

THE STATE OF TEXAS X
COUNTY OF HAYS X

125857

KNOW ALL MEN BY THESE PRESENTS:

Vol. 321 863

THAT 4-J LAND COMPANY, INC., a Texas Corporation, being the owner of all the lots in Hays County Acres, a subdivision of a part of the Richard Vaughn Survey in Hays County, Texas, according to the Map or Plat thereof of record in Book 2 at Page 67 and 68 of the Hays County Plat Records, said subdivision consisting of Lots Nos. One (1) thru twenty-five (25) In consideration of the enhancement in value of the said property by reason of the premises, does hereby impress the said subdivision and each lot therein with the following restrictions, which restrictions are here declared to be a part of a general and comprehensive plan for the development of the said subdivision:

1. No swine shall ever be permitted on the said premises.
2. No tract will be resubdivided in less than five (5) acre tracts.
3. No part of said property shall be used or maintained as a dumping ground for sanitary containers; all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
4. No trailer, mobile home, basement, tent, shack, garage, barn or other out buildings erected on said property shall at any time be used as a residence temporarily or permanently; nor shall any structure of a temporary character be used as a residence.
5. No noxious or offensive activity shall be conducted upon any part of this property; nor shall any activity, trade or undertaking be done thereon which may constitute a nuisance.
6. All sanitary regulations and requirements set forth by the public health authorities of the County of Hays, State of Texas, shall be strictly complied with. No outside toilets shall be erected, placed or used upon the premises, but a septic tank and sufficient field line of approved character shall be installed to accommodate the sewerage.
7. Purchaser in the subdivision shall be responsible for installation of septic tank systems and/or water wells which they may desire or governmental authorities may require. No home shall be constructed on any lot in the subdivision until a septic tank and approved water source has been installed and put into operation. Seller makes no representation or Warranty as to availability of potable water or suitability of the above property for septic tank operation.
8. No part of this property shall be used for the sale, display or storage of junk, used automobiles, or any activity that shall constitute a public nuisance, and no buildings used for residence may be constructed of tin, iron or metal.
9. No livestock shall be permitted until property is fenced; and then no more than 1 per 2½ acres, shall be permitted. Livestock consists of horses, cattle, sheep and goats.
10. All buildings erected on the premises shall be of new construction and materials. No building or portion of building of old material may be moved into said subdivision.

DEEDS

Hays County, Texas

11. No residence shall be erected on any part of said property or building site having less than twelve hundred (1200) square feet of floor space of liveable area in main building with one-half (1/2) thereof of masonry construction.
12. All fences from front of house to street or side of house to street if a corner lot shall be erected of wood, rock or chain link.
13. No more than one residence shall be erected per five (5) acres.
14. No part of any said property shall ever be used for business or commercial purposes. No signs will be displayed (other than Real Estate signs) on any lot.
15. No building shall be located on any lot or tract less than fifty (50) feet from front property line, no less than twenty-five (25) feet from side property line. No structure shall be located nearer than fifty (50) feet to any side street. Barns and out buildings must be built to the rear of the main house or within one hundred (100) feet of back property line.
16. All plans and specifications to be approved by 4-J Land Company, Inc.
17. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of ten (10) years from the date of these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of said land has been recorded, agreeing to change said covenants in whole or part.
18. Enforcement shall be proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
19. Invalidation of any one of these covenants by judgement or other court order shall in no wise affect any of their other provisions, all of which shall remain in full force and effect.
20. Restriction #13 does not hold true to lot fifteen (15).....existing barns and dwelling do not fall under this restriction.

WITNESS our hands this _____ day of _____

1979 A.D.

4-J LAND COMPANY, INC.

ATTEST:

Larry O. Jackson
LARRY O. JACKSON, Secretary

L. O. Jackson
L. O. JACKSON, President

THE STATE OF TEXAS X
COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared L. O. JACKSON, President of 4-J LAND COMPANY, INC., of Austin, Travis County, Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of 4-J LAND COMPANY, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 25 day of January, A.D. 1979.



Karen Jackson
Notary Public in and for Travis
County, Texas.

FILED
HAYS COUNTY, TEXAS
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[Signature]
COUNTY CLERK

STATE OF TEXAS }
COUNTY OF HAYS }
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Hays County, Texas, as stamped hereon by me, on

[Signature] 1/31/79
COUNTY CLERK
HAYS COUNTY, TEXAS