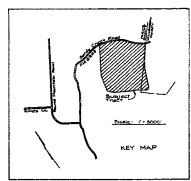
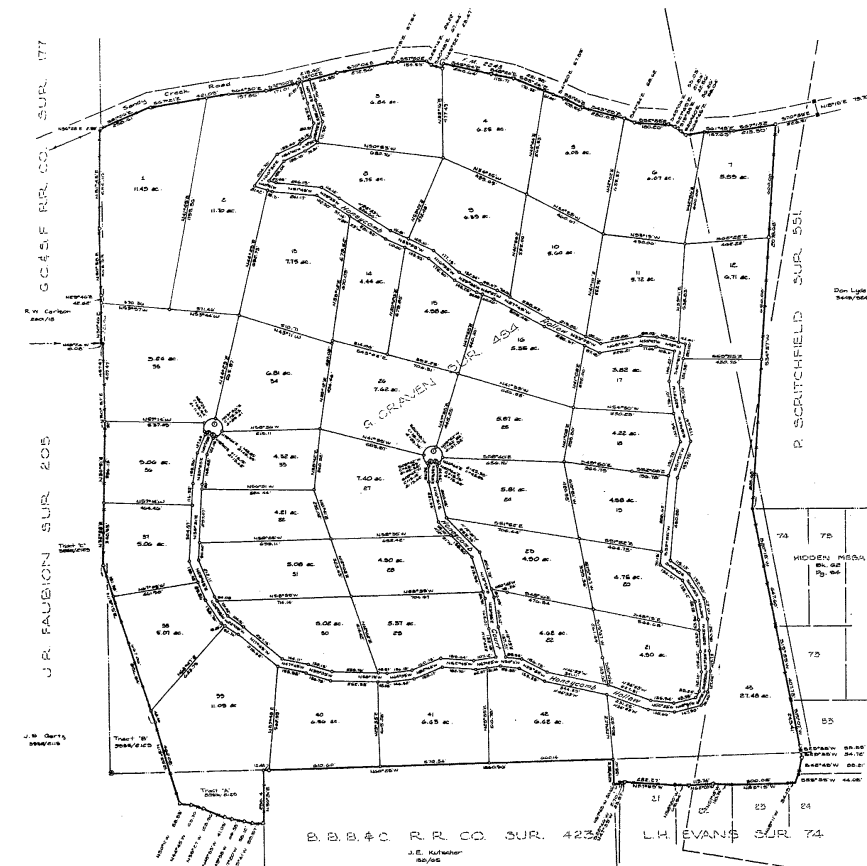


Nov-25-74 RCCAB 9744 # 7.50

1-05-8726



The subdivision herein is outside of the jurisdiction of the City of Austin, Travis County, Texas, as of the 21<sup>st</sup> day of ~~1974~~ AD 1974.

*John W. Smith*  
Surveyor

STATE OF TEXAS:  
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS that we, Arthur R. Timmer, Frank E. Jones, W.E. McCain, and Robert E. Lusk, owners of the certain 250.00 acre tract in Travis County, and Williamson, Texas, conveyed to us by deed of record in volume 2084 of Public Records of Travis County, Texas, do hereby subdivide said tract, said subdivision to be known as HONEYCOMB HILLS, and we do hereby dedicate to the public the streets and easements shown hereon.

WITNESS OUR HANDS this the 20<sup>th</sup> day of November AD 1974.  
*Arthur R. Timmer*      *W.E. McCain*  
*Frank E. Jones*      *Robert E. Lusk*

STATE OF TEXAS:  
COUNTY OF TRAVIS: Before me, the undersigned authority, on this day personally appeared Arthur R. Timmer, Frank E. Jones, W.E. McCain, and Robert E. Lusk, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

*John W. Smith*  
Surveyor  
FILED FOR RECORD, this the 25<sup>th</sup> day of November AD 1974 at 2:45 o'clock P.M.  
by *Mike Gilgore* County Clerk

STATE OF TEXAS:  
COUNTY OF TRAVIS: I, Dora Shropshire, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its exhibits of subdivision as set forth and recorded in my office on the 25<sup>th</sup> day of November, A.D. 1974, at 2:45 o'clock P.M. and duly recorded on the 25<sup>th</sup> day of November, A.D. 1974 at 2:45 o'clock P.M. in the Public Records of said County in Book 70 of Page 100.

WITNESS MY HAND AND SEAL of the Court of said County this the 25<sup>th</sup> day of November, A.D. 1974.  
Dora Shropshire, Clerk of Ct., Travis Co., Texas  
By *Mike Gilgore* Deputy

STATE OF TEXAS:  
COUNTY OF TRAVIS: I, Dora Shropshire, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 25<sup>th</sup> day of November, A.D. 1974 the Commissioners Court of Travis County, Texas, authorized and authorized the filing for record of this plat and that said plat has been duly entered in the Public Records of said County in Book 70 of Page 100.

WITNESS MY HAND AND SEAL of the Clerk of said County this the 25<sup>th</sup> day of November, A.D. 1974.  
Dora Shropshire, Clerk of Ct., Travis Co., Texas  
By *Wanda* Deputy

Not in the subdivision shall be "occupied until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source, in adequate quantity for family use and operation of a septic tank. Said septic tank system to have a capacity of not less than 750 gallons with a drain field of not less than 2000 square feet and shall be installed in accordance with the regulations of the City Health Officer and shall be inspected and approved by such official. This restriction is entered by the City of Austin-Travis County Health Dept and/or the subdivision.

In approving this plat by the Commissioner's Court of Travis County, Texas, it is understood that the holding of all streets, roads, or other public thoroughfares shown on this plat, or any change or conversion necessary to be made in such streets, roads, or other public thoroughfares or an extension thereof shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, and the Commissioner's Court of Travis County, Texas, assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or any bridge or concrete in connection therewith.

It is further understood by the Commissioner's Court of Travis County, Texas that the easements for the use of the City of Austin-Travis County, Texas, of the streets or streets shown on this plat are a part of the subdivision and shall remain the responsibility of the County.

HONEYCOMB HILLS

SURVEYED BY: *John W. Smith* DATE: 11-2-74  
John W. Smith, Reg. Public Surveyor

650

WARRANTY DEED WITH VENDOR'S LIEN

JUN 21-1925 7421 \* 6.50

98-3715

STATE OF TEXAS

COUNTIES OF TRAVIS ..  
AND WILLIAMSON

)  
) KNOW ALL MEN BY THESE PRESENTS:  
)  
)

That DON LYDA of the County of Travis and State of Texas, not joined herein by his spouse since none of the hereinafter described property constitutes homestead, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of their one certain promissory note of even date herewith, in the principal sum of TWO HUNDRED TWENTY-ONE THOUSAND NINE HUNDRED TWENTY AND NO/100 DOLLARS (\$221,920.00), payable to the order of Grantor in annual installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to MICHAEL L. COOK, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto ROBERT E. LUCE, ARTHUR R. TIEMAN, FRANK E. JONES, and W. G. McCLAIN, all of the County of Travis and State of Texas, all of the following described real property in Travis and Williamson Counties, Texas, to-wit:

That certain 292 acres of land more specifically described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their successors and assigns forever; and Grantor does hereby bind himself, his heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the superior title in and to the above-described premises, is retained against the above-described property, premises and improvements until the above-described note and all interest thereon are fully paid according to the fact, tenor, effect and reading thereof, when this Deed shall become absolute.

This conveyance is made and accepted subject to the following:

(a) An undivided 1/32 non-participating royalty interest in and to all the oil, gas and other minerals reserved by Hattie Fielding in Warranty Deed to J. R. Polvado, et ux, dated August 25, 1967, and recorded in Volume 501, Page 344, Deed Records of Williamson County, Texas, and in Volume 3342, Page 1228, Deed Records of Travis County, Texas, said reservation to continue for a period of twenty-five (25) years from date and as long thereafter as the production of oil, gas and other minerals in paying quantities continues;

(b) Oil and gas lease dated February 27, 1969, executed by Don Lyda, et ux, to Shell Oil Co., recorded in Volume 3639, Page 1123, Deed Records of Travis County, Texas, and in Volume 516, Page 310, Deed Records of Williamson County, Texas, for a primary term of five (5) years;

(c) During the term of the aforementioned promissory note executed and delivered by Grantees as part consideration for this conveyance, the above-described property shall be and is hereby restricted against the placement thereon of any mobile home or trailer house, whether or not such is permanently affixed to the ground; and

(d) There is hereby reserved unto Grantor, his heirs and assigns, an undivided one-sixteenth (1/16th) royalty interest in and to all of the oil, gas and other minerals in and under

98-3717

and that may be produced from the above-described property. It is understood and agreed that Grantor, his heirs and assigns, shall not participate in the making of any oil, gas or mineral lease covering said property, nor shall he participate in any bonus or bonuses which may be paid for any such lease, nor shall he participate in any rental or shut-in gas well royalty to be paid under any such lease.

EXECUTED this 20 day of June, 1974.

Don Lyda  
Don Lyda

STATE OF TEXAS            )  
                                  )  
COUNTY OF TRAVIS        )

Before me, the undersigned authority, on this day personally appeared DON LYDA, 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.

Given under my hand and seal of office on this the 20th day of June, 1974.

Ralph E. Shinn  
Notary Public in and for Travis  
County, Texas

My Commission Expires:  
June 1, 1975

NOTARY SEAL

FIELD NOTES

FIELD NOTES FOR 292.00 ACRES OF LAND LYING PARTLY WITHIN TRAVIS COUNTY, TEXAS, AND PARTLY WITHIN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE G. CRAVEN SURVEY NO. 494, THE J.R. FAUBION SURVEY NO. 205, THE P. SCRITCHFIELD SURVEY NO. 551, THE G.C. AND S.F.R.R. CO. SURVEY NO. 177, SAID 292.00 ACRES OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO DON LYDA OF RECORD IN VOLUME 3449 AT PAGE 924, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT "A" AND TRACT "C" IN A DEED TO DON LYDA OF RECORD IN VOLUME 3955 AT PAGE 2129, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND CONTAINING 292.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the northwest corner of Lot 74, Hidden Mesa, a subdivision of record in Book 62 at Page 94, of the Plat Records of Travis County, Texas, which point of beginning is an interior ell corner of that certain tract of land described in a deed to Don Lyda of record in Volume 3449 at Page 924, of the Deed Records of Travis County, Texas;

THENCE, with a fence, S20° 18' W 647.60 feet to an iron pin found at the southwest corner of Lot 74, same being the north-west corner of Lot 73, Hidden Mesa;

THENCE, with a fence, S19° 59' W 407.73 feet to an iron pin found at the southwest corner of Lot 73, same being the north-west corner of Lot 70, Hidden Mesa;

THENCE, with a fence in a southwesterly direction with the following two (2) courses;

- (1) S19° 07' W 249.41 feet to a 60d nail set;
- (2) S29° 33' W 33.85 feet to a 60d nail set on an agreed boundary line which agreement is of record in Volume 1318 at Page 305, Deed Records of Travis County, Texas;

THENCE, following said agreed boundary line, and following the division line between the said Cravens Survey and the L.H. Evans Survey No. 74, N60° 25' W 1009.57 feet to a steel pin at the northwest corner of the said Evans Survey same being the most northerly northeast corner of the B.B.B. and C.R.R. Co. Survey No. 423, also being the northeast corner of a tract of land described in a deed to J.E. Kuttscher of record in Volume 1321 at Page 65, Deed Records of Travis County, Texas;

THENCE, with the south line of the said Cravens Survey, the north line of the said B.B.B. and C.R.R. Co. Survey No. 423, and the north line of the said Kuttscher tract, and an agreed boundary line as described in an instrument of record in Volume 1318 at Page 301, Deed Records of Travis County, Texas; N60° 25' W 1860.56 feet to a steel pin at the northwest corner of the said Kuttscher tract, the northwest corner of the B.B.B. and C.R.R. Co. Survey and an easterly northeast corner of the J.R.

Faubion Survey No. 205, same being the northeast corner of a tract of land described as Tract A, in a deed to Don Lyda of record in Volume 3955 at Page 2129, Deed Records of Travis County, Texas, and from which steel pin a rock mound and iron stake at the southwest corner of the said Cravens Survey bears, N60° 25' W 800.28 feet;

THENCE, with the west line of the said B.B.B.&C.R.R.Co. Survey, an east line of the said J.R. Faubion Survey No.

205 and the east line of said Tract A, S30° 31' W 290.14 feet to a nail in a corner fence post at the southeast corner of said Tract A;

THENCE, with the south line of said Tract A, the following seven (7) courses;

- (1) N59° 41' W 59.57 feet to a 60d nail set;
- (2) N47° 20' W 38.12 feet to a 60d nail set;
- (3) N43° 38' W 66.38 feet to a 60d nail set;
- (4) N48° 33' W 41.05 feet to a 60d nail set;
- (5) N35° 27' W 123.96 feet to a 60d nail set;
- (6) N44° 45' W 69.70 feet to a 60d nail set; and
- (7) N50° 11' W 58.93 feet to a 60d nail set at the southwest corner of said Tract A;

THENCE, with the west line of Tract A, the east line of Tract B and the west line of Tract C, as described in Volume 3955 at Page 2129, Deed Records of Travis County, Texas, in a north-easterly direction with the following four (4) courses;

- (1) N13° 55' E 462.08 feet to an iron pin set;
- (2) N13° 19' E 896.84 feet to a 60d nail set;
- (3) N31° 36' E 736.59 feet to a fence post; and
- (4) N30° 57' E 457.47 feet to a fence corner post;

THENCE, with a fence, N48° 24' W 10.08 feet to a fence corner post at the southeast corner of that certain tract of land conveyed to R.W. Carlson by deed of record in Volume 2601 at Page 18, of the Deed Records of Travis County, Texas;

THENCE, with the east line, as fenced, of the said Carlson tract of land in a northeasterly direction with the following five (5) courses;

- (1) N30° 46' E 221.46 feet to a 60d nail set;
- (2) N29° 46' E 42.62 feet to a 60d nail set;
- (3) N30° 38' E 363.63 feet to a 60d nail set;
- (4) N31° 43' E 534.16 feet to a fence post; and
- (5) N36° 28' E 2.88 feet to an iron pin set on the south corner of Sandy Creek Road, and which point is the northwest corner of this tract;

THENCE, with the south line as fenced, of Sandy Creek Road, an easterly direction with the following twenty-six (26) courses;

FIELD NOTES BY *B.F. Priest* B.F. Priest, Reg. Public Surveyor  
DATE 5-30-74

FENCE, with the west line of the said Don Lyda tract of land, S34° 38' W 2078.13 feet to the POINT OF BEGINNING and containing 292.00 acres of land.

THE aforesaid Don Lyda tract of land, and from which point a concrete monument found bears S70° 39' E 226.51 feet; east corner of this tract, same being the northwest corner of

- (1) S81° 26'E 298.61 feet to a 60d nail set;
- (2) S7° 21'E 421.09 feet to an iron pin set;
- (3) S64° 30'E 197.85 feet to a 60d nail set;
- (4) S72° 00'E 171.01 feet to a 60d nail set;
- (5) S74° 02'E 218.40 feet to a 60d nail set;
- (6) S70° 04'E 272.56 feet to a 60d nail set;
- (7) S61° 19'E 57.54 feet to a 60d nail set;
- (8) S57° 50'E 154.35 feet to an iron pin set;
- (9) S23° 14'E 26.22 feet to a 60d nail set;
- (10) S40° 43'E 67.64 feet to a 60d nail set;
- (11) N45° 52'E 23.47 feet to an iron pin set;
- (12) S45° 54'E 260.64 feet to a 60d nail set;
- (13) S48° 26'E 115.71 feet to a 60d nail set;
- (14) S35° 26'E 231.38 feet to an iron pin set;
- (15) S41° 50'E 57.85 feet to a 60d nail set;
- (16) S31° 26'E 109.54 feet to a 60d nail set;
- (17) S43° 29'E 230.69 feet to a 60d nail set;
- (18) S42° 34'E 58.62 feet to a 60d nail set;
- (19) S52° 35'E 180.20 feet to a 60d nail set;
- (20) S43° 06'E 33.03 feet to a 60d nail set;
- (21) S27° 59'E 21.86 feet to a 60d nail set;
- (22) S19° 33'E 22.56 feet to a 60d nail set;
- (23) S26° 40'E 36.26 feet to a 60d nail set;
- (24) S66° 45'E 98.04 feet to an iron pin set;
- (25) S61° 45'E 157.69 feet to an iron pin set;
- (26) S67° 13'E 219.90 feet to an iron pin set at the north-

98-3720

98-3721

FILED

JUN 21 3 14 PM '74

*Loris Shipalred*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

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

JUN 21 1974



*Loris Shipalred*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

X

29-139  
AK

*Charge / return to:  
CTC*



THE STATE OF TEXAS  
COUNTY OF TRAVIS

~~1997-3-75~~

097

\* 5.50

KNOW ALL MEN BY THESE PRESENTS:

That we, Robert E. Luce, Arthur R.

550  
109-6232

Tieman, Frank E. Jones and W.G. McClain, being owners of the following described property, to-wit:

Lots One (1) thru Thirty Four (34), Thirty Six (36) thru Forty Three, (43), HONEYCOMB HILLS, a subdivision in Williamson and Travis Counties, recorded in Book 70, Page 100, Plat Records of Travis County, Texas, to which reference is here made for all purposes:

and we, as owners, for the purpose of establishing and maintaining a general plan and building scheme uniform over the entire addition herein created for the protection and benefit of all owners of any lot or lots in said addition hereafter, we hereby charge each and all of the lots in said addition, as shown on said plan, and do fix and establish the following as conditions and restrictions on the use, occupancy, and sale of any such lot or lots:

1. USE: All tracts shall essentially be used for residential purposes and no tract in the subdivision shall be used for retail or commercial purposes, except lots numbers one (1) thru number seven (7).

2. Permanent Homes: All permanent type homes must be of all new construction and contain a minimum of twelve hundred (1200) square feet of living area, exclusive of garages, carports and porches.

3. MOBILE HOMES: No mobile homes will be permitted to be used temporarily or permanently on any tract of land.

4. NO PREFABRICATED Metal sectional-constructed type home will be permitted to be used temporarily or permanently as a residence on any tract of land in this subdivision.

5. SEPARATE STRUCTURES: Any detached building, garage, carport, shed or structure or addition to the main residence must be of all new material and be of equal construction and architectural design as the residence. Any variation from this restriction must have prior written approval of the developers, their heirs or assigns.

6. TEMPORARY STRUCTURES: No trailer, tent, shack, garage, barn or other outbuilding shall be at any time used as a residence or dwelling, either temporarily or permanently.

7. COMPLETION TIME: Any dwelling commenced shall be completed with reasonable diligence and in all events shall be completed as to its exterior within six (6) months from the commencement of construction. No building material of any kind shall be placed or stored upon any tract until the owner is ready to commence construction.

8. SETBACK REQUIREMENTS: No buildings or structures of any kind, except fences, shall be located on any tract closer than Fifty (50) feet to any tract property line which abuts a street, nor closer than ten (10) feet to any side or back property line.

5137 1493

9. FENCES: All fencing shall be chain link, wood, or such other similar type that will not detract from the appearance of the development. Variations from this requirement may be granted in individual cases when the developers, their heirs or assigns, in their sole discretion, approve any other type fence in writing, prior to its erection.

10. REPAIR AND UPKEEP: All structures placed on any tract in the subdivision, including the main residences or any other structure, must be painted and maintained in a reasonable neat manner. No unsightly or unsanitary conditions shall be allowed to exist on any tract which in the opinion of the developers, their heirs or assigns, shall detract from the over-all attractiveness of the subdivision; and the developers, their heirs or assigns, shall have the right in injunction and other legal means to prevent such condition.

11. LIVESTOCK AND PETS: No pigs or hogs shall be housed or kept on any tract of land/commercial raising of poultry is prohibited and no feed lot shall be maintained. Horses, cattle, dogs, cats or any household pet may be kept, provided they are not kept, bred or maintained for any commercial purposes.

12. SEWAGE: No residence shall be permitted unless it is served by a septic tank meeting the requirements of and approved by the State of Texas and the Williamson and Travis County Health Department.

13. OLD CARS AND TRASH: No wrecking yard, junk yard or salvage yard will be allowed on any lot or tract in the subdivision; outside storage (other than building materials for immediate use) shall not be allowed; no automotive vehicle will be allowed to remain in any tract in the subdivision which is not Running and driving condition for longer than thirty (30) days. No tract in the subdivision shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in a clean and sanitary condition and behind tract improvements so they are not readily visible from the street.

14. No tract or any part of a tract of land in this subdivision shall ever be used as a roadway whereby access to the roads in this subdivision can be reached from any adjoining land to this subdivision. A driveway is allowed which is a driveway in the ordinary sense of the word, and shall be used only as an access to the garage or other improvements. No easement or license shall ever be created on any tract in this subdivision for the purpose of ingress and egress to and from any tract in this subdivision to any land adjoining this subdivision.

15. No tract or part of a tract of land in this subdivision shall ever be used in any manner whatsoever which would create an access from property adjoining this subdivision to the road ways in this subdivision.

16. Developers hereby reserve the right to themselves, their heirs and assigns, to create a roadway if they themselves obtain adjoining property.

17. NOXIOUS ACTIVITY: No noxious or offensive activity shall be carried on or maintained on any tract in the subdivision, nor shall anything be done thereon which may be or become a nuisance in the neighborhood.

18. HUNTING: No Hunting of Deer or wild game will be permitted on any tract of land in the subdivision.

19. FUTURE PURCHASERS: Without regard to whether or not such are recited in conveyance or referred to in conveyances, these covenants, conditions and restrictions shall be deemed covenants running with the land and shall remain in full force and effect, unless altered or modified by the developers, their heirs or assigns, as provided above until January 1, 1990. Thereafter, said restrictions shall remain in full force and effect for subsequent ten (10) year periods, unless the owners of the legal title to fifty-one per cent (51%) of the tracts in the subdivision elect to change or alter the same. / 09-6234

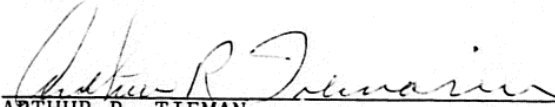
20. ENFORCEMENT: All covenants and restrictions shall be binding upon all persons buying any tract of land in the subdivision, their successors, heirs or assigns, and said covenants and restrictions are for the benefit of all owners of near-by and adjoining tracts. If any person or persons shall violate or attempt to violate these covenants, conditions and restrictions, or any of them, it shall be lawful for the developers, their heirs or assigns, or any person owning any interest in any of the tracts including a mortgage interest, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, either to prevent or to correct such violation, and to recover damages or other relief for such violation.

21. INVALIDATION: Invalidation of any one of these covenants or restrictions by judgment of any Court shall in no wise affect any of the other provisions which shall remain in full force and effect.

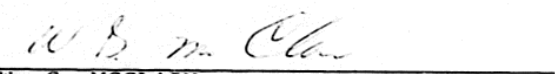
This is to certify that we, ROBERT E. LUCE, ARTHUR R. TIEMAN, FRANK E. JONES and W.G. McCLAIN as the owners of the property herein described, do hereby apply the above described restrictions to said land.

EXECUTED this the 27 day of February, 1975.

  
ROBERT E. LUCE

  
ARTHUR R. TIEMAN

  
FRANK E. JONES

  
W. G. McCLAIN

109-6235

THE STATE OF TEXAS }  
COUNTY OF TRAVIS }

Before me, the undersigned authority,  
on this day personally appeared

ROBERT E. LUCE, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27  
day of February, 1975.

NOTARY SEAL

Pat Little  
Notary Public in and for Travis  
County, Texas

THE STATE OF TEXAS }  
COUNTY OF TRAVIS }

Before me, the undersigned authority,  
on this day personally appeared

ARTHUR R. TIEMAN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3  
day of March, 1975.

NOTARY SEAL

Pat Little  
Notary Public in and for Travis  
County, Texas

THE STATE OF TEXAS }  
COUNTY OF TRAVIS }

Before me, the undersigned authority,  
on this day personally appeared

FRANK E. JONES, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27  
day of February, 1975.

NOTARY SEAL

Pat Little  
Notary Public in and for Travis  
County, Texas

109-6236

THE STATE OF TEXAS I  
COUNTY OF TRAVIS I

Before me, the undersigned authority,  
on this day personally appeared

W. G. MCCLAIN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3  
day of March, 1975.

NOTARY SEAL

Pat Little  
Notary Public in and for Travis  
County, Texas;

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

MAR 5 1975



Doris Anapolina  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

MAR 5 11 34 AM '75

Doris Anapolina  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

COUNTY OF TRAVIS ()  
COUNTY OF WILLIAMSON ()2307  
KNOW ALL MEN BY THESE PRESENTS:

That we, ROBERT E. LUCE, ARTHUR R. TIEMAN, and W. G. MCCLAIN, being owners of the following described property, to-wit:

That certain 218.97 acres of land more specifically described in Exhibit "A" attached hereto.

and we, as owners, for the purpose of establishing and maintaining a general plan and building scheme uniform over the entire addition herein created for the protection and benefit of all owners of any lot or lots in said addition hereafter, we hereby charge each and all of the lots in said addition, as shown on said plan, and do fix and establish the following as conditions and restrictions on the use, occupancy, and sale of any such lot or lots:

1. USE: All tracts shall essentially be used for residential purposes and no tract in the subdivision shall be used for retail or commercial purposes.

2. PERMANENT HOMES: All permanent type homes must be of all new construction and contain a minimum of FIFTEEN HUNDRED (1500) square feet of living area, exclusive of garages, carports and porches.

3. MOBILE HOMES: NO MOBILE HOMES will be permitted to be used temporarily or permanently on any tract of land.

4. SEPARATE STRUCTURES: Any detached building, garage, carport, shed or structure or addition to the main residence must be of all new material and be of equal construction and architectural design as the residence. Any variation from this restriction must have prior written approval of the developers, their heirs and/or assigns.

5. NO PREFABRICATED Metal sectional-constructed type home will be permitted to be used temporarily or permanently as a residence on any tract of land in this subdivision.

6. TEMPORARY STRUCTURES: No trailer, tent, shack, garage, barn or other outbuilding shall be at any time used as a residence or dwelling, either temporarily or permanently.

7. COMPLETION TIME: Any dwelling commenced shall be completed with reasonable diligence and in all events shall be completed as to its exterior within six (6) months from the commencement of construction. No building material of any kind shall be placed or stored upon any tract until the owner is ready to commence construction.

8. SETBACK REQUIREMENTS: No buildings or structures of any kind, except fences, shall be located on any tract closer than Fifty (50) feet to any tract property line which abuts a street, nor closer than ten (10) feet to any side or back property line.

9. **FENCES:** All fencing shall be chain link, wood, or such other similar type that will not detract from the appearance of the development. Variations from this requirement may be granted in individual cases when the developers, their heirs or assigns, in their sole discretion, approve any other type fence in writing, prior to its erection.

10. **REPAIR AND UPKEEP:** All structures placed on any tract in the subdivision, including the main residences or any other structure, must be painted and maintained in a reasonable neat manner. No unsightly or unsanitary conditions shall be allowed to exist on any tract which in the opinion of the developers their heirs or assigns, shall detract from the over-all attractiveness of the subdivision; and the developers, their heirs or assigns, shall have the right in injunction and other legal means to prevent such condition.

11. **LIVESTOCK AND PETS:** No pigs or hogs shall be housed or kept on any tract of land/commercial raising of poultry is prohibited and no feed lot shall be maintained. Horses, cattle, dogs, cats or any household pet may be kept, provided they are not kept, bred or maintained for any commercial purposes.

12. **SEWAGE:** No residence shall be permitted unless it is served by a septic tank meeting the requirements of and approved by the State of Texas and the Williamson and Travis County HEALTH Department.

13. **OLD CARS AND TRASH:** No wrecking yard, junk yard or salvage yard will be allowed on any lot or tract in the subdivision; outside storage (other than building materials for immediate use) shall not be allowed; no automotive vehicle will be allowed to remain in any tract in the subdivision which is not running and driving condition for longer than thirty (30) days. No tract in the subdivision shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in a clean and sanitary condition and behind tract improvements so they are not readily visible from the street.

14. No tract or any part of a tract of land in this subdivision shall ever be used as a roadway whereby access to the roads in this subdivision can be reached from any adjoining land to this subdivision. A driveway is allowed which is a driveway in the ordinary sense of the word, and shall be used only as an access to the garage or other improvements. No easement or license shall ever be created on any tract in this subdivision for the purpose of ingress and egress to and from any tract in this subdivision to any land adjoining this subdivision.

15. No tract or part of a tract of land in this subdivision shall ever be used in any manner whatsoever which would create an access from property adjoining this subdivision to the road ways in this subdivision.

16. Developers hereby reserve the right to themselves, their heirs and assigns, to create a roadway if they themselves obtain adjoining property.

17. **NOXIOUS ACTIVITY:** No noxious or offensive activity shall be carried on or maintained on any tract in the subdivision, nor shall anything be done thereon which may be or become a nuisance in the neighborhood.

18. **HUNTING:** No Hunting of Deer or wild game will be permitted on any tract of land in the subdivision.

## RESTRICTIONS

Page 3

19. FUTURE PURCHASERS: Without regard to whether or not such are recited in conveyance or referred to in conveyances, these covenants, conditions and restrictions shall be deemed covenants running with the land and shall remain in full force and effect, unless altered or modified by the developers, their heirs or assigns, as provided above until January 1, 1998. Thereafter, said restrictions shall remain in full force and effect for subsequent ten (10) year periods, unless the owners of the legal title to fifty-one per cent (51%) of the tracts in the subdivision elect to change or alter the same.

20. ENFORCEMENT: All covenants and restrictions shall be binding upon all persons buying any tract of land in the subdivision, their successors, heirs or assigns, and said covenants and restrictions are for the benefit of all owners of nearby and adjoining tracts. If any person or persons shall violate or attempt to violate these covenants, conditions and restrictions or any of them, it shall be lawful for the developers, their heirs or assigns, or any person owning any interest in any of the tracts including a mortgage interest, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, either to prevent or to correct such violation, and to recover damages or other relief for such violation.

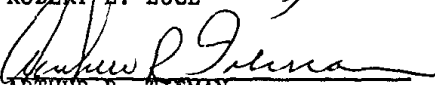
21. INVALIDATION: Invalidation of any one of these covenants or restrictions by judgment of any Court shall in no wise affect any of the other provisions which shall remain in full force and effect.

This is to certify that we, ROBERT E. LUCE, ARTHUR R. TIEMAN, and W. G. MCCLAIN as the owners of the property herein described, do hereby apply the above described restrictions to said land.

EXECUTED THIS THE 1 day of June,

1977.

  
ROBERT E. LUCE

  
ARTHUR R. TIEMAN

  
W. G. MCCLAIN



RESTRICTIONS

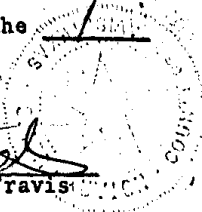
THE STATE OF TEXAS ( )  
COUNTY OF TRAVIS ( )

Before me, the undersigned authority,  
on this day personally appeared

ROBERT E. LUCE, known to me to be the person whose name is sub-  
scribed to the foregoing instrument, and acknowledged to me that he  
executed the same for the purposes and consideration therein express-  
ed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1  
day of June, 1977.

*Wm. E. Nickel*  
Notary Public in and for Travis  
County, Texas



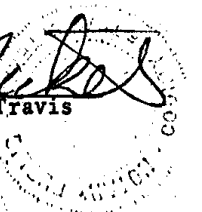
THE STATE OF TEXAS ( )  
COUNTY OF TRAVIS ( )

Before me, the undersigned authority,  
on this day personally appeared

ARTHUR R. TIEMAN, known to me to be the person whose name is sub-  
scribed to the foregoing instrument, and acknowledged to me that he  
executed the same for the purposes and consideration therein  
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1  
day of June, 1977.

*Wm. E. Nickel*  
Notary Public in and for Travis  
County, Texas



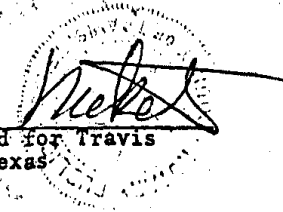
THE STATE OF TEXAS ( )  
COUNTY OF TRAVIS ( )

Before me, the undersigned authority,  
on this day personally appeared

W. G. MCCLAIN, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 1  
day of June, 1977.

*Wm. E. Nickel*  
Notary Public in and for Travis  
County, Texas



FIELD NOTES FOR 218.97 ACRES OF LAND OUT OF THE ANDREW HAMILTON SURVEY NO. 513, THE POLLY SCRITCHFIELD SURVEY NO. 551, AND THE GEORGE CRAVEN SURVEY NO. 494 IN TRAVIS AND WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO DON LYDA OF RECORD IN VOLUME 3449 AT PAGE 924 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; WHICH TRACT OF LAND CONTAINING 218.97 ACRES IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin set at a corner fence post, at the point of intersection of the west fence line of Nameless Road with the south fence line of Sandy Creek Road, said iron stake being at the northeast corner of the said Don Lyda Tract;

THENCE, with the south line of Sandy Creek Road, N59° 35'W 23.09 feet to a concrete right-of-way marker found;

THENCE, continuing with the south line of Sandy Creek Road, N59° 08'W 991.67 feet to a concrete right-of-way marker found at the point of curvature of a curve whose radius is 1944.87 feet;

THENCE, following the said curving south line of Sandy Creek Road to the right, an arc distance of 249.49 feet, the chord of which arc bears N55° 27'W 249.32 feet to a concrete right-of-way marker found at the point of tangency of said curve;

THENCE, continuing with the south line of Sandy Creek Road, N51° 47'W 347.20 feet to a concrete right-of-way marker found at the point of curvature of a curve whose radius is 1105.92 feet;

THENCE, following said curving line to the left, an arc distance of 596.91 feet, the chord of which arc bears N67° 10'W 589.69 feet to a concrete right-of-way marker at the point of tangency of said curve;

THENCE, continuing with the south right-of-way line of Sandy Creek Road, N82° 43'W 422.06 feet to a concrete right-of-way marker found at the point of curvature of a curve whose radius is 5837.65 feet;

THENCE, following said curving south line of Sandy Creek Road, to the right, an arc distance of 280.19 feet, the chord of which arc bears N81° 20'W 280.16 feet to a concrete right-of-way marker found at the point of tangency of said curve;

THENCE, continuing with the south right-of-way line of Sandy Creek Road,  $N79^{\circ} 58' W$  395.50 feet to a concrete right-of-way marker found at the point of curvature of a curve whose radius is 1949.85 feet;

THENCE, following the said curving south line of Sandy Creek Road, to the right, an arc distance of 322.66 feet, the chord of which arc bears  $N75^{\circ} 05' W$  322.29 feet to a concrete right-of-way marker at the point of tangency of said curve;

THENCE, continuing with the south right-of-way line of Sandy Creek Road,  $N70^{\circ} 38' W$  226.05 feet to an iron stake found at the northeast corner of Lot 7, Honeycomb Hills, a subdivision of record in Book 70 at Page 100 of the Plat Records of Travis County, Texas;

THENCE, with the east line of Honeycomb Hills,  $S34^{\circ} 37' W$  at 600.00 feet pass an iron stake found at the common corner of Lots 7 and 12 of said Honeycomb Hills, at 1250.00 feet pass an iron stake found at the common corner of Lots 12 and 43 of said Honeycomb Hills, at 1968.13 feet pass an iron stake found, in all a distance of 2078.68 feet to an iron stake at the southwest corner of this tract, and the northwest corner of Lot 74 of Hidden Mesa, a subdivision of record in Book 62 at Page 94 of the Plat Records of Travis County, Texas;

THENCE, with the north line of Hidden Mesa,  $S58^{\circ} 58' E$  285.41 feet to an iron stake on the common corner of Lots 74 and 75;  $S58^{\circ} 49' E$  200.05 feet to an iron stake at the common corner of Lot 75 and 76;  $S59^{\circ} 06' E$  217.25 feet to an iron stake found at the common corner between Lots 76 and 77;  $S59^{\circ} 40' E$  115.91 feet to an iron stake found at an angle point in the north line of said Lot 77;  $S58^{\circ} 41' E$  102.42 feet to an iron stake found at the common corner between Lots 77 and 78;  $S58^{\circ} 37' E$  217.67 feet to an iron stake found at the common corner between Lots 78 and 79;  $S58^{\circ} 39' E$  217.89 feet to an iron stake found at the common corner between Lots 79 and 80;  $S59^{\circ} 05' E$  217.72 feet to an iron stake found at the common corner between Lots 80 and 81;

THENCE, with the north line of Lot 81,  $S58^{\circ} 53' E$  405.31 feet to an iron stake found;

THENCE,  $S58^{\circ} 09' W$  8.17 feet to an iron stake found;

THENCE, with the north line of Lot 81,  $S58^{\circ} 58' E$  687.02 feet to an iron stake found at a common corner between Lots 81 and 83 of said Hidden Mesa;

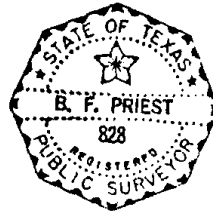
FIELD NOTES  
PAGE THREE

THENCE, S59° 04'E 745.81 feet to an iron stake found at the northeast corner of said Lot 83, same being the northwest corner of a tract of land described in a deed to M.J. and J.L. Wright of record in Book 2726 at Page 301 of the Deed Records of Travis County, Texas;

THENCE, with the north line of said Wright Tract, S60° 17'E 349.81 feet to an iron stake found at the northeast corner of the said Wright Tract, in the west line of Nameless Road;

THENCE, with a fence, along the west line of Nameless Road, N35° 32'E 174.09 feet to an iron stake; N31° 26'E 285.10 feet to an iron stake; N36° 18'E 74.73 feet to an iron stake; N55° 22'E 63.01 feet to an iron stake; N73° 06'E 82.65 feet to an iron stake; N59° 36'E 52.38 feet to an iron stake; N28° 05'E 52.95 feet to an iron stake; N22° 40'E 77.48 feet to an iron stake; N30° 51'E 829.27 feet to an iron stake; and N30° 49'E 1000.02 feet to the POINT OF BEGINNING.

SURVEYED BY B. F. Priest DATE 4-5-77  
B.F. Priest, Reg. Public Surveyor



THE STATE OF TEXAS }  
County of Williamson }

I, Dick Cervenka, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 6th day of Sept. 77 at 11:00 o'clock a.m., and duly recorded this the 6th day of Sept. 77 at 3:15 o'clock p.m., in the

Deed \_\_\_\_\_ Records of said County, in Vol. 681 pp. 771

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Kathy Davis Deputy

DICK CERVENKA, CLERK,  
County Court, Williamson County, Texas

AMENDMENT TO RESTRICTIVE COVENANTS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTIES OF TRAVIS & WILLIAMSON

WHEREAS, the below described property (hereinafter called the "Property"), is subject to those certain restrictive covenants, as set forth in the instrument recorded in Volume 681, Page 771, Deed Records, Williamson County, Texas, (the "Restrictions") said Property being described as follows:

BEING 218.97 acres of land, more or less, out of the ANDREW HAMILTON SURVEY NO. 513, the POLLY SCRITCHFIELD SURVEY NO. 551, and the GEORGE CRAVEN SURVEY NO. 494, in Travis and Williamson County, Texas, being a portion of that certain tract of land described in a deed to Don Lyda of Record in Volume 3449, at Page 924 of the Deed Records of Travis County, Texas, which tract of land containing 218.97 acres of land is more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated hereby for all purposes.

AND WHEREAS, the Restrictions contain a provision in Section 1., restricting the allowed use(s) of the Property. Section 1. of the Restrictions permits only residential use of all tracts or lots derived from the Property, and provides that no tract in the subdivision shall be used for retail or commercial purposes.

AND WHEREAS, the undersigned, being the owners representing more than fifty-one percent (51.00%) of the current tracts subject to the restrictions, desire to amend the Restrictions, so that a tract may be used for retail or commercial purposes, provided that the retail or commercial use is not a Hazardous, Noxious, Indecent, or Offensive use – including, but not limited to a:

1. Large scale manufacturing, assembly, or processing business;
2. Quarry, Tar Pit, Scrap Yard, Tow Yard, Electrical Substation, or similar use
3. Sexually Oriented Business or Night Club
4. New or Used Vehicle Sales or Rental business
5. Bingo Hall or Gaming Room
6. Payday Lending Business, Car Title Loan Business, or other similar use

Additionally, the retail or commercial use shall be restricted from being a:

7. Boat or RV Storage Facility; or
8. Self Storage Facility.

AND WHEREAS, the undersigned specifically do not presently intend to amend any other part of the Restrictions, the undersigned represent at least fifty-one percent (51%) of all

owners of properties derived from the Property, and the undersigned are all of the necessary parties to execute this document in order to amend the Restrictions.

NOW THEREFORE, the undersigned hereby amend the Restrictions to amend and restate the following section from the Restrictions in its entirety:

“1. USE: All tracts may be used for residential, retail, or commercial purposes, provided that any retail or commercial use is not a Hazardous, Noxious, Indecent, or Offensive Use – including, but not limited to a:

1. Large scale manufacturing, assembly, or processing business;
2. Quarry, Tar Pit, Scrap Yard, Tow Yard, Electrical Substation, or similar use;
3. Sexually Oriented Business or Night Club;
4. New or Used Vehicle Sales or Rental business;
5. Bingo Hall or Gaming Room;
6. Payday Lending Business, Car Title Loan Business, or other similar use.

Additionally, the retail or commercial use shall be restricted from being a:

7. Boat or RV Storage Facility; or
8. Self Storage Facility.”

The undersigned otherwise reinstate, ratify and confirm in all respects the amended Restrictions for the Property.

*Signature Pages to Follow.*

Peter Bullara  
Peter Bullara

Josephine Bullara  
Josephine Bullara

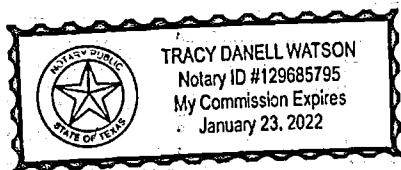
STATE OF TEXAS §  
Williamson §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the 18 day of April, 2019,  
by PETER BULLARA.

Tracy Watson  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §  
Williamson §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the 18 day of April, 2019,  
by JOSEPHINE BULLARA.



Tracy Watson  
NOTARY PUBLIC, State of Texas

Philip J. Hackett  
Philip J. Hackett

Katerina Hackett  
Katerina Hackett

STATE OF TEXAS §  
Williamson §  
COUNTY OF \_\_\_\_\_ §

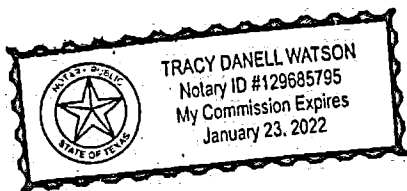
This instrument was acknowledged before me on the 18 day of April, 2019,  
by PHILIP J. HACKETT.

Tracy Watson  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §  
Williamson §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the 18 day of April, 2019,  
by KATERINA HACKETT.

Tracy Watson  
NOTARY PUBLIC, State of Texas





Rafael R. Chavez  
Rafael R. Chavez

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by RAFAEL R. CHAVEZ.

*See attached*

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa

On April 13, 2019 before me, B. Kolej, Notary Public  
(insert name and title of the officer)

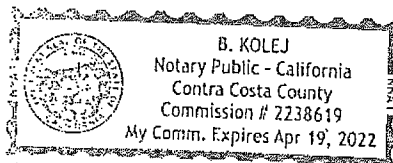
personally appeared Rafael Chavez  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Kolej

(Seal)

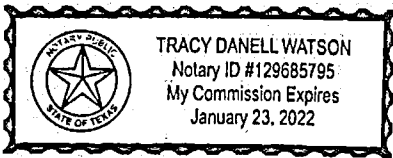


Terry Schultz  
Terry Schultz

Donna Schultz.

STATE OF TEXAS §  
COUNTY OF Williamson §  
§

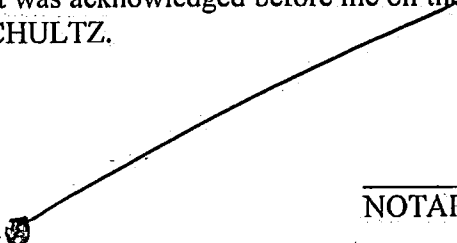
This instrument was acknowledged before me on the 16 day of April, 2019,  
by TERRY SCHULTZ.



Tracy Watson  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §  
§

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by DONNA SCHULTZ.

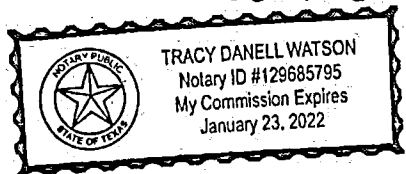
\_\_\_\_\_   
NOTARY PUBLIC, State of Texas

Terry Schultz

Donna Schultz  
Donna Schultz

STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me on the 16 day of April, 2019,  
by ~~TERRY SCHULTZ~~ Donna Schultz.



Tracy Watson  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by DONNA SCHULTZ.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

Deborah Germany  
Deborah Germany

STATE OF TEXAS §  
                  Williamson §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the 16 day of April, 2019,  
by DEBORAH GERMANY.

Tracy Watson  
NOTARY PUBLIC, State of Texas

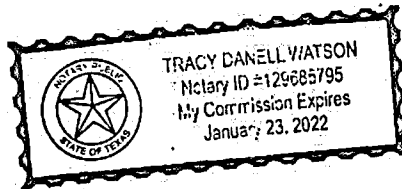


Grady L. Smith, Jr.  
Grady L. Smith, Jr.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 16 day of April, 2019,  
by GRADY L. SMITH, JR.

Tracy Watson  
NOTARY PUBLIC, State of Texas



F & W PROPERTIES,  
a Texas general partnership

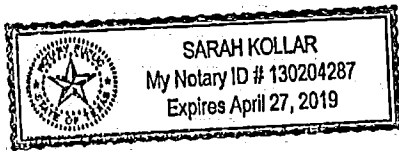
By:

Leslie A. Wilson  
Leslie A. Wilson, Partner

Jerry L. Faulkner  
Jerry L. Faulkner, Partner

STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me on the 15 day of April, 2019,  
by LESLIE A. WILSON, Partner in F & W PROPERTIES, a Texas general partnership, on behalf  
of said general partnership.



Sarah Kollar  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me on the 15 day of April, 2019,  
by JERRY L. FAULKNER, Partner in F & W PROPERTIES, a Texas general partnership, on  
behalf of said general partnership.



Sarah Kollar  
NOTARY PUBLIC, State of Texas

*Thomas S. Parker*

Thomas S. Parker

*Annette C. Parker*

*Annette C. Parker*

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on the 28<sup>th</sup> day of March, 2019,  
by THOMAS S. PARKER. *Annette C. Parker*

*Jennifer Hasseler*

NOTARY PUBLIC, State of Texas





VZ AUSTIN ASSET HOLDINGS, LLC

By:

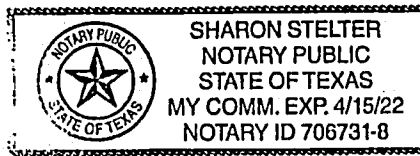
Nell Veazey, Manager  
Nell Veazey, Manager

David Veazey, Manager  
David Veazey, Manager

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 19<sup>th</sup> day of March, 2019, by NELL VEAZEY, Manager of VZ AUSTIN ASSET HOLDINGS, LLC, a Texas limited liability company, on behalf of said limited liability company.

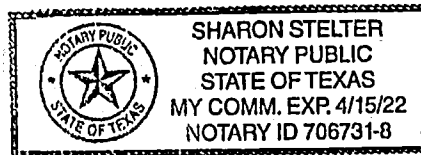
Sharon Steller  
NOTARY PUBLIC, State of Texas



STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 19<sup>th</sup> day of March, 2019, by DAVID VEAZEY, Manager of VZ AUSTIN ASSET HOLDINGS, LLC, a Texas limited liability company, on behalf of said limited liability company.

Sharon Steller  
NOTARY PUBLIC, State of Texas



David Veazey  
David Veazey

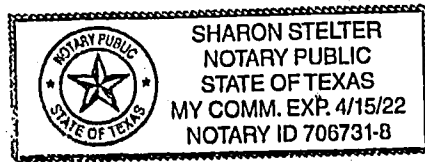
Nell Veazey  
Nell Veazey

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 19<sup>th</sup> day of March, 2019,  
by DAVID VEAZEY.

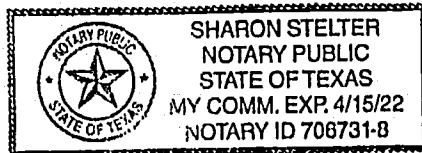
Sharon Stelter  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §



This instrument was acknowledged before me on the 19<sup>th</sup> day of March, 2019,  
by NELL VEAZEY.

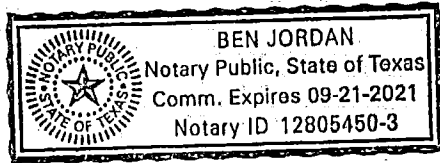
Sharon Stelter  
NOTARY PUBLIC, State of Texas



Mike Lohmann  
Mike Lohmann

STATE OF TEXAS      §  
   §  
COUNTY OF Williams §

This instrument was acknowledged before me on the 21 day of May, 2019,  
by MIKE LOHMANN.



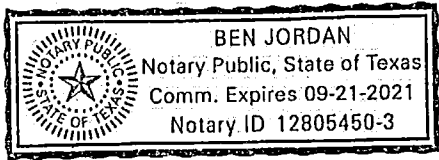
Ben Jordan  
NOTARY PUBLIC, State of Texas

Robert Y. Ferguson, Jr.  
Robert Y. Ferguson, Jr.

Sandra D. Ferguson  
Sandra D. Ferguson

STATE OF TEXAS §  
  §  
COUNTY OF Williamson §

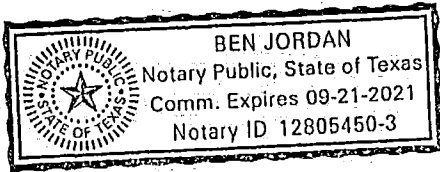
This instrument was acknowledged before me on the 21 day of May, 2019,  
by ROBERT Y. FERGUSON, JR.



Ben Jordan  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §  
  §  
COUNTY OF Williamson §

This instrument was acknowledged before me on the 21 day of May, 2019,  
by SANDRA D. FERGUSON.



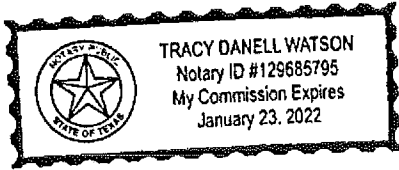
Ben Jordan  
NOTARY PUBLIC, State of Texas

[Signature]  
Raymundo A. Ocana

[Signature]  
Melanie C. Ocana

STATE OF TEXAS §  
COUNTY OF Williamsburg §

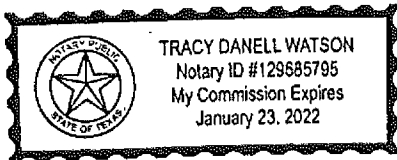
This instrument was acknowledged before me on the 19 day of April, 2019,  
by RAYMUNDO A. OCANA.



[Signature]  
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §  
COUNTY OF Williamsburg §

This instrument was acknowledged before me on the 19 day of April, 2019,  
by MELANIE C. OCANA.



[Signature]  
NOTARY PUBLIC, State of Texas

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2019047819**

Pages: 18 Fee: \$89.25

05/31/2019 04:12 PM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas