

N

Live Oak  
lane

ENTER LINE IN  
CPI ROAD

2.706 Ac.  
2

2.711 Ac.  
2

Subject

PLAT OF A SURVEY OF A TRACT OF LAND  
OF 2.706 ACRES AND A TRACT OF 2.711  
ACRES MADE OUT OF A TRACT OF 52.995  
ACRES CONVEYED TO RALPH STAFFER.

COLORADO COUNTY, TEXAS  
ALFRED KELSIG LEASER  
ABSTRACT NO. 368  
SCALE 1" = 200'  
APRIL 28, 1979

LEONARD W. FRANK  
COUNTY SURVEYOR OF COLORADO COUNTY, TEXAS  
REGISTERED PUBLIC SURVEYOR  
REGISTRATION NO. 1669

NOTE: all corners marked with 1/2  
inch iron pins.



TOGETHER with the use in common with Grantor herein, his heirs and assigns, of the above mentioned 60.00 foot roadway, for access to the herein conveyed land from the public road.

TO HAVE AND TO HOLD the above described premises, subject to the hereinafter mentioned matters, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs and assigns, forever, and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular, said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

There is excepted from this conveyance, and reserved unto the Grantor herein, and the other record owners thereof, their heirs and assigns, forever, all of the oil, gas and other minerals, in and under and that may be produced from said land, together with all rights incident thereto.

This conveyance is subject to the following restrictions and covenants, which are hereby declared to be covenants running with the land, hereby agreed to by Grantees, for themselves and their heirs and assigns, as follows:

1. No mobile home shall be moved on to the property.
2. No commercial operation will be initiated.
3. House, if built, will be of conventional construction and design, and be at least 1000 square feet in size.
4. Property will be kept attractive and not be used for automobile graveyard or other detractive junk.
5. No more than one (1) large animal may be kept on said premises, and same to be in fenced enclosure in portion of property away from the road.
6. Tree coverage shall remain substantially as it now is.

These restrictions shall be covenants running with the land and shall be binding for a period of 20 years from May 1, 1979, and at the end of such period, said restrictions and covenants shall automatically be extended for successive periods of 10 years, unless by

vote of 3/4 majority of the then owners of the above mentioned 52.995 acre tract of land, taken prior to the expiration of such periods and filed for record in the deed records of Colorado County, Texas, it is agreed to amend or release same.

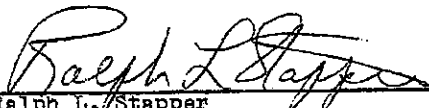
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If any person or persons shall attempt to violate or violate any of said restrictions and covenants, it shall be lawful for any person owning property in said 52.995 acre tract of land to prosecute proceedings at law or in equity against such person or persons.

Grantor and Grantees agree that any necessary utility easements will be granted as required for service to the herein conveyed land, or to adjoining lands owned by Grantor.

This conveyance is also subject to roadway easement, 30.00 feet in width, along the Southerly line thereof.

WITNESS MY HAND this the 1st day of May, 1979.

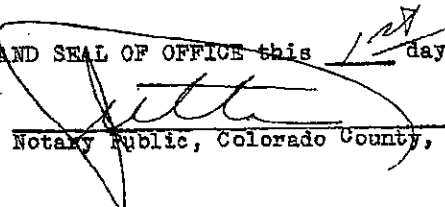
  
Ralph L. Stapper

THE STATE OF TEXAS }  
COUNTY OF COLORADO }

BEFORE ME, the undersigned authority, on this day personally appeared Ralph L. Stapper, 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 this 1st day of May, 1979.



  
Notary Public, Colorado County, Texas