

STATE OF TEXAS       )  
                                  )  
COUNTY OF JACK     )

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This Declaration of Covenants, Conditions and Restrictions (hereinafter the “Restrictions”) is made this 18th day of September, 2017, by Wild Trinity Ranch, LLC, a Texas limited liability company, maintaining a place of business at 201 Fort Worth Highway, Weatherford, TX 76086 (Parker County) (hereinafter “Developer”).

WHEREAS, Developer desires to provide for certain covenants, conditions and restrictions, as well as the enumerated rights, benefits, burdens and obligations under these Restrictions, to apply to the real property described on Exhibit “A” attached hereto and incorporated herein by reference (“Wild Trinity Ranch”).

NOW, THEREFORE, Developer agrees and declares as follows:

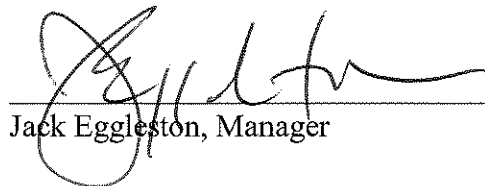
1. These Restrictions shall be binding upon all subsequent owners, grantees, purchasers, and successors in title to all real property within the boundaries of Wild Trinity Ranch (hereinafter, individually referred to as a “Wild Trinity Ranch Owner” and collectively, as the “Wild Trinity Ranch Owners”). These Restrictions may be enforced by any one of the Wild Trinity Ranch Owners.
2. The “Spine Road” (defined hereinbelow) is an approximately thirty-foot (30’) wide access road passing through and across Wild Trinity Ranch as depicted on Exhibit “B” attached hereto and incorporated herein by reference. Exhibit “B” is a concept map of the Spine Road and its approximate location.
3. The Spine Road shall be jointly and severally owned by the Wild Trinity Ranch Owners in fee simple. Only Wild Trinity Ranch Owners (and their guests and invitees) shall have access to or use of the Spine Road.
4. The Spine Road shall be available for vehicular, pedestrian, equine, motorcycle, wagon and bicycle traffic to and from any real property within Wild Trinity Ranch. Access across and the free and uninterrupted use of the Spine Road shall not be restricted or impeded in any fashion by any Wild Trinity Ranch Owner.
5. Maintenance of the Spine Road shall be the joint obligation of all Wild Trinity Ranch Owners and contributions to the cost of such maintenance shall be on a pro rata basis

according to the number of acres owned by each of the Wild Trinity Ranch Owners.

6. These Restrictions may be amended or released only upon the written consent of all Wild Trinity Ranch Owners.
7. The following shall not be permitted anywhere within Wild Trinity Ranch: mobile homes, commercial swine or chicken operations, a cemetery, a church (but not including private or family chapel), waste disposal sites, landfills, dumping grounds for rubbish or accumulation of broken or rusty equipment, disassembled or inoperative cars or other vehicles, and discarded appliances and furniture.
8. Invalidation of any one or more of these covenants, conditions or restrictions by judgment of any court shall in no wise affect any other covenants condition or restriction herein contained, all of which shall remain in full force and effect.
9. There are no third-party beneficiaries of these Restrictions and none of the rights or benefits hereunder shall be assignable by any of the Wild Trinity Ranch Owners, including specifically, without limitation, any right of a non-Wild Trinity Ranch Owner (other than their invitees, guests and their related parties) to use, cross or have access along the Spine Road.
10. Developer shall have no ongoing obligation to enforce these Restrictions against any Wild Trinity Ranch Owner who is in violation of these Restrictions.

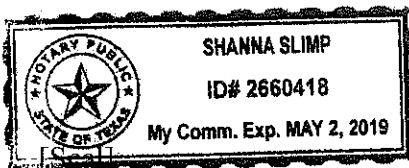
EXECUTED as of the day and year first written above.


Owner: Wild Trinity Ranch, LLC, a Texas limited liability company

  
\_\_\_\_\_  
Jack Eggleston, Manager

STATE OF TEXAS       )  
COUNTY OF PARKER   )

Sworn to and subscribed before me this 19 day of September, 2017 by Jack Eggleston, Manager of Wild Trinity Ranch, LLC, as the act and deed of such limited liability company.



  
\_\_\_\_\_  
Notary Public for the State of Texas

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Exhibit "A"

Legal Description of Wild Trinity Ranch

Exhibit "A"Legal Description of Wild Trinity Ranch**Property (including any improvements):**

Tract of land containing 1146.87 acres, more or less, in the Joseph Morrison Survey, Abstract No. 390, the B.B.B. & C. RR Company Survey, Abstract No. 104, the A. Parrott Survey, Abstract No. 1800, the R. S. Jones Survey, Abstract No. 1117, the A. Davis Survey, Abstract No. 1834, the Jeff Wallace Survey, Abstract No. 885, the J. G. Stevens Survey, Abstract No. 2279 and the R. W. McMannus Survey, Abstract No. 381, Jack County, Texas being the same tracts conveyed to Donald Gardner, Jr. in Volume 972, Page 382, Official Public Records of Jack County and being more particularly described as follows:

BEGINNING at a 2 inch cap on a 5/8 inch iron rod set to replace an "X" marked in a rock found in 2010 that has been removed being the Southeast corner of the said R. S. Jones Survey, a Southeast corner of the said Gardner Tract and an ell corner of the Andrew Lindsey and Carolyn Jones Tract recorded in Volume 921, Page 287, Official Public Records of Jack County, from which a 6 inch steel pipe fence corner bears North 27° 26' 06" West a distance of 2.9 feet;

THENCE North 88° 50' 54" West a distance of 3783.72 feet to a 2 inch cap on a 5/8 inch iron rod found at the Southeast base of a cedar fence corner being an ell corner of the said Gardner Tracts and a Northwest corner of the said Lindsey and Jones Tract;

THENCE South 00° 16' 05" East a distance of 1978.62 feet to a 2 inch cap on a 5/8 inch iron rod found at the South base of a 4 inch steel pipe fence corner being the most Southern Southeast corner of the said Gardner Tracts, a Southwest corner of the said Lindsey and Jones Tract and on a North line of the Henderson Estate Tract description thereof recorded in Volume 628, Page 228, Deed Records of Jack County;

THENCE North 89° 44' 44" West a distance of 2268.31 feet to an unmarked corner that fell in a 4 inch steel pipe fence corner being the most Southern Southwest corner of the said Gardner Tracts, a Southeast corner of the Birdwell Estate Tract recorded in Volume 342, Page 787, Deed Records of Jack County and on a North line of the said Henderson Estate Tract;

THENCE North 00° 25' 52" West a distance of 2812.57 feet to a 2 inch cap on a 5/8 inch iron rod set 2.0 feet North of a 2 inch steel pipe fence corner being an ell corner of the said Gardner Tracts and a Northeast corner of the said Birdwell Estate Tract;

THENCE South 88° 52' 06" West a distance of 994.76 feet to a 2 inch cap on a 5/8 inch iron rod set being a Southwest corner of the said Gardner Tracts and an ell corner of the said Birdwell Tract, from which a 3 inch steel pipe fence corner bears South 88° 52' 06" West a distance of 7.4 feet;

THENCE North 02° 00' 46" West a distance of 3784.96 feet to a 3/8 inch iron rod found at the East base of an old mesquite fence corner being an ell corner of the said Gardner Tracts and a Northeast corner of the said Birdwell Estate Tract;

THENCE South 89° 32' 31" West a distance of 2199.35 feet to a 5/8 inch iron rod found being the most Western Southwest corner of the said Gardner Tracts, the Southeast corner of the Deer Pants Ranch LLC Tract recorded in Volume 782, Page 433, Official Public Records of Jack County and on a North line of the said Birdwell Estate Tract, from which a 4 inch steel pipe fence corner bears South 86° 21' 41" East a distance of 3.3 feet;

THENCE North 00° 01' 57" West a distance of 3728.97 feet to a 2 inch cap on a 5/8 inch iron rod set being the Northwest corner of the said Gardner Tracts, an ell corner of the said Deer Pants Ranch LLC Tract and the Southwest corner of the Drexel West Tract recorded in Volume 786, Page 418, Official Public Records of Jack County, from which a 4 inch steel pipe fence corner bears South 51° 16' 00" East a distance of 6.3 feet;

THENCE North 88° 41' 41" East a distance of 3703.94 feet to a 2 inch cap on a 5/8 inch iron rod set at the Northwest base of an old cedar fence corner being the most Northern Northeast corner of the said Gardner Tracts and an ell corner of the Campsey-Sides Happy C Ranch LP Tract recorded in Volume 658, Page 775, Official Public Records of Jack County;

THENCE South 00° 08' 27" East a distance of 3742.68 feet to a 2 inch cap on a 5/8 inch iron rod set being an ell corner of the said Gardner Tracts and a Southwest corner of the said Campsey-Sides Happy C Ranch LP Tract, from which a 2 inch steel pipe fence corner bears North 00° 10' 59" West a distance of 2.4 feet;

THENCE South 89° 48' 39" East a distance of 4542.73 feet to an unmarked corner that fell in the Northwest base of a 4 inch steel pipe fence corner being a Northeast corner of the said Gardner Tracts, the Northwest corner of the Campsey-Sides Happy C Ranch LP Tract recorded in Volume 972, Page 92, Official Public Records of Jack County and on a South line of the said Campsey-Sides Happy C Ranch LP Tract recorded in Volume 658, Page 775;

THENCE South 01° 23' 42" West a distance of 1580.87 feet to a 2 inch cap on a 5/8 inch iron rod found at the North base of a 4 inch steel pipe fence corner being an ell corner of the said Gardner Tracts and the Southwest corner of the said Campsey-Sides Happy C Ranch LP Tract recorded in Volume 972, Page 92;

THENCE South 88° 36' 18" East a distance of 91.15 feet to an unmarked corner that fell in the Northwest base of a 2 inch steel pipe fence corner being a Northeast corner of the said Gardner Tracts, a Northwest corner of the said Campsey-Sides Happy C Ranch LP Tract recorded in Volume 658, Page 775 and on the South line of the said Campsey-Sides Happy C Ranch LP Tract recorded in Volume 972, Page 92;

THENCE South 01° 23' 42" West a distance of 1370.02 feet to a 2 inch cap on a 5/8 inch iron rod found being an ell corner of the said Gardner Tracts and a Southwest corner of the said Campsey-Sides Happy C Ranch LP Tract recorded in Volume 658, Page 775, from which a 4 inch steel pipe fence corner bears South 82° 26' 41" East a distance of 3.4 feet;

THENCE South 88° 36' 18" East a distance of 3023.59 feet to a 2 inch cap on a 5/8 inch iron rod set on the West line of U. S. Highway No. 148 being the most Eastern Northeast corner of the said Gardner Tracts and a Southeast corner of the said Campsey-Sides Happy C Ranch LP Tract recorded in Volume 658, Page 775;

THENCE South 17° 36' 17" West a distance of 1579.19 feet to a 2 inch cap on a 5/8 inch iron rod found on the West line of the said highway being the most Eastern Southeast corner of the said Gardner Tracts and a Northeast corner of the said Lindsey and Jones Tract;

THENCE South 89° 03' 19" West a distance of 1427.93 feet to a 2 inch cap on a 5/8 inch iron rod found being an ell corner of the said Gardner Tracts and a Northwest corner of the said Lindsey and Jones Tract;

THENCE South 00° 11' 12" East a distance of 166.46 feet to the place of beginning.

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cont.  
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Exhibit "B"

Depiction or Description of Spine Road

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See Attached  
Plat



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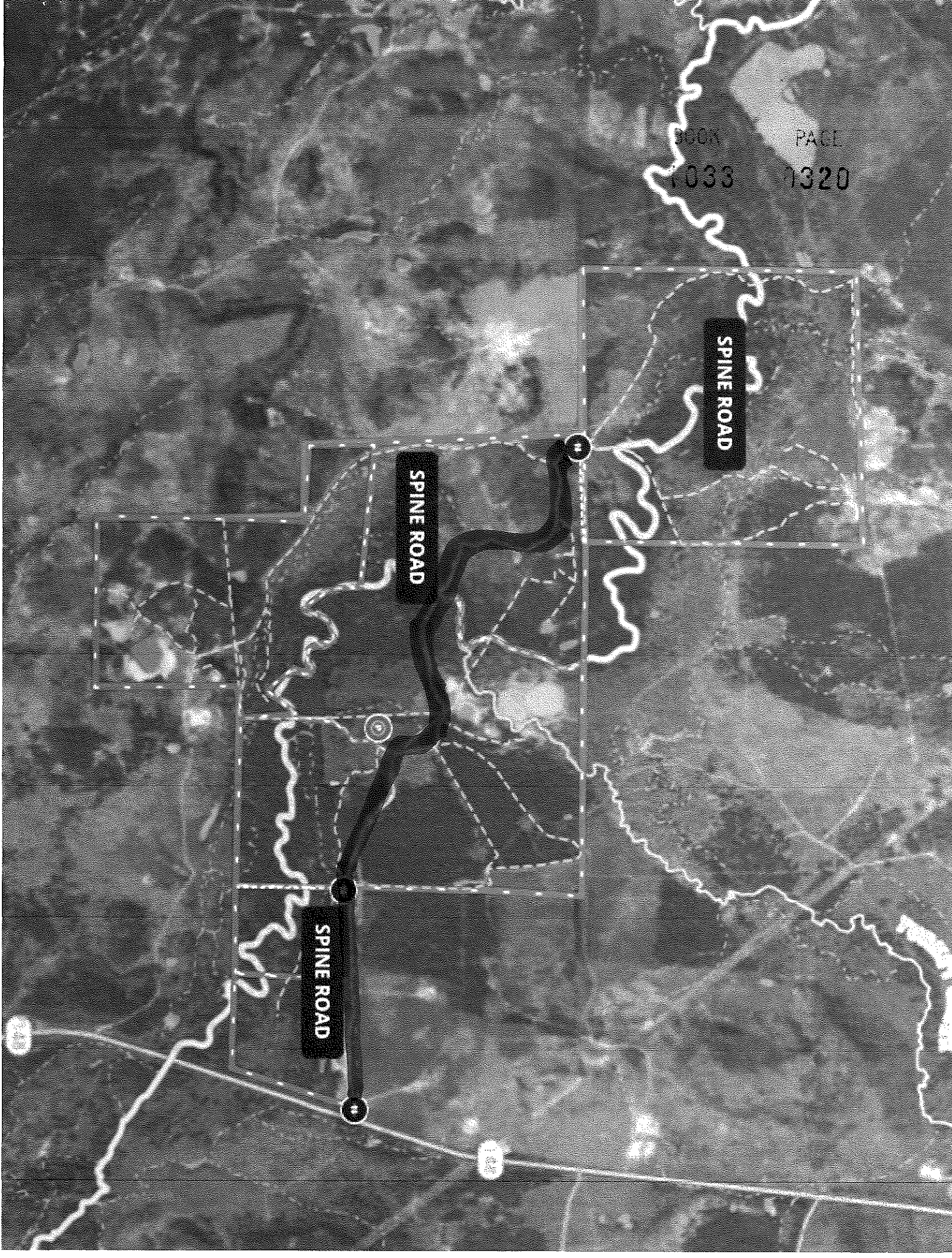
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SPINE ROAD

SPINE ROAD

SPINE ROAD



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Env. Providence Title  
300 South Main  
Ste 100  
Weatherford, TX  
76086

Doc# 20170002744  
#Pages 0    #InkPages 0  
9/21/2017 2:00:53 PM  
Filed & Recorded in  
Official Public Records of  
Jack County Clerk  
Vanessa James  
Fees \$4.00

STATE OF TEXAS, COUNTY OF JACK    I hereby  
certify that this instrument was FILED on the  
date stamped hereon by me and was duly  
RECORDED in the Volume and Page of the  
Official Public Records of Jack County, Texas.

Vanessa James, Jack County Clerk

By:  
Deputy

*[Signature]*

