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After recording return to:
Georgetown Title Co., Inc.

702 Rock St.

Georgetown, TX 78626

2016030562B-0C

Declaration of Restrictive Covenants of

181.246 acres of land in Burnet County and Williamson County, Texas

Basic Information

Date: June 29, 2016

Declarant: MIRZA LUCIA VELASQUEZ

Property:

181.246 acres of land, more or less, out of the W. E. MILLER SURVEY No. 4, Abstract No. 578, Burnet County, Texas and the WILLIAM E. MILLER SURVEY, Abstract No. 413, Williamson County, Texas and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Definitions

"Covenants" means the covenants, conditions, and restrictions contained in this Declaration.

"Declarant" means Mirza Lucia Velasquez.

"Property" means the Property, described above.

"Tract" means each tract of land that contains any portion of the Property, herein.

"Owner" means every record Owner of a fee interest in a Tract.

Clauses and Covenants

A. Imposition of Covenants

1. Declarant impose the Covenants on the Property. All Owners and other occupants of the Tracts by their acceptance of their deeds, leases, or occupancy of any Tract agree that the Property is subject to the Covenants.

2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Property for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in a Tract.

3. Each Owner and occupant of a Tract agrees to comply with this Declaration and agrees that failure to comply may subject him to damages, or injunctive relief.

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B. Use and Activities

1. *Prohibited Activities.* Prohibited activities are -
 - a. any activity that is otherwise prohibited by this Declaration;
 - b. any illegal activity;
 - c. any keeping or raising of swine, except that no more than five (5) show pigs may be kept by members of an FFA or 4-H club, provided such pigs are kept within a fences area;
 - d. installing a mobile home, manufactured home, manufactured housing, motor home, or house trailer on a Lot;
 - e. no commercial shooting ranges shall be allowed on the Property; and
 - f. no part of the Property shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers of the standard type.
 - g. no portion of the Property may be further subdivided in a manner that creates any tract less than 10 acres in size.

C. General Provisions

1. *Term.* This Declaration runs with the land and is binding in perpetuity.
2. *No Waiver.* Failure by an Owner to enforce this Declaration is not a waiver.
3. *Corrections.* Declarant may correct typographical or grammatical errors, ambiguities, or inconsistencies contained in this Declaration, provided that any correction must not impair or affect a vested property right of any Owner.
4. *Amendment.* This Declaration may be amended at any time by the affirmative vote of 100 percent of the Owners.
5. *Severability.* The provisions of this Declaration are severable. If any provision of this Declaration is invalidated or declared unenforceable, the other provisions remain valid and enforceable.
6. *Notices.* Any notice required or permitted by this Declaration must be given in writing by certified mail, return receipt requested. Unless otherwise required by law or this Declaration, actual notice, however delivered, is sufficient.

7. *Annexation of Additional Property.* So long as Declarant owns any portion of the Property, on written approval of Declarant, the owner of any property who desires to subject the property to this Declaration may record an annexation agreement that will impose this Declaration and the Covenants on that property.

8. *Presuit Mediation.* As a condition precedent to the commencement of a legal proceeding to enforce this Declaration, the Owners will mediate the dispute in good faith.

DECLARANT:

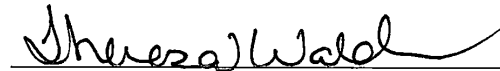


MIRZA LUCIA VELASQUEZ

STATE OF TEXAS)

COUNTY OF WILLIAMSON)

This instrument was acknowledged before me on June 29, 2016, by **MIRZA LUCIA VELASQUEZ**.

Notary Public, State of Texas

BEING A 181.246 ACRE TRACT OF LAND SITUATED IN THE W. E. MILLER SURVEY, ABSTRACT NO. 578, BURNET COUNTY, TEXAS, AND THE WILLIAM E. MILLER SURVEY, ABSTRACT NO. 413, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WADE M. WHEATLEY AND WIFE, KATHARINE E. WHEATLEY, AS RECORDED IN VOLUME 574, PAGE 574, DEED RECORDS, BURNET COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID WHEATLEY TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ELAINE WATSON BROWN, AS RECORDED IN VOLUME 596, PAGE 934, SAID DEED RECORDS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF COUNTY ROAD 276;

THENCE NORTH 72° 22' 19" EAST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 25.00 FEET AND CONTINUING A TOTAL DISTANCE OF 3,194.44 FEET ALONG SAID SOUTHEAST LINE TO A POINT FROM WHICH A FENCE CORNER BEARS NORTH 72° 22' 19" EAST - 15.5 FEET, SAID POINT BEING THE NORTH CORNER OF SAID WHEATLEY TRACT, AND BEING THE INTERSECTION OF SAID SOUTHEAST LINE AND THE SOUTHWEST LINE OF COUNTY ROAD 278;

THENCE SOUTH 19° 00' 00" EAST, A DISTANCE OF 2,472.22 FEET ALONG SAID SOUTHWEST LINE TO THE EAST CORNER OF SAID WHEATLEY TRACT;

THENCE SOUTH 72° 22' 19" WEST, A DISTANCE OF 3,194.44 FEET ALONG THE SOUTHEAST LINE OF SAID WHEATLEY TRACT TO THE SOUTH CORNER OF SAID WHEATLEY TRACT, BEING ON THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CONNIE WATSON, AS RECORDED IN VOLUME 348, PAGE 654, AFORESAID DEED RECORDS;

THENCE NORTH 19° 00' 00" WEST, PASSING A 5/8-INCH IRON ROD FOUND AT A DISTANCE OF 326.50 FEET AND CONTINUING A TOTAL DISTANCE OF 2,472.22 FEET ALONG THE SOUTHWEST LINE OF SAID WHEATLEY TRACT TO THE POINT OF BEGINNING AND CONTAINING 7,895,094 SQUARE FEET OR 181.246 ACRES OF LAND.

EXHIBIT A, PAGE 1 OF 1



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

7/5/2016 1:31:28 PM

FEE: \$28.00

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