

OWNER'S APPROVAL OF CHANGE OF
RESTRICTIONS

I.

RECITALS

Whereas, Seis Banderas Ranch, LTD, owner of 772.30 acres of the H. T. & B. R.R. Co. Survey No. 3, Abstract No. 343, the B. H. Greenwood Survey, Abstract No. 1154, and the Williamson County School Land Survey, Abstract No. 719, in Lampasas County, Texas, and being more fully described in deed recorded in Volume 358, page 615, Deed Records, Lampasas County, Texas, imposed a set of restrictions on each tract sold by Seis Banderas Ranch, LTD; and

Whereas, the restrictions state that the property shall not be subdivided into parcels less than 50 acres each and there shall be no more than one residence per 50 acres; and

Whereas, Ross L. Hargis and Jennie F. Hargis, purchased 54.33 acres in deed dated December 19, 2012, from Rod Rodriguez and Mary Ann Wavell, recorded in Volume 483, page 777, Deed Records, Lampasas County, Texas; and

Whereas, Ross L. Hargis and Jennie F. Hargis, deeded a 4 acre tract to Eric R. Blodgett and Heather M. Blodgett, by deed dated May 29, 2015, recorded in Volume 508, page 449, Deed Records, Lampasas County, Texas; and

Whereas, Eric R. Blodgett and Heather M. Blodgett, desire to build a residence on the 4 acre tract; and

Whereas, the restrictions provide that after June 1, 2005, the restrictions may be changed by a 2/3 majority vote by acres, thus the owners of 514.0 acres, out of the 772.30 acre tract must vote to make the change, and the undersigned constitute ownership of 721.04 acres.

II

CHANGE OF RESTRICTIONS

NOW, THEREFORE, the undersigned, being the owners of the acreages out of the 772.30 acre tract as shown beside their names, do hereby vote to change the restrictions as, and only as, to the 4 acre tract owned by Eric R. Blodgett and Heather M. Blodgett, so that a residence can be built on the said 4 acre tract, and that said 4 acre tract is released from the restriction that all tracts must be at least 50 acres.

Signed on the dates set forth beside our signatures.

Date: 9-13-15
201.18 acres

Granvil D. Treece
Granvil D. Treece

Judith G. (Gail) Treece
Judith G. (Gail) Treece

511
565

Date: 9-14-15
105.70 acres

Mary Ann Wavell
Mary Ann Wavell

Date: _____
30.08 acres

Jody Z. Thomas

April Thomas

Edwin L. Lowther

Date: _____
50.33 acres

Ross L. Hargis

Jennie F. Hargis

Date: _____
68 acres

Nita Dugger

Date: _____
53.98 acre

Tony Canales

Janice Canales

Date: _____
4 acres

Eric R. Blodgett

Heather M. Blodgett

Date: _____
80.25

Todd Cooper

Pamela A. Cooper

Date: _____
127.52 acres

Betty Mason

Date: _____
105.70 acres
Date: 9/20/2015
30.08 acres

Mary Ann Wavell
Jody Thomas

Jody Z. Thomas
April Thomas

April Thomas
Edwin L. Lowther

Edwin L. Lowther

Date: _____
50.33 acres

Ross L. Hargis

Jennie F. Hargis

Date: _____
68 acres

Nita Dugger

Date: _____
53.98 acre

Tony Canales

Janice Canales

Date: _____
4 acres

Eric R. Blodgett

Heather M. Blodgett

Date: _____
80.25

Todd Cooper

Pamela A. Cooper

Date: _____
127.52 acres

Betty Mason

Date: _____
105.70 acres

Mary Ann Wavell

Date: _____
30.08 acres

Jody Z. Thomas

April Thomas

Edwin L. Lowther

Date: 09/18/2015
50.33 acres

Ross L. Hargis

Ross L. Hargis

Jennie F. Hargis

Jennie F. Hargis

Date: _____
68 acres

Nita Dugger

Date: _____
53.98 acre

Tony Canales

Janice Canales

Date: 09/18/2015
4 acres

Eric R. Blodgett

Eric R. Blodgett

Heather M. Blodgett

Heather M. Blodgett

Date: _____
80.25

Todd Cooper

Pamela A. Cooper

Date: _____
127.52 acres

Betty Mason

Date: _____
105.70 acres

Mary Ann Wavell

Date: _____
30.08 acres

Jody Z. Thomas

April Thomas

Edwin L. Lowther

Date: _____
50.33 acres

Ross L. Hargis

Jennie F. Hargis

Date: _____
68 acres

Nita Dugger

Date: 9-21-15
53.98 acre

Tony Canales

Tony Canales

Janice Canales

Janice Canales

Date: _____
4 acres

Eric R. Blodgett

Heather M. Blodgett

Date: _____
80.25

Todd Cooper

Pamela A. Cooper

Date: _____
127.52 acres

Betty Mason

Date: _____
105.70 acres

Mary Ann Wavell

Date: _____
30.08 acres

Jody Z. Thomas

April Thomas

Edwin L. Lowther

Date: _____
50.33 acres

Ross L. Hargis

Jennie F. Hargis

Date: _____
68 acres

Nita Dugger

Date: _____
53.98 acre

Tony Canales

Janice Canales

Date: _____
4 acres

Eric R. Blodgett

Heather M. Blodgett

Date: 9/22/15
80.25

Todd Cooper

Pamela A. Cooper
Pamela A. Cooper

Date: _____
127.52 acres

Betty Mason

STATE OF TEXAS §

This instrument was acknowledged before me on September 13, 2015, by
GRANVILLE D. TREECE and JUDITH G. (GAIL) TREECE.



Katie Barton
Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by MARY ANN
WAVELL.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by JODY Z.
THOMAS and APRIL THOMAS.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by EDWIN L.
LOWTHER.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by
GRANVILLE D. TREECE and JUDITH G. (GAIL) TREECE.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September 18, 2015, by MARY ANN
WAVELL.



Katie Barton

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by JODY Z.
THOMAS and APRIL THOMAS.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by EDWIN L.
LOWTHER.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by
GRANVILLE D. TREECE and JUDITH G. (GAIL) TREECE.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by MARY ANN
WAVELL.

Notary Public, State of Texas

STATE OF TEXAS §

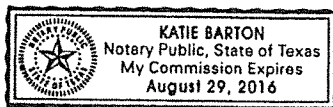
This instrument was acknowledged before me on September 20, 2015, by JODY Z.
THOMAS and APRIL THOMAS.



Katie Barton
Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September 20, 2015, by EDWIN L.
LOWTHER.



Katie Barton
Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by ROSS L. HARGIS and JENNIE F. HARGIS.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by NITA DUGGER.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September 21, 2015, by TONY CANALES and JANICE CANALES.



Katie Barton
Notary Public, State of Texas

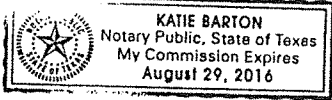
STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by ERIC R. BLODGETT and HEATHER M. BLODGETT.

Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September 18, 2015, by ROSS L. HARGIS and JENNIE F. HARGIS.



Katie Barton
Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by NITA DUGGER.

Notary Public, State of Texas

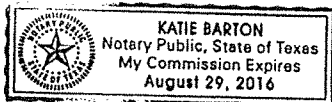
STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by TONY CANALES and JANICE CANALES.

Notary Public, State of Texas

STATE OF TEXAS §

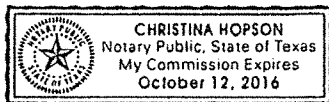
This instrument was acknowledged before me on September 18, 2015, by ERIC R. BLODGETT and HEATHER M. BLODGETT.



Katie Barton
Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September 22, 2015, by TODD COOPER and PAMELA A. COOPER.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

This instrument was acknowledged before me on September _____, 2015, by BETTY MASON.

Notary Public, State of Texas

160589

FILED FOR RECORD

2:00 pm

SEP 24 2015

CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS

[Signature] DEPUTY

5

Filed 09 24 2015 @ 2:00P M.
Rec: 09 24 2015 @ 2:20P M.
CONNIE HARTMANN, COUNTY CLERK
By: [Signature] Dep

UTILITY EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF LAMPASAS §

THAT **ROSS L. HARGIS and JENNIE F. HARGIS**, (Grantor), for and in consideration of ONE DOLLAR (\$1.00) to me (us) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, has (have) granted, sold, and conveyed and by these presents does (do) grant, sell, and convey unto Pedernales Electric Cooperative, Inc., an easement and right-of-way as hereinafter described for an electric distribution line consisting of variable number of wires, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Lampasas County, Texas, to-wit:

Being 54.33 acres of land out of a certain tract or parcel of land and being part of the H.T. & B.R.R. Co. Survey No. 3, Abstract No. 343, and the W.D. Gariott Survey, Abstract No. 1686 in Lampasas County, Texas, and being part of that certain 54.33 acre tract of land found in Vol. No. 483, Pg. No. 777, of the Deed Records of Lampasas County Texas, and adopted herein for all descriptive purposes. This particular tract of land located approximately 7 miles west from the town of Lampasas, Texas.

Easement and right-of-way herein shall be a strip of land twenty (20') feet in width that being ten (10') feet on each side of the centerline for the entire length of the power line and guys as needed for the construction of the said distribution power line on the Grantors property.

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, pulling new wire on, maintaining and removing said lines and appurtenances; the right to relocate within the limits of said right-of-way; the right to relocate said facilities in the same relative position to any adjacent road if and such road is widened in the future; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

TO HAVE AND TO HOLD the above described easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said line shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto Pedernales Electric Cooperative, Inc., their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my (our) hand(s) this 23rd day of April, 2015.

X Ross L. Hargis
 ROSS L. HARGIS

X Jennie F. Hargis
 JENNIE F. HARGIS

(NOTARIZE ON THE NEXT PAGE)

Virtual Grid Facet No.:

Work Order No.: 210252
 RL-Div. HSE - Ross Hargis

Property Owner Name: Ross L. and Jennie F. Hargis
 (or Subdivision Name if for Subdivision)

515
 546

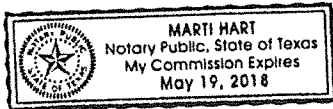
THE STATE OF TEXAS

COUNTY OF Lampasas

BEFORE ME, the undersigned authority, on this day personally appeared

Ross L. Hargis,

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 23rd day ofApril, 2015.

Marti Hart
Notary Public in and for
The State of Texas

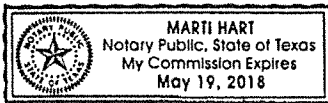
THE STATE OF TEXAS

COUNTY OF Lampasas

BEFORE ME, the undersigned authority, on this day personally appeared

Jennie F. Hargis,

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 23rd day ofApril, 2015.

Marti Hart
Notary Public in and for
The State of Texas

Return to: Pedernales Electric Cooperative

Attn: John Thompson

P.O. Box 1625

Bertram, Texas 78605

162208

FILED FOR RECORD

10:45 pm

MAR 08 2016

CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXASajp donnell DEPUTY

Filed 03 08 2016 @ 10:45a M.

Rec: 03 08 2016 @ 11:35a M.

CONNIE HARTMANN, COUNTY CLERK

By: ajp donnell Dep

00947

Seis Banderas Ranch Property Owners Restrictions

1. No activity shall be conducted or permitted to be conducted on the property which would in any way diminish, dilute, pollute or in any other way adversely affect the water quality of any lakes, ponds, rivers, brooks or streams located on or adjacent to the Property.
2. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the Property, except for:
 - a. a reasonable number of dogs, cats, or other domestic pets; and
 - b. Horses, cattle, sheep, and other domestic livestock, up to but not exceeding one animal per five acres, except there shall be no swine allowed.
3. No business, professional, or other commercial activity to which the general public is invited shall be conducted on the Property, other than agricultural operations not otherwise prohibited herein.
4. No commercial dog kennels shall be permitted on the Property.
5. No feedlot operations shall be permitted on the property.
6. No commercial hog, chicken, bird or poultry or dairy farms shall be permitted on the property.
7. No wrecking yards shall be permitted on the Property.
8. No dump grounds shall be permitted on the Property.
9. No portion of the Property shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and no such materials shall be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept clean and in a sanitary condition. No waste materials, pesticides or other similar chemicals or discharge shall be used on the Property in a manner which might contaminate drainage areas within the Property leading to lakes, ponds, stock tanks, rivers, brooks, creeks or streams.
10. No waste dumps shall be permitted on the Property.
11. No toxic water disposal shall be allowed on the Property.
12. All septic tanks must be approved by the County of Lampasas and any other governmental authority.
13. No mobile homes, move-in homes, temporary dwelling, or other temporary building shall be moved onto, or erected on the Property for any purpose.
14. The property shall not be subdivided into parcels less than 50 acres each and there shall be no more than one residence per 50 acres. There shall be no multi—family dwellings, defined as any dwelling that has more than one kitchen.

15. No dwelling or building containing more than two stories above ground level shall be permitted on the Property.
16. The minimum square footage for homes on the Property shall be one thousand two hundred (1,200 sqft.) square feet of air-conditioned living space, and the exterior must be fifty percent (50%) masonry. All homes and barns must be built with new materials.
17. Any building on the Property must be a minimum of two hundred feet (200 ft.) from the property line.
18. Any tower facility placed on the Property, other than a satellite dish adjoining or part of a single family dwelling shall be placed so as not to obstruct the view from any dwelling.
19. No vehicle of any size which transports inflammatory, explosive, chemical, hazardous or toxic cargo may be kept on the Property.
20. No hunting leases or licenses to third parties shall be allowed on any portion of the Property.
21. The surface mining of any substance, including, but not limited to gravel, limestone, etc., is permitted on the Property.
22. Construction of improvements on the Property shall not exceed two hundred forty (240) days.
23. All roads on the Property are deemed to be Private and not open to public use.
24. Outside storage of items that will not be used shall not be permitted on the Property.
25. After June 1, 2005, the owners of Seis Banderas Ranch, being 772.30 acres, may change these deed restrictions by a 2/3 majority vote by acres, thus 514.0 acres must vote to make the change.

The foregoing Restrictions are for the benefit of the owners of a tract of 772.30 acres described in a deed from D.G. McCoury, et al, to Seis Banderas Ranch, Ltd, recorded in Volume 358, Page 615, of the Deed Records of Lampasas County, Texas, or any part thereof. Such Restrictions may be enforced by any of the owners of such Property or any part thereof.

103766

FILED FOR RECORD

3:30 PM

SEP 19 2002

CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS*Karla Hoef*Exhibit "B"
Page 2 of 2

Filed 9-19-02 3:30 PM
 Rec: 9-19-02 4:15 PM
 CONNIE HARTMANN, COUNTY CLERK
 By: *Karla Hoef*