

ATC-STONE OAK
05008670 JW

RESTRICTIVE COVENANTS

STATE OF TEXAS §

COUNTY OF BEXAR §

We, Sunbelt Estates, LLC, a Texas limited liability company, acting by and through its duly authorized manager, as owner, does hereby adopt and impress the following restrictive covenants upon the following described property ("Property"):

A 44.53 ACRE TRACT OF LAND OUT OF THE MANUEL GOTARI SURVEY NO. 5, ABSTRACT 252, BEXAR COUNTY TEXAS, SAID 44.53 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

For the benefit of itself as owner of the land and for the use and benefit of any and all subsequent owners of the land or any part thereof, the following covenants are made and adopted to run with the land as hereinafter set out:

- 1. No structure of a temporary character, mobile home, trailer, camper, tent, shack, garage, or other temporary shelter shall be used, either temporarily or permanently, on the Property. Recreational vehicles may be parked on the Property;**
- 2. The Property shall be used for residential purposes only. There shall be no commercial use of the Property and no buildings shall be erected, altered, placed or permitted to remain on the Property other than detached single family dwellings and private garages for no more than four (4) automobiles. Single family dwellings may be constructed on no less than one (1) acre per dwelling. The residence shall not contain less than fifteen hundred (1,500)**



square feet of living space, exclusive of open or screened in porches, terraces, patios, driveways, carports and garages. The exterior walls of any residence shall consist of no less than fifty percent (50%) masonry construction, except that a full log home shall be allowed. Neatly constructed barn or metal building will be allowed.

- 3. No noxious or offensive activity shall be carried on upon the property nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood. The premises will not be used for purposes of raising or feeding swine (FFA and 4H animals including horses allowed.) Domestic animals may be permitted. No outside toilets will be permitted. No signs of any character will be allowed on the Property, except for one (1) sign of not more than five (5) square feet advertising the Property for sale or rent on a temporary basis.**
- 4. Lots shall not be used as a dumping ground for rubbish, trash, garbage, or other waste material. All incinerators or other waste disposal equipment will be kept in a sanitary condition. No junk or wrecking yard shall be located on any tract; specifically, no cars shall be in sight of road or neighbors for more than sixty (60) days if not in running order.**
- 5. The Property shall not be subdivided into lots of less than one (1) acres.**

[SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]

A handwritten signature in black ink, appearing to be a stylized 'J' or 'K' followed by a flourish.

EXHIBIT A

STATE OF TEXAS
COUNTY OF BEXAR

PREPARED FOR: Cass & Courtney Ringelstein - Sellers
David Long - Buyer

FIELD NOTES TO DESCRIBE

A 44.53 Acre Tract of land situated about 12 miles S 55° E of San Antonio in Bexar County, Texas, being out of Survey No. 5, Abstract No. 252, County Block 5192, Miguel Gortaris, original grantee and being all of a 45.0203 Acre Tract conveyed from Ethel B. Knust to Cass Ringelstein, et ux by deed dated June 23, 2006 and recorded in Volume 12235, Page 363 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At a 12" creosote post found in the North line of Foster Road (80 feet wide) for the lower Southeast corner of a 91.3 Acre Tract (Volume 2179, Page 516, Deed Records) and the Southwest corner of this tract;

THENCE: N 78° 38' 23" E 413.06 feet with fence to a 1/2" iron pin found for an exterior corner of said 91.3 Acre Tract and an interior corner of this tract;

THENCE: N 00° 08' 11" E 175.18 feet with fence to a 12" creosote post found for an interior corner of said 91.3 Acre Tract and the Northwest corner of this tract;

THENCE: With fence and the upper South line of said 91.3 Acre Tract as follows:

N 84° 54' 58" E 307.73 feet to a 4" creosote post found for an angle point of this tract;

N 88° 29' 36" E 2200.77 feet to a 12" creosote post found for the Northwest corner of Lot 1 of the Schell Subdivision Unit 1 (Volume 7500, Page 116-117, Plat Records) and the Northeast corner of this tract;

THENCE: S 24° 53' 59" W 1650.72 feet with fence and the West line of Lot 1 and a 4.123 Acre Tract (McClellan Road, Volume 9166, Page 21, Official Public Records) to a 6" cedar post found for the South corner of this tract;

THENCE: in general with fence and with the Northeast line of Foster Road as follows:

N 49° 05' 30" W 1130.23 feet to a 5/8" iron pin set for an angle point of this tract;

With a curve to the left having a radius of 1185.93 feet, a central angle of 30° 39' 14", an arc of 634.48 feet and a chord bearing N 64° 24' 34" W 626.94 feet to a 5/8" iron pin set for an angle point of this tract;

THENCE: N 79° 42' 54" W 810.30 feet to the POINT OF BEGINNING.

Bearings shown herein are geodetic from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 14th day of April, 2008.

John Howard, R.P.S. No. 4611
402 State Highway 173 South
Hondo, Texas 78861
(830) 426-4776



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e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 28.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
10/14/2008 16:27:31 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff