

1979

105008

DEED RESTRICTIONS

THE STATE OF TEXAS \$
COUNTY OF ARANSAS \$ KNOW ALL MEN BY THESE PRESENTS:

LONGHORN INVESTORS, LTD., a Limited Partnership, owner of that 64.279 acre tract as shown in EXHIBIT "A" attached hereto and incorporated herein by reference as if written hereon verbatim, and being a part of that property deeded by E. M. Spencer to George K. Taggart III, Trustee for Longhorn Investors, Ltd, of record in Volume 248, Pages 363 to 426, Deed Records of Aransas County, Texas.

I.

RESTRICTIONS

These restrictions for the purpose of creating and carrying out a uniform plan of development and improvement of the property described in EXHIBIT "A" attached hereto and incorporated herein by reference as if written hereon verbatim. LONGHORN INVESTORS, LTD. hereby imposes upon the land described in EXHIBIT "A" attached hereto and incorporated herein by reference as if written hereon verbatim the following restrictions which are conditions and restrictions and covenants running with the land and are binding upon and will inure to the benefit of LONGHORN INVESTORS, LTD. its heirs, executors, successors, administrators and assigns.

1. No primary residence dwelling shall be located closer than fifty feet from Farm Road 3036, or less than ten feet from any side property line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of the building; provided, however, that this shall not be construed to permit any portion of the building on said tract to encroach upon any other tract.
2. Said tract shall not be resubdivided in any fashion to create a lot less than fifty feet (50') in width, said width to be calculated on a North-South plane.
3. No noxious or offensive activity shall be carried on upon said tract, nor shall anything to be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No outside toilets shall be permitted. Sewage septic systems shall be constructed and maintained in accordance with regulations of Aransas County, relating thereto.
4. Dogs, cats and horses shall be permitted on the property. No other animals shall be permitted to reside or be kept on said property.

5. No junk yards, used cars or non-running vehicles that present an unkept appearance shall be allowed on the property.
6. No excavation for the sale of fill land or top soil or sand of any nature shall be allowed.
7. No commercial treatment of tuberculosis.
8. No invalidity or abandonment on any one or more of the above enumerated restrictions shall constitute an abandonment of or void any remaining restrictions.

For the purposes and considerations herein expressed, these restrictions, and the terms, conditions and covenants relating to such restrictions have been executed this 21st day of May, 1979.

LONGHORN INVESTORS, LTD.

George K. Taggart III
 GEORGE K. TAGGART III
 General Partner

THE STATE OF TEXAS §
 COUNTY OF ARANSAS §

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE K. TAGGART III, a member of the partnership of LONGHORN INVESTORS, LTD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said LONGHORN INVESTORS, LTD., a Limited Partnership, and that he executed the same as its General Partner and as the act of such partnership for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 21st day of May, 1979.



George K. Taggart III
 NOTARY PUBLIC in and for
 ARANSAS County, Texas

EXHIBIT "A"

BEING 64.279 acres of land out of the George K. Taggart III, Trustee 1108.79 acre tract in T. T. Williamson Survey A-219, and being a part of that property deeded by E. M. Spencer to George K. Taggart III, Trustee of record in Volume 248, Pages 363-416, Deed Records of Arkansas County, Texas, and being more particularly described by metes and bounds as follows:

BEGIN at a 5/8" iron rod set on the South Right-of-Way line of Texas Farm Road No. 3036 and from which 5/8" iron rod an old concrete monument on the South line of said Texas Farm Road No. 3036 and the East line of the Fulton Outlots extended bears South 79°52'00" East a distance of 1295.53 feet;

THENCE, from said 5/8" iron rod being the Northeast corner of this tract North 79°52'00" West along and with the South line of F. M. Road 3036 a distance of 2800.00 feet to a 5/8" iron rod set for the Northwest corner of this tract;

THENCE, South 10°08' West and perpendicular to F. M. Road No. 3036 a distance of 1000.00 feet to a 5/8" iron rod set for the Southwest corner of this tract;

THENCE, South 79°52' East and parallel to the South line of F.M. Road No. 3036 a distance of 2800.00 feet to a 5/8" iron rod set for the Southeast corner of this tract;

THENCE, North 10°08' East and perpendicular to F.M. Road No. 3036 a distance of 1000.00 feet to the PLACE OF BEGINNING and being 64.279 acres of land.

State of Texas
County of Arkansas

I hereby certify that this instrument was FILED on 05-30-79
AT 3:00PM and was duly RECORDED in Vol. and Page

of DEED RECORDS
As attested herein by me, on 05-31-79



Paula North
County Clerk
Arkansas County, Texas