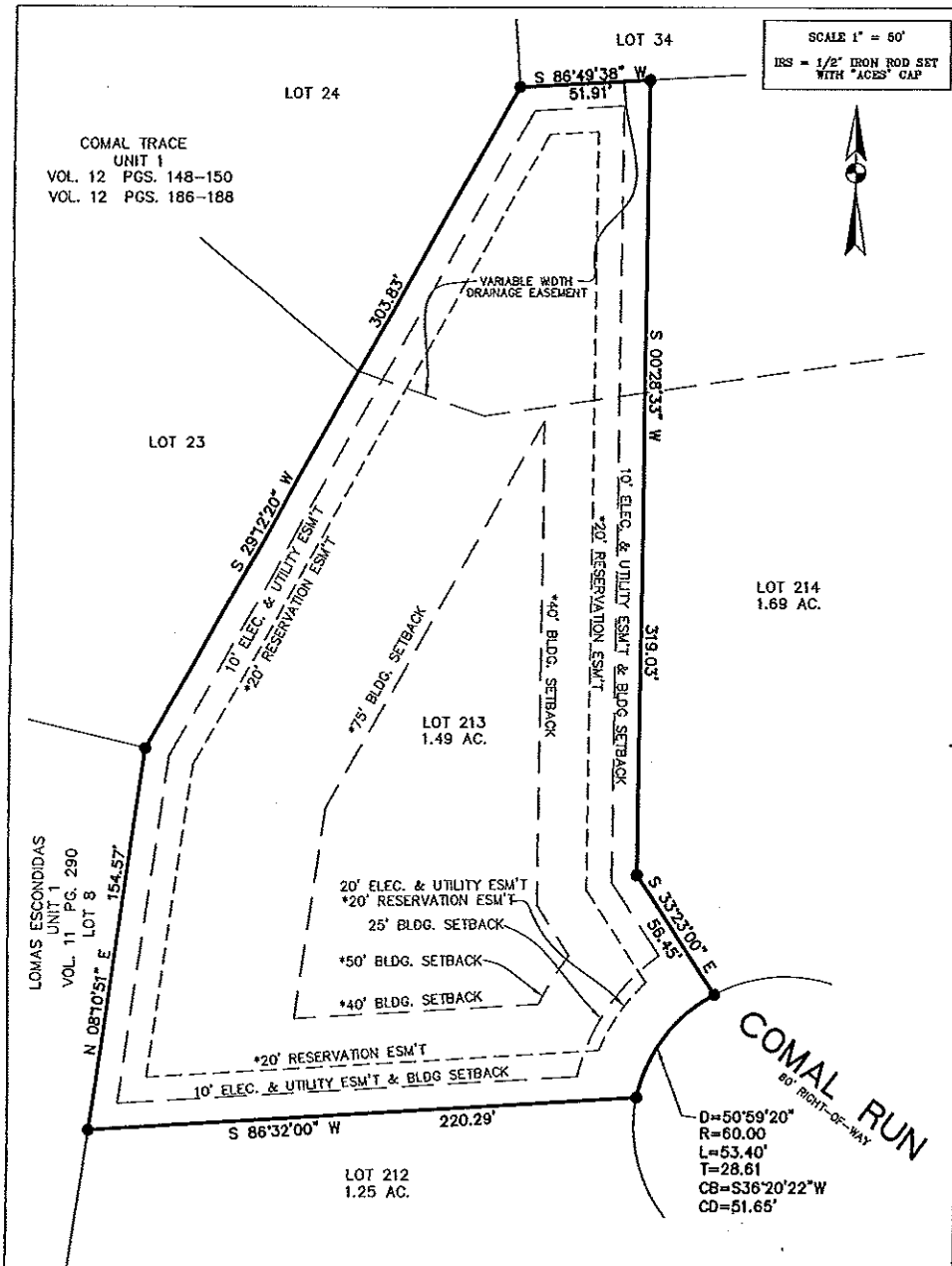


SCALE 1" = 50'  
 IRS = 1/2" IRON ROD SET  
 WITH "ACES" CAP



\* PER RESTRICTIONS

BASIS OF BEARING IS SUBDIVISION PLAT

1/2" IRON RODS FOUND AT ALL LOT CORNERS UNLESS NOTED OTHERWISE

BEING: LOT 213, COMAL TRACE SUBDIVISION  
 UNIT 6, COMAL COUNTY, TEXAS.

G.F.#04-50011190

REFERENCE:

VOL. 14, PG. 255 -- PLAT  
 DOC.# 9706022420 -- RESTRICTIONS  
 DOC.# 9706022421 -- RESTRICTIONS  
 DOC.# 200306047926 -- RESTRICTIONS



STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS  
 AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE  
 WORKING UNDER MY DIRECT SUPERVISION AND THIS  
 DRAWING CONFORMS TO THE MINIMUM STANDARDS OF  
 SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD  
 OF PROFESSIONAL LAND SURVEYING AS OF THIS DATE.

THIS 22ND DAY OF JUNE 2004 A.D.

KEVIN CONROY

**ACES**  
 ALAMO CONSULTING  
 ENGINEERING &  
 SURVEYING, INC.

140 HEIMER RD. SUITE 617  
 SAN ANTONIO, TX. 78232  
 (210) 828-0691

R.P.L.S. NO. 4198

JOB NO. 11807.91

# PROPOSED

a similar organization which animal has the prior written approval of the ACC to be kept for on the Lot. Up to three (3) household pets (household cats, dogs, etc.) may be kept on any Lot. Only one (1) adult animal (meaning an animal one year or older) may be kept on any Lot for a school or similar project. All animals shall be restricted to the Lot(s) of their owners by fences or other enclosures or restraints and not allowed to run at large. All animals must be fenced behind the front wall line of the residence on the Lot. All animals shall be kept in strict accordance with all applicable laws and ordinances (including leash laws), and in accordance with all rules established by the Comal Trace Homeowners Association. In any event, every animal must be kept within the confines of the Lot of its Owner and no animal shall be allowed to run at large within the Subdivision. Notwithstanding any other provision hereof, no animal may be kept on a Lot which may pose a safety or health threat to the community or which is offensive to the reasonable sensibilities of other Lot owners by virtue of appearance, odor or noise. Each Owner agrees that he shall be financially responsible for all harm or damage done to others, or to the property of others, including that of the Association, by any animal maintained on his Lot.

Section 5. Signs. No signs or advertisements may be displayed on any Lot except to advertise its sale. No more than one (1) sign advertising a Lot for sale shall be displayed on any one (1) Lot and such sign shall be no larger than six (6') square feet. However, Developer shall have the right to construct and maintain signs in the subdivision advertising the Subdivision and the sale of Lots in the Subdivision and to identify common areas. In addition, one (1) builder sign no larger than six (6') square feet shall be permitted during the construction of the Residence but must be removed when the Residence is occupied.

Section 6. Hunting and Firearms. No hunting, including, but not limited to, bow hunting, shall take place within the Subdivision. No firearms may be discharged in the Subdivision at any time.

Section 7. Prohibited Activities. No professions, business, or commercial activity to which the general public is invited shall be conducted on any Lot other than the sale of Lots by developer or the owner of a Lot reselling the Lot and improvements thereon.

Section 8. Mailboxes. The type, style and placement of mailboxes for the Lots in the Subdivision shall be in accordance with the current postal authority standards and subject to the approval of the Committee. All mailboxes must be approved by the ACC to conform with the residence on the Lot and the surrounding area.

Section 9. Radio, TV Antennae, Television Dishes, Solar Panels, Window Air Conditioners and Miscellaneous Equipment. No radio or television aerial wires, towers, antennae, discs, satellite dishes, solar panels, window or wall mounted air conditioners, or other unsightly apparatus or equipment of any type shall be erected, installed or placed on any Lot which extend more than eight (8') feet above the highest part of the roof of that dwelling and shall not be located on the front part of the dwelling or on the side of the dwelling nearer than ten (10') feet to the front wall line of the dwelling. No microwave dishes, antennas, receivers, or transmitters shall be placed on any Lot without being fully enclosed or fully screened from public view. Satellite or cable television dishes of eighteen inch (18") or smaller diameter are

# PROPOSED

provide adequate dumpsters or other containers for removal of construction matter, trash and debris during the period of construction. The dumpster shall be promptly emptied when full. No trash, garbage, construction debris, rubbish, abandoned or junk cars or other refuse may be dumped, disposed of or maintained on any Lot, vacant or otherwise. All rubbish trash, garbage and other waste shall be kept in sanitary refuse containers with tightly fitting lids. No refuse shall be burned on any Lot during construction of improvements or at any other times. Garbage and trash disposal must be provided by a private company contracting with the Lot owner. The private company providing garbage and trash disposal for a Lot owner must provide curb service and be properly licensed to provide such services. Neither the Developer or the Owner's Association is obligated to provide garbage or trash disposal services. All garbage cans, recycling bins and other refuse containers must be stored so as to be out of view of the street and adjacent properties, except that such containers may be neatly placed in front of the Lots from 5:00 p.m. on day prior and until 8:00 p.m. on the days designated for garbage pickup.

Section 11. Pet and Dog Runs. One (1) dog run made of a sturdy material may be constructed and maintained within the building setback lines of each Lot. Chain link fencing may be approved if the fencing of the dog run is screened from view of the streets and/or the chain link fence is vinyl clad.

## ARTICLE VII

### MISCELLANEOUS USE RESTRICTIONS & PROVISIONS

Section 1. Nuisances. No noxious, offensive, undesirable, unlawful or immoral activity shall be conducted on any Lot, nor shall anything be done or permitted to be done thereon which may be or become a nuisance or annoyance to the owners of adjacent Lots or to the Subdivision as a whole. Any determination by the Committee that an activity is noxious, offensive, undesirable or immoral shall be final and binding on all parties, and the owner causing such nuisance shall stop such activity.

Section 2. Oil, Gas and Mineral Development. No oil or gas drilling, exploration or development operations, oil or gas refining or treatment, quarrying or mining operations of any kind shall be permitted on any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any Lot. No derrick or other structure designed for use in boring for oil, natural gas or other minerals shall be erected, maintained or permitted on any Lot.

Section 3. Storage of Building Materials. No building materials of any kind shall be placed or stored upon any Lot except during construction; and then such materials shall be placed within the property lines of the Lot on which the improvements are to be erected. All such building materials must be removed within ninety (90) days of completion of the structure.

Section 4. Animals. No animals, livestock, swine, poultry, or other exotic or dangerous pets of any type (including, but not limited to pit bulls, boa constrictors, ferrets, etc.) shall be raised, bred or kept on any Lot; other than (a) household cats, dogs (excluding pit bulls and similar fighting breeds) and other generally recognized household pets (including Vietnamese pot belly pigs), and (b) an animal raised as part of a project for school, FFA, 4-H or