

I, the undersigned, do hereby certify that the above survey was, this day, made on the ground, on the property legally described herein, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of townships, visible utility lines, or roads in place, except as shown hereon, and that said property has frontage on a dedicated road way, except as shown hereon.

Beulah Hurta & Co. Surveyors  
 1201-1415 AC. TR.  
 4201-1001022 WCDR  
 858-80'

27.567 ACRES  
 TRACT 2

LEE COUNTY ROAD 301

CERTIFIED COPY ONLY  
 IF YELLOW SEAL IS PRESENT

DALE L. OLSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 711 WATER STREET (512) 321-5476 BASTROP, TEXAS

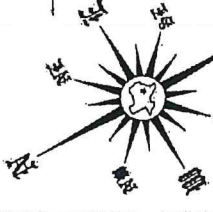
SURVEY PLAT

of a 27.567 ACRE TRACT in the  
 WILLIAM SIMMONS SURVEY, WILLIAMSON  
 & LEE COUNTY, TEXAS.

DALE L. OLSON  
 REG. NO. 1753  
 MICHAEL D. OLSON  
 REG. NO. 5386  
 DALE L. OLSON SURVEYING COMPANY  
 DATE 05/06/15

SCALE 1" = 300'  
 TOWNSHIPS U BRASS  
 TO DATE 5 MAY 15  
 1000' FILE 15-54-112  
 1000' FILE 15-54-112

THE FOLLOWING EASEMENTS MAY  
 AFFECT THIS TRACT  
 605/849 & 954020 WCDR



SCALE: 1" = 300'  
 IRON ROD FOUND  
 5/8 IRON ROD SET  
 UTILITY POLE  
 WATER METER  
 FENCE LINE  
 ELECTRIC LINE  
 BOUNDARY LINE

DAVID D. CLARK  
 14376 AC. TR.  
 777/904 LDR

**Texas Real-Tax Services, Ltd.**

707 Crystal Creek Drive, Austin, TX 78746

Phone 512-328-0428 Fax 512-328-1608

**Additional Properties Sheet**

Page 1 of 2

TITLE COMPANY **INDEPENDENCE TITLE**  
 OWNER **BROOK HURTA AND CODY MAUCK**  
 BUYER **MICHAEL HILER**  
 LEGAL DESCRIPTION **27.567 ACRES TRACT 2 WILLIAM SIMMONS SURVEY NO 822**

GF# **1515388-ELG** CLOSER **WER**  
 Mailing Addr. **PO BOX 91 BASTROP TX 78602**  
 Property Addr. **CR 468 ELGIN TX 78621**

Legal	County Account	Jurisdiction	Year	Base Tax	Amount Valid Through	
					With PI	With PI
269.249 ACRES	R008866	COUPLAND ISD	2014	206.67	PAID	12-15-14
W M SIMMONS A-822		WILLIAMSON CO	2014	96.68	PAID	12-15-14
2015 PROPOSED		ESD #10	2014	19.87	PAID	12-15-14
VALUE- 820610		TOTAL BASE		323.22		
AG- 20217						
LAND ONLY AG EX						
2014 VALUE- 719293						
AG-19871						
LAND ONLY AG EX						
1.0 ACRES	R008865	COUPLAND ISD	2014	1171.36	PAID	12-15-14
W M SIMMONS A-822		WILLIAMSON CO	2014	547.96	PAID	12-15-14
2015 PROPOSED		ESD #10	2014	112.63	PAID	12-15-14
VALUE- 113662		TOTAL BASE		1831.95		
LAND- 2770						
IMP- 110892						
NO EXEMPTIONS						
2014 VALUE- 112625						
LAND- 2428						
IMP- 110197						
NO EXEMPTIONS						
WILLIAMSON CO RATE:						
WMSN CO- 0.486529						
COUPLAND ISD- 1.04005						
WMSN ESD #10- 0.10						

**NOTES / COMMENTS:**

**Agricultural exemption on this property. If land use changes, additional tax will be due. Please contact our office prior to closing.**

## **RESTRICTIONS FOR PROPERTY**

The following restrictions shall apply to any tracts cut out of a 322.413 acre tract in the William Simmons Survey, Lee and Williamson Counties, Texas, owned by Brook Hurta and Cody Mauck. Said 322.413 acre tract is described in Exhibit "A", which is attached hereto and made a part hereof. Said tract has been subdivided by Brook Hurta and Cody Mauck (hereinafter referred to as "Developers").

Whereas Brook Hurta and Cody Mauck (Developers) are the owners of the above referenced property; it is desirable and advisable for the benefit of the public in general and persons purchasing land in this subdivision to place restrictions and conditions thereon designating the manner and for what purposes land in this subdivision may be used, and the type and size of structures to be erected in the subdivision, along with other restrictions which are addressed herein.

Owner hereby establishes the following reservations, conditions and restrictions on the land referenced above, running with the land, binding upon and to inure to the use and benefit of itself, its successors and assigns.

### Land Use:

Tracts cut out of this parcel shall be used primarily for single family residential purposes, with the exception of permissible activities outlined in these restrictions. Only one single family residence shall be permitted for every 10 acres on any tract cut out of the original 322.413 acre tract. On any tract less than 20 acres, only one residence is allowed, along with a guesthouse or servants quarters mentioned in the following paragraph.

### Building Types:

No building will be erected, altered, placed or permitted to remain on the property other than:

- 1) Site built homes constructed of new materials and having a minimum of 1,200 (one thousand two hundred) square feet of climate controlled area, and if more than one story, the ground floor shall not be less than 1,000 (one thousand) square feet.
- 2) Barns, shop buildings, and outbuildings are to be constructed of new materials. Existing house and barn located on the 11.165 acre tract cut out of the original 322.413 acre tract are exempt from these requirements.
- 3) A servant or guesthouse that does not conform to the minimum square footage requirement so long as it otherwise conforms to all other restrictions and is constructed after or along with the completion of the primary home.

Construction of any building shall be completed within one year.

### Temporary Structures:

No structure of a temporary nature including but not limited to a tent, shack, RV, horse trailer, mobile home, camper, or other temporary facility shall be used on any part of the property as a permanent residence. If used temporarily for camping, the period used cannot exceed two weeks unless it is not visible from the road or neighboring tracts. If used temporarily while building a home, in no event shall it be used for a period longer than 12 months or whenever the home being built is completed and occupied,

whichever comes first, and the temporary structure must be located on the side of the residence being built that is opposite the public road fronting the tract unless the temporary structure is not visible from the road or any neighboring tract, then this structure can be located anywhere on the property where it can't be seen from the road or neighboring tracts.

Building Location:

No building or structure shall be located on any tract nearer than 40 feet from any property line which fronts County Road 301, 30 feet from any property line fronting County Road 468, or 15 feet from any interior property line. In the event a buyer purchases two or more adjoining tracts and desires to construct a dwelling across the lot lines of the multiple tracts purchased, Developer may permit such act by written waiver of the interior lot line setbacks, provided there is not then, or known to be planned, any utility easement along the common originally platted lot line(s).

Re-subdividing:

No tract may be re-subdivided into smaller than 10 acre tracts unless a portion of the property is being sold to an adjacent property owner, and the re-subdivision is not in violation of any County or any Governmental Agency's laws, rules, regulations, or ordinances.

Utility Easements:

The Developers, for and on behalf of itself and the cumulative 322.413 acres, hereby reserve a permanent 40 foot utility easement along all property lines fronting Cr 301, a 30 feet utility easement along all property lines fronting Cr 468, and a permanent 15 foot utility easement along the interior property lines of each tract cut out of the original 322.413 acre tract for installation and maintenance of any and all utilities and drainage facilities (with the exception of a 40 acre tract being sold to neighboring property owner Valerie Clark. The interior 15 foot utility easement will not apply to this tract, but all other restrictions, easements, and setback requirements contained herein will apply to this tract as well). During installation of any utilities, an additional temporary 15' workspace easement is dedicated along the interior lot lines for work crews. This means that during construction of any utilities, the utility company can operate within 30 feet of any property line. After the utilities are installed, the easement reverts to the permanent 15' easement only. The easements are for the purpose of installing, using and maintaining public utilities. The easements are for the general benefit of the tracts and the property owners and are reserved and created in favor of all utility companies serving the Subdivision.

Parking:

No inoperative or unlicensed vehicles or bus may be kept upon any lot at any time unless housed in garages, or barns, or are not visible from the public road or any adjacent tract.

Livestock:

Livestock and game are allowed on the property so long as they are properly contained with adequate fencing. No swine are allowed on the property at any time except for no more than five (5) animals for 4-H and FFA project animals. No part of the property shall be used for commercial feed lots for any type of livestock or poultry.



### Commercial Activity:

No commercial activity shall be allowed with the exception of home businesses, farming, ranching or horse operations, and game ranching operations. No more than one sign advertising or identifying the business is allowed, and the sign must be no larger than 4 feet by 8 feet, and cannot exceed 10 feet in height. If a home business does any manufacturing, it must be adequately housed in such a way as to not cause a nuisance to the neighborhood in the form of odors, noise or unsightly materials.

### Signs:

No sign other than ones mentioned in the previous paragraph shall be displayed on any tract except one sign not more than four feet by eight feet, used by builders or owners to advertise the property during construction and/or sale of the property.

### Culverts:

Each lot owner is responsible for installing a culvert if one does not currently exist, between the public road and their driveway in compliance with current Lee and/or Williamson County and/or State regulations.

### Garbage and Refuse Disposal / Septic systems:

No area of the property shall be maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept except in sanitary containers.

All trash, garbage and rubbish must be disposed of in a sanitary manner and in a location provided for that purpose by a Government authority. All homes are to have Government approved and permitted septic systems.

### Nuisances:

No noxious or offensive activity shall be carried on or upon the property, nor shall anything be done thereon which may or may become an annoyance to neighbors.

### Term:

These covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded with the county clerk of Lee and Williamson County, Texas, after which time such covenants shall be extended automatically for successive periods of ten years, unless an instrument signed by a majority of the then owners of the tracts has been recorded, agreeing to change such covenants in whole or in part or to revoke them. If any buyer purchases more than one of the original subdivided tracts, that person counts as one vote along with the remaining owners of tracts, and each different landowner in the original 322.413 acre subdivided tract counts as one vote, regardless of how many tracts they own, and a majority of the landowners is required to change or revoke these restrictions.

Enforcement:

Enforcement of these covenants and restrictions may be by proceedings at law or in equity against any person or persons violating the aforementioned covenants and restrictions.

Severability:

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision and all other provisions shall remain in full force and effect.

Amendment:

Developers reserve the right to amend these restrictions on any unsold property they still own should any utility providers require such action to service any tracts cut out of the original 322.413 acres. In the event an amendment is required, the amendment is to be signed, notarized, and filed of record in the Lee and/or Williamson County Clerk's Office. At any time, with consent of all landowners in this subdivision, these restrictions may be amended, modified, or altered. In the event such is the case, a document stating the change(s) must be signed by all landowners, with signatures of all landowners notarized, and this document be filed of record in the Lee and/or Williamson County Clerk's office.

EXECUTED on this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Brook Hurta

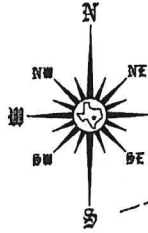
\_\_\_\_\_  
Cody Mauck

THE STATE OF TEXAS

COUNTY OF BASTROP

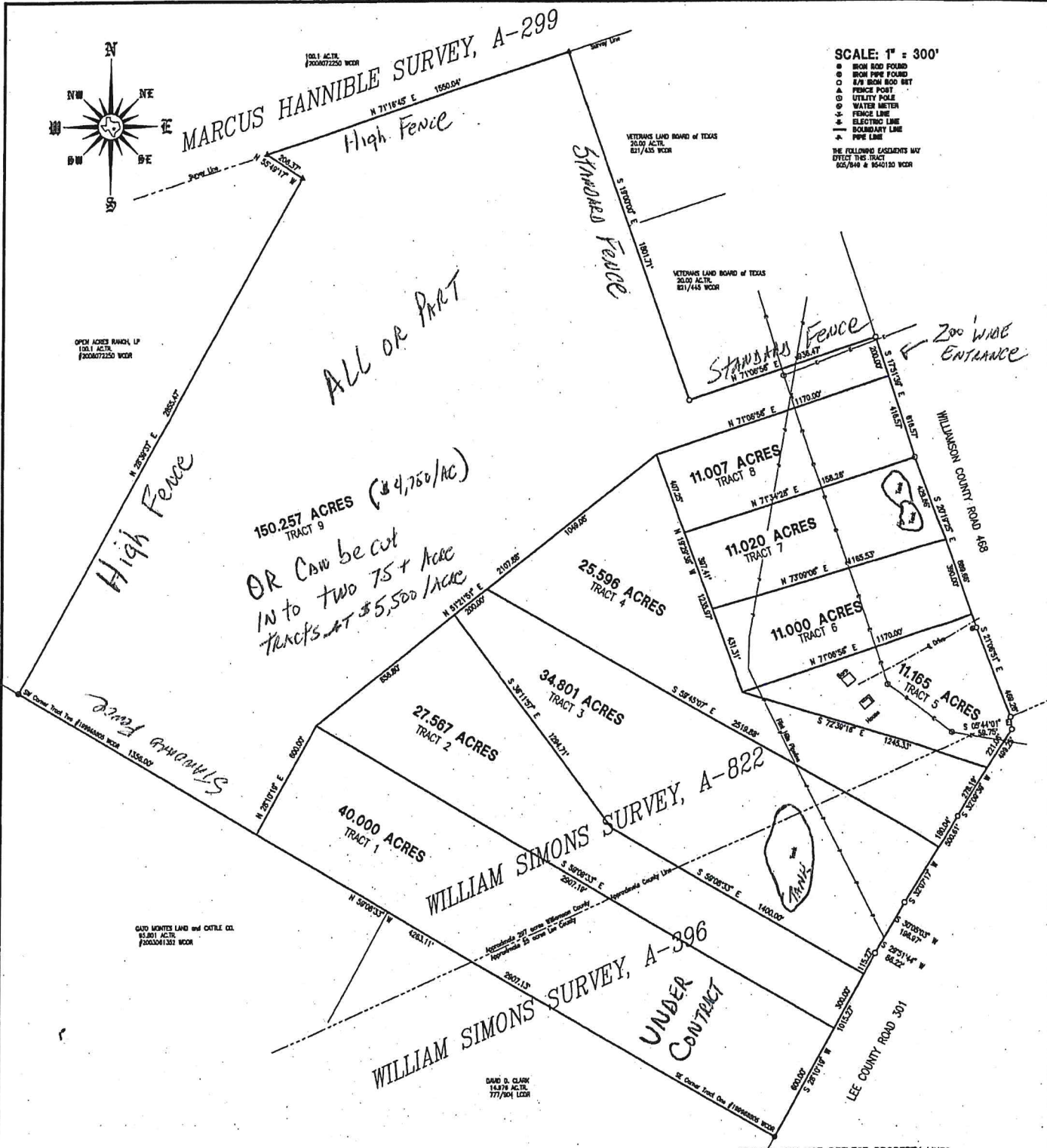
This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2014, by Brook Hurta and Cody Mauck

\_\_\_\_\_  
Notary Public, State of Texas



SCALE: 1" = 300'

- IRON ROD FOUND
  - IRON PIPE FOUND
  - 8/8 IRON ROD SET
  - ▲ FENCE POST
  - UTILITY POLE
  - WATER METER
  - FENCE LINE
  - ELECTRIC LINE
  - BOUNDARY LINE
  - PIPE LINE
- THE FOLLOWING EASEMENTS MAY AFFECT THIS TRACT  
625,644 & 154,113 WGOR



The undersigned does hereby certify by this Agency Underwriter, Lender, Mortgage Co. and/or Purchaser, that the survey was, this day, made on the ground, on the property as fully described herein, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown herein, and that said property has access to and from a deeded road way, except as shown herein.

CERTIFIED COPY ONLY IF YELLOW SEAL IS PRESENT

DALE L. OLSON  
REG. NO. 7533  
DALE L. OLSON SURVEYING COMPANY  
DATE: 01/27/15

MICHAEL D. OLSON  
REG. NO. 6384

**DALE L. OLSON**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

**SURVEY PLAT**  
of a 322.413 ACRE TRACT in the  
WILLIAM SIMONS SURVEY, WILLIAMSON  
& LEE COUNTY, TEXAS.

SCALE: 1" = 300'	BROOK HURTA & CODY NAUCK
DRAFTSMAN: G. BROOKS	
DATE: 28 JAN 2015	ORDER # 15-354-11
DISK-FILE 354-11	PLAT FILE #