

4938

THE STATE OF TEXAS

COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS: Be it known that Loraine Investments, Ltd., and Frost National Bank, Trustee for John B. Selman Rollover IRA, acting by and through their respective representatives, referred to herein as "Developer", for the purpose of instituting and carrying out a uniform plan for the development and sale of all of the lots in Park Ridge Estates, Sections One (1) and Two (2), a subdivision that Developer owns in Bastrop County, Texas, and the plat of Section One (1) of said subdivision as filed for record in the Office of the County Clerk of Bastrop County, Texas and recorded in Plat Cabinet 3, Pages 24A and 24B and the plat of Section Two (2) of said subdivision as filed for record in the Office of the County Clerk of Bastrop County, Texas and recorded in Plat Cabinet 3, Page 30B of the Plat Records of Bastrop County, Texas, do hereby adopt and impose on behalf of Developer, their successors and assigns, the following recited restrictive covenants and use limitations covering all of the lots included in such subdivision. All these restrictive covenants and use limitations shall become a part of all contracts for deed, warranty deeds, and other legal instruments whereby the title or possession of any part or portion of such property is hereby conveyed or transferred.

The restrictions are as follows:

1. No outside toilets shall be permitted.
2. No obnoxious or offensive activities shall be carried on upon said lot or lots.
3. No trash, ashes or other refuse may be thrown or dumped on any vacant lot in the subdivision.
4. No commercial feed lot or hogs will be located on any lot or lots.
5. No junk cars, wrecking or auto storage shall be located on any lot.

The above restrictions constitute covenants running with the land and shall inure to the benefit of the Developer and their successors and assigns as well as each and every Purchaser of any lot in the subdivision and their heirs and assigns. Any purchaser or any lienholder or the developers shall have the right to enforce these restrictions in equity or in law and to recover damages for any violation including court costs and attorneys fees. If one or more of these restrictions shall be held invalid, none of the other restrictions shall be affected or impaired by such holding, but shall remain in full force and effect.

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After all of the lots in Park Ridge Estate subdivision, Sections One (1) and Two (2) have been sold by the Developer, any one or all of the herein recited restrictions may be altered, amended or cancelled by an appropriate document executed by a majority of the owners of these tracts or by appropriate variance granted by the County Commissioners Court of Bastrop County, Texas. Such amendment, alteration, cancellation or variance of any of the above restrictions must be filed with the Bastrop County Clerk in order to be in full force and effect.

Executed this 27th day of March 1996.

LORAIN INVESTMENTS, LTD.

By: John B. Selman
John B. Selman, General Partner

FROST NATIONAL BANK, TRUSTEE FOR JOHN
B. SELMAN ROLLOVER IRA

By: Gordon D. May
Gordon D. May, Vice President

STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared John B. Selman and Gordon D. May, known to me as the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same in the capacity and for the purpose and consideration therein set forth.

Given under my hand seal of office, this 19th day of April, 1996.



Sonia E. Sosa
Notary Public in and for the State of Texas

FILED

MAY 28 1996

8:30a M

Shirley Mitchell
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BASTROP
I hereby certify that this instrument was FILED on the date and time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Bastrop County, Texas, as Stamped hereon by me on



JUN 5 1996
Shirley Mitchell
COUNTY CLERK
BASTROP COUNTY, TEXAS