

CASTLE LAKE RANCH  
CASTLE LAND AND LIVESTOCK COMPANY

THE STATE OF TEXAS  
COUNTY OF BANDERA

4851

KNOW ALL MEN BY THESE PRESENT:

That Castle Land and Livestock Company, a Texas corporation, being the legal and equitable owner of Castle Lake Ranch, situated in Bandera County, Texas, a part of which is shown by the map or plat of Section XI duly recorded in Vol. \_\_\_\_\_, page \_\_\_\_\_, Plat Records of Bandera County, Texas, do hereby acknowledge, declare, and adopt the following restrictions which shall be a covenant on the title to all property in said Section XI of Castle Lake Ranch exclusive of public dedicated property for roads, viz:

1. No operation of commercial feed lot for cattle, hogs, goats, sheep or horses shall be conducted on Castle Lake Ranch. This does not include domestic or household pets including riding horses or animals or fowls for personal enjoyment or to provide food for personal use of the owner.

2. No one will be permitted to conduct commercial operations commonly known as wrecking and salvage yards or any other commercial operation which would be obnoxious to sellers or buyers in the Castle Lake Ranch.

3. There will be allowed no encroachment, including fences, mail boxes, etc. upon the easements reserved for roadways as shown by the plat, identifying this property, filed or to be filed for public record in the records of Bandera County, Texas.

4. Perpetual easements are reserved along and within ten (10) feet of the rear line, front line and side lines of all tracts in this development for the installation and maintenance of poles, wires, down guys and fixtures for electric lines and telephone lines and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with the right of ingress to and egress from and across said premises to employees of utilities owning said lines. Said easements to also extend along any owners side and rear property lines in case of fractions acreage tracts.

It is understood and agreed that it shall not be considered a violation of line provisions of this easement if wires or cables carried by such pole lines pass over some portions of said tracts not within the ten (10) foot wide strip as long as such lines do not prevent the construction of buildings on any tracts in this development.

IN WITNESS WHEREOF, Castle Land and Livestock Company, has caused these presents to be executed by its undersigned duly authorized officers, this the 16 day of April, A. D. 1973.



Attest:

CASTLE LAND AND LIVESTOCK COMPANY

by George L. DeArmond  
President

James M. Sharp  
Assistant Secretary

STATE OF TEXAS

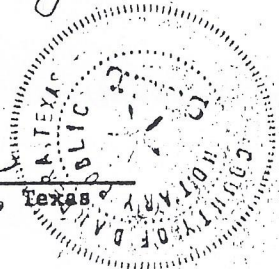
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared George L. DeArmond, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as President of Castle Land and Livestock Company, a corporation, for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 16 day of April,  
A. D. 1973.

Jays Wells  
Notary Public, Grayson County, Texas

Bandera



(seal)

My commission expires June 1973.

FILED FOR RECORD on the 16th. day of Apr. A.D. 1973 at 10:35 o'clock A.M.  
RECORDED on the 17th. day of Apr. A.D. 1973 at 8:55 o'clock A.M.  
DEED RECORDS, Bandera County, Texas Volume 152, Page 575-576  
By Shirley J. Nelson Deputy OLGA SCHMIDT, Clerk County Court.