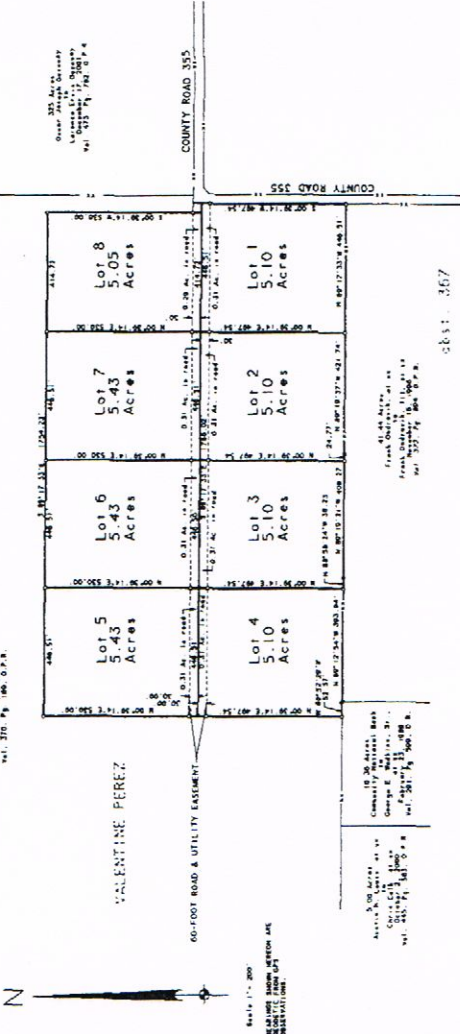
STATE OF TEXAS
COUNTY OF UVALDE
Before me, the undersigned authority, on this day personally appeared Robert T. Mitchell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



STATE OF TEXAS
COUNTY OF UVALDE
I, Robert T. Mitchell, County Clerk of Uvalde County, Texas, do hereby certify that the foregoing plat and resources are an actual, honest, faithful, and correct representation of the tract of land and resources described in the instruments referenced above, and that the same have been examined and found to be true and correct.

Approved in Open
Commissioners Court
APR 28 2003
WILLIAM R. MITCHELL
COUNTY JUDGE
UVALDE COUNTY, TEXAS

FILED AND RECEIVED
OFFICIAL PUBLIC RECORDS
Shirley C. Hutchinson
2003 APR 28 10:54 AM 2003001542
LUCILLE C. HUTCHINSON, CO. CLERK
UVALDE COUNTY, TEXAS



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Uvalde County, Texas

