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THE STATE OF TEXAS
COUNTY OF GILLESPIE

RESTRICTIONS AND COVENANTS

WHEREAS, Ranch Enterprises, Ltd. (hereinafter called "Declarant"), is the owner of 141.4 acres of land in Gillespie County, Texas, and being more fully described in fourteen (14) separate tracts, by metes and bounds on Exhibit "A" attached hereto (hereinafter called "Property"), and made a part hereof for all pertinent purposes.

Declarant hereby declares that the property shall be held, sold and conveyed subject to the following covenants, conditions and restrictions which are for the purpose of protecting the value and desirability of the Property. The restrictions shall run with the Property and shall be binding upon and inure to the benefit of Declarant, Future Property Owners, their respective heirs, executors, successors and assigns and all other parties having any right, title or interest in the Property, or any part thereof, and their heirs, executors, successors and assigns.

1. The Property shall be used for residential, recreational, ranching and agricultural purposes only, and shall not be used for a non-agricultural commercial purpose, except that nothing herein shall be construed to prevent a purchaser from rendering professional services of purely personal nature as long as such services do not attribute to the Tract any appearance of a commercial or non-residential use. Agricultural purposes as used in this instrument shall mean and include raising and keeping of livestock and exotic animals.
2. There shall be a ten (10) foot wide public utility easement along the front, side and rear property lines of all tracts within the Property.
3. Owners agree to use the shared entrances from the highway that were designated by the Texas Department of Transportation and shown on the plat. All highway entrances must be constructed to the specifications of TX.DOT.
4. No single family residence erected on any portion of the Property shall have a living area of less than 1400 square feet, excluding porches, patios, garages or other appendages. Singlewide mobile homes are prohibited.
5. The exterior of any residence shall be completed not later than twelve (12) months after laying the foundation for such residence.
6. A residence shall not be occupied until the exterior thereof shall be finished and connected to a septic tank or other waster disposal system approved by the County and/or State Health Department or other governing body controlling wells and septic tanks.
7. No structure shall be erected, placed or maintained on any portion of the Property other than a single family private residence with such customary guest houses, barns, stables, corrals, and or similar structures used in connection with the raising and keeping of livestock and exotic animals, and the storage of equipment, machinery, feeds and other items related thereto. No communal residences shall be permitted.
8. Mobile homes or house trailers shall be permanently placed, axels struck and wheels removed, and the structure set in or on a permanent foundation or slab and connected to water, electrical, and other utilities. Permanent masonry skirting is required. Hardiplank or other similar "concrete" fiberboards are not acceptable. Any mobile home moved onto the property must be set-up and finished in compliance with these Restrictions within ninety (90) days of delivery. Mobile homes must include a front porch with a minimum size of 36 square feet. No multi-family dwellings of any kind, including apartments or condominiums, shall be erected or otherwise permitted on any portion of the Property. There shall be only one (1) single family residence per tract of land.
9. No building shall be located on any Lot nearer to the front Lot line than one hundred fifty (150) feet, or nearer to the rear Lot line than seventy-five (75) feet, or nearer the side Lot line that

fifty (50) feet. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of the building of any Tract to encroach upon another Tract.

10. No tent or substandard structure of any character may be placed, constructed or maintained by any said Tracts, nor shall a travel trailer or any other structure of temporary character, be used as a residence thereon unless it is during the construction of the residence and Declarant has consented to it in writing. Storage of travel trailers is permitted provided it is not in a condition or location to adversely affect the value of the adjoining property.
11. Vehicles and boats which are not in running order shall not be kept on the Property unless such vehicle is in a closed garage. All other vehicles shall be parked in a neat and orderly fashion. Any delivery truck, or truck other than a pick-up truck, shall be parked behind the residence so as to minimize their appearance from the front of the road.
12. No tower of any kind, including without limitation, radio, microwave, cellular telephone and television towers, shall be erected, maintained or permitted on any portion of the Property.
13. No trash, garbage, construction debris, rubbish, abandoned or junk cars, or any refuse, including any hazardous or toxic substances shall be maintained on the Property, except that Grantee may maintain a small "trash pit" for disposing of non-toxic refuse in compliance with all governmental agencies. Any such trash pit must be kept in a clean, sanitary and sightly condition and shall be screened from view from adjoining landowners. No open fires shall be permitted on the Property unless in compliance with all applicable Gillespie County and State of Texas outdoor burning regulations, orders and laws.
14. No offensive, noxious or unlawful use shall be made of the Property.
15. No signs or advertisements of any kind may be displayed on any portion of the Property except to (i) identify the name of the Owner or the Property or (ii) advertise its sale, or to identify the name of the building contractor during the construction of any buildings on any portion of the Property. Nothing in this paragraph shall be construed to limit temporary signs, provided such signs do not remain upon the Property for a period in excess of one week.
16. No underground storage tanks for the storage of gasoline, diesel fuel, oil or any other petroleum product or any other hazardous substance, shall be permitted upon any portion of the Property.
17. Individual water systems and sewage disposal systems shall be located, constructed and equipped in compliance with Texas State Health Department and Gillespie County requirements, rules and regulations, and all other applicable governmental laws, rules or regulations.
18. No feedlots shall be allowed and specifically no swine shall be permitted unless it is in conjunction with a school project, Future Farmers of America or 4H Club project. Household pets shall be maintained in a sanitary, quiet manner. Livestock may be kept and maintained on said land in numbers not to exceed one (1) animal unit for each two acres for horses and cattle and may not exceed one (1) animal unit for each one acre for sheep and goats. Hunting with centerfired rifles and/or high powered rifles is prohibited on properties of less than 20 contiguous acres. No hunting blinds or feeders are allowed within 100 feet of any property line.
19. In the event that buildings and other structures ("Existing Structures") are situated on the Property as of the date of restrictions and such Existing Structures are not in compliance with these restrictive covenants and conditions, then such Existing Structures are "grandfathered" and a variance is hereby granted to the extent of such noncompliance of the Existing Structures as of the date of these restrictions; provided that this variance applies only to the Existing Structures and if any such Existing Structure is destroyed, raised or removed from the Property, then and in such event, the variance herein granted shall terminate.

20. There exists a grazing lease on the Property. Livestock maybe present on any portion of the Property and existing sources of water may be used for said livestock. Future Property Owners have no obligation to continue this lease and may cancel the lease on their property by constructing fencing that meets local standards and is adequate to keep Lessee's livestock off their property. Future Property Owners shall give Lessee thirty (30) days advance notice that they wish to not participate in the lease. If Future Property Owners desire to remove or alter any existing fences on their property, then Lessee must be notified thirty (30) days in advance in order to maintain control of the livestock.
21. No further division of the Property shall be allowed without the consent of the Declarant, or Declarant's successors and assigns.
22. No deviation of any kind shall be permitted from these restrictions unless permission is granted in writing by the Declarant, or Declarant's successors.
23. These restrictions shall be binding, and inure to the benefit of, the heirs, successors and assigns of the parties described herein.

The aforestated covenants, conditions and restrictions shall run with and bind the Property and shall inure to the benefit of, and be enforceable by, the Declarant and any owner of any portion of the Property, their respective legal representatives, heirs, successors and assigns. Enforcement of the foregoing restrictive covenants and conditions shall be by a proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, condition, or restriction, either to restrain the violation, or to recover damages. The failure by the Declarant or Declarant's legal representatives, heirs, successors and assigns or any owner of any portion of the Property to enforce any covenant, condition or restriction, herein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event an action is brought to enforce such covenants, then the party bringing such action shall be entitled to recover from the party or parties violating the restrictive covenants and conditions, all costs of court and attorneys' fees incurred in connection therewith. Invalidation of any one of these restrictive covenants and conditions, by judgment or court order, shall not in any manner affect any other of the foregoing restrictive covenants or conditions which shall remain in full force and effect.

These restrictions shall be effective for a period of twenty years (20) from the date of execution hereof; however, during such period of time, any one or more of such restrictions may be altered, amended, or cancelled by Declarant, or by an eighty (80%) per cent majority vote of the owners. Any change in the Restrictions will be effective when they are properly signed by an eighty (80%) per cent majority of the owners and filed of record with the County Clerk of Gillespie County, Texas. These Restrictions will automatically renew in three (3) successive ten (10) year increments.

Witness my hand this the 4th of APRIL, 2007.

RANCH ENTERPRISES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY ITS GENERAL PARTNER, SOUTHERN LAND DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: Reginald A. Tuck

REGINALD A. TUCK,
VICE PRESIDENT AND MEMBER OF
SOUTHERN LAND DEVELOPMENT, L.L.C.

STATE OF TEXAS *
*
COUNTY OF KERR *

This instrument was acknowledged before me on the 4th day of April, 2007, by DAVID LEHMANN, President and Member of SOUTHERN LAND DEVELOPMENT, L.L.C., a Texas Limited Liability Company, as the General Partner of RANCH ENTERPRISES, LTD., a Texas Limited Partnership,, on behalf of said Limited Liability Company and Partnership.



Paula L. Barcelo
Notary Public, State of Texas
My Commission Expires: 8/16/08
Paula L. Barcelo
Notary's Typed/Printed Name

AFTER RECORDING RETURN TO:

Ranch Enterprises, Ltd.
P. O. Box 291589
Kerrville, Texas 78029

PREPARED IN THE LAW OFFICE OF:

Robert J. Parmley
222 Sidney Baker South, Ste 615
Kerrville, Texas 78028

TRACT 1

GILLESPIE COUNTY, TEXAS

BEING A 10.10 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, COMPRISING APPROXIMATELY 6.48 ACRES OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843, AND 3.62 ACRES OUT OF THE CARL KROLL SURVEY NO. 668, ABSTRACT NO. 1757; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the East right-of-way line of R.M. Highway No. 783, for the Southwest corner hereof, the Westerly Northwest corner of a 223.27 acre tract surveyed this date, from which the Southwest corner of said Danielson tract, a ½" iron stake set at fence corner post bears 200.02 ft. S 00° 04' 41" W;

THENCE with said right-of-way line, the West line of said Danielson tract, N 00° 04' 41" E at 589.85 ft. passing a concrete right-of-way marker, continuing for a total distance of 659.69 ft. to a ½" iron stake set for Northwest corner hereof, the Southwest corner of Tract 2, a 10.10 acre tract surveyed this day;

THENCE with the South line of Tract 2, East 974.88 ft. to a ½" iron stake set for the Northeast corner hereof, the Southeast corner of Tract 2, in the West line of said 223.27 acre tract;

THENCE along the common line with said 223.27 acre tract: 1) S 00° 04' 41" W 127.22 ft. to a ½" iron stake set for the Southeast corner hereof; 2) S 55° 09' 41" W 937.40 ft. to a set ½" iron stake; and 3) N 89° 09' 19" W 206.24 ft. to the PLACE OF BEGINNING, containing 10.10 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007



Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn1.fnd)

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 2

GILLESPIE COUNTY, TEXAS

BEING A 10.10 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, COMPRISING APPROXIMATELY 7.63 ACRES OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843, AND 2.47 ACRES OUT OF THE CARL KROLL SURVEY NO. 668, ABSTRACT NO. 1757; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the East right-of-way line of R.M. Highway No. 783, for the Southwest corner hereof, the Northwest corner of Tract 1, a 10.10 acre tract surveyed this day, from which the Southwest corner of said Danielson tract, a ½" iron stake set at fence corner post bears 859.71 ft. S 00° 04' 41" W;

THENCE with said right-of-way line, the West line of said Danielson tract, N 00° 04' 41" E 451.29 ft. to a ½" iron stake set for Northwest corner hereof, the Southwest corner of Tract 3, a 10.10 acre tract surveyed this day;

THENCE with the South line of Tract 3, East 974.88 ft. to a ½" iron stake set for the Northeast corner hereof, the Southeast corner of Tract 3, in the West line of a 223.27 acre tract surveyed this day;

THENCE with the West line with said 223.27 acre tract, S 00° 04' 41" W 451.29 ft. to a ½" iron stake set for the Southeast corner hereof, the Northeast corner of Tract 1;

THENCE with the North line of Tract 1, West 974.88 ft. to the PLACE OF BEGINNING, containing 10.10 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007



Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn2.fnd)

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 3

GILLESPIE COUNTY, TEXAS

BEING A 10.10 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, COMPRISING APPROXIMATELY 7.64 ACRES OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843, AND 2.46 ACRES OUT OF THE CARL KROLL SURVEY NO. 668, ABSTRACT NO. 1757; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the East right-of-way line of R.M. Highway No. 783, for the Southwest corner hereof, the Northwest corner of Tract 2, a 10.10 acre tract surveyed this day, from which the Southwest corner of said Danielson tract, a ½" iron stake set at fence corner post bears 1311 ft. S 00° 04' 41" W;

THENCE with said right-of-way line, the West line of said Danielson tract: 1) N 00° 04' 41" E 427.63 ft. to a concrete right-of-way marker at the beginning of a curve to the right; and 2) along the arc of said curve, having a central angle of 00° 36' 08", a radius of 2251.83 ft., an arc length of 23.67 ft., and a chord which bears 23.67 ft. N 00° 22' 39" E to ½" iron stake set for Northwest corner hereof, the Southwest corner of Tract 4, a 10.10 acre tract surveyed this day;

THENCE with the South line of Tract 4, East 974.75 ft. to a ½" iron stake set for the Northeast corner hereof, the Southeast corner of Tract 4, in the West line of a 223.27 acre tract surveyed this day;

THENCE with the West line with said 223.27 acre tract, S 00° 04' 41" W 451.29 ft. to a ½" iron stake set for the Southeast corner hereof, the Northeast corner of Tract 2;

THENCE with the North line of Tract 2, West 974.88 ft. to the PLACE OF BEGINNING, containing 10.10 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007



Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn3.fnd)

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 4

GILLESPIE COUNTY, TEXAS

BEING A 10.10 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, COMPRISING APPROXIMATELY 7.79 ACRES OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843, 1.27 ACRES OUT OF THE H. & G.N. R.R. CO. SURVEY NO. 417, ABSTRACT NO. 953, AND 1.04 ACRES OUT OF THE CARL KROLL SURVEY NO. 668, ABSTRACT NO. 1757; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the curving East right-of-way line of R.M. Highway No. 783, for the Southwest corner hereof, the Northwest corner of Tract 3, a 10.10 acre tract surveyed this day, from which the Southwest corner of said Danielson tract, a ½" iron stake set at fence corner post bears 1762.29 ft. S 00° 04' 55" W;

THENCE with said right-of-way line, the West line of said Danielson tract, 1) along the arc of a curve to the right, having a central angle of 10° 35' 58", a radius of 2251.83 ft., an arc length of 416.58 ft., and a chord which bears 415.99 ft. N 05° 58' 42" E to a concrete right-of-way marker at the end of said curve; and 2) N 11° 14' 08" E 47.03 ft. to a ½" iron stake set for the Northwest corner hereof, the Southwest corner of Tract 5, a 10.10 acre tract surveyed this day;

THENCE with the South line of Tract 5, East 922.89 ft. to a ½" iron stake set for the Northeast corner hereof, the Southeast corner of Tract 5, in the West line a 223.27 acre tract surveyed this day;

THENCE with the West line of said 223.27 acre tract, S 00° 04' 41" W 459.87 ft. to a ½" iron stake set for the Southeast corner hereof, the Northeast corner of Tract 3;

THENCE with the North line of Tract 3, West 974.75 ft. to the PLACE OF BEGINNING, containing 10.10 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007

Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn4.fnd)

STATE OF TEXAS
REGISTERED
ERIC N. ASHLEY
4617
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"
PAGE 4 OF 14 PAGES

TRACT 5

GILLESPIE COUNTY, TEXAS

BEING A 10.10 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, COMPRISING APPROXIMATELY 8.54 ACRES OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843, AND 1.56 ACRES OUT OF THE H. & G.N. R.R. CO. SURVEY NO. 417, ABSTRACT NO. 953; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the East right-of-way line of R.M. Highway No. 783, for the Southwest corner hereof, the Northwest corner of Tract 4, a 10.10 acre tract surveyed this day, from which the Southwest corner of said Danielson tract, a ½" iron stake set at fence corner post bears 2222.83 ft. S 01° 25' 05" W;

THENCE with said right-of-way line, the West line of said Danielson tract, N 11° 14' 08" E 513.81 ft. to a ½" iron stake set for Northwest corner hereof, the Southwest corner of Tract 6, a 10.35 acre tract surveyed this day, from which a concrete right-of-way marker bears 136.55 ft. N 11° 14' 08" E;

THENCE with the South line of Tract 6, East 822.95 ft. to a ½" iron stake set for the Northeast corner hereof, the Southeast corner of Tract 6, in the West line of Tract 7, a 10.10 acre tract surveyed this day;

THENCE along the East line hereof: 1) with the West line of Tract 7, South 378.13 ft. to a set ½" iron stake, the Southwest corner of Tract 7, the Northwest corner of a 223.27 acre tract surveyed this day; and 2) with the West line of said 223.27 acre tract, S 00° 04' 41" W 125.84 ft. to a ½" iron stake set for the Southeast corner hereof, the Northeast corner of Tract 4;

THENCE with the North line of Tract 4, West 922.89 ft. to the PLACE OF BEGINNING, containing 10.10 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007

Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn5.fnd)



TRACT 6

GILLESPIE COUNTY, TEXAS

BEING A 10.35 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, COMPRISING APPROXIMATELY 10.00 ACRES OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843, AND 0.35 ACRES OUT OF THE H. & G.N. R.R. CO. SURVEY NO. 417, ABSTRACT NO. 953; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the East right-of-way line of R.M. Highway No. 783, for the Southwest corner hereof, the Northwest corner of Tract 5, a 10.10 acre tract surveyed this day, from which the Southwest corner of said Danielson tract, a ½" iron stake set at fence corner post bears 2730.52 ft. S 03° 15' 25" W;

THENCE with said right-of-way line, the common line with said Danielson tract, 1) N 11° 14' 08" E 136.55 ft. to a concrete right-of-way marker at the beginning of a curve to the right; 2) along the arc of said curve, having a central angle of 79° 11' 14". a radius of 676.20 ft., an arc length of 934.56 ft., and a chord which bears N 50° 55' 04" E 861.94 ft. to a concrete right-of-way marker at the end of said curve, and 3) S 89° 31' 01" E 127.28 ft. to a ½" iron stake set for Northeast corner hereof, the Northwest corner of Tract 7, a 10.10 acre tract surveyed this day;

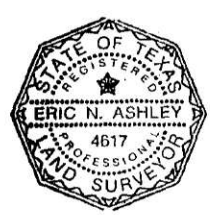
THENCE with the West line of Tract 7, South 676.25 ft. to a ½" iron stake set for the Southeast corner hereof, the Northeast corner of Tract 5;

THENCE with the North line of Tract 5, West 822.95 ft. to the PLACE OF BEGINNING, containing 10.35 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007

Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn6.fnd)



ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 7

GILLESPIE COUNTY, TEXAS

BEING A 10.10 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the South right-of-way line of R.M. Highway No. 783, for the Northwest corner hereof, the Northeast corner of Tract 6, a 10.35 acre tract surveyed this day, from which the Northeast corner of said Danielson tract, an 8" cedar fence corner post bears 3687.65 ft. N 89° 44' 11" E;

THENCE with said right-of-way line, the North line with said Danielson tract, S 89° 31' 01" E 417.71 ft. to a ½" iron stake set for Northeast corner hereof, the Northwest corner of Tract 8, a 10.02 acre tract surveyed this day;

THENCE with the West line of Tract 8, South 1052.20 ft. to a ½" iron stake set for the Southeast corner hereof, the Southwest corner of Tract 8, in the North line of a 223.27 acre tract surveyed this day;

THENCE with the North line of said 223.27 acre tract, N 89° 48' 58" W 417.70 ft. to a ½" iron stake set for the Southwest corner hereof, the Northwest corner of said 223.27 acre tract, in the East line of Tract 5, a 10.10 acre tract surveyed this day;

THENCE North at 378.13 ft. passing a ½" iron stake set at the Northeast corner of Tract 5, the Southeast corner of Tract 6, continuing for a total distance of 1054.38 ft. to the PLACE OF BEGINNING, containing 10.10 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007



Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn7.fnd)

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 8

GILLESPIE COUNTY, TEXAS

BEING A 10.02 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the South right-of-way line of R.M. Highway No. 783, for the Northwest corner hereof, the Northeast corner of Tract 7, a 10.10 acre tract surveyed this day, from which the Northeast corner of said Danielson tract, an 8" cedar fence corner post bears 3269.98 ft. N 89° 38' 27" E;

THENCE with said right-of-way line, the North line with said Danielson tract, S 89° 31' 01" E 428.61 ft. to a ½" iron stake set for Northeast corner hereof, the Northwest corner of Tract 9, a 10.00 acre tract surveyed this day;

THENCE with the West line of Tract 9, 1) generally along a fence S 04° 34' 46" W 183.08 ft. to a cedar fence angle post; and 2) leaving said fence South 867.42 ft. to a ½" iron stake set for the Southeast corner hereof, the Southwest corner of Tract 9, in the North line of a 223.27 acre tract surveyed this day;

THENCE with the North line of said 223.27 acre tract, N 89° 48' 58" W 413.98 ft. to a ½" iron stake set for the Southwest corner hereof, the Southeast corner of Tract 7;

THENCE with the East line of Tract 7, North 1052.20 ft. to the PLACE OF BEGINNING, containing 10.02 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007

Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn8.fnd)



ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 9

GILLESPIE COUNTY, TEXAS

BEING A 10.00 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the South right-of-way line of R.M. Highway No. 783, for the Northwest corner hereof, the Northeast corner of Tract 8, a 10.02 acre tract surveyed this day, from which the Northeast corner of said Danielson tract, an 8" cedar fence corner post bears 2841.43 ft. N 89° 30' 50" E;

THENCE with said right-of-way line, the North line with said Danielson tract, S 89° 31' 01" E 401.16 ft. to a ½" iron stake set for Northeast corner hereof, the Northwest corner of Tract 10, a 10.04 acre tract surveyed this day;

THENCE with the West line of Tract 10 S 00° 02' 18" E 1050.04 ft. to a ½" iron stake set for the Southeast corner hereof, the Southwest corner of Tract 10, in the North line of a 223.27 acre tract surveyed this day;

THENCE with the North line of said 223.27 acre tract, N 89° 31' 01" W 416.48 ft. to a ½" iron stake set for the Southwest corner hereof, the Southeast corner of Tract 8;

THENCE with the East line of Tract 8, 1) North 867.42 ft. to a cedar fence angle post; and 2) generally along a fence N 04° 34' 46" E 183.08 ft. to the PLACE OF BEGINNING, containing 10.00 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007



Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn9.fnd)

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 10

GILLESPIE COUNTY, TEXAS

BEING A 10.00 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the South right-of-way line of R.M. Highway No. 783, for the Northwest corner hereof, the Northeast corner of Tract 9, a 10.00 acre tract surveyed this day, from which the Northeast corner of said Danielson tract, an 8" cedar fence corner post bears 2440.34 ft. N 89° 21' 16" E;

THENCE with said right-of-way line, the North line with said Danielson tract, S 89° 31' 01" E 413.23 ft. to a ½" iron stake set for Northeast corner hereof, the Northwest corner of Tract 11, a 10.04 acre tract surveyed this day;

THENCE with the West line of Tract 11, S 00° 12' 56" E 1050.08 ft. to a ½" iron stake set for the Southeast corner hereof, the Southwest corner of Tract 11, in the North line of a 223.27 acre tract surveyed this day;

THENCE with the North line of said 223.27 acre tract, N 89° 31' 01" W 416.48 ft. to a ½" iron stake set for the Southwest corner hereof, the Southeast corner of Tract 9;

THENCE with the East line of Tract 9, N 00° 02' 18" W 1050.04 ft. to the PLACE OF BEGINNING, containing 10.00 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007



Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn10.fnd)

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 11

GILLESPIE COUNTY, TEXAS

BEING A 10.04 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the South right-of-way line of R.M. Highway No. 783, for the Northwest corner hereof, the Northeast corner of Tract 10, a 10.00 acre tract surveyed this day, from which the Northeast corner of said Danielson tract, an 8" cedar fence corner post bears 2027.20 ft. N 89° 07' 28" E;

THENCE with said right-of-way line, the North line with said Danielson tract, S 89° 31' 01" E at 127.66 ft. passing a concrete right-of-way marker, continuing for a total distance of 377.26 ft. to a ½" iron stake set for Northeast corner hereof, the Northwest corner of Tract 12, a 10.70 acre tract surveyed this day;

THENCE with the West line of Tract 12, generally along a fence: 1) S 35° 28' 23" E 38.25 ft. to a cedar fence angle post; 2) S 04° 37' 46" E 442.41 ft, to a cedar fence angle post; 3) S 28° 20' 32" W 31.03 ft. to a cedar fence angle post; and 4) leaving said fence South 550.97 ft. to a ½" iron stake set for the Southeast corner hereof, the Southwest corner of Tract 12, in the North line of a 223.27 acre tract surveyed this day;

THENCE with the North line of said 223.27 acre tract, N 89° 31' 01" W 416.48 ft. to a ½" iron stake set for the Southwest corner hereof, the Southeast corner of Tract 10;

THENCE with the East line of Tract 10, N 00° 12' 56" W 1050.08 ft. to the PLACE OF BEGINNING, containing 10.04 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007



Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn11.fnd)

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 12

GILLESPIE COUNTY, TEXAS

BEING A 10.70 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the South right-of-way line of R.M. Highway No. 783, for the Northwest corner hereof, the Northeast corner of Tract 11, a 10.04 acre tract surveyed this day, from which the Northeast corner of said Danielson tract, an 8" cedar fence corner post bears 1650.07 ft. N 88° 48' 50" E;

THENCE with said right-of-way line, the North line with said Danielson tract, S 89° 31' 01" E 486.25 ft. to a ½" iron stake set for Northeast corner hereof, the Northwest corner of Tract 13, a 10.01 acre tract surveyed this day;

THENCE with the West line of Tract 13, South 1005.09 ft. to a ½" iron stake set for the Southeast corner hereof, the Southwest corner of Tract 13, in the North line of a 223.27 acre tract surveyed this day;

THENCE with the North line of said 223.27 acre tract: 1) S 51° 56' 42" W generally along a fence 72.14 ft. to a set ½" iron stake; and 2) N 89° 31' 01" W 386.27 ft. to a ½" iron stake set for the Southwest corner hereof, the Southeast corner of Tract 11;

THENCE with the East line of Tract 11: 1) North 550.97 ft. to a cedar fence angle post, continuing generally along a fence, 2) N 28° 20' 32" E 31.03 ft. to a cedar fence angle post; 3) N 04° 37' 46" W 442.41 ft. to a cedar fence angle post; and 4) N 35° 28' 23" W 38.25 ft. to the PLACE OF BEGINNING, containing 10.70 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007

Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn12.fnd)



ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 13

GILLESPIE COUNTY, TEXAS

BEING A 10.01 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake set in the South right-of-way line of R.M. Highway No. 783, for the Northwest corner hereof, the Northeast corner of Tract 12, a 10.70 acre tract surveyed this day, from which the Northeast corner of said Danielson tract, an 8" cedar fence corner post bears 1164.11 ft. N 88° 07' 00" E;

THENCE with said right-of-way line, the North line of said Danielson tract: 1) S 89° 31' 01" E 226.88 ft. to a concrete right-of-way marker at the beginning of a curve to the left; and 2) along the arc of said curve, having a central angle of 19° 38' 28", a radius of 756.20 ft., an arc length of 259.23 ft., and a chord which bears 257.96 ft. N 80° 39' 25" E to a ½" iron stake found in the occupied North line of Survey No. 269, the approximate center of Jung Road, for Northeast corner hereof, the Northwest corner of Tract 14, a 10.01 acre tract surveyed this day;

THENCE with the West line of Tract 14, S 01° 49' 18" W 930.87 ft. to a ½" iron stake set for the Southeast corner hereof, the Southwest corner of Tract 14, in the North line of a 223.27 acre tract surveyed this day;

THENCE with the North line of said 223.27 acre tract, generally along a fence: 1) S 80° 33' 08" W 393.11 ft. to a fence angle post; and 2) S 51° 56' 42" W 81.33 ft. to a ½" iron stake set for the Southwest corner hereof, the Southeast corner of Tract 12;

THENCE with the East line of Tract 12: 1) North 1005.09 ft. to the PLACE OF BEGINNING, containing 10.01 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007



Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn13.fnd)

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

TRACT 14

GILLESPIE COUNTY, TEXAS

BEING A 10.01 ACRE, MORE OR LESS, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN GILLESPIE COUNTY, TEXAS, OUT OF THE H.E. & W.T. RY. CO. SURVEY NO. 269, ABSTRACT NO. 843; BEING OUT OF AND PART OF THAT TRACT DESCRIBED IN A QUITCLAIM DEED FROM LUELLA DANIELSON ET AL TO LUELLA DANIELSON, TRUSTEE DATED THE 9TH DAY OF MARCH, 1992, AND RECORDED IN VOLUME 227, PAGE 941, REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron stake found in the curving South right-of-way line of R.M. Highway No. 783, the North line of said Danielson tract, the approximate North line of Survey No. 269, the approximate centerline of Jung Road, for the Northwest corner hereof, the Northeast corner of Tract 13, a 10.01 acre tract surveyed this day, from which the Northeast corner of said Danielson tract, an 8" cedar fence corner post bears 682.07 ft. S 89° 51' 23" E;

THENCE with the approximate center of Jung Road, S 89° 51' 23" E 482.07 ft. to a ½" iron stake set for Northeast corner hereof, the Easterly Northwest corner of a 223.27 acre tract surveyed this day;

THENCE with the West line of said 223.27 acre tract, S 00° 40' 02" W 844.77 ft. to a ½" iron stake set for the Southeast corner hereof, a re-entrant corner in the North line of said 223.27 acre tract;

THENCE with the North line of said 223.27 acre tract, generally along a fence: 1) S 80° 21' 34" W 284.26 ft. to a fence post; and 2) S 80° 33' 08" W 224.62 ft. to a ½" iron stake set for the Southwest corner hereof, the Southeast corner of Tract 13;

THENCE with the East line of Tract 13: 1) N 01° 49' 18" E 930.87 ft. to the PLACE OF BEGINNING, containing 10.01 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this 19th day of January, 2007



Eric N. Ashley
Registered Professional Land Surveyor No. 4617
(Longhorn14.fnd)

ERIC N. ASHLEY LAND SURVEYOR • 317 'A' STREET • KERRVILLE, TEXAS 78028 • (830) 257-7722

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County TEXAS

April 05, 2007 10:22:28 AM

FEE: $83.00 20071712

KC

AF 20074257
3 PGS

AFFIDAVIT OF RESTRICTIONS RATIFICATION

THE STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GILLESPIE *

BEFORE ME, the undersigned authority, on this day personally appeared RANCH ENTERPRISES, LTD., a Texas Limited Partnership, by and through its duly authorized General Partner, SOUTHERN LAND DEVELOPMENT, L.L.C., a Texas Limited Liability Company, acting by its President and Member, DAVID LEHMANN, upon oath deposes and says:

"I, DAVID LEHMANN, am currently the President and a Member of SOUTHERN LAND DEVELOPMENT, L.L.C., which is the general partner of RANCH ENTERPRISES, LTD. On April 4, 2007, RANCH ENTERPRISES, LTD., as Declarant, signed Restrictions And Covenants affecting a 141.4 acre tract of land, consisting of 14 (fourteen) separate tracts, and filed of record in Clerk's File No. 20071712. At the time of filing the Restrictions, RANCH ENTERPRISES, LTD. was not owner of the property. On July 1, 2007, RANCH ENTERPRISES, LTD. became the owner of the 141.4 acre tract, situated in Gillespie County, Texas. RANCH ENTERPRISES, LTD. hereby ratifies and confirms the aforementioned Restrictions. These Restrictions are binding on the 141.4 acre tract, situated in Gillespie County, Texas, and all future owners thereof."

EXECUTED this 1st day of AUGUST, 2007.

RANCH ENTERPRISES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY ITS GENERAL PARTNER, SOUTHERN LAND DEVELOPMENT, L.L.C.

BY: _____
DAVID LEHMANN, PRESIDENT AND MEMBER OF SOUTHERN LAND DEVELOPMENT, L.L.C.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 1st day of August, 2007, by DAVID LEHMANN, President and Member of SOUTHERN LAND DEVELOPMENT, L.L.C., a Texas Limited Liability Company, as the General Partner of RANCH ENTERPRISES, LTD., a Texas Limited Partnership, on behalf of said Limited Liability Company and Partnership.

PAULA L. BARCELO
Notary Public, State of Texas
My Commission Expires 08-16-08

Paula L. Barcelo
Notary Public, State of Texas
My commission expires: 8/16/08
Paula L. Barcelo
Notary's printed name

STATE OF TEXAS *
*
COUNTY OF KERR *

This instrument was acknowledged before me on the 1st day of August, 2007, by DAVID LEHMANN, President and Member of SOUTHERN LAND DEVELOPMENT, L.L.C., a Texas Limited Liability Company, as the General Partner of RANCH ENTERPRISES, LTD., a Texas Limited Partnership, on behalf of said Limited Liability Company and Partnership.



Paula L. Barcelo
Notary Public, State of Texas
My Commission Expires: 8/16/08
Paula L. Barcelo
Notary's Printed Name

AFTER RECORDING RETURN TO:

Ranch Enterprises, Ltd.
P. O. Box 291589
Kerrville, Texas 78029

PREPARED IN THE LAW OFFICE OF:

Robert J. Parmley
222 Sidney Baker South, Suite 615
Kerrville, Texas 78028

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County TEXAS

August 03, 2007 11:51:25 AM

FEE: $19.00 20074257

KC

AF 20101637
11 PGS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FIRST AMENDED RESTRICTIONS AND COVENANTS

STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GILLESPIE *

WHEREAS, RANCH ENTERPRISES, LTD., a Texas Limited Partnership, owns Tract 1 (10.10 acres), Tract 2 (10.10 acres), Tract 4 (10.10 acres), Tract 7 (Seven) (10.10 acres), Tract 8 (10.02 acres), Tract 9 (10.01 acres), Tract 10 (10.01 acres), Tract 12 (10.70 acres) and Tract 13 (10.01 acres; and Mark Bilbrey owns Tract 3 (10.10 acres), Michael Jordan and Leslie Jordan own Tract 5 (10.10 acres) and Tract 6 (10.35) acres, and Billy Wade and Mandy Lynn Sadler own Tract 11 (10.02 acres) and Dennis Parson and Jennifer Parsons own Tract 14 (10.01 acres), (hereinafter "Owners"), are the Owners of all the lots located in Longhorn Bend Ranch, a unrecorded subdivision located in Gillespie County, Texas, consisting of fourteen (14) separate tracts which collectively came from a 141.4 acre tract of land, being more particularly described as Exhibit "A" of the Restriction And Covenants filed of record in the Official Public Records of Gillespie County, Texas (hereinafter "Property"); and,

WHEREAS, the Property is currently subject to Restrictions And Covenants, filed of record in Clerk's File No. 20071712 and

ratified in File No. 20074257 of the Official Public Records of Gillespie County, Texas; and,

WHEREAS, the Restrictions And Covenants state that the "These restrictions shall be effective for a period of twenty (20) years from the date hereof; however, during such period of time, any one or more of the restrictions may be altered, amended, or cancelled by Declarant, or by an eighty (80%) percent majority vote of the owners. Any change in the Restrictions will be effective when they are properly signed by eighty (80%) percent majority of the owners and filed of record with the County Clerk of Gillespie County, Texas; and,

WHEREAS, the Owners now wish to make the Property subject to certain amended protective covenants and restrictions;

NOW, THEREFORE, it is hereby declared that the Property shall be held, transferred, sold and conveyed, subject to the covenants, conditions and restrictions as hereinafter set forth, which shall run with the Property and be binding on all parties having an interest therein.

This First Amended Restrictions And Covenants (hereinafter "First Amended Restrictions") shall supersede and take the place of the previous Restrictions And Covenants (hereinafter "Restrictions") concerning the applicable amended paragraphs. The First Amended Restrictions shall only change the paragraphs herein

amended and shall not otherwise affect the validity or enforceability of the previous Restrictions.

The following paragraphs of the Restrictions are modified and amended to read as follows:

"3. Owners agree to use the shared entrances from the highway that were designated by the Texas Department of Transportation and shown on the plat. All highway entrances must be constructed to the specifications of Texas Department of Transportation.

4. No single family residence erected on any portion of the Property shall have a living area of less than 1000 square feet, excluding porches, patios, garages or other appendages.

6. A residence shall not be occupied until the exterior thereof shall be finished and connected to a septic tank or other waste disposal system approved by the County and/or State Health Department or other governing body controlling water wells and septic tanks.

8. No mobile homes or Manufactured homes shall be allowed, except on Tract 14 (Fourteen), which is allowed to have a manufactured home. There shall be only one (1) single family residence per tract of land. No communal residences shall be permitted.

19. In the event that buildings and other structures ("Existing Structures") are situated on the Property as of the date of the amended restrictions and such Existing Structures are not in compliance with these amended restrictive covenants and conditions, then such Existing Structures are "grandfathered" and a variance is hereby granted to the extent of such noncompliance of the Existing Structures as of the date of these amended restrictions; provided that this variance applies only to the Existing Structures and if any such Existing Structure is destroyed, raised or removed from the Property, then and in such event, the variance herein granted shall terminate.

20. There exists a grazing lease on the Property. Livestock may be present on any portion of the Property and existing sources of water may be used for said livestock. Future Property Owners have no obligation to continue this lease and may cancel the lease on their property by constructing fencing that meets local standards and is adequate to keep Lessee's livestock off their property. Future Property Owners shall give Lessee thirty (30) days advance notice that they wish to not participate in the lease. If Future Property Owners desire to remove or alter any existing fences on their property, then Lessee must be notified thirty (30) days in advance in order to maintain control of the livestock."

Except as further modified and amended herein, each of the covenants and restrictions of the previous Restrictions shall continue in full force and effect as originally written, and the Restrictions, as further amended hereby, are hereby in all respects ratified, adopted and confirmed by the undersigned.

The provisions of this First Amended Restriction And Covenants shall extend to and be binding upon each Owner of a tract of land within the Property, and his or her respective heirs, legal representatives and assigns.

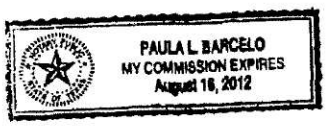
Executed this 19th day of February, 2010.

RANCH ENTERPRISES, LTD., A TEXAS LMITED PARTNERSHIP, BY ITS GENERAL PARTNER, SOUTHERN LAND DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: _____
DAVID LEHMANN,
PRESIDENT AND MEMBER OF
SOUTHERN LAND DEVELOPMENT,
L.L.C.

STATE OF TEXAS *
*
COUNTY OF KERR *

This instrument was acknowledged before me on the _____ day of April, 2010, by DAVID LEHMANN, PRESIDENT and Member of SOUTHERN LAND DEVELOPMENT, L.L.C., a Texas Limited Liability Company, the General Partner of RANCH ENTERPRISES, LTD., a Texas Limited Partnership, on behalf of said Limited Liability Company and Limited Partnership.



Paula L. Barcelo

Notary Public, State of Texas
My Commission Expires:_____

Notary's Typed/Printed Name

AFTER RECORDING RETURN TO:

Ranch Enterprises, Ltd.
1001 Water Street, Suite B-200
Kerrville, Texas 78028

PREPARED IN THE LAW OFFICE OF:

Robert J. Parmley
222 Sidney Baker So., Suite 615
Kerrville, Texas 78028

Executed this 12th day of March, 2010.

Mark Bilbrey

MARK BILBREY

STATE OF TEXAS *
*
COUNTY OF Galveston*

This instrument was acknowledged before me on the 12th day of March, 2010, by MARK BILBREY.

LISA LANCASTER
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 8-26-2012

Lisa Lancaster
Notary Public, State of Texas
My Commission Expires: 8/26/2012
Lisa Lancaster
Notary's Typed/Printed Name

Executed this 22nd day of February, 2010.

MICHAEL JORDAN

LESLIE JORDAN

STATE OF ~~TEXAS~~ WA *
*
COUNTY OF King *

This instrument was acknowledged before me on the 22nd day of February, 2010, by MICHAEL JORDAN and LESLIE JORDAN.

KATHY M. DIVELBISS NOTARY PUBLIC COMMISSION EXPIRES 8-19-12 STATE OF WASHINGTON

Notary Public, State of Texas
My Commission Expires: 8-19-12
Kathy M Divelbiss
Notary's Typed/Printed Name

Executed this 19th day of February, 2010.

Billy Wade Sadler
BILLY WADE Sadler

STATE OF TEXAS *
*
COUNTY OF Gillespie *

This instrument was acknowledged before me on the 19th day of February, 2010, by BILLY WADE.

CAROLYN F. MEEKS
Notary Public, State of Texas
My Commission Expires
MAY 25, 2011

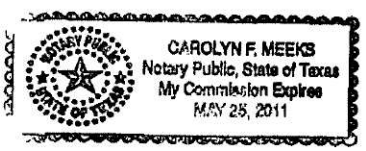
Carolyn F. Meeks
Notary Public, State of Texas
My Commission Expires: 5-25-2011
Carolyn F. Meeks
Notary's Typed/Printed Name

Executed this 19 day of February, 2010.

MANDY LYNN SADLER

STATE OF TEXAS *
*
COUNTY OF Gillespie *

This instrument was acknowledged before me on the 19th day of February, 2010, by MANDY LYNN SADLER.



Notary Public, State of Texas
My Commission Expires: 5-25-2011
Carolyn F. Meeks
Notary's Typed/Printed Name

Executed this 13 day of April, 2010.

DENNIS PARSONS

JENNIFER PARSONS

STATE OF TEXAS *
*
COUNTY OF Bexar *

This instrument was acknowledged before me on the 13 day of April, 2010, by DENNIS PARSONS and JENNIFER PARSONS.

ANDY ANZALDUA
Notary Public
STATE OF TEXAS
My Comm. Exp. September 1, 2013

Notary Public, State of Texas
My Commission Expires: September 1, 2013
Andy Anzaldua
Notary's Typed/Printed Name

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County TEXAS

April 20, 2010 03:09:39 PM

FEE: $51.00 20101637