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WINESS OUR HAID this the 16 agy at Sastuary 2001.

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EXPONENT: ESTORE ME, the undersigned, or notary public in and for the soid State and Coulting this day personally spacered laborin A. Phie. Alogh, A. Phies. Just H. Bretarnonf focusing and the day personal states nomes are substituted in the focusions in the labor states of consideration and the special states of consideration therein expressed and in the capital person states.

OVEN UNDER MY HAND AND SEAL IN THE UN 16 day of January, 2001.

Haven States ROTARY FUBLIC BURNET COUNTY, TEXAS



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COUNTY OF BEANE.

COUNTY OF BEHAET, LANDIN MOLENI, CIDHITY ALDGE OF BURNET COUNTY, TEAAS, DO COUNTY OF ATTACHED MAP, PLAI, FRED NOTES AND ABONE CERNIFICATE COUNTY THAT THE ATTACHED MAP, PLAI, FRED MET OF THE COUNTY EXCEPTING TO THE COUNTY, TEXAS, MAP BY SAG COUNT DUTY.

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PHÉNEE abong the common boundary of sold Vatern that is afree (3) Courses and distinces as feliales:

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25 GO OD COL C 2522 ft, a concets survey monument found on the Arch and a felial when the CERCOLANI-RPLS Southeast Correr was weeken.

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2) STS 10 ft. ** 4.3178 ft. ... of 1/2 with two pin found with a plactic cap stomptof "BERGANI-RPLS"

2) STS 10 ft. of 1.2517 ft. ... of 1/2 ft. of 1/2 more loans as analysely technical cannot of 1/2 ft. of 1/2 more loans and 1/2 ft. of 1/2 more loans as analysely technical cannot can analysely control of 1/2 ft. of 1/2 more loans and 1/2 ft. of 1/2 more pin found with a plactic can stomptof the 1/2 ft. of 1/2 ft.

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THEFICE N 19: 22' 56' E Glong 3od common boundary 1269.78 ft., to the Piece of BECHAING hereof and complete A7.416 acres of land.

STATE OF TEXAS.

COUNTY OF BURNET, KNOW ALL VEN BY THESE PRESOITS. I, WALLACE DALE BERCHANN, REGISTRED

COUNTY OF BURNET, KNOW ALL VEN BY THE CAPACITY THAT THIS SUBDINSON IS

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HISDRANGE RATE MAP, NUMBER AGOSTOD, EFFECTIVE, DATE. IT/16/90.

STATE OF TEXAS.

FOR THE OF TEXAS.

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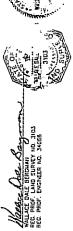
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in sprinds of this pict by the Commissioners' Court of Burnet Court, Ferral, it is understated that building on modelected the public management of the burnet Court in the public models and public models of allowing the public percentaged of allowing the properties of the properties of the public percentaged of a such study, hood, not building the series of medicars the restrict the extent and its the responsibility of the property center or medicars the public and covered by the pict court of public public models. The Court of Burnet is not consider acceptance of the streets and reads in a private such examination. 펵

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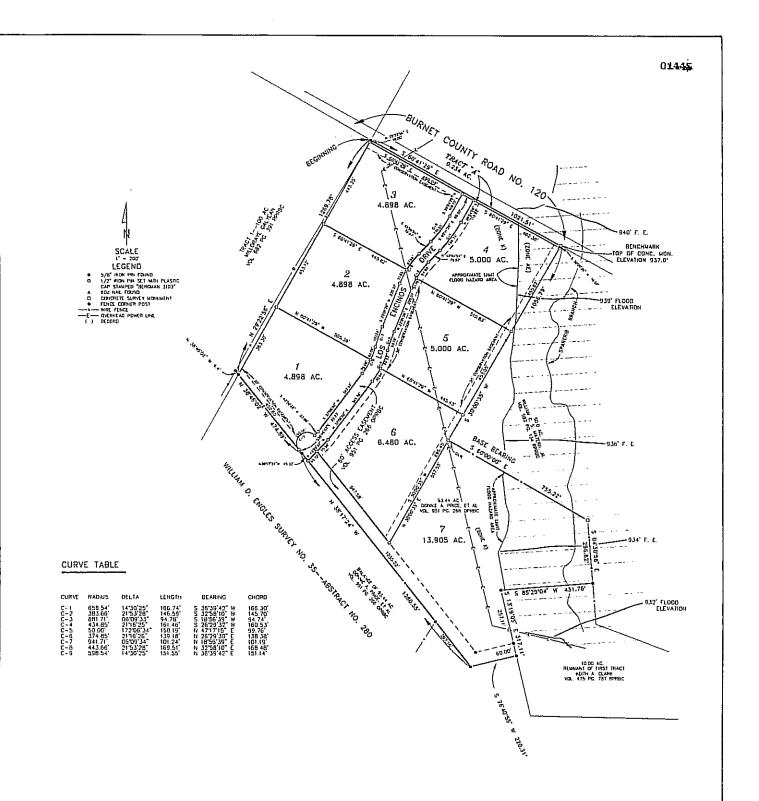
LONER COLORADO RINER AUTHORITY

HPS PERMIT PLAT NOTE:

All protects freen-described absiration is subject to the Lawer Coloroso River Authority's freedoom Saute (1615) pouldon Compute Outhoring Any steediment other hans shape-lame residented may reside on 1620 bestdement permit from the staver Coloroso filter Authority.

BERGMAN ENGINEERING 916 BROADWAY MARBLE FALLS, TEXAS 78654 (630)693-2231

PAGE 1 OF 2



LOS ENCINOS (private subdivision)

A SUBDIVISION OF 47.416 ACRES OF LAND OUT OF THE WILLIAM D. ENGLES SURVEY NO. 35, ABSTRACT NO. 280 AND BEING OUT OF THAT CERTAIN 93.44 ACRE TRACT DESCRIBED IN CORRECTION DEED TO DONNIE A. PRICE, ET AL AS RECORDED IN VOL. 951 AT PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

PAGE 2 OF 2

BERCULN ENGINEERING BIG ORGADWAY WARBLE FALLS, TILAS 75854 (830)863-2231

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THE STATE OF TEXAS	0	RIC UTILITY EASEMENT
COUNTY OF BURNET	0	KNOW ALL MEN BY THESE PRESENTS:
THA T	Keith A. Clar	, k
Burnet C		,
Texas (hereinafter called presents do grant, sell a us hereinafter described variable number of wires I frances or poles made	the "Cooperative"; nd convey unto the for an electric trans , and all necessary	and in consideration of ONE DOLLAR (\$1.00) CTRIC COOPERATIVE, INC., of Johnson City, have granted, sold and conveyed and by the said Cooperative, an easement and right of warmlesian and/or distribution line, consisting or desirable appurtenances (including towarm other materials, telephone and telegraph wire following described lands located in Surnet
Being all that c	ertain tract or nar	cel of land consisting of 100 acres
		vey in Burnet County and more
		09, Page 550 of the Deed Records of .
		rein for descriptive purposes.
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• •) <i>ਹ</i> ੰਨ
Easement and Right	ht-of-Way herein gr	anted shall consist of a strip of しんし
land twenty (20)	feet in width and	being ten (10) feet on either 🦠 🖔
side of said cen	terline.	M (
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cation of the right of way	hereby conveyed is	ق shown on plat attached hereto marked Exhibi
wire on, maintaining a hin the limits of said rig	nd removing said li ht of way; the right	over my (our) adjacent lands to or from said econstructing, inspecting, patrolling, hanging nes and appurtenances; the right to relocate to remove from said lands all trees and parts or may interfere with the efficiency of said
TO HAVE AND TO HOI	D'the above descri	bed easement and rights unto the said Cooper: shall be abandoned.
And I (we) do hereby bir rant and forever defend:	nd myself (ourselve all and singular the sors and assigns	s), my (our) heirs and legal representatives above described easement and rights unto the
•		
WITNESS ~~~	hand(s) this/	5 day of APRIL 19 85
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WITNESS ~~		Kènth A) Clafk (Y)
WITNESS ~~		Kenth A) Clark

THE STATE OF TEXAS

COUNTY OF BURNET

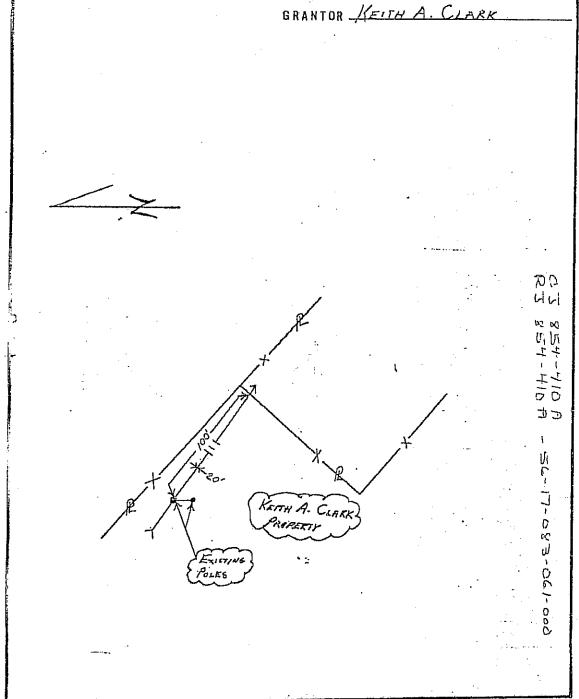
BEFORE ME, the undersigned authority, on this day personally appeared KEITH A.CLARK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed

the same for the purposes and consideration therein expressed.

OF GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of . 1985 Danielle MPublic in and for ___County, Texas 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 he executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE this Notary Public in and for ___County, Texas 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 he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

Notary Public in and for __County, Texas



PEDERNALES ELECTRIC CO-OPERATIVE JOHNSON CITY, TEXAS

EXHIBIT A

SCALE Not To Scele DATE 4-10-85 GRANTOR SETTINA. CLERK X DIVIDADES OF APRIL, A.D., 1985, AT 1:57 O'CLOCK P. M. RECORDED THIS THE 24TH DAY OF APRIL, A.D., 1985, AT 9:11 O'CLOCK A. M. MILLIE WILLIAMS, COUNTY CLERK, BURNET COUNTY, TEXAS. BY: No.550 Williams DEPUTY.

03164

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF LOS ENCINOS

THE STATE OF TEXAS

COUNTY OF BURNET

That Donald A. Price, Molly A. Price, Mark H. Becker and Tracey A. Becker, (Grantors) the owners of 47.416 acres of land, more or less, out of the William D. Engles Survey No. 35, Abstract No. 280, in Burnet County, Texas and being out of that certain 93.44 acre tract described in Deed from Keith Clark to Donald A. Price, Molly A. Price, Mark H. Becker and Tracey A. Becker as recorded in Volume 931, Page 648, and as re-recorded in Volume 951, Page 266 Official Public Records of Real Property, Burnet County, Texas, in consideration of the mutual benefits which will accrue to the owners of the said property, hereby adopt the following restrictions for said property, which restrictions shall be binding upon Grantors, its or their successors or assigns, and all persons claiming under them or their heirs or assigns, unless amended as herein provided for and filed of record in the Official Public Records of Real Property, Burnet County, Texas.

- 1. All property shall be used for residential and home business purposes only.
- No property shall ever be divided or sub-divided into tracts smaller than4.898 acres and all shall front on a dedicated street or road.
- 3. No property shall be used, sold or conveyed as a public or private road or street other that to provide ingress and egress to and from the property.
- 4. Only one single family dwelling and any accompanying out-buildings shall be erected or placed on the property.
- 5. Any residence two bedrooms or less shall contain at least 1,500 square feet heated living area and any three bedroom residence shall contain at least 1,800 square feet of heated living area exclusive of garages, carports and porches. The exterior of every residence (except commercially made log homes) shall be a minimum of 75 percent brick, stone or masonry. All residences constructed on said property shall be of all new material. Such single family dwellings shall not exceed two (2) stories in height.
- 6. No, building, fence, water well, septic system or structure shall be erected or constructed on any tract until the building plans, specifications, plot plans, and exterior design have first been approved in writing by Seller or Grantor or by such nominee or nominees as it may designate in writing.
- 7. No prefabricated, modular, mobile homes, portable buildings or homes moved from other property will be permitted on said property.
- 8. Any detached building, garage, carport, shed, barn or structure or addition to the residence must be of all new material and be constructed in a workmanlike manner. Any variation from this restrictions must have prior written approval of the Grantors.
- 9. Except for fences no buildings or structures of any nature shall be located closer than twenty-five (25) feet to any road or property line. Variations from this requirement may be granted in individual cases where tract size or topography make these requirements impractical but any such variation must have the prior written approval of the Grantors.

 OFFICIAL PUBLIC RECORD BURNET COUNTY. TEXAS

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- 10. Any dwelling commenced on the subject property shall be completed with reasonable diligence and in all events shall be completed as to its exterior within six (6) months from the commencement of construction.
- 11. No trailer house, mobile home, camper, basement, tent, shack, garage, barn or other outbuilding shall be at any time used as a residence or dwelling, either temporarily or permanently.
- 12. The residence and other buildings must be kept in a good state of repair and must be painted when necessary to preserve the attractiveness thereof and kept in a clean and orderly condition at all times. In the event an Owner of any Tract shall fail to maintain the premises and the improvements situated thereon in a neat and orderly manner, Grantor shall have the right, through his agents and employees, to enter upon said Tract and to repair, maintain, and restore the Tract and exterior of the buildings and any other Improvements erected thereon, all at the expense of the Owner, after first having given the Owner of such Tract at least thirty (30) days, from time of written notice, to correct the failure of maintenance.
- 13. All residences shall be constructed with a driveway of either concrete, asphalt or base material at least ten feet in width running from the street to the improvements.
- 14. Said property shall never be used for outside unenclosed storage of any nature, nor shall said property be used or maintained as a dumping ground for rubbish or debris or junk. Trash, garbage or other wastes shall not be permitted except in sanitary containers. All incinerators or cans or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, behind property improvements so they are not readily visible, and shall be within reach of a water hydrant and water hose. No open trash pits shall be permitted. No dirt, soil, or gravel shall be removed from the property and transported elsewhere. Any clearing of land that may result in an accumulation of brush, shall be disposed of in a timely manner (6 months or less) and may not be stored within 25' of any adjacent property line.
- 15. If a home business is conducted by the owner on said property, such business shall be conducted in a manner so as to not create any excessive noise or pollution that would become a nuisance to any other property. If the home business involves equipment, such equipment shall be housed or screened in a manner that it is not visible from the road or adjacent properties.
- 16. For sale signs, signs by the contractor or builder erecting improvements on the property, and one (1) sign designating a home business will be permitted, provided that no sign of any type shall be larger in size that 2' x 2'.
- 17. Cars or other vehicles may not be stored on said property nor shall any car or vehicle that is not in running condition and regularly used be allowed on said property more that one week. No repairing of motor vehicles shall be permitted on said property.
- 18. All buildings shall be equipped with approved sanitary plumbing fixtures and plumbing installation meeting the requirements of the National Plumbing Code and shall have sewage disposal and water supply facilities meeting the requirements standards of the State of Texas and Burnet County.
- 19. Livestock with the exception of swine and specifically including, but not limited to, horses and cattle, and also poultry may be raised, bred and kept on said property, provided they are not kept, bred or maintained for any commercial purpose. Dogs, cats and other household pets may be kept provided they are not kept, bred or TEXAS maintained for any commercial purpose. An FFA, 4-H club calf or lamb or similar project may be kept on the premises so long as same is not offensive to hard about in its

S. C. C.

kept in a pen consistent with other improvements on the property specified herein. The number of animals permitted shall be limited to not more than one head per two and one-half (2.5) acres.

- 20. No noxious or offensive activity shall be carried on or conducted on any Tract, nor shall any activity be engaged in that is an annoyance or a nuisance to owners of the other Tracts.
- 21. No commercial trailers, house trailers, trucks in excess of one ton load weight and other similar vehicles shall be parked repeatedly or stored outside on said premises for extended periods of time.
- 22. No storage of any materials which are visible from the roadway may be kept on any Tract, except new materials while construction is under way.
- 23. All fences constructed must be of new materials and be built in a professional manner. Fences constructed of wire must contain a minimum of seven strands.
- 24. An easement ten feet in width adjacent to the property line and around the entire perimeter of the subject property is expressly reserved for the purposes of constructing and maintaining conduits, telephones, electric light poles, towers and other equipment to supply any public or private utility services.
- 25. No building shall be constructed on the property until provisions have been made for drainage of surface water to off site without drainage across adjacent property. Drainage shall be into the street or road area or into natural drainage areas.
- 26. No trees over four (4) inches in diameter may be cut down without prior written consent of the Grantor. Any trees that might obstruct the view of the streets at intersections must be kept trimmed to a height of six (6) feet.
- 27. Security lights placed on any tract shall have a diffuser keeping the range of lighting to a maximum of a 30' diameter:
- 28. Grantors herein, or their successors or assigns, shall appoint a Property Owners Association consisting of three members for the purpose of enforcing restrictions, maintaining roadways and carrying out duties to be in the best interest of the subdivision. In the event of the death or resignation of any member of the committee, the remaining member or members shall designate a successor(s). These restrictions may be from time to time amended by a majority vote of the Property Owners Association. Such alteration, amendment or deletion of any of the restrictions herein will be effective and binding and will be filed in the Official Real Property Records of Burnet County, Texas. Enforcement of any of the restrictions may be by suit by or on behalf of the Property Owners Committee, or by or on behalf of any owner of any tract in said subdivision or by Grantor, against any person or corporation from violating or about to violate any of these restrictions. In the event enforcement actions are instituted and the enforcing party prevails, then the violator agrees to pay all court costs and reasonable attorneys fees incurred as the result of his, her or its violation of these deed covenants.
- 29. Grantor agrees to build, pave and maintain roads in said Los Encinos in order that each tract sold has access to a public road until 85% of said tracts have been sold, then Grantor (Seller) reserves the right to assess each tract \$100.00 per year for the maintenance of the roads, said assessment to be transferred to the Property Owner's Committee or its designee for the maintenance of said roads. The Company of Beringlic RECORD may not accept all or a portion of the roads in a Public Subdivision PUBLET COUNTY (TEXAS maintenance. The Annual Assessment Charge assessed against each Owner shall be 1988 due and payable, in advance, on the date of the sale of such Lot by Grantor for that

portion of the calendar year remaining, and on the thirty-first (31") day of each January thereafter. Any such amount not paid and received the tenth (10th) day of each February thereafter shall be deemed delinquent, and without notice shall bear interest at the highest contract rate per annum allowed by law from the date originally due until paid. Any Assessment Lien filed on a tract in the subdivision shall be deemed subordinate to any Mortgage for the purchase or improvement of any Tract and any renewal, extension, rearrangement or refinancing thereof.

- 30. It is the responsibility of each property owner to file for and maintain any agricultural and/or wildlife exemption on his or her property once deeded from Grantors.
- 31. Invalidation of any one of these covenants 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.
- 32. Without regard to whether or not such are recited in conveyances or referred to in conveyances, these covenants, conditions and restrictions shall be deemed covenants running with the land and shall be binding upon Grantors, its or their successors or assigns, and all persons claiming under it or its successors or assigns.
- 33. These restrictions are covenants running with the land and shall be binding

on an parties claiming under them.
Executed this day of March, 2001.
Donald A. Price Mark H. Becker
MOLLY A. PRICE TRACEY A. BECKER
STATE OF TEXAS *
COUNTY OF BURNET *
This instrument was nelmowledged before me on this
STATE OF TEXAS *
COUNTY OF BURNET *
This instrument was acknowledged before me on this
KAREN STAHR

0974 0199

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 Massachilland

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.

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OFFICIAL PUBLIC RECORD BURNET COUNTY, TEXAS

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