

RESTRICTIONS FOR CROSS TIMBERS RANCH

THE STATE OF TEXAS 3261 X
 COUNTIES OF LAMPASAS AND CORYELL X

That the undersigned, owners of that one certain tract of land in Lampasas and Coryell Counties, Texas, and being 422.511 acres out of the J. J. Davis and W. R. Higgins Surveys, each lying partially in Lampasas and partially in Coryell Counties, which said tract is more particularly described in deed of trust of record in Volume 52, Page 316, Deed of Trust Records of Lampasas County, Texas, out of which tract, certain smaller tracts have previously been sold; do hereby impress all of the tract still owned by the undersigned with the following restrictions:

1. No offensive trade or activity shall be carried on or maintained on any tract hereafter sold by the undersigned, nor shall anything be done thereon which may be or become a nuisance in the neighborhood.

2. All improvements and/or buildings are to be kept attractive, clean, and in good order and repair.

3. No junk yards or hog farms shall be operated, maintained, or allowed to remain on the property.

4. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said subdivision whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any tract of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These covenants are to run with the land and shall be binding for a period of 25 years from the date hereof; at the end of such period, said restrictions and covenants shall automatically be extended for a successive period of ten years unless, by a vote of a three-fourths majority of the then owners of the tracts in said subdivision (each tract having one vote), taken prior to the expiration of said 25 year period and filed of record in said County, it is agreed to amend or release same.

5. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any person or persons owning any tract in said subdivision to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, either to prevent him or them from so doing or to correct such violation or to recover damages or other relief for such violation. Invalidation of any one or any part of these restrictions by judgment or court order shall in nowise affect any of the other provisions or parts of provisions which shall remain in full force and effect.

Witness the execution hereof on this the 20th day of

January, 1975.

Clyde G. Bible
Clyde G. Bible

Jo Ann Bible
Jo Ann Bible

THE STATE OF TEXAS X

COUNTY OF LAMPASAS X

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared CLYDE G. BIBLE and wife, JO ANN BIBLE, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 20th day of January, 1975.



Marion Richardson
Notary Public, Lampasas County,
Texas.

Filed for Record January 22, 1975 at 8:00 O'clock A. M.
Recorded January 23, 1975 at 12:50 o'clock P. M.
Rebel J. Henson, County Clerk, Coryell County, Texas

By Spittle Shepherd Deputy