

**DECLARATION OF RESTRICTIVE COVENANTS  
FOR THE RANCHES AT WALNUT HILL SUBDIVISION**

STATE OF TEXAS                   §  
  §           **KNOWN ALL MEN BY THESE PRESENTS**  
COUNTY OF BOSQUE           §

THIS DECLARATION OF RESTRICTIVE COVENANTS FOR THE RANCHES AT WALNUT HILL SUBDIVISION (the "Declaration") is made on the date hereinafter set forth by Walnut Hill TX, LLC, a Florida Limited Liability Company, hereinafter referred to as "Developer".

**WITNESSETH:**

WHEREAS, Developer is the Owner of that certain Tract of land located in Bosque County, Texas containing 192.2 Acres more or less and consisting of nineteen (19) individual tracts of land, being more fully described in the attached **Exhibit A** and **Exhibit B**, hereinafter referred to as "Subdivision;"

WHEREAS, it is the desire and purpose of Developer to place certain restrictions, easements, covenants, conditions and reservations (hereinafter "Restrictions") upon the Subdivision in order to establish a uniform plan for its development, ensure the use of the subdivision for residential purposes only, prevent nuisances, prevent the impairment of the value of the Subdivision, maintain the desired character of the community and ensure the preservation of such uniform plan for the benefit of the present and future Owners of the Tracts within the Subdivision, and to promote the health, safety and welfare of the residents within the Subdivision;

NOW, THEREFORE, Developer hereby adopts, establishes, and imposes upon the Subdivision, the following Restrictions for the purposes of enhancing and protecting the value, desirability, and attractiveness of the Subdivision, which Restrictions shall run with the land and inure to the benefit of each Owner and his invitees:

1. Easements.
  - A. A drainage and utility easement measuring fifteen feet (15') in width is reserved along the side and rear property lines for all Tracts in the Subdivision.
  - B. A utility easement measuring thirty feet (30') in width is reserved along the front property lines for Tract 1 through Tract 13.
  - C. A utility easement measuring forty feet (40') in width is reserved on Tract 14 through Tract 19.
2. Use Restrictions. Except as specifically set forth in this Declaration, all Tracts shall be used for single family residential, recreational, and/or agricultural purposes only.
3. Subdividing. No Tract may be subdivided into smaller Tracts.

4. Setback Lines. Except for fencing, light posts, driveways, walkways and landscaping, no improvements shall be located nearer than: a) five feet (5') from any utility easement located on the Tract, and b) fifteen feet (15') from the side and rear property lines of the Tract.
5. No Mobile Homes. No mobile homes are permitted to be located on any Tract.
6. Junk Cars, Scrap, & Trash. No junk cars, abandoned cars, scrap, trash, or other debris may be placed on any Tract.
7. Animals. No pigs or peacocks will be permitted on any Tract.
8. Prohibited Activities and Nuisance. No activity, whether for profit or not, shall be conducted on any Tract which is not related to the occupation of the Tract for single family residential purposes and/or bona fide agricultural purposes, unless said activity meets the following criteria: (a) no exterior sign of the activity is present, (b) no additional traffic is created as a result of the activity and (c) no toxic substances are stored on the Tract. Nothing herein shall prohibit the use of home offices in compliance with the preceding subsections (a), (b) and (c). This restriction is waived regarding the customary sales activities required to sell homes in the Subdivision. No activity which constitutes a nuisance or annoyance shall occur on the Tract. No Owner shall be allowed to drive or park an 18-wheeler into the Subdivision on a regular basis; 18-wheelers are only allowed during construction activities or for deliveries.
9. Mineral Development. No Owner shall be allowed to permit on their own behalf, commercial drilling, mineral development operations, mineral refining, quarrying, mining or water operation of any kind in, on or under any Tract owned by such Tract owner.
10. Remedies. The right of enforcement of each of these restrictive covenants is vested in the owner of each and all of the Tract(s) or Lot(s) in this Subdivision, and any owner of any lot shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of any action at law, or a suit in equity for injunctive or other relief.

IN WITNESS WHEREOF, the undersigned, being the Developer, herein, has hereunto set its hand on this the 19<sup>TH</sup> day of APRIL, 2024.

Walnut Hill TX, LLC a Florida Limited Liability Company

By: Big Country Land Management, LLC, a Florida Limited Liability Company, Sole Manager of Walnut Hill TX, LLC a Florida Limited Liability Company

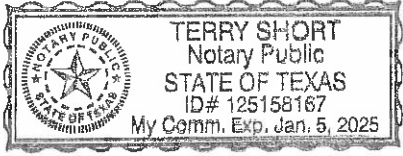
By: Leonard Simmons

Leonard Simmons, Authorized Agent for Big Country Land Management, LLC

STATE OF TEXAS §  
  §  
COUNTY OF HAMILTON §

This instrument was acknowledged before me on this the 19<sup>th</sup> day of April, 2024, by Leonard Simmons in the capacity therein stated and as the act and deed of said company.

Terry Short  
Notary Public, State of Texas



**EXHIBIT A**

TRACT ONE

**PEEDE & ASSOCIATES LAND SURVEYORS, LTD**

125 N. COVINGTON STREET, P.O. BOX 593  
HILLSBORO, TEXAS 76645  
PHONE: (254) 582-2231  
Company Registration No. 10006800

**TRACT ONE**

**LEGAL DESCRIPTION**

162.17 Acres

James Rourke Survey, Abstract No. 690

Johannes Schmidt Survey, Abstract No. 766

AL Maddox Survey, Abstract No. 912

& Miles Beens Survey, Abstract No. 930

Bosque County, Texas

All that certain tract or parcel of land lying and situated in the James Rourke Survey, Abstract No. 690, Johannes Schmidt Survey, Abstract No. 766, AL Maddox Survey, Abstract No. 912, and Miles Beens Survey, Abstract No. 930, Bosque County, Texas, being a portion of that certain tract of land described as 356.303 acres in the Special Warranty Deed with Vendor's Lien from Door Key Ranches, Limited to Christopher Conally Evans, dated November 24, 2009, recorded in Instrument No. 2009-00003860 of the Official Public Records of Bosque County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" steel rebar set capped "Peeede Assoc" near a fence corner on the easterly side of County Road 2376 and on the westerly line of said 356.303 acre tract, being the southwest corner of that certain tract of land described as 95.91 acres in the Warranty Deed from Christopher Conally Evans to B3B Hilltop Ranch, L.L.C., dated April 28, 2017, recorded in Instrument No. 2017-01351 of the Official Public Records of Bosque County, Texas, said corner bears South 32 degrees 51 minutes 29 seconds East 1275.60 feet from a 1/2" steel rebar found capped "5695" (control monument) lying at the intersection of the easterly line of said County Road with the southerly right-of-way line of F.M. Highway No. 927, a 100-foot-wide right-of-way, for a cut-back corner of said 95.91 acre tract;

THENCE North 63 degrees 10 minutes 30 seconds East over and across said 356.303 acre tract along the southerly line of said 95.91 acre tract and generally along a fence, 2192.32 feet to a 1/2" steel rebar found capped "5695" lying in the westerly line of County Road 2545 for the easterly line of said 356.303 acre tract and the southeast corner of said 95.91 acre tract, said corner bears South 19 degrees 17 minutes 25 seconds East 129.84 feet from a 3/8" steel rebar found bent for an angle point in the easterly lines of said 356.303 acre tract and said 95.91 acre tract;

THENCE South 28 degrees 10 minutes 12 seconds East partially along the westerly line of said County Road, 350.09 feet to a 1/2" steel rebar found capped "Davis";

THENCE North 66 degrees 02 minutes 38 seconds East 63.29 feet to an unmarked point lying in the gravel surface of said County Road;

THENCE South 75 degrees 00 minutes 37 seconds East generally along said County Road for the northerly line of said 356.303 acre tract, 207.19 feet to an unmarked point;

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THENCE North 80 degrees 49 minutes 36 seconds East generally along said County Road for the northerly line of said 356.303 acre tract, 32.10 feet to an unmarked point;

THENCE over and across said 356.303 acre tract, the following four (4) courses and distances:

- 1). South 19 degrees 37 minutes 52 seconds West, at 34.2 feet passing a 1/2" steel rebar capped "Peede Assoc" set for reference, continuing in all 1518.31 feet to a 1/2" steel rebar set capped "Peede Assoc";
- 2). South 56 degrees 10 minutes 13 seconds East 379.77 feet to a 1/2" steel rebar set capped "Peede Assoc";
- 3). South 44 degrees 21 minutes 53 seconds East 1099.51 feet to a 1/2" steel rebar set capped "Peede Assoc";
- 4). South 51 degrees 00 minutes 36 seconds East 1043.46 feet to a 1/2" steel rebar set capped "Peede Assoc" lying in a southerly line of said 356.303 acre tract, being a westerly line of that certain tract of land described as 340.218 acres in the Special Warranty Deed with Vendor's Lien from Door Key Ranches, Limited to V V Ranch, LLC, dated February 27, 2009, recorded in Instrument No. 2009-0000689 of the Official Public Records of Bosque County, Texas, said corner bears South 06 degrees 43 minutes 03 seconds East 268.95 feet from a 1/2" steel rebar found capped "5695" near a fence corner for a common angle point;


THENCE South 06 degrees 43 minutes 03 seconds East along the common lines between said 356.303 acre tract and said 340.218 acre tract and generally along a fence, 123.72 feet to a 1/2" steel rebar found capped "5695";

THENCE continuing along the common lines between said 356.303 acre tract and said 340.218 acre tract, the following two (2) courses and distances:

- 1). South 53 degrees 07 minutes 40 seconds West 1828.15 feet to a 3" steel fence corner post found;
- 2). North 38 degrees 23 minutes 46 seconds West 23.84 feet to a 1/2" steel rebar found, being a northerly corner of said 340.218 acre tract;

THENCE in a northwesterly direction generally along the easterly line of said County Road 2376 for the westerly lines of said 356.303 acre tract, the following two (2) courses and distances:

- 1). North 32 degrees 31 minutes 26 seconds West 1303.10 feet to a 1/2" steel rebar found capped "5695" (control monument) near the northerly edge of a gravel driveway;
- 2). North 32 degrees 51 minutes 28 seconds West 3010.09 (directional control line) feet to the point of beginning and containing 162.17 acres of land, as surveyed on the ground on March 9&10, 2024, as Job Number 030324 by Peede & Associates Land Surveyors, Ltd. See survey map attached hereto and made a part hereof.

  
Donny Peede, RPLS No. 5137  
Job No. 030324 CDH  
Revised 3/15/24 CDH



## PEEDE &amp; ASSOCIATES LAND SURVEYORS, LTD

125 N. CONINGTON STREET, P.O. BOX 533  
 HILLSBORO, TEXAS 76645  
 PHONE: (254) 582-3231  
 Company Registration No. 10008500

## TRACT TWO

## LEGAL DESCRIPTION

30.03 Acres

Johannes Schmidt Survey, Abstract No. 766

Bosque County, Texas

All that certain tract or parcel of land lying and situated in the Johannes Schmidt Survey, Abstract No. 766, Bosque County, Texas, being a portion of that certain tract of land described as 356.303 acres in the Special Warranty Deed with Vendor's Lien from Door Key Ranches, Limited to Christopher Conally Evans, dated November 24, 2009, recorded in Instrument No. 2009-00005868 of the Official Public Records of Bosque County, Texas, and being more particularly described as follows:

BEGINNING at a 603 nail found lying in County Road 2545 for the easternmost northeast corner of said 356.303 acre tract, being the northernmost northwest corner of that certain tract of land described as 340.218 acres in the Special Warranty Deed with Vendor's Lien from Door Key Ranches, Limited to V V Ranch, L.L.C. dated February 27, 2009, recorded in Instrument No. 2009-0000689 of the Official Public Records of Bosque County, Texas;

THENCE South 13 degrees 39 minutes 18 seconds East along the common line between said 356.303 acre tract and said 340.218 acre tract, at 28.3 feet passing a 1/2" steel rebar capped "5695" found for reference, continuing generally along a fence in all 856.33 feet to a point at a fence corner located in the northerly end of a pond;

THENCE in a southerly direction along the common lines between said 356.303 acre tract and said 340.218 acre tract and generally along a fence, the following six (6) courses and distances:

- 1). South 74 degrees 16 minutes 41 seconds West 190.88 feet to a 1/2" steel rebar found capped "5695";
- 2). South 23 degrees 22 minutes 13 seconds East 374.24 feet to a 1/2" steel rebar found capped "5695";
- 3). South 76 degrees 24 minutes 51 seconds East 134.80 feet to a 1/2" steel rebar found capped "5695";
- 4). South 12 degrees 51 minutes 02 seconds East 337.01 feet to a 1/2" steel rebar set capped "Peede Assoc" for the southeast corner of the herein described tract, said corner bears North 12 degrees 51 minutes 02 seconds West 1103.60 feet from a 1/2" steel rebar capped "Peede Assoc" set near a 3" steel fence corner post;

THENCE over and across said 356.303 acre tract, the following two (2) courses and distances:

- 1). North 89 degrees 10 minutes 58 seconds West 1826.72 feet to a 1/2" steel rebar set capped "Peede Assoc";
- 2). North 13 degrees 05 minutes 45 seconds West at 1097.76 feet passing a 1/2" steel rebar capped "Peede Assoc" set for reference, continuing in all 1127.86 feet to an unmarked point lying in said County Road;

THENCE in an easterly direction generally along said County Road for the northerly lines of said 356.303 acre tract, the following two (2) courses and distances:

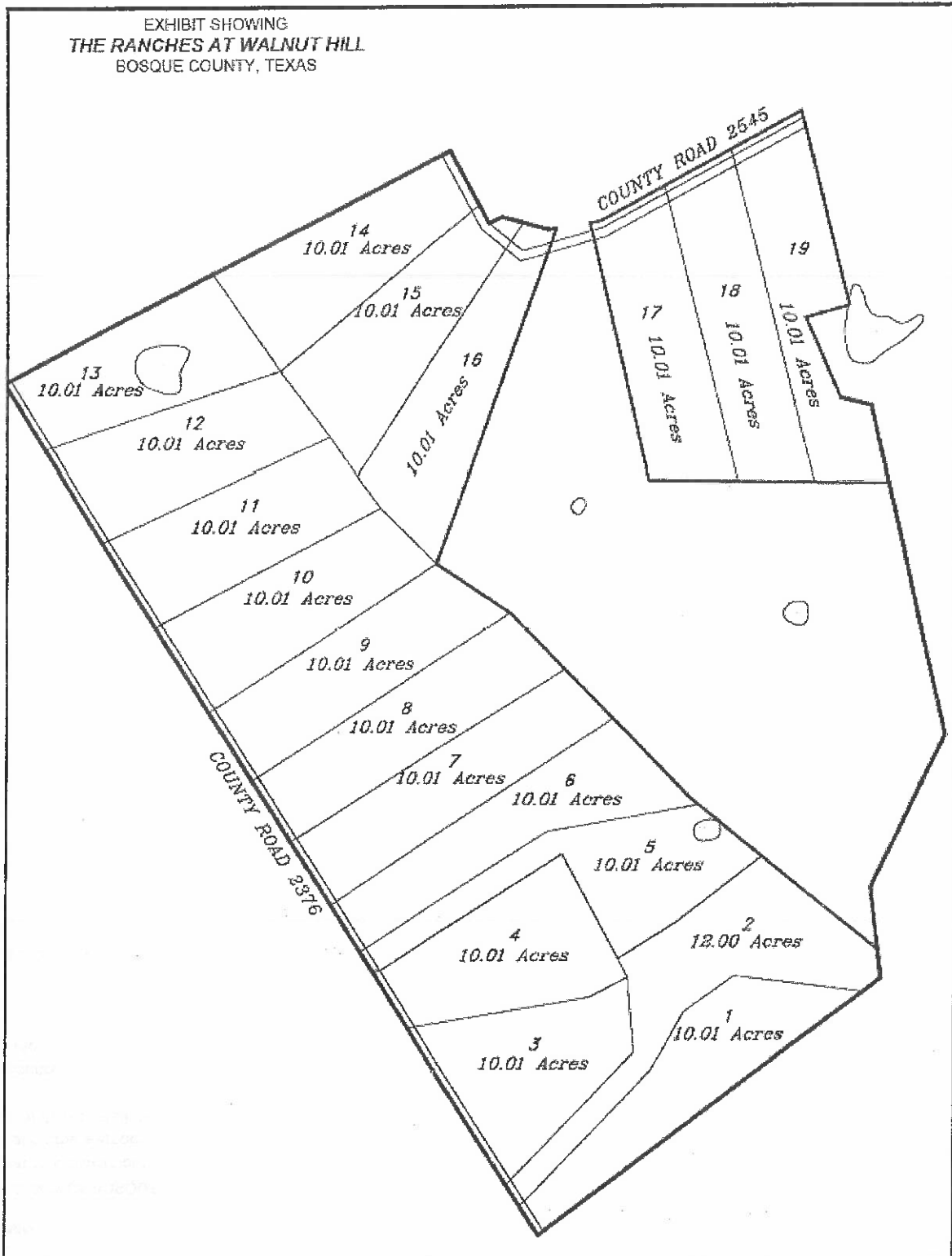
- 1). North 89 degrees 49 minutes 36 seconds East 44.77 feet to an unmarked point;
- 2). North 61 degrees 38 minutes 05 seconds East 983.21 feet to the point of beginning and containing 30.03 acres of land, as surveyed on the ground on March 9& 10, 2024, as Job Number 030324 by Peede & Associates Land Surveyors, Ltd. See survey map attached hereto and made a part hereof.



Donny Peede, RPLS No. 5137  
 Job No. 030324-CDH  
 Revised 2/15/24 CDH

**EXHIBIT B**

EXHIBIT SHOWING  
THE RANCHES AT WALNUT HILL  
BOSQUE COUNTY, TEXAS



Filed for Record in:  
Bosque County  
On: April 19, 2024 at 10:17 AM

As a  
RESTRICTIVE COVENANTS  
Document Number: 2024-01238  
Amount: 49.00

Receipt Number - 133811  
By,  
stweedle

STATE OF TEXAS COUNTY OF BOSQUE

I hereby certify that this instrument  
was filed on the date and time stamped  
hereon by me and was duly recorded in  
the records of:

Bosque County  
is stamped hereon by me.

April 19, 2024

Tabatha Ferguson, County Clerk  
Bosque County Clerk