

AMENDED RESTRICTIONS FOR WILLIAM H. HOFFMANN
SUBDIVISION BLOCK ONE, WHICH ARE TO BE USED IN
LIEU OF THOSE RESTRICTIONS ORIGINALLY FILED WITH
HOFFMANN SUBDIVISION BLOCK ONE AND DATED JULY 26th,
1957 AND OF RECORD IN VOL. 87, PAGES 307 ET SEQ.,
DEED RECORDS OF LLANO COUNTY, TEXAS

THE STATE OF TEXAS I
COUNTY OF LLANO... I

WHEREAS, heretofore to-wit: on July 26th, A. D. 1957, William H. Hoffmann, as owner, formally dedicated and filed for record a map and plat of a sub-division in Llano County, Texas known as HOFFMANN SUBDIVISION BLOCK ONE, and included therewith and as forming a part thereof and to affect all lots in said HOFFMANN SUBDIVISION BLOCK ONE, certain restrictions, easements, reservations, etc., all of which appear of record in Volume 87, pages 307, et seq., of the Deed Records of Llano County, Texas, to which map or plat, and such dedication, restrictions and reservations thereto are hereby referred to and made a part hereof as though fully written herein; And

WHEREAS, William H. Hoffmann has made no sale or sales of any lot or lots in said subdivision, and before any such sales are so made by him, as owner thereof, desires to change, alter, correct, amend, add to and re-adopt the restrictions affecting the lots in said HOFFMANN SUBDIVISION BLOCK ONE to be used in connection with all such sales of lots in said subdivision in lieu of the restrictions as originally filed with said map or plat and herein referred to, and to have the full force and effect in connection with the sale of each lot or lots, or portion thereof, as if originally filed with and made a part of the map or plat of said HOFFMANN SUBDIVISION BLOCK ONE, as follows, to-wit:

1. No building other than a single family residence containing not less than 850 square feet, exclusive of open porches, breeze-ways, carports and garages, shall be erected or constructed on Lots 1 through 20, Block 1, inclusive. Servants quarters and guest houses may be constructed on the rear one-third of said lots after completion of the permanent residence.
2. No building or structure of any nature, including boat docks, piers, boat houses, launching ramps or fences shall be erected, constructed or occupied on any lot or part thereof conveyed as a separate building site until such building plans, specifications, design, size, construction, and location on the property have first been approved in writing by William H. Hoffmann, owner of the said subdivision or any such person as he may designate by instrument of record in the Deed Records of Llano County, Texas.
3. No building or structure shall be occupied or used until the exterior thereof is completely finished.
4. No outside toilet shall be installed or maintained on the premises, and all plumbing shall be connected with the sanitary sewer or septic tank approved by the State and local Departments of Health.

5. The use of house trailers is prohibited on any lot or lots forming HOFFMANN SUBDIVISION BLOCK ONE.

6. No noxious, offense, unlawful or immoral use shall be made of the premises.

7. Lot number 21 of HOFFMANN SUBDIVISION BLOCK ONE as they appear on the original map or plat thereof, appearing in Vol. 87, pages 307 et seq., of the Deed Records of Llano County, Texas as hereby designated as park and beach areas. The park and beach areas, lake and beach improvements shall be available for use to the property owners and their family of HOFFMANN SUBDIVISION BLOCK ONE, at their own risk, as well as available for the use to property owners and their families, at their own risk, of any other subdivision that William H. Hoffmann shall own and/or develop, if so provided by him.

8. An assessment of \$10.00 per year shall run against each lot or not more than two (2) adjoining lots having one common owner, for the maintenance of the park and beach areas. Such assessment shall be and is hereby secured by a lien on each such lot or lots, and shall be payable to William H. Hoffmann at Kingsland, in Llano County, Texas, on the 1st day of February of each year, or to such other person or persons as he may designate by instrument filed of record in the office of the County Clerk, Llano County, Texas.

9. Owner reserves unto himself, his heirs and assigns, and excludes from any conveyance from him, his heirs or assigns, one-half of all minerals in every kind and character unto the property included in this subdivision, however such purchaser thereof shall not be required to obtain owner's consent to any mineral lease nor will owner participate in any bonus paid for such lease.

10. Easements and restrictions of record affecting the title to the above property, and especially to include but not limited to that certain easement granted William H. Hoffmann to Lower Colorado River Authority dated April 20, 1955 and of record in Vol. 84, pages 562, et seq., of the Deed Records of Llano County, Texas, to which and its record thereof reference is here made for full and complete description and particulars concerning such easement, and further, subject to any applicable zoning rules and regulations.

11. The revised restrictions herein set out shall be referred to, adopted and made a part of each and every contract and deed executed by and/or on behalf of the undersigned conveying any of the lot or lots covered by the subdivision, or any part thereof, and when so referred to, shall, to all intents and purposes, have the full force and effect by such reference in any such deed, contract or conveyance, as though the same were fully incorporated therein; and any such contract and/or deed shall be conclusively held to have been so executed, delivered, and accepted upon the express conditions, reservations and restrictions herein stated.

12. The covenants and restrictions herein designated and set forth for use of HOFFMANN SUBDIVISION BLOCK ONE are for the benefit of the entire subdivision and may be enforced by any property owner in said subdivision and in validation of any one of these covenants or restrictions by judgment of any court shall in nowise affect any of the other provisions, which shall remain in full force and effect.

13. All restrictions heretofore designated and adopted by William H. Hoffmann are hereby in all respects cancelled and held for naught, and the foregoing restrictions and reservations shall be taken and used in lieu thereof.

WITNESS my hand this 2nd day of February, A. D. 1960.

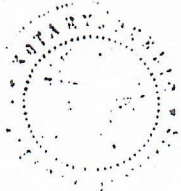
William H. Hoffmann

THE STATE OF TEXAS I

COUNTY OF LLANO... I

BEFORE ME, the undersigned authority, on this day personally appeared William H. Hoffmann, 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 2nd day of February, A. D. 1960.



[Signature]
Notary Public, Llano County, Texas

FILED FOR RECORD THE 8 DAY OF Feb, A. D. 1960 AT 10
O'CLOCK a. M. AND DULY RECORDED THIS 15 DAY OF Feb A.D.
1960, AT 10³⁰ O'CLOCK a. M.

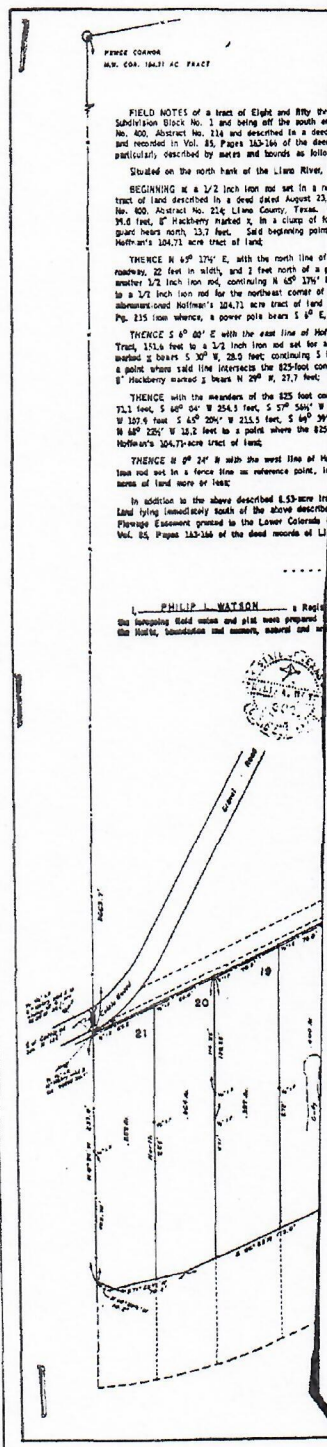
[Signature]
CLERK, COUNTY COURT, LLANO COUNTY,
TEXAS
BY cc. m. [Signature] DEPUTY

William H. Hoffman

to

HOFFMANN SUBDIVISION, BLOCK 1.

Plat. F.N. Restrict.



THE STATE OF TEXAS,

COUNTY OF LLANO.

RESTRICTIVE COVENANTS FOR HOFFMANN SUBDIVISION, Block 1.

WHEREAS, William H Hoffman, as owner of a certain tract of land in Llano County, Texas,
containing 8.53 acres, and out of and a part of the Antonio Flores survey No. 400, Abstract
No. 214, and being a subdivision known as HOFFMANN SUBDIVISION, BLOCK 1; And,

WHEREAS, it is desired that the lots in said Subdivision be subject to certain conditions

and restrictions;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, William H Hoffmann, as owner of all of the lots comprising what is known as HOFFMANN SUBDIVISION, Block 1, a subdivision in Llano County Texas, do hereby adopt the protective covenants and restrictions hereto attached, marked Exhibit A, and made a part hereof, as to the use and enjoyment of said property. All lots and parts of lots in said HOFFMANN SUBDIVISION, Block 1 shall be conveyed, held, used and enjoyed subject to the terms, provisions and conditions of said protective covenants, which shall be, and they are hereby made, covenants to run with the land.

EXECUTED this 26th day of July, A.D. 1957.

William H Hoffmann

EXHIBIT A

1. No building other than a single family residence containing not less than 600 square feet, exclusive of open porches, breezeways, car ports and garages, shall be erected or constructed on 3 through 9, Block 1, inclusive. Servant's quarters and guest houses may be constructed on the rear one third of said lots after completion of permanent residence.
2. In addition to residential use, as authorized by the foregoing restrictive covenant lots 1 and 2, 20 and 21, block 1 may be used for business purposes; provided, however, no business shall be conducted on any of such lots which is noxious or harmful by reason of the emission of odor, dust, smoke, gas fumes, noise or vibration. Motels and tourists courts shall be deemed to be business use.
3. No building or structure shall be occupied or used until the exterior thereof is completely finished.
4. No outside toilet shall be installed or maintained on any premises, and all plumbing shall be connected with a sanitary sewer or septic tank.
5. No noxious, offensive, unlawful or immoral use shall be made of the premises.
6. Subject to easements and restrictions of record affecting title to the above property and also subject to any applicable zoning rules and regulations.
7. Owner reserves unto himself, his heirs and assigns, and excludes from any conveyance from him, his heirs or assigns, one half of all minerals of every kind and character under the property included in this subdivision. However, such purchaser thereof shall not be required to obtain Owner's consent to any mineral lease nor will Owner participate in any bonus paid for such lease.
8. Said covenants and restrictions are for the benefit of the entire subdivision and may be enforced by any property owner in said subdivision, and invalidation of any of these covenants or restrictions by Judgment of any court shall in nowise affect any of the other provisions, which shall remain in full force and effect.

THE STATE OF TEXAS

COUNTY OF HARRIS. BEFORE me, the undersigned authority, on this day personally appeared William H Hoffman, 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 26th day of July, A.D. 1957.

(seal) Kate T. Alarid, Notary Public, Harris County, Texas.

Filed for record the 31st day of July, A.D. 1957, at 10 o'clock AM and duly recorded this 1st day of August, A.D. 1957, at 10:15 o'clock AM

J. A. Mayer CLERK
COUNTY COURT, LLANO COUNTY, TEXAS...

William H. Hoffman to HOFFMANN SUBDIVISION, BLOCK 1. Plat, F.N. Restrict.

ANTONIO FLORES SURVEY NO. 400
A-214

THE STATE OF TEXAS,
COUNTY OF HARRIS...

BEFORE ME, the undersigned authority, on this day of JULY, A.D. 1957, 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 day of JULY, A.D. 1957.

Notary Public, Harris County, Texas

THE STATE OF TEXAS,
COUNTY OF HARRIS...

I, William H. Hoffman, as owner, hereby adopt and accept the map and plat as shown hereon as a true and correct representation of a subdivision of 5.53 acres of land out of the Antonio Flores Survey No. 400, Abstract No. 214, in Llano County, Texas, which is a part of a 104.71-acre tract of land out of said survey conveyed to me by deed of record in Vol. 85, page 103, Deed Records of Llano County, Texas, such subdivision known as HOFFMANN SUBDIVISION BLOCK NO. 1, and acknowledges that said plat was made from an actual survey on the ground by the surveyor whose name is endorsed herein and hereby dedicates to the use of said subdivision forever, all roads, alleys, easements, paths, etc., shown thereon.

This plat is in lieu of and to take the place of that certain plat of said lands filed by William H. Hoffman, as owner, on September 14, 1955, and of record in Vol. 85, page 190, Deed Records of Llano County, Texas, under and by reference to which there have been no conveyances whatsoever of any lots therein shown or designated.

WITNESS my hand this 26th day of JULY, A.D. 1957.

William H. Hoffman
William H. Hoffman

FIELD NOTES of a tract of Eight and fifty three one-hundredths (8.53) Acres of land, to be known as the Hoffman Subdivision Block No. 1 and being off the south end of a 34.71 acre tract of land out of the Antonio Flores Survey No. 400, Abstract No. 214, Llano County, Texas. From said 34.71 acre tract, 14th Hachberry marked a bears 5 429 ft. 39.0 feet, 1st Hachberry marked a, in a clump of four hackberries, bears N 20° 4' 34.1 feet, the center line of a cable guard bears north 13.7 feet. Said beginning point is south, 364.7 feet from the southeast corner of the aforementioned Hoffman's 34.71 acre tract of land.

Strided on the north bank of the Llano River, near the Village of Kingsland, about 18 miles S 49° E from Llano, and BEGINNING at a 1/2 inch iron rod set in a north-south fence line and the west line of William H. Hoffman's 34.71-acre tract of land described in a deed dated August 23, 1955 and recorded in Vol. 85, Pg. 103-104 Antonio Flores Survey No. 400, Abstract No. 214, Llano County, Texas. From said 1/2 inch iron rod, 14th Hachberry marked a bears 5 429 ft. 39.0 feet, 1st Hachberry marked a, in a clump of four hackberries, bears N 20° 4' 34.1 feet, the center line of a cable guard bears north 13.7 feet. Said beginning point is south, 364.7 feet from the southeast corner of the aforementioned Hoffman's 34.71-acre tract of land.

THENCE N 49° 17' 17" E, with the north line of the herein described tract of land and the south line of a proposed roadway, 22 feet in width and 2 feet north of a power line, at 62.5 feet set a 1/2 inch iron rod, at 132.5 feet set another 1/2 inch iron rod, continuing N 49° 17' 17" E, setting a 1/2 inch iron rod and every seventy feet, in all 342.5 feet to a 1/2 inch iron rod for the northeast corner of the herein described tract of land set in the east line of the aforementioned Hoffman's 34.71-acre tract of land and the west line of Paul Powell's tract of land described in Vol. 79, Pg. 235 from whence, a power pole bears S 49° E, 2 feet;

THENCE S 49° 00' E, with the east line of Hoffman's 34.71-acre tract of land and the west line of Paul Powell's Tract, 132.5 feet to a 1/2 inch iron rod set for a reference point in an old fence line where a 14th Hachberry marked a bears S 29° 4' 38.0 feet, continuing S 49° 00' E, with the aforementioned county line, in all 255.3 feet to a point where said line intersects the 625-foot contour line from whence, 8th Hachberry marked a bears N 12° 1' E, 38.0 feet; 2nd Hachberry marked a bears N 29° 4' 38.0 feet;

THENCE with the meander of the 625-foot contour line as follows: S 49° 56' W 129.4 feet, S 49° 43' W 71.1 feet, S 49° 04' W 264.5 feet, S 29° 54' W 132.5 feet, S 29° 43' W 133.3 feet, S 49° 23' W 94.2 feet, S 79° 00' W 127.9 feet, S 49° 28' W 215.5 feet, S 49° 29' W 125.1 feet, S 49° 23' W 273.8 feet, S 79° 00' W 70.3 feet, N 49° 20' W 38.2 feet in a point where the 625-foot contour line intersects the west line of the aforementioned Hoffman's 34.71-acre tract of land;

THENCE N 0° 24' W with the west line of Hoffman's 34.71-acre tract of land at 132.75 feet pass a 1/2 inch iron rod set in a fence line as reference point, in all 237.0 feet to the place of beginning and containing 8.53 acres of land more or less;

In addition to the above described 8.53-acre tract there is also included in this subdivision a 2.13-acre tract of land lying immediately south of the above described 625-foot contour line. This 2.13-acre tract is subject to a Power Easement granted to the Lower Colorado River Authority of Texas, dated April 20, 1935, and recorded in Vol. 45, Page 143-144 of the deed records of Llano County, Texas.

I, PHILIP L. WATSON, a Registered Public Surveyor of the State of Texas do hereby certify that the foregoing field notes and plat were prepared from an actual ground survey made under my supervision, and that the limits, boundaries and corners, natural and artificial, are truly described by the foregoing field notes and plat.

Philip L. Watson
Registered Public Surveyor
State of Texas

HOFFMAN
104.71 AC.

HOFFMAN
SUBDIVISION
BLOCK
1

PLAT OF
HOFFMAN SUBDIVISION BLOCK NO. 1

A SUBDIVISION OF
ANTONIO FLORES SURVEY NO. 400

LLANO CO., TEXAS

VOL. 82 PAGE 307

SCALE: 1"=100'

THE STATE OF TEXAS,
COUNTY OF LLANO....

The attached plat of a portion of the Antonio Flores Survey No. 400, Abstract No. 214, in Llano County, Texas, known as HOFFMANN SUBDIVISION BLOCK NO. 1, Llano County, Texas, after having been duly presented to the Commissioners Court of Llano County, Texas, and by said Court duly considered, was found to comply with the statutes and laws of the State of Texas, and was approved for filing in the Deed Records of Llano County, Texas.

TO CORRECT ERROR, the undersigned, as County Judge of Llano County, Texas, hereby affixes his hand, attested by the seal of the County Clerk of Llano, Llano County, Texas, this 26th day of JULY, A.D. 1957.

J. A. Mayes
County Judge, Llano County, Texas

FILED FOR RECORD on the 30th day of JULY, A.D. 1957, at 10:00 o'clock A.M., and recorded in Vol. 82, page 307, of the Deed Records of Llano County, Texas.

WITNESS my hand and seal of office, this the 26th day of JULY, A.D. 1957.

County Clerk, Llano County, Texas

07-9316

