

DEED RESTRICTIONS ON WYLDWOOD ESTATES.
BASTROP COUNTY TEXAS.

WYLDWOOD ESTATES, BEING 45.32 ACRES OF LAND OUT OF
THE J.M. BANGS SURVEY, BASTROP COUNTY TEXAS. FULLY
DESCRIBED BY exhibit (A) Attached, and being sub-
divided into 18 Lots, Numbers ONE thru EIGHTEEN.

1. New single dwellings must be 1000 feet or more floor space, exclusive of Porches and Garages and set back from property line not less than 50 feet.
2. Mobile Home must be not less than 12 feet wide and 60 feet long. Tied down, Underpenned, Covered Concrete Patio with the same set back as Homes.
3. Any old houses moved in must be set up on concrete foundation, completely renovated and made to look favorable to the neighborhood with-in six month from moving date.
4. Barns and out buildings must have a nice appearance that will not detract from the general appearance of the Sub-Division.
5. One large Animal to each Acre, Or two small Animals. No Hogs, and not to exceed 12 Chickens at any time, which must be housed in a presentable House, fenced with Chicken proof Wire.
6. Not more than one duplex or two single dwellings to be erected on any one Lot.
7. Absolutely no accumulation of junk Automoniles or any other unsightly trash or junk.
8. No Commercial operation on any Lots, Except Lots # 1 # 7 # 8 and # 9 Which will be confined to General Retail or Manufacturing. No sale of Alcoholic beverages other than in connection with the sale of Food in a Cafe or the carry out sale of same in connection with a Grocery Store. No Night Clubs or Beer Joints. In the event of any violation of any of these restrictions, said land on which such violations are committed, will Automatically return to the sellers. W.R. Bud Fowler and Frank Cavitt lll

Bud Fowler Frank Cavitt
Bud Fowler and Frank Cavitt, Owners

THE STATE OF TEXAS.
County of Travis

BEFORE ME A Notary Public

In and for said County and State, on this day personally appeared Bud Fowler and Frank Cavitt.

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 purpose and
consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 8
day of May, 1974 A.D.

Charles E. Binford
Notary Public, Travis County, Texas

NOTARY SEAL

Charles E. Binford
Notary Public, Travis County, Texas

FIELD NOTES
FOR
BUD FOWLER

VOL 223 PAGE 749

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JOSE MARIAL BANGS SURVEY IN BASTROP COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 55.65 ACRE TRACT OF LAND AS CONVEYED TO JOE E. FOWLER AND WIFE DONIE FOWLER BY DEED RECORDED IN VOLUME 153 PAGE 132 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete highway r.o.w. monument found in the Northeast r.o.w. line of Old Highway 71 at the most westerly Southwest corner of the above described 55.65 acre tract of land for the most westerly Southwest corner and PLACE OF BEGINNING hereof

THENCE N 31° 15' E for a distance of 91.89 feet to a point in the curving Southwest r.o.w. line of State Highway 71 as found fenced and used upon the ground for the most northerly Northwest corner hereof

THENCE with the curving Southwest r.o.w. line of State Highway 71 along a curve to the right whose radius is 11279.16 feet and whose long chord bears S 57° 50' 10" E for a distance of 736.22 feet to an iron pin set at a point of tangency

THENCE continuing with the Southwest r.o.w. line of State Highway 71 as found fenced and used upon the ground, S 55° 58' E for a distance of 2240.89 feet to an iron pin set at the intersection of the Southwest r.o.w. line of Highway 71 with the west r.o.w. line of a gravel county road for the most easterly Northeast corner hereof

THENCE with the west line of the said gravel county road as found fenced and used upon the ground the following courses:

S 00° 06' W for a distance of 1066.86 feet to an iron pin set for an angle point

S 12° 17' W for a distance of 204.58 feet to an iron pin set for an angle point

S 00° 17' E for a distance of 107.44 feet to an iron pin set at the intersection of the west line of said gravel county road with the Northeast r.o.w. line of Old Highway 71 for the most southerly Southeast corner hereof

THENCE with the Northeast r.o.w. line of Old Highway 71 the following courses:

N 40° 25' W for a distance of 631.60 feet to a concrete highway r.o.w. monument found

N 40° 14' W for a distance of 499.79 feet to a concrete highway r.o.w. monument found

N 40° 12' W for a distance of 1001.64 feet to a concrete highway r.o.w. monument found

N 40° 15' W for a distance of 1496.50 feet to a concrete highway r.o.w. monument found

N 40° 08' W for a distance of 238.46 feet to the PLACE OF BEGINNING and containing 45.32 acres of land.

AS SURVEYED BY
RALPH W. HARRIS
REG. L.S. SUR. #1729

RALPH W. HARRIS
1729

FILED MAY 17 1974

11:00 A.M.
Quille McCullough
COUNTY CLERK
BASTROP COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BASTROP
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 Bastrop County, Texas, as Stamped hereon by me, on

MAY 23 1974



Lucille McCullough

COUNTY CLERK
BASTROP COUNTY, TEXAS