

**DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS**

STATE OF TEXAS
COUNTY OF WILLIAMSON

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The undersigned, herein called "Declarant", are the owners of the hereinafter described property, the "Property": 55.58 acres of land described in Exhibit "A" attached hereto.

Declarant desires to impose upon the Property certain protective covenants, conditions, and restrictions, herein called "Restrictions", as are hereinafter set forth; and

NOW, THEREFORE, it is hereby declared: (i) that all of the Property shall be held, sold, conveyed, and occupied subject to those Restrictions set forth in Exhibit "A" attached hereto. Such Restrictions shall run with the Property.

APRIL 23, 1998

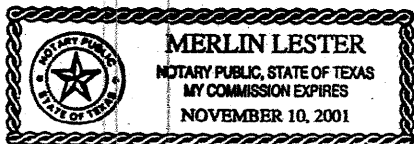

LYNN ARMSTRONG

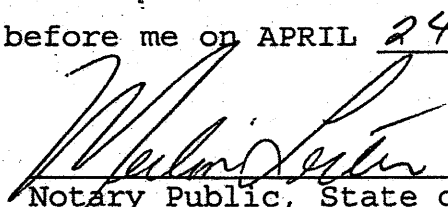

COURTENAY C. ARMSTRONG

STATE OF TEXAS
COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on APRIL 24, 1998 by LYNN ARMSTRONG.

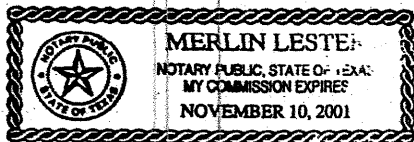


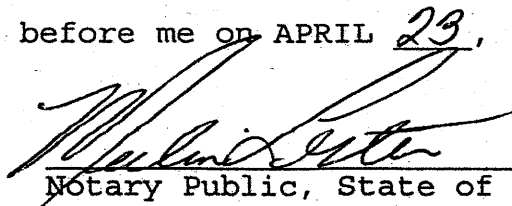

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on APRIL 23, 1998 by COURTENAY C. ARMSTRONG.




Notary Public, State of Texas

PROPERTY RESTRICTIONS

"Property": Approximately 55.58 acres, more or less, John F. Furguson Survey, Abstract No. 231, Williamson County, Texas and described by metes and bounds on the attached Field Notes and Survey prepared by Don H. Bizzell, Registered Professional Land Surveyor, No. 2218, State of Texas, on the 27th day of March, 1998.

1. The Property shall be used and occupied for single family residential purposes only and no portion of the property shall be used for any commercial purpose other than for agriculture use. Any primary residence on the Property shall have a total floor living area of not less than 1,500 square feet for one story and 2,000 square feet for two story, exclusive of garages, carports and porches.
2. No mobile home or manufactured home of any nature shall be placed on the Property except as interim housing while a permanent residence is under construction and it shall be removed within sixty (60) days after occupation of the permanent residence. No previously occupied building or structure shall ever be moved onto said Property. No used materials except those having historical significance, are to be used on any residence or structure, nor are any building materials to be stored on any tract, except for immediate construction of residence. This shall not prohibit storage of building materials which are covered and kept in an orderly manner.
3. No new building (s) shall be located less than fifty (50) feet from front, side or rear property lines.
4. Every outbuilding, except for stables, barns, and a greenhouse, shall correspond in style and architecture to the dwelling to which it is appurtenant. All stables, barns, and greenhouses shall be of new construction and be a minimum of enameled steel exterior siding.
5. Raising of commercial poultry is prohibited and pigs or hogs shall not be housed or kept on said Property. No livestock shall be permitted until said Property is fenced and then no more than one (1) animal unit per one (1) acre shall be permitted. One (1) animal unit shall constitute one (1) horse, one (1) head of cattle, or four (4) head of sheep or goats, or the minimum required by the appraisal district for the subject tract to qualify for agriculture tax exemption. Commercial dog kennels shall not be permitted.
6. Said Property shall not be used as a dumping ground for rubbish, trash, garbage or other waste. Said Property shall not be used for storage of non-operating automotive vehicles.
7. The Property shall not be subdivided into a tract size less than five acres and only one single family residence with a guest house and/or cabana's shall be placed on each five acre tract. Any tract of land 10.0 acres or greater must have a minimum of 30 feet of frontage on County Road's 100 or 106.
8. The owners of any portion of the Property within the 55.58 acres hereinabove described, their heirs and assigns, shall have full right to prosecute any violation of these restrictions and covenants at law or in equity.
9. Invalidation of any one or more of these covenants and restrictions by judgement of a court having jurisdiction shall in no way affect the validity of any other covenants and restrictions which shall remain in force and effect upon said Property.
10. These restrictions and covenants shall be binding until January 1, 2018 on which date they shall automatically be extended for additional 10 year periods thereafter, unless a majority of property owners owning said Property agree in writing to change or eliminate said restrictions, uses and covenants in which event they would change at the end of the existing term. Those property owners whose collective ownership constitutes at least 51% of the acreage of the original Property shall be the majority required herein.
11. All existing buildings are exempt from the above conditions and restrictions.

FIELD NOTES FOR LYNN ARMSTRONG AND WIFE, COURTENAY C. ARMSTRONG

BEING 55.58 acres of land, situated in the John F. Ferguson Survey, Abstract No. 231, in Williamson County, Texas, said land being that certain tract of land called, called 21.61 acres, as conveyed to Lynn Armstrong and wife, Courtenay C. Armstrong by deed as recorded in Volume 1864, Page 486 of the Official Records of Williamson County, Texas, and a portion of that certain tract of land, called 97.91 acres, as conveyed to Courtenay Crews Johnson by deed as recorded in Volume 846, Page 344, of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of March, 1998, under the supervision of Don H. Bizzell, Registered Professional Land Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found on the west line of County Road No. 100, being the east line of the above-referenced 97.91 acre Johnson tract, marking the Northeast corner of the above-referenced 21.61 acre Armstrong tract, being the Southeast corner of that certain Second Tract, called 3/4 acre, as conveyed to James A. Davidson and wife, Betty J. Davidson, by deed as recorded in Volume 442, Page 291, of the Deed Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, with a fence along the said west line of County Road No. 100, being the east line of the said 97.91 acre Johnson tract, as follows; S 16° 12' 30" E, 1,324.79 feet to an iron pin found marking the Southeast corner of the said 21.61 acre Armstrong tract, S 16° 25' 30" E, 399.86 feet to an iron pin set at a fence corner; S 16° 34' 30" E, 306.04 feet to an iron pin set; S 16° 35' E, 300.97 feet to an iron pin set; S 8° 15' E, 139.45 feet to an iron set and S 42° 44' W, 124.84 feet to an iron pin set at the intersection of the said west line of County Road No. 100 and the north line of County Road No. 100, for the Southeast corner of the said 97.91 acre Johnson tract, for the Southeast corner hereof;

THENCE, with a fence along the north line of County Road No. 100, being the south line of the said 97.91 acre Johnson tract, as follows; S 86° 13' 30" W, 1,396.72 feet to a fence corner, leaving the said fence, S 79° 26' 30" W, 42.44 feet to a nail set; N 84° 57' W, 68.17 feet to an iron pin found; N 80° 30' 30" W, 150.76 feet to a 1/2" pipe found; N 76° 41' W, 157.06 feet to a 1/2" pipe found and N 88° 53' W, 83.02 feet to a point in the center of Huddleston Branch, for the Southeast corner of that certain tract of land, called 42.69 acres, as conveyed to Robert Harbison and wife, Cynthia Harbison, by deed as recorded in Volume 1919, Page 153, of the Official Records of Williamson County, Texas, for the most southerly Southwest corner hereof;

THENCE, downstream along the center of Huddleston Branch, being the east line of the said 42.69 acre Harbison tract as follows; N 54° 48' E, 234.48 feet; N 38° 19' 30" E, 239.98 feet; N 45° 04' 30" E, 227.06 feet; N 51° 53' 30" E, 422.60 feet; N 43° 16' E, 370.04 feet; N 18° 39' E, 58.91 feet; N 10° 32' 30" W, 33.77 feet and N 31° 56' 30" W, at 68.8 feet, more or less, pass the Southwest corner of the said 21.61 acre Armstrong tract for a total distance of 571.93 feet, in all, to a point for an interior corner of the said 21.61 acre Armstrong tract, being the Northeast corner of the said Harbison tract, for an interior corner hereof;

THENCE, along the north line of the said 42.69 acre Harbison tract, S 64° 56' W, 79.48 feet to an iron pin found at an 18" & 24" Live Oak, marking the most westerly Southwest corner of the said 21.61 acre Armstrong tract, being the Southeast corner of that certain First Tract, called 134.4 acres, as conveyed to James A. Davidson and wife, Betty J. Davidson, by deed as recorded in Volume 442, Page 291, of the Deed Records of Williamson County, Texas, for the most westerly Southwest corner hereof;

THENCE, along the west line of the said 21.61 acre Armstrong tract, being the east line of the said Davidson First Tract, as follows; N 2° 38' W, 92.70 feet to an iron pin found; N 13° 10' W, 266.85 feet to a nail found in a root; N 6° 16' E, 219.99 feet to a nail found at a fence post and N 11° 06' 30" E, 346.59 feet to an iron pin found marking the Northwest corner of the said 21.61 acre Armstrong tract, being an interior corner of the said Davidson First Tract, for the Northwest corner hereof;



Steger & Bizzell Engineering, Inc.

Consulting Engineers

Surveyors

1678 South Austin Avenue Georgetown, Texas 78626

(817)830-0412 Fax (817)830-0430

THENCE, along the north line of the said 21.61 acre Armstrong tract, N 65° 47' E, 122.06 feet to a nail found marking the Southwest corner of the said Davidson Second Tract, being a southeasterly corner of the said Davidson First Tract and S 87° 39' E, at 35 feet, more or less, pass the center of Huddleston Branch for a total distance of 434.28 feet, in all, to the Place of BEGINNING and containing 55.58 acres of land.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, Don H. Bizzell, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on-the-ground survey made under my direction and supervision during the month of March, 1998, of the property legally described hereon and is correct, and there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 27th day of March, 1998, A.D.

Don H. Bizzell

Don H. Bizzell

Registered Professional Land Surveyor, No. 2218
State of Texas



Page 2 of 2
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