

THE STATE OF TEXAS \$ 4806
COUNTY OF CORYELL \$ KNOW ALL MEN BY THESE PRESENTS:

THAT CREEK CLIFF ESTATES, INC. being the owner of the following described property hereby impose the following restrictions on such property:

All that certain tract of land lying and being situated in Coryell County, Texas, out of the A. Wood Survey, being a part of that tract of land conveyed by Mrs. Lena Grant, et al to S. H. Faubion by deed recorded in Vol. 213, Page 206, Deed Records of Coryell County, Texas and described by metes and bounds as follows: BEGINNING at an iron stake for a corner in the South fence line of said Faubion tract, the same being 255 feet N 71° W from the S E corner of said tract; THENCE N 19° E 345 feet to an iron stake for a corner; THENCE S 72° 40' E 181 feet to an iron stake for a corner in Chicktown road and the East line of said tract; THENCE with Chicktown road and the East line of said tract; N 37° W 78 feet; N 18° 30' W 225 feet; N 6° 30' W 278 feet; and N 18° 30' W 409 feet to the S E corner of 76 acres of land sold by S. H. Faubion; THENCE with the lines of said 76 acres; S 58° 51' W 399 feet; S 17° E 1040 feet to a corner in same in the South line of the Faubion tract; THENCE with said South line, S 71° E 34 feet to the place of beginning, containing 8.08 acres of land. Being tract No. Two in Field Notes made by Arvin McDonald, Registered Public Surveyor dated August 2, 1967 of record in Vol. 263, Page 103 of the Deed Records of Coryell County, Texas. And being the same land conveyed by S. H. Faustion, et ux to Creek Cliff Estates, Inc. recorded in Vol. 263, Page 105 of the Deed Records of Coryell County, Texas.

I.

All of such property is dedicated for residential purposes subject to the exception stated in paragraph II below. Residences erected upon the subject premises shall not be limited to single family dwellings.

II.

A lot out of the subject property which lies adjacent to the Chicktown Road may be developed for commercial use and purposes which does not exceed 150 feet by 200 feet. Such demenstions are approximate and can be reasonably adjusted to allow for commercial activity on a portion of the property adjacent to the Chicktown Road.

III.

The ground floor of any residence, whether single or multi family dwelling, exclusive of open proches and garages shall not be less than 1400 square feet. (For example, a duplex of 1400

square feet, ie 700 square feet per unit, is permissible.)

IV.

All residences erected upon the subject property shall have not less than 60% masonry over exterior walls.

V.

Any improvements erected upon the subject premises shall be new construction. There shall be no move-ins, mobil homes or other pre-fabricated structures placed upon these premises.

VI.

Any subdivision of the subject premises shall conform to the subdivision regulations of the City of Gatesville concerning lot size, set-back etc. However, the zoning regulations of the City of Gatesville, Texas shall not apply to the subject premises unless and until the City acquires jurisdiction of the subject property.

VII.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on the subject premises except pets such as horses, dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes

VIII.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive period of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change saidcovenants in whole or in part.

IX.

Enforcement of these restrictions shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

X.

A determination by a court of competent jurisdiction that

any one of these covenants is invalid shall in any manner affect any other of these covenants.

Executed this the 16th day of May, 1975.

CREEK CLIFF ESTATES, INC.

BY: Curtis A. Davis
Curtis A. Davis, President

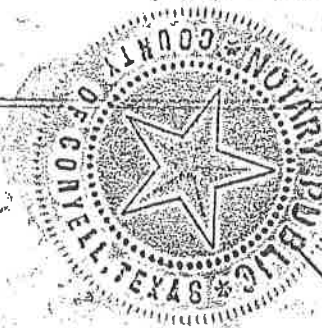


THE STATE OF TEXAS §
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COUNTY OF CORYELL §

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared CURTIS A. DAVIS, President of CREEK CLIFF ESTATES, INC. 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of May, 1975.

Paula Perry
Notary Public in and for Coryell
County, Texas.
My Commission Expires June 1, 1975



FILED FOR RECORD May 19 1975 AT 4:45 0' CLOCK P
RECORDED May 22 1975 A.M. 10:40 0' CLOCK A
REBEL J. HENSON, COUNTY CLERK, CORYELL COUNTY, TEXAS

BY: Rebecca A. Hubbard DEPUTY