



Declaration of Restrictive Covenants

Date: January 14th, 2021

Declarant: Henneke Financial Group, LLC, a Texas limited liability company

Declarant's Address:

141 Danube, Suite 102
San Antonio, Texas 78213

Property: A 195.43 acre-tract situated about 12.1 miles N 01° E of the City of Jourdanton in Atascosa County, Texas, more specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Definitions

"Covenants" means the covenants, conditions, and restrictions described as:

1. Only one (1) mobile or manufactured home per Property lot. Home manufactured date must be no older than five (5) years at the time of placement on the Property.
2. No single wide mobile or manufactured homes permitted on the Property.
3. Each improvement for a residence must be at least fifty (50) feet from any internal or external Property boundary line.
4. Property owners with land along a private road, or easement for ingress and egress, may not construct a fence or gate, or encroach in any manner, the road or easement. All fencing must be along the easement boundary line, with the exception of Lot 14 of the Property. Two cattle guards and fencing along the Property lines are acceptable.
5. All areas within fifty (50) feet of any Property line must be kept free of all trash, debris, equipment, structures, deer blinds, feeders, and parked or immobile vehicles.

"Declarant" means Henneke Financial Group, LLC, a Texas limited liability company.

"Easements" means Easements within the Property for ingress/egress, utilities, drainage, and other purposes.

"Lot" means each tract of land designated as a lot, or as planned to be designated as a lot, on the "Plat" of the Property recorded, or to be recorded, in Atascosa County, Texas.

"Owner" means title owner of any portion of the Property.

Clauses and Covenants

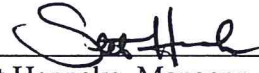
Declarant imposes the Covenants on the Property. All Owners and other occupants of the Property by their acceptance of their deeds, leases, or occupancy agree that the Property is subject to the Covenants.

The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Property for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in the Property.

Each Owner and occupant of the Property agrees to comply with this Declaration and agrees that failure to comply may subject him to a fine, damages, or injunctive relief.

This Declaration runs with the land and is binding in perpetuity. Failure to enforce this Declaration is not a waiver. This Declaration may be amended at any time by the affirmative vote of 67 percent of all Owners of the Property. If a provision of this Declaration is unenforceable for any reason, the unenforceability does not affect any other provision of this Declaration. Any notice required or permitted by this Declaration must be given in writing by certified mail, return receipt requested.

Henneke Financial Group, LLC, a Texas limited liability company

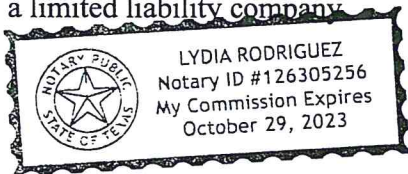


Scott Henneke, Manager

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on 11/14, 2021, by Scott Henneke, a Manager of Henneke Financial Group, LLC, on behalf of Henneke Financial Group, LLC, a limited liability company.



Notary Public, State of Texas

After recording, please return to:
Henneke Financial Group, LLC
141 Danube, Suite 102
San Antonio, Texas 78213

EXHIBIT "A"
LEGAL DESCRIPTION

A 195.43-acre tract situated about 12.1 miles N 01° E of Jourdanton in Atascosa County, Texas, and being approximate acres out of the original surveys as follows:

Survey No.	Abstract No.	Original Grantee	Acres
1196	32	John Anderson	7.85
1080	836	Gertrude Tarin	100.0
1195	92	Rebecca Burleson	87.51

also being all of a 95.42 acre tract from Joe B. Egan et ux to William H. Bohlke et ux by deed dated February 25, 2004 and recorded in Volume 268, Page 305 of the Official Public Records of Atascosa County, Texas, and all of a 100.36 acre tract conveyed from Herbert Sauter to William H. Bohlke et ux by deed dated June 29, 1999 and recorded in Volume 122, Page 287 of said Official Public Records, and being more particularly described as follows:

Beginning: At a 1/2" iron pipe found by a 6" cedar post in the Northeast line of Coble Road (50 feet wide) and Survey No. 261 for the South corner of Survey No. 1080 and a 15 Acre Tract (Volume 300, Page 239, Official Public Records) and the West corner of Survey No. 1196 and of said 95.42 Acre Tract and of this tract from which a 1/2" iron pin found by a 4" pipe post for the West corner of said 15 Acre Tract bears N 35° 36' 46" W 627.75 feet;

Thence: N 54° 12' 46" E 2563.97 feet with fence and the Southeast line of Survey No. 1080 and of said 15 Acre Tract, a 23.109 Acre Tract (Volume 138, Page 156, Official Public Records) and a 224.48 Acre Tract (Volume 844, Page 371, Deed Records) and the Northwest line of said 95.42 Acre Tract to a 1/2" iron pin found by a 12" creosote post for the East corner of said 224.28 Acre Tract, the South corner of said 100.36 Acre Tract and an interior corner of this tract;

Thence: N 36° 19' 23" W 948.70 feet with a fence to a 1/2" iron pin found for an angle point of said 224.28 Acre Tract and of said 100.36 Acre Tract and of this tract;

Thence: N 10° 58' 44" E 1148.66 feet with fence and the East line of said 224.28 Acre Tract and of a 25.54 Acre Tract (Volume 49, Page 558, Official Public Records) to a 5/8" iron pin found for the East corner of said 25.54 Acre Tract and the South corner of Tract 7 of Bruce Road Acres Subdivision *Slide 171B, Plat Records) and an angle point of said 100.36 Acre Tract and of this tract;

Thence: N 62° 27' 37" E 2063.03 feet with fence and the Southeast line of Tract 7 and Tract 8 to a 1/2" iron pin found by a 12" cedar post for the East corner of Tract 8 and the North corner of said 100.36 Acre Tract and of this tract;

Thence: S 35° 41' 17" E 1438.86 feet with fence and the Southwest line of Survey No. 1080 1/2 and of a 20.26 Acre Tract (Volume 117, Page 553, Official Public Records) and an 80.56 Acre

Tract (Document #74591, Official Public Records) and the Northeast line of Survey No. 1080 to a 3/4" iron pin set by a 12" creosote post for an interior corner of said 80.56 Acre Tract and Survey No. 1080 1/2 and the East corner of Survey 1080 and of said 100.36 Acre Tract and of this tract;

Thence: S 53° 46' 04" W 145.10 feet with fence and the Southeast line of said 100.36 Acre Tract to a 3/4" iron pin set by a railroad tie post for an exterior corner of Survey No. 1080 1/2 and of said 80.56 Acre Tract and the North corner of Survey No. 1195 and of said 95.42 Acre Tract and an interior corner of this tract;

Thence: S 35° 48' 54" E 777.61 feet with fence to a 3/4" iron pin set by a 10" mesquite post for the South corner of Survey No. 1080 1/2 and of said 80.56 Acre Tract and the East corner of Survey No. 1195 of said 95.42 Acre Tract and of this tract;

Thence: S 18° 35' 30" W 1263.68 feet with fence and the Northwest line of Survey No. 1088 and of a 120 Acre Tract (Volume 539, Page 461, Deed Records) and the Southeast line of Survey No. 1195 to a 4" pipe post found for the North corner of a 61.12 Acre Tract (Document # 118648, Official Public Records) and an angle point of said 95.42 Acre Tract and of this tract;

Thence: S 44° 45' 44" W 1281.01 feet with fence and the Northwest line of said 61.12 Acre Tract to a 4" pipe post found for the East corner of a 61.0 Acre Tract (Volume 831, Page 426, Deed Records) and the South corner of said 95.42 Acre Tract and of this tract;

Thence: N 66° 27' 27" W 266.30 feet with fence and the Northeast line of said 61.0 Acre Tract to a 3/4" iron pin set by a 5" creosote post for the South corner of a 30.00 Acre Tract (Volume 293, Page 12, Official Public Records) and an exterior corner of said 95.42 Acre Tract and of this tract;

Thence: N 22° 04' 57" E 302.43 feet with fence to a 1/2" iron pin found by a 6" creosote post for the East corner of said 30.00 Acre Tract and an interior corner of said 95.42 Acre Tract and of this tract;

Thence: With fence and the North line of said 30.00 Acre Tract and the Southeast line of said 95.42 Acre Tract as follows:

N 67° 58' 22" 1042.87 with fence to a 1/2" iron pin found by a 6" cedar post for an Angle point; S 66° 13' 48" W 336.32 feet to a 5/8" iron pin found by a 6" cedar post for an angle point; S 31°

08 43" W 468.24 feet to a 3/4" iron pin set by a 6" creosote post for an angle point; N 64° 41' 15" W 168.85 feet to an angle point;

N 61° 12' 01" W 351.47 feet to a 5/8" iron pin found for the North corner of said 300.00 Acre Tract and an interior corner of said 95.42 Acre Tract and of this tract;

S 54° 07' 43" W 1568.36 feet with a fence to a 10" creosote post found for the West corner of said 30.00 Acre Tract and an exterior corner of said 95.42 Acre Tract and of this tract;

Thence: N 35° 41' 38" W 102.34 with fence and the Northeast line of said road and Survey No. 261 and the Southwest line of Survey No. 1196 to the POINT OF BEGINNING.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales, County Clerk

Atascosa County Texas

March 23, 2021 03:26:03 PM

FEE: \$38.00

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DEC