THE STATE OF TEXAS COUNTY OF XHY XXX

KNOW ALL MEN BY THESE PRESENTS: .

TRAVIS THAT Deer Creek Ranch, Inc., a Texas Corporation, of the County of Dallas, State of Texas, f	for and in consideration
of the sum of Ten and No/100ths (\$10.00)	DOLLARS
and other good and valuable considerations, to it in hand paid by Dripping Springs Volum Department, Deer Creek Sub-Station	teer Fire
as follows: All cash, the receipt of which is hereby acknowledged and confessed, have Granted, Sole there presents do Grant Sell and Convey unto the said Dripping Springs Volunteer	Tito beparament
of the County of Hays	Lot Seven
The Grantor herein designates Lot Seven (7), Block F, of Hil West as location for Fire Station and Community Center; no ouse maybe made of this tract and any building erected or conthereon shall have not less than 1,000 square feet and not 190% of its exterior walls of rock, brick, concrete, or other masonery material. This restriction and designation shall rule land and shall bind Grantee, its assigns and successors.	nstructed less than approved oun with
All tracts and lots are subject to the essements, restrictions, reservations, and covenants of record, and are subject and regulations, and all outstanding mineral reservations.	
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	22222222222222222222222222222222222222
This conveyance is made subject only to the restrictive covenants, conditions and reservations which	nare made a part of the
plat recorded in the Map Records Hays County, Texas, and are as follows:	
 All tracts shall be used solely for residential purposes except tracts designated otherwise by Deer Creek Ranch, Inc. be conducted on any one of these tracts which is noxious or harmful by reason of the emission of odor, dust, smoke, gas fu 	•
2. Tracts designated as hashness may be used either for residential or business purposes; provided however, that if used in purpose of the hashness may shall first be approved in writing by Seller, its successors, assigns or designees. No tract may be proved is given by the Seller, its assignees or designees.	for a business, the nature and subdivided unless written ap-
3. No building other than a single family residence containing not less than 900 square feet exclusive of upon more garages and having exterior walls of not less than 25% of this combined area of rock, brick, concrete or other approved mu or constructed on any residential tract in Hill Greek West nearer than 40 feet to the front property line, or nearer than a distance equal to 16% of the length of said but to the rear property	ance equal to 15% of the width line.
4. No habiting or structure shall be srected or constructed on any tract until the habiting plans, specifications, plot p first been approved in writing by Sollor, its successors or maigns, or such nonlines or applicate as it may designate in writing	
5. No mivertising or "For Sale" signs shall be erected in Hill Creek West, Section that are larger than two written approval of Seller.	
6. No building or structure shall be occupied or used until the exterior thereof is completely finished in accordance wit structure or part hereof constructed of lumber shall be finished with not less than two conts of paint or stain whichever shall be installed or maintained on any accesses and all plumings shall be connected with a sende tank approved by the St fare any work is done pertaining to the location of utilities, building or other improvements, approval of said location must not removed of trees or evayation of any other materials than necessary for landscaping, construction of buildings, drive will be permitted without the prior written approval of Seller.	i ha first obtained from Delief.
7. No nozinus, offensive, uniawful or immoral use shall be made of the premises.	tions are for the benefits of all
8. All covenants and restrictions shall be binding on Purchaser, his successors, heirs or assigns. Said covenants and restric tracts located in Rill Creek West, Section and all lots therein shall be so encumbered.	not and rear property lines of
3. The Seller reserven for itself, its successors and assists an easement or right-of-way over a strip along the side, from the tract or tracts hereby conveyed, ten (10) feet in width for the purposes of installation or maintenance of public utilities as, water, electricity, telephones, drainage and sewage and any appurtenances thereto, including the right to move and/of This reservation is for the purpose of providing for the installation of such utilities as and when any public or private authors of the provided of the purpose of providing for the installation of such utilities as and when any public or private authors of the purpose of the purpose of providing for the installation of such utilities as and when any public or private authors of the purpose of providing for the installation of such utilities as and when any public or private authors.	or trim trees, shrutes or plants. herity or public utility company
10. No tract shall be used or maintained as a dumping ground for rubbish, trash, gurbage or other wasts, nor shall such tary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean a or wrecking yards shall be located on any tract. Material of any kind stored on said property shall be arranged in orderly a property, shall be properly covered and shall be allowed only so long as Seller in its sole discretion deems such storage to property.	nancer on the sear 1/3 01 \$4>0
11. Livestock or moultry shall not be ruised, bred or kept on any lot or tract for any commercial purposes. Billy Gosts the property at any time.	
12. These restrictions are to run with the land until June 1, 2000 and thereafter shall be automatically extended for add unless the rectrd owners of the majority of the tracts in Hill Greek West. Section shall amend said restrict	
13. Invalidation of any one of these covenants or restrictions by Judgment of any sort shall in no wise affect any of remain in full force and effect.	the other provisions which shall
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights in anywise belonging unto the said Dripping Springs Volunteer Fire Depart	MEU C
hairs and aminus former and we do hereby hind currentyes our heirs, executors and administrators,	to Warrant and Poreve
Defend, all and singular the said premises unto the said DTIPPING SPIINGS VOLUNTEEEL	THE MARKET CO.
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any Spicewood, Travis Spicewood, Travis WINNESS OUR HANDS at Roller, Extent County, Texas, this 16th day of Septem	ber, 19 % 77_
C. C	
Deer Creek Ranch, Inc.	(ssom

Patricia A.

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,	V 303 A 270 SINGLE ACKNOWLEDGMENT
:	THE STATE OF TEXAS, COUNTY OF TRAVIS Linda E. Smith BEFORE ME, the undersigned, a Notary Public, COUNTY OF TEXAS, In and for said County, Texas, on this day personally appeared
	Leland L. Coggan President of Deer Creek Ranch, Inc. known to me to be the person—whose name—subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. CIVEN UNDER MY HAND AND SEAL OF OFFICE, This 16th day of September—, A. D. 19—77
:	Travis County, Texas
	TIAN'S
	THE STATE OF TEXAS COUNTY OF HAYS I, LYDELL B. CLAYTON, Clark of the County Court within and for the County and State aforesald, do hereby certify that the within and logogoling instrument of writing with its Certificate of Authentication, was filed for record in my office on the State day of MINAMULU A.D., 19 TT at 9 50 o'clock M., and duly recorded on the lot day of all County in Book Number. Pages 20 2 10 inclusive.
	WUTNESS MY HAND AND SEAL OF THE COUNTY COURT OF HAYS COUNTY, TEXAS, the date last above written. Deputy LYDELA. CLAYTON, Clerk of the County Court yighin and for the County

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rrepared by the State Har of Texas for use by Lawyers only. Reviewed 1-1-76. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

WARRANTY	DEED .
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	15	7813	1 323 /S
THE STATE OF TEXAS COUNTY OF HAYS	KNOW ALL MI	EN BY THESE PRE	SENTS:
That DRIPPING SPRINGS VOLUNTEER FIR	RE DEPARIMENT		
of the County of HAYS	and State of	TEXAS	for and in
	(430.00)		
	(\$10.00)		
and other valuable consideration to the undersig	gned paid by the grantee	nerein na	med, the receipt of
which is hereby acknowledged,	•		
	•		
		•	
<u>.</u>		•	
have GRANTED, SOLD AND CONVEYED, a Deer Creek Volunteer Fire Department,			
of the County of Ways	and State of	TEXAS	, all of
the following described real property in	MAYS	Co	unty, Texas, to-wit:
Being all of Lot Seven (7), in Section I of the County of Hay record in the Map Records of H	s, Texas, according		
		•	
•	•		
TO WARD AND TO WOLD I			
TO HAVE AND TO HOLD the above de	•		
appurtenances thereto in anywise belonging, unto	•	its	heirs and assigns
orever; and do hereby bind itse	-	-	ad administrators to
WARRANT AND FOREVER DEFEND all a	nd singular the said pren	nises unto the said gr	antee ,
ncirs and assigns, against every person whomsoe This conveyance is made and ac restrictions, if any, relating extent, and only to the extent shown of record in the office	cepted subject to a to the hereinabove to that the same may	ny and all condi described prope still be in for	tions and erty, to the cce and effect,
EXECUTED this 26 day of	april	, A.D. 19 82	

DEEDS Hays County, Texas

Unipping springs volunteer fire department

STONE ____, Sec.-Tre

OCHARMON

(Acknowledgment)

THE STATE OF	
COUNTY OF	

Before me, the undersigne	d authority, on this day persona	illy appeared	•
Own to me to be the person	whose name	subscribed to the foregoing instru	iment, and acknowledged to
	same for the purposes and cons		ment, and acknowledged to me
	d seal of office on this the	day of	, A.D. 19
		Notary Public in and for	County, Texas.
		•	County, Texas
	$\mathcal{L}^{(i)}$		<u> </u>
		(Printed or stamped name of n	otary)
•			
	(Ack	nowledgment)	•
E STATE OF TEXAS UNTY OF	}		
Before me, the undersign	ed authority, on this day person	nally appeared	•
		,	•
t he executed the	whose name	subscribed to the foregoing inst raideration therein expressed, day of	rument, and acknowledged to me
		NT	*
•	,	Notary Public in and for	County, Texas
r.		*	
S. 21	13	(Printed or stamped name of	notary)
DRIPPING SPRINGS VOLUNTEER FEREE DEPARTMENT HAYS COUNTY, TEXAS TO '82 APR 27 AM 11 12	DEER CREEK VOLUNTEER ESPECIERARIA PO 1904 371 Ruin Lung Stung 7810 20	PREPARED IN THE LAW OFFICE OF: JOHN P. BURKE, JR.	Hays County, Texas, as stamped hereon by me COUNTY CLERK HAYS COUNTY, TEXAS
	(Corporate	Acknowledgment)	
E STATE OF TEXAS UNTY OF HAYS	. }		
Before me, the undersign		ally appeared 10. Toucks Springs volunteer fire	
·		subscribed to the foregoing instru	
executed the same for the said corporation.	purposes and consideration the	crein expressed, in the capacity the	rein stated and as the act and deed
Given under my habit	and jeal of office on this the	26 day of Com	A.D. 1982
製人			2/
	N/J	Notary Public in and for	County, Texas

THE STATE OF TEXAS | 0

COUNTY OF HAYS

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MARKEAS, Deer Creek Ranch, Inc., is the OMNER of the hereinafter described premises in Haya County, Texas, to-wit:

BEING, HILL CREEK WAST, a subdivision in the Juan Rodriquez league and labor #42, being situated in Hays County, Texas, as per Map or Plat of said Subdivision filed for record under Volume 1, Page 33, of the County Clerks Office of Hays County, Texas, and

#MERGAS, it is the desire of said OWNER to place the following conditions, covenants, restrictions and reservations on the above described Subdivision, as follows, to-wit:

- 1. All tracts shall be used solely for residential purposes except tracts designated otherwise by Deer Creek Ranch, Inc., however, no business shall be conducted on any one of these tracts which is noxious or harmful by reason of the emmission of odor, dust, smoke, has fumes, noise or vibrations.
- 2. Tracts designated as ousiness may be used either for residential or business purposes: provided however, that if used for a business, the nature and purpose of the business use shall first be approved in writing by Seller, its successors, assigns or designees. No tract may be subdivided unless written approval is given by the Seller, its assignees or designees.
- 3. No building other than a single family residence containing not less than 900 square feet exclusive of open porches, preezeways, carports and garages and having exterior walls of not less than 25% of this combined area of rock, prick, concrete or other approved masonry material shall be erected or constructed on any residential tract in Hill Greek West nearer than 40 feet to the front property line, or nearer than a distance equal to 15% of the width of said tract to the pide property lines, or nearer than a distance equal to 15% of the length of said lot to the rear property line.
- 4. No building or structure shall be erected or constructed on any tract until the building plans, specifications, plot plans and external design nave first been approved in writing by Seller, its successors or assigns, or such nominee or nominees as it may designate in writing.
- 5. No advertising or "For Sale" signs shall be erected in Hill Creek West, Section 1, that are larger than two feet by two feet without prior written approval of Seller.
- 6. No building or structure shall be occupied or used until the exterior thereof is completely finished in accordance with Paragraph 3 above and any structure or part hereof constructed of lumber shall be finished with not less than two coats of paint or stain whichever is applicable. No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a septic tank approved by the State Department of Health. Before any work is done pertaining to the location of utilities, building or other improvements, approval of said location must must be first obtained from Seller. No removal of trees or excavation of any other materials than necessary for landscaping, construction of building, driveways and other improvements will be permitted without the prior written approval of Seller.
- 7. No noxious, offensive, unlawful or immoral use shall be made of the premises.
- 8. All covenants and restrictions shall be binding on Purchaser, his successors, heirs or assigns. Said covenants and restrictions are for the benefits of all tracts located in Hill Creek West, Section 1, and all lots therein shall be so encumbered.
- 9. The Seller reserves for itself, its successors and assigns an easement or right-of-way over a strip along the side, front and rear property lines of all the tract or tracts hereby conveyed, ten (10) feet in width for the purposes of installation or maintenance of public utilities including but not limited to gas, water, electricity, telephones, drainage

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and sewage and any appurtenances thereto, including the right to move and/ or trim trees, shrubs or plants. This reservation is for the purpose of providing for the installation of such utilities as and when any public or private authority or public utility company may desire to serve said tracts with no obligation upon Seller to supply such services.

- 10. No tract shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, nor shall such waste be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No junk or wrecking yards shall be located on any tract. Material of any kind stored on said property shall be arranged in orderly manner on the rear 1/3 of said property, shall be properly covered and shall be allowed only so long as Seller in its sole discretion doess such storage to be in the best interest of the property.
- ll. Livestock or poultry shall not be raised, bred or kept on any lot or tract for any commercial purposes. Billy goats nor swine shall not be kept on the property at any time.
- 12. These restrictions are to run with the land until June 1, 2000 and thereafter shall be automatically extended for additional periods of 10 years each unless the record owners of the majority of the tracts in Hill Creek West, Section 1, shall amend said restrictions in whole or in part.
- 13. Invalidation of any one of these covenants or restrictions by Judguent of any sort shall in no wise affect any of the other provisions which shall remain in full force and effect.

EARL N. JACKSON, PROSIDER

THE STATE OF TEXAS (COUNTY OF DALLAS (

BEFORE ...E, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Earl N. Jackson 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, and in the capacity therein stated.

GIVEN UNDER LIM HAND AND REAL OF OFFICE this the \sqrt{st} day of $\sqrt{2^2Rf}$.

NOTARY PUBLIC COUNTY OF DALLAS

THE STATE OF TEXAS COUNTY OF HAYS

COUNTY OF HAYS

I, LYDELL B. CLAYTON, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its Certificate of Authentication, was filed for record in my office on the 12 day of A.D., 19 at 14 o'clock M., and dely recorded on the 2 day of 10 day o'clock M., in the 10 m., in the 10 m. Records of taid County in Book Number 20 m. Pages 10 m., in the 10 m. Inclusive.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF HAYS COUNTY, TEXAS, the date last above written.

By Deputy

LYDEV B. CLAYTON, Clerk of the County County within and for the County