



**DECLARATION OF RESTRICTIVE COVENANTS,
CONDITIONS AND EASEMENTS**

Leonardo Rodriguez and Michele W. Rodriguez (hereinafter the "Declarant"), are the owners of the legal and equitable title in and to the following described real property lying and being situated in Atascosa County, Texas:

193.624 acres, more or less, out of the Daniel Williams Survey No. 1095, Abstract No. 906, in Atascosa County, Texas; and being the same property conveyed in a Special Warranty Deed, recorded in Clerk's File No. 181017, Official Public Records, Atascosa County, Texas (the "Property"), and more particularly described by metes and bounds on Exhibit A, attached hereto and incorporated herein.

Declarant intends to divide the Property into separate tracts of land (the "Tracts") and wishes to impose certain restrictive covenants, conditions and easements on the property. All Owners and other occupants of the Tracts agree that the property is subject to these covenants, conditions and easements. The covenants, conditions and easements are intended to establish a uniform plan for the development and use of the Property for the benefit of all Owners.

I. GENERAL LAND USE

1. All Tracts shall be used for single family residential purposes. Agricultural uses, including the raising of cattle, horses, and other livestock, the growing of crops, orchards, and/or vegetation, the raising and harvesting of wildlife are also permitted. Recreational uses, including hunting, are permitted so long as those uses are compliant with local and State regulations. No apartments, duplexes, or multifamily housing are allowed and no commercial uses are allowed. There is a limit to one main single family residence per Tract and one guest house per Tract. Garages, carports, metal buildings and other residential related out buildings are permitted, so long as such buildings conform to residential, agricultural and recreational use.
2. All main residential structures on any Tract must have a ground floor area, exclusive of porches, breezeways and garages, of not less than 1,500 square feet. Guest houses must have a ground floor area, exclusive of porches, breezeways and garages, of not less than 900 square feet.

3. All structures must be constructed of new materials. Guest houses must be designed and constructed to match the design and construction of the main residence. No building or other structure shall be occupied or used until the exterior thereof is completely finished. The exterior of all structures shall be completely finished in not more than six (6) months after the date the foundation is commenced.

4. Manufactured homes, including but not limited to, single, double, or triple wides, are strictly prohibited as residences and may not be placed on or used on the Property. Travel trailers and/or fifth wheels may not be occupied as a permanent residence, however may be occupied as a temporary residence during the construction of a new main residence.

5. Move-in houses of any kind will not be placed on the Property. Any storage building moved on the Property must be made to conform with all other building requirements prior to placement on the Property. Storage crates and metal containers will not be allowed.

6. No camps, tents, shacks, or any structure of a temporary nature may be maintained at any time as a residence. All structures are to be kept neat and free of natural debris.

7. No residence or other structure may be located on any Tract nearer than one hundred (100) feet to the front property line. No residence or other structure shall be located nearer than fifty (50) feet to any side and rear property line.

8. No Tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage, and other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

9. All plumbing shall be connected to a septic system installed in accordance with the State of Texas and Atascosa County Health regulations. No outside toilets shall be erected, placed, or used on any lot/tract, except that portable toilets may be placed temporarily while construction of improvements are in progress.

10. No inoperative vehicles shall be stored or kept on any Tract. No automobile, truck trailer, boat, or other vehicle shall be abandoned on any Tract, nor shall there be any dumping or placing of unsightly objects of any kind on any Tract.

11. No swine shall be bred or raised on any Tract, excluding up to three animals, for the purpose of butchering, 4H, or FFA projects. Commercial cattle feed lots, as well as commercial chicken or rooster farms are prohibited on any Tract. All animals and livestock must be kept and maintained in a manner such that they do not constitute an annoyance or nuisance to other nearby property owners.

12. No Tract, as surveyed and conveyed out of the Property, may be further subdivided which would result in lots/tracts of less than 10.0 acres in size.

13. No Tract shall be used for the mining of gravel, sand, soil, or quarry operations of any kind. No noxious, offensive, or unlawful use shall be made of any Tract.

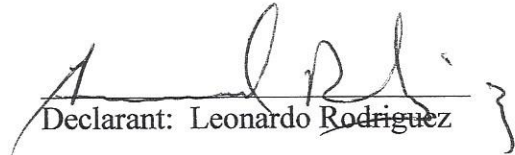
14. Perpetual easements are reserved within fifteen (15) feet of the rear, front and sidelines of each Tract for the purposes of installing and maintaining utilities, including but not limited to electricity, telephone and water utilities.

II. ENFORCEMENT

These restrictive covenants and conditions shall run with the land and will be binding on all parties and persons claiming under them for a period of twenty (20) years from the date of recordation, after which time said restrictive covenants and conditions shall be automatically extended for successive periods of ten (10) years unless an instrument is signed by the then owners of seventy-five percent (75%) or more of the Property (by Tract) has been recorded agreeing to change said covenants in whole or in part. No such agreement to change shall be effective unless made and recorded within three months immediately prior to the date the covenants otherwise would be automatically extended. The owners of the individual Tracts out

of the 193.624 acre Property, have the right to enforce observance and performance of the provisions of these restrictive covenants and conditions. In addition, the Declarant and the undersigned, Leonardo Rodriguez and Michele W. Rodriguez, have the right, but not the obligation, to enforce any of these provisions by any available remedy at law. Nothing herein shall be construed as compelling the undersigned to enforce any of these provisions, nor shall any failure to enforce any of these provisions be deemed to be a waiver of the right of enforcement or prohibition. Invalidation of any of these restrictions by judgment or court order shall, in no way, affect any other provisions, which shall remain in full force and effect.

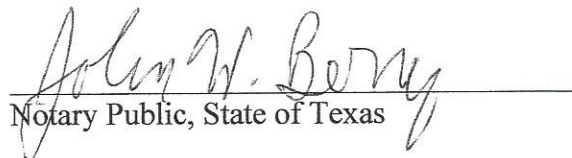
Signed for identification, this 6th day of December, 2017.

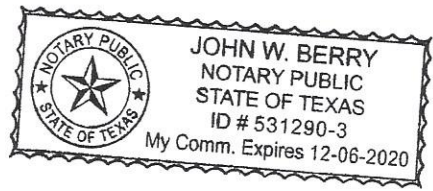

Declarant: Leonardo Rodriguez


Declarant: Michele W. Rodriguez

STATE OF TEXAS
COUNTY OF KARNES

This instrument was acknowledged before me on the 6th day of December, 2017, by Leonardo Rodriguez and Michele W. Rodriguez.


Notary Public, State of Texas



After Recording Return To:

Leonardo Rodriguez
P.O. Box 462
Leming, Texas 78050

EXHIBIT A
Page 1 of 3



LEGAL DESCRIPTION: Being 98.507 acres of land out of the Daniel Williams Survey No. 1095, Abstract No. 906 in Atascosa County, Texas and also being a portion of that certain 194.50 acre tract (Tract I) described in Instrument No. 181017 of the Official Public Records of Atascosa County, Texas; Said 98.507 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in October, 2017:

BEGINNING at a 1/2 inch iron rod found in the north line Farm to Market Highway No. 536 for the southwest corner of that certain 77.37 acre tract (Parcel 2) described in Instrument No. 177078 of said Official Public Records, the south corner of said 194.50 acre tract and the south corner hereof;

THENCE along the northeast line of Farm to Market Highway No. 536 and the southwest line of said 194.50 acre tract, the following 3 courses:

1. With a curve turning to the right with an arc length of 750.38 feet, a radius of 1099.97 feet, a chord bearing of North 55°18'16" West and a chord length of 735.92 feet to a 1/2 inch iron rod found for a corner hereof;
2. North 35°51'13" West a distance of 2925.92 feet to a 1/2 inch iron rod found for a corner hereof;
3. With a curve turning to the left with an arc length of 546.19 feet, a radius of 1209.53 feet, a chord bearing of North 46°27'13" West and a chord length of 541.56 feet to a wood fence corner post found in the east line of Las Gallinas Road for a south corner of that certain tract of land in the name of St. Josephs Catholic Church described in Volume H, Page 375 of the Deed Records of Atascosa County, Texas, a west corner of said 194.50 acre tract and a west corner hereof;

THENCE North 00°49'15" West a distance of 86.63 feet along the east line of Las Gallinas Road, an east line of said Volume H, Page 375 and a west line of said 194.50 acre tract to a 1/2 inch iron rod found for a corner of said Volume H, Page 375, a west corner of said 194.50 acre tract and the northwest corner hereof;

THENCE North 86°22'13" East a distance of 902.16 feet along a south line of said Volume H, Page 375, the south line of that certain 8.18 acre tract described in Instrument No. 180979 of said Official Public Records and an interior line of said 194.50 acre tract to a 1/2 inch iron rod found for the southeast corner of said 8.18 acre tract, the southwest corner of that certain 96.00 acre tract (Exhibit "C") described in said Instrument No. 181017, an interior corner of said 194.50 acre tract and a north corner hereof;


THENCE South 70°44'37" East a distance of 1878.61 feet over and across said 194.50 acre tract along the south line of said 96.00 acre tract to a 1/2 inch iron rod found in the west line of that certain 137.53 acre tract (Parcel 1) described in said Instrument No. 177078 and the east line of said 194.50 acre tract for the southeast corner of said 96.00 acre tract and the northeast corner hereof;

THENCE South 00°49'32" East a distance of 2687.96 feet along the east line of said 194.50 acre tract, the west line of said Parcel 1 and the west line of said Parcel 2 to the **POINT OF BEGINNING** containing 98.507 acres more or less, and as shown on certified plat herewith.

EXHIBIT A
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Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;


Sherman L. Posey, R.P.L.S.
Job# 17-0867

October 12, 2017

EXHIBIT A
Page 3 of 3



LEGAL DESCRIPTION: Being 95.117 acres of land out of the Daniel Williams Survey No. 1095, Abstract No. 906 in Atascosa County, Texas and also being that certain 94.33 acre tract (Tract II) described in Instrument No. 181017 of the Official Public Records of Atascosa County, Texas; Said 95.117 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in October, 2017:

BEGINNING at a 1/2 inch iron rod found in the southwest line of Farm to Market Highway No. 536 and the east line of Las Gallinas Road for the north corner hereof;

THENCE along the southwest line of Farm to Market Highway No. 536, the following 2 courses:

1. With a curve turning to the right an arc length of 433.14 feet, a radius of 1129.53 feet, a chord bearing of South 45°51'04" East and a chord length of 430.49 to a 1/2 inch iron rod found for a corner hereof;
2. South 35°52'58" East a distance of 2954.16 feet to a concrete highway monument found for a corner hereof;
3. With a curve turning to the left an arc length of 826.83 feet, a radius of 1179.97 feet, a chord bearing of South 55°46'42" East and a chord length of 810.02 feet to a 1/2 inch iron rod found for a corner hereof;

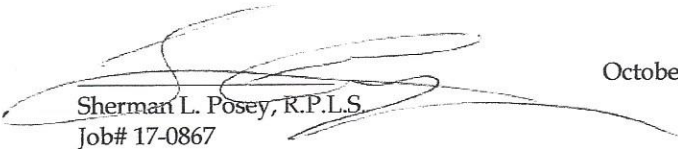
THENCE South 01°05'32" East a distance of 35.15 feet to a wood fence corner post found in the north line of that certain 71.676 acre tract described in Instrument No. 109530 of said Official Public Records for the southeast corner hereof;

THENCE South 86°24'21" West a distance of 2662.64 feet along the north line of said 71.676 acre tract and the north line of that certain tract of land described in Instrument No. 108113 of said Official Public Records to a wood fence corner post found in the east line of Las Gallinas Road for the southwest corner hereof;

THENCE North 00°54'50" West a distance of 3351.39 feet along the east line of Las Gallinas Road to the **POINT OF BEGINNING** containing 95.117 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas South Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;


Sherman L. Posey, R.P.L.S.
Job# 17-0867

October 12, 2017

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales, County Clerk
Atascosa County, Texas

December 13, 2017 10:53:05 AM

FEE: \$50.00 MVALDEZ 183980
DEC