ELECTRONICALLY RECORDED 2017023584
TRV 7 PGS

15/ITC/PAA/1703560-LAK

COVENANTS, CONDITIONS, AND RESTRICTIONS OF ROUND MOUNTAIN RANCHES, AN UNRECORDED SUBDIVISION

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

THOMAS W. DOUGHTIE, herein after called Declarant, is the owner in fee simple of approximately 192.760 acres of real property located in Travis and Williamson County, Texas, and known as ROUND MOUNTAIN RANCHES, an unrecorded subdivision. ROUND MOUNTAIN RANCHES is comprised of 13 lots which are bound by Declarant to these Covenants, Conditions, and Restrictions, which lots are depicted on the attached map and metes and bounds description attached hereto as Exhibit "A".

For the purpose of enhancing and protecting the value, attractiveness, and desirability of such lots or tracts constituting such development, Declarant hereby declares that all of the real property described above and each part thereof shall be held, sold, used, developed, and conveyed subject to the following Covenants, Conditions, and Restrictions, which shall constitute Covenants running with the land and shall be binding on all parties having any right, title, or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
Use Restrictions

1. All lots in the subdivision shall be used for single family residential purposes only and shall not at any time be used for the purpose of any trade, business, manufacturing, or commercial enterprise of any kind.

2. Only one (1) single family residential dwelling may be constructed upon each lot. A guest house for personal use may also be constructed on each lot that has a single family residential dwelling.

3. All homes, buildings, or structures erected or maintained on any lot shall contain not less than one thousand seven hundred (1,700) square feet of floor space, exclusive of porches, patios, carport, garage, and basement, if any.

4. Regardless of setback lines indicated on the plat map, any residential dwelling must comply with the following set back limitations: fifty (50) feet from any side or rear property line and one hundred (100) feet from any front property line fronting on a roadway.

5. No manufactured housing, mobile homes, modular homes, or other pre-fabricated units shall be permitted on any lot.

6. No structure of a temporary character, trailer, RV, tent, shack, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. Nothing herein shall prevent the construction of a barn on any lot.

7. No residential dwelling may have its exterior constructed of iron, tin, or other metals; however, metal roofs will be permitted on any buildings.

8. No swine, pig, or hogs shall be permitted on any lot. All animals kept on a lot must be kept in a fenced enclosure. No owner will conduct any activity which would prevent the owner of any lot from maintaining or qualifying for an agriculture or wildlife exemption.

9. All brush or timber that is bulldozed or cleared from any lot must be removed, shredded, or burned in accordance with the federal, state, or county laws or ordinances, as

applicable, in a reasonable time period, and the Declarant, its agents and/or Brokers shall be held harmless from such action by any Owner in this regard.

10. Personal use of firearms is allowed on any lot, by the Owner.

11. No quarrying or mining operation for commercial purposes, nor tunnels, mineral excavations, or shafts shall be permitted on any lot.

12. No lot shall be used or maintained as a dumping ground or storage for junk, abandoned motor vehicles, commercial vehicles, soil or gravel, rubbish, or trash, and no garbage or other waste shall be kept except in sanitary containers. All trash and garbage shall be removed from the lot by an appropriate trash hauling company at least weekly.

13. No noxious or offensive activity shall be conducted upon any lot, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.

14. No outside toilet facilities may be constructed or maintained on the property. All lots shall provide for the disposal of waste materials through a septic tank system, or other waste disposal systems approved by the appropriate governmental authorities, including the Travis County Health Department and/or Williamson County Health Department. Such systems shall be installed by state licensed installers and maintained at all times in accordance with applicable governmental regulations.

15. No lot conveyed by Declarant may be subdivided.

ARTICLE II.
General Provisions

1. Each owner shall comply with the provisions of these Restrictions. Declarant or any lot owner shall have the right to enforce, by any and all legal remedies at law or in equity (including injunction), all Restrictions, Conditions, and Covenants imposed by the provisions of these Restrictions. Failure by Declarant or by any owner to enforce any

Covenant or Restriction herein contained shall in no event be deemed a waiver of the rights to do so thereafter.

2. Invalidation of any one of these Covenants or Restrictions by judgment or Court order shall in no way affect any other provision, which shall remain in full force and effect.

3. These Restrictions may only be amended by a duly recorded instrument executed and acknowledged by owners of not less than sixty-seven percent (67%) of the lots, on the basis of one vote per lot owned.

4. These Restrictions shall run with and bind the land, shall inure to the benefit of and be enforceable by the Declarant or any lot owner for a period of twenty-five years (25) from the date hereof, and thereafter shall continue automatically for additional periods of twenty-five (25) years, unless otherwise amended in a recorded instrument executed and acknowledged by owners of not less than sixty-seven percent (67%) of the lots, based upon one vote for each lot owned.

EXECUTED on this 8 day of February, 2017.

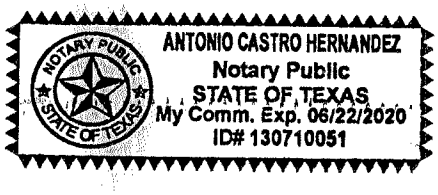
DECLARANT

THOMAS W. DOUGHTIE

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on this 8 day of February, 2017 by Thomas W. Doughtie.



NOTARY PUBLIC- STATE OF TEXAS

Exhibit A

3DS, Inc.
Land Surveyors
Subdivisions • Topographic
Construction • Commercial • Boundaries

Mail to:
P.O. Box 1899
Leander, Texas 78646
Physical Address:
21701 Nameless Road
Leander, Texas 78641
(512) 528-1400
Fax: (512) 528-1401

Field Notes

LAND SITUATED IN THE JOHN P. KIMBALL SURVEY, GIDDEON HUDDLESTON SURVEY, JOHN W. BRANCH SURVEY, FRANK KELL SURVEY, THOMAS INMAN SURVEY, FRANK INMAN SURVEY AND THE E.D. EVANS SURVEY, IN WILLIAMSON AND TRAVIS COUNTIES, BEING THE SAME TRACTS CONVEYED TO V.L. DOUGHTIE BY INSTRUMENT OF RECORD IN VOLUME 2054, PAGES 782 & 784 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND VOLUME 11510 PAGES 240 & 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at an iron rod found at the southwest corner of a 14.75 acre tract conveyed to Charles May by instrument of record as Document 2001024141 WCDR, for the northwest interior ell corner of the herein described tract;

THENCE N 67 deg 50 min 26 sec E 2772.53 feet to an ancient cedar corner fence post, being on the westerly line of a 54.0 acre tract conveyed to Charles Martin by instrument of record in Volume 400, Page 18 WCDR, for the northeast corner of the herein described tract;

THENCE S 21 deg 52 min 22 sec E 1985.07 feet to an iron pipe found at the northwest corner of a 66.72 acre tract conveyed to John M. Friou by instrument of record in Volume 2634, Page 0238 WCDR, for a point on the east line of the herein described tract;

THENCE S 23 deg 17 min 27 sec E 1205.35 feet to an ancient cedar corner fence post found at the northeast corner of a 145 acre tract conveyed to Ola Chapman by instrument of record in Volume 6057, Page 313 TCDR, for the southeast corner of the herein described tract;

THENCE S 69 deg 52 min 33 sec W 1370.31 feet to an ancient cedar corner fence post for the most southerly corner of the herein described tract;

THENCE N 66 deg 16 min 24 sec W 957.03 feet to a RR tie corner fence post at the northwest corner of the said 145 acre tract, being also on the easterly right-of-way of Round Mountain Road, for a point on the southwesterly line of the herein described tract;

THENCE with the said right-of-way the following (8) courses and distances:

1. N 63 deg 01 min 01 sec W 1060.005 feet to an iron rod found.
2. N 50 deg 38 min 02 sec W 273.60 feet to an iron rod found.
3. N 38 deg 27 min 58 sec W 399.01 feet to an iron rod set.
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8. N 22 deg 09 min 32 sec W 169.23 feet to an iron rod found at the southwest corner of a gravel lane (Rural Space) being the southwest corner of a 4.41 acre tract conveyed to K.C. Cole by instrument of record in Volume 880, Page 64 WCDR, for the northwest corner of the herein described tract;

THENCE N 69 deg 04 min 03 sec E 667.31 feet to an ancient cedar corner fence post on the west line on the said 14.75 acre tract, for the most northerly northwest corner of the herein described tract;

THENCE S 21 deg 04 min 05 sec E 517.21 feet to the point of BEGINNING containing 192.760 acres of land, more or less.

10/2/03

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
February 10 2017 09:50 AM
FEE: $ 50.00 **2017023584**

ELECTRONICALLY RECORDED 2017023850
TRV 7 PGS

15/ITC/PAA/1703560-LAK

COVENANTS, CONDITIONS, AND RESTRICTIONS OF ROUND MOUNTAIN RANCHES, AN UNRECORDED SUBDIVISION

THE STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

THOMAS W. DOUGHTIE, herein after called Declarant, is the owner in fee simple of approximately 192.760 acres of real property located in Travis and Williamson County, Texas, and known as ROUND MOUNTAIN RANCHES, an unrecorded subdivision. ROUND MOUNTAIN RANCHES is comprised of 13 lots which are bound by Declarant to these Covenants, Conditions, and Restrictions, which lots are depicted on the attached map and metes and bounds description attached hereto as Exhibit "A".

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Covenant or Restriction herein contained shall in no event be deemed a waiver of the rights to do so thereafter.

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4. These Restrictions shall run with and bind the land, shall inure to the benefit of and be enforceable by the Declarant or any lot owner for a period of twenty-five years (25) from the date hereof, and thereafter shall continue automatically for additional periods of twenty-five (25) years, unless otherwise amended in a recorded instrument executed and acknowledged by owners of not less than sixty-seven percent (67%) of the lots, based upon one vote for each lot owned.

EXECUTED on this 8 day of February, 2017.

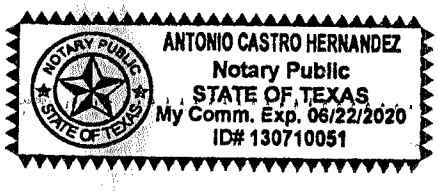
DECLARANT

THOMAS W. DOUGHTIE

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on this 8 day of February, 2017 by Thomas W. Doughtie.



NOTARY PUBLIC- STATE OF TEXAS

Exhibit A

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Land Surveyors
Subdivisions • Topographic
Construction • Commercial • Boundaries

Mail to:
P.O. Box 1899
Leander, Texas 78646
Physical Address:
21701 Nameless Road
Leander, Texas 78641
(512) 528-1400
Fax: (512) 528-1401

Field Notes

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THENCE N 69 deg 04 min 03 sec E 667.31 feet to an ancient cedar corner fence post on the west line on the said 14.75 acre tract, for the most northerly northwest corner of the herein described tract;

THENCE S 21 deg 04 min 05 sec E 517.21 feet to the point of BEGINNING containing 192.760 acres of land, more or less.

10/2/03

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
February 10 2017 02:23 PM
FEE: $ 50.00 **2017023850**

ELECTRONICALLY RECORDED **2017032335**
TRV **6** PGS

15/1703560-LAK/PA

AMENDMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS OF

ROUND MOUNTAIN RANCHES, AN UNRECORDED SUBDIVISION

THAT WHEREAS Thomas A. Doughtie, Declarant, is the owner of that certain real estate property located in Travis and Williamson County, Texas as more fully described in Exhibit "A" attached hereto and made a part for all purposes; and

WHEREAS, the DECLARANT has heretofore filed COVENANTS, CONDITIONS, RESTRICTIONS in Document No. 2017023584 and 2017023850(duplicate of 2017023684) Official Public Records, Travis County, Texas and Document No. 2017013079, Official Public Records, Williamson County, Texas.

WHEREAS, the DECLARANT does now desire to further amend the Covenants and Restrictions and intends the Amended portion of the Covenants, Conditions and Restriction to supersede the Covenants, Conditions and Restrictions made thereto.

WHEREAS, the Exhibit "A" is hereby attached and not an exhibit comprised of 13 lots as deplicted in the original restrictions.

WHEREAS, the DECLARANT does desire to further amend the Covenants and Restrictions to lot/tract sizes of no less than five (5) acres.

This amendment to the restrictions shall run with and bind the land, shall inure to the benefit enforceable by the Declarant or any lot owner for a period of twenty-five years (25) from the date of the original restrictions, and thereafter shall continue automatically for additional periods of twenty-five years, unless otherwise amended in a recordable instrument executed by owners of not let than sixty-seven (67%) of the lots/tracts, based upon one vote for each lot/tract.

Executed this 24 day of February, 2017.

DECLARANT

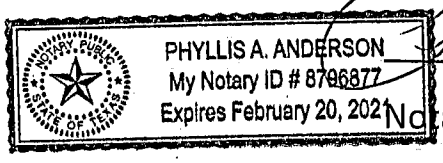
THOMAS W. DOUGHTIE

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 24 day of February, 2017 by Thomas W. Doughtie.



Phyllis A. Anderson

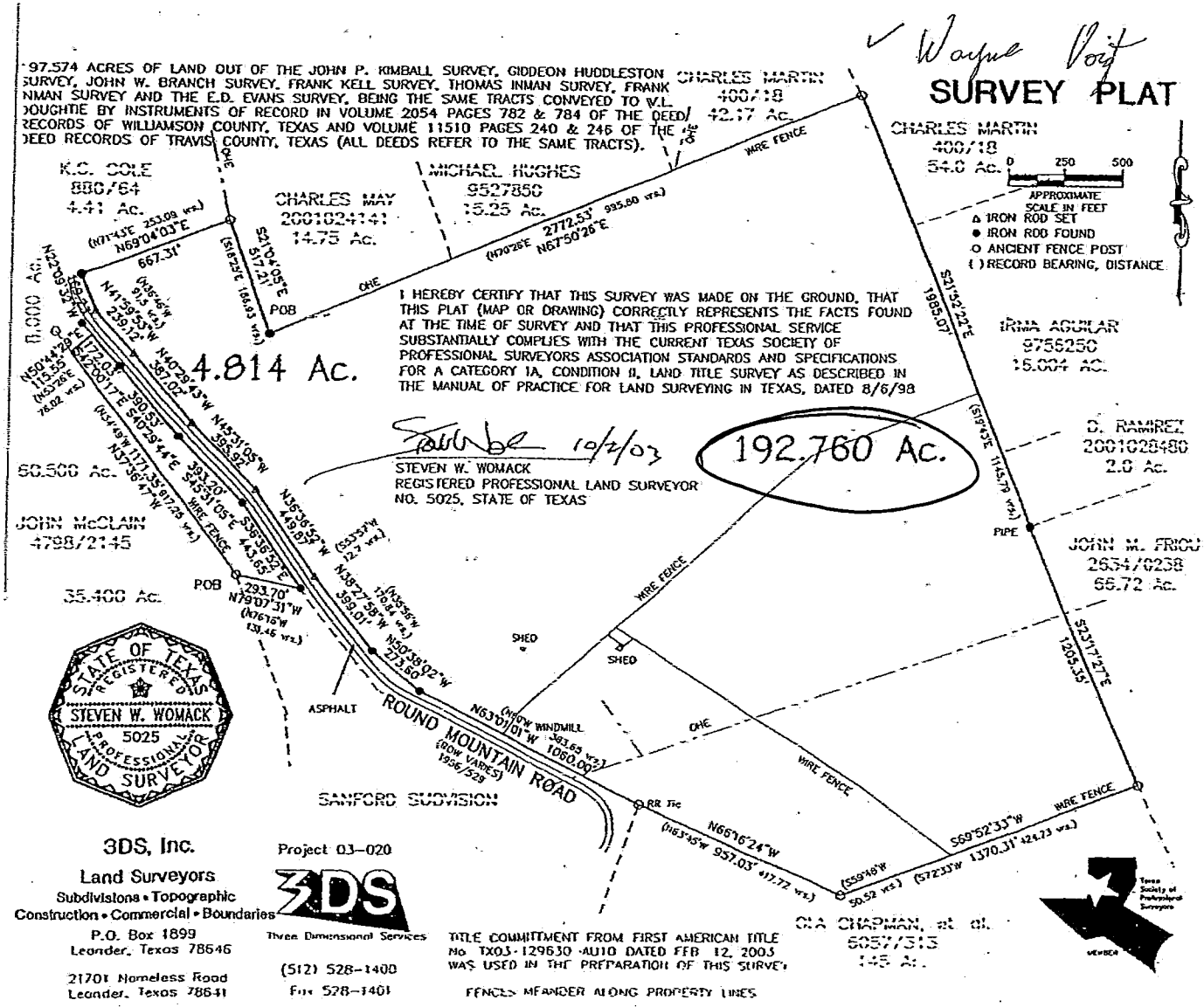
Notary Public, State of Texas

Exhibit A

Wayne Voit

SURVEY PLAT

97.574 ACRES OF LAND OUT OF THE JOHN P. KIMBALL SURVEY, GIDDEON HUDDLESTON SURVEY, JOHN W. BRANCH SURVEY, FRANK KELL SURVEY, THOMAS INMAN SURVEY, FRANK INMAN SURVEY AND THE E.D. EVANS SURVEY, BEING THE SAME TRACTS CONVEYED TO W.L. DOUGHTIE BY INSTRUMENTS OF RECORD IN VOLUME 2054 PAGES 782 & 784 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND VOLUME 11510 PAGES 240 & 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (ALL DEEDS REFER TO THE SAME TRACTS).



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT (MAP OR DRAWING) CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY AS DESCRIBED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS, DATED 8/6/98

10/2/03

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5025, STATE OF TEXAS

3DS, Inc.
Land Surveyors
Subdivisions • Topographic
Construction • Commercial • Boundaries
P.O. Box 1899
Leander, Texas 78646
21701 Nameless Road
Leander, Texas 78641
Project 03-020
3DS
Three Dimensional Services
(512) 528-1400
Fax 528-1401

TITLE COMMITMENT FROM FIRST AMERICAN TITLE No. TX03-129630-AU10 DATED FEB 12, 2003 WAS USED IN THE PREPARATION OF THIS SURVEY

FENCES MEANDER ALONG PROPERTY LINES

Texas Society of Professional Surveyors MEMBER

Exhibit A

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Subdivisions • Topographic
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10/2/03

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

\\Server\c\My Documents\Field Notes 197 round mtn.doc

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
February 27 2017 03:39 PM
FEE: $ 46.00 **2017032335**

ELECTRONICALLY RECORDED 2018061366
TRV 2 PGS

FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF ROUND MOUNTAIN RANCHES, AN UNRECORDED SUBDIVISION

This First Amendment to Covenants, Conditions and Restrictions of Round Mountain Ranches, an unrecorded subdivision in Travis and Williamson Counties, Texas, is executed effective April 23, 2018 as follows:

RECITAL

A. The Covenants, Conditions and Restrictions for Round Mountain Ranches, an unrecorded subdivision (the "Subdivision"), was executed February 8, 2017, recorded in Document No. 2017013079 of the Official Public Records of Williamson County, Texas and in Document No. 2017023584 of the Official Public Records of Travis County, Texas (the "Restrictions"). The property subject to the Restrictions is more particularly described in Exhibit "A" to the Restrictions.

AMENDMENT

1. Article 1, "Use Restrictions", Paragraph 3, shall be replaced in its entirety with the following:

> All primary residences erected or maintained on any lot shall be not less than one thousand seven hundred (1,700) square feet of enclosed heated and air-conditioned floor space, exclusive of porches, patios, carports, garages and basements, if any. Outbuildings such as barns, sheds or guest homes are not subject to this square footage minimum.

2. All other provisions of the Declaration shall remain the same and in full force and effect.

This First Amendment set forth above has been approved by the undersigned owners of more than sixty-seven percent (67%) of the lots contained in the Subdivision.

THOMAS DOUGHTIE

BARRY WANSLOW

KIM WANSLOW

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 23rd day of April, 2018, by THOMAS DOUGHTIE.

JENNIFER HUNTER
My Notary ID # 10703866
Expires September 19, 2018

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)
)
COUNTY OF Travis)

This instrument was acknowledged before me on this 23rd day of April, 2018, by BARRY WANSLOW and KIM WANSLOW.

NOTARY PUBLIC, STATE OF TEXAS

MELISSA ROSAS
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 12871556-8
COMM. EXP. 08-19-2019

After recording, return to:
Thomas Doughtie
#5 Sunset Park Cove
Lakeway, Texas 78734

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
April 24 2018 10:50 AM
FEE: $ 30.00 **2018061366**

ELECTRONICALLY RECORDED 2017013079
Williamson County, Texas Total Pages: 8

15/ITC/PAA/1703560-LAK

COVENANTS, CONDITIONS, AND RESTRICTIONS OF ROUND MOUNTAIN RANCHES, AN UNRECORDED SUBDIVISION

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

THOMAS W. DOUGHTIE, herein after called Declarant, is the owner in fee simple of approximately 192.760 acres of real property located in Travis and Williamson County, Texas, and known as ROUND MOUNTAIN RANCHES, an unrecorded subdivision. ROUND MOUNTAIN RANCHES is comprised of 13 lots which are bound by Declarant to these Covenants, Conditions, and Restrictions, which lots are depicted on the attached map and metes and bounds description attached hereto as Exhibit "A".

For the purpose of enhancing and protecting the value, attractiveness, and desirability of such lots or tracts constituting such development, Declarant hereby declares that all of the real property described above and each part thereof shall be held, sold, used, developed, and conveyed subject to the following Covenants, Conditions, and Restrictions, which shall constitute Covenants running with the land and shall be binding on all parties having any right, title, or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
Use Restrictions

1. All lots in the subdivision shall be used for single family residential purposes only and shall not at any time be used for the purpose of any trade, business, manufacturing, or commercial enterprise of any kind.

2. Only one (1) single family residential dwelling may be constructed upon each lot. A guest house for personal use may also be constructed on each lot that has a single family residential dwelling.

3. All homes, buildings, or structures erected or maintained on any lot shall contain not less than one thousand seven hundred (1,700) square feet of floor space, exclusive of porches, patios, carport, garage, and basement, if any.

4. Regardless of setback lines indicated on the plat map, any residential dwelling must comply with the following set back limitations: fifty (50) feet from any side or rear property line and one hundred (100) feet from any front property line fronting on a roadway.

5. No manufactured housing, mobile homes, modular homes, or other pre-fabricated units shall be permitted on any lot.

6. No structure of a temporary character, trailer, RV, tent, shack, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. Nothing herein shall prevent the construction of a barn on any lot.

7. No residential dwelling may have its exterior constructed of iron, tin, or other metals; however, metal roofs will be permitted on any buildings.

8. No swine, pig, or hogs shall be permitted on any lot. All animals kept on a lot must be kept in a fenced enclosure. No owner will conduct any activity which would prevent the owner of any lot from maintaining or qualifying for an agriculture or wildlife exemption.

9. All brush or timber that is bulldozed or cleared from any lot must be removed, shredded, or burned in accordance with the federal, state, or county laws or ordinances, as

applicable, in a reasonable time period, and the Declarant, its agents and/or Brokers shall be held harmless from such action by any Owner in this regard.

10. Personal use of firearms is allowed on any lot, by the Owner.

11. No quarrying or mining operation for commercial purposes, nor tunnels, mineral excavations, or shafts shall be permitted on any lot.

12. No lot shall be used or maintained as a dumping ground or storage for junk, abandoned motor vehicles, commercial vehicles, soil or gravel, rubbish, or trash, and no garbage or other waste shall be kept except in sanitary containers. All trash and garbage shall be removed from the lot by an appropriate trash hauling company at least weekly.

13. No noxious or offensive activity shall be conducted upon any lot, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.

14. No outside toilet facilities may be constructed or maintained on the property. All lots shall provide for the disposal of waste materials through a septic tank system, or other waste disposal systems approved by the appropriate governmental authorities, including the Travis County Health Department and/or Williamson County Health Department. Such systems shall be installed by state licensed installers and maintained at all times in accordance with applicable governmental regulations.

15. No lot conveyed by Declarant may be subdivided.

ARTICLE II.
General Provisions

1. Each owner shall comply with the provisions of these Restrictions. Declarant or any lot owner shall have the right to enforce, by any and all legal remedies at law or in equity (including injunction), all Restrictions, Conditions, and Covenants imposed by the provisions of these Restrictions. Failure by Declarant or by any owner to enforce any

Covenant or Restriction herein contained shall in no event be deemed a waiver of the rights to do so thereafter.

2. Invalidation of any one of these Covenants or Restrictions by judgment or Court order shall in no way affect any other provision, which shall remain in full force and effect.

3. These Restrictions may only be amended by a duly recorded instrument executed and acknowledged by owners of not less than sixty-seven percent (67%) of the lots, on the basis of one vote per lot owned.

4. These Restrictions shall run with and bind the land, shall inure to the benefit of and be enforceable by the Declarant or any lot owner for a period of twenty-five years (25) from the date hereof, and thereafter shall continue automatically for additional periods of twenty-five (25) years, unless otherwise amended in a recorded instrument executed and acknowledged by owners of not less than sixty-seven percent (67%) of the lots, based upon one vote for each lot owned.

EXECUTED on this 8 day of February, 2017.

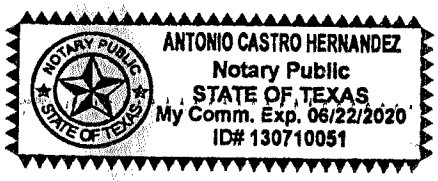
DECLARANT

THOMAS W. DOUGHTIE

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me on this 8 day of February, 2017 by Thomas W. Doughtie.



NOTARY PUBLIC- STATE OF TEXAS

Exhibit A

3DS, Inc.
Land Surveyors
Subdivisions • Topographic
Construction • Commercial • Boundaries

Mail to:
P.O. Box 1899
Leander, Texas 78646
Physical Address:
21701 Nameless Road
Leander, Texas 78641
(512) 528-1400
Fax: (512) 528-1401

Field Notes

LAND SITUATED IN THE JOHN P. KIMBALL SURVEY, GIDDEON HUDDLESTON SURVEY, JOHN W. BRANCH SURVEY, FRANK KELL SURVEY, THOMAS INMAN SURVEY, FRANK INMAN SURVEY AND THE E.D. EVANS SURVEY, IN WILLIAMSON AND TRAVIS COUNTIES, BEING THE SAME TRACTS CONVEYED TO V.L. DOUGHTIE BY INSTRUMENT OF RECORD IN VOLUME 2054, PAGES 782 & 784 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND VOLUME 11510 PAGES 240 & 246 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at an iron rod found at the southwest corner of a 14.75 acre tract conveyed to Charles May by instrument of record as Document 2001024141 WCDR, for the northwest interior ell corner of the herein described tract;

THENCE N 67 deg 50 min 26 sec E 2772.53 feet to an ancient cedar corner fence post, being on the westerly line of a 54.0 acre tract conveyed to Charles Martin by instrument of record in Volume 400, Page 18 WCDR, for the northeast corner of the herein described tract;

THENCE S 21 deg 52 min 22 sec E 1985.07 feet to an iron pipe found at the northwest corner of a 66.72 acre tract conveyed to John M. Friou by instrument of record in Volume 2634, Page 0238 WCDR, for a point on the east line of the herein described tract;

THENCE S 23 deg 17 min 27 sec E 1205.35 feet to an ancient cedar corner fence post found at the northeast corner of a 145 acre tract conveyed to Ola Chapman by instrument of record in Volume 6057, Page 313 TCDR, for the southeast corner of the herein described tract;

THENCE S 69 deg 52 min 33 sec W 1370.31 feet to an ancient cedar corner fence post for the most southerly corner of the herein described tract;

THENCE N 66 deg 16 min 24 sec W 957.03 feet to a RR tie corner fence post at the northwest corner of the said 145 acre tract, being also on the easterly right-of-way of Round Mountain Road, for a point on the southwesterly line of the herein described tract;

THENCE with the said right-of-way the following (8) courses and distances:

1. N 63 deg 01 min 01 sec W 1060.005 feet to an iron rod found.
2. N 50 deg 38 min 02 sec W 273.60 feet to an iron rod found.
3. N 38 deg 27 min 58 sec W 399.01 feet to an iron rod set.
4. N 36 deg 36 min 52 sec W 449.87 feet to an iron rod set.
5. N 45 deg 31 min 05 sec W 395.92 feet to an iron rod set.
6. N 40 deg 29 min 43 sec W 387.02 feet to an iron rod set.
7. N 41 deg 59 min 53 sec W 239.12 feet to an iron rod set.

Exhibit A

8. N 22 deg 09 min 32 sec W 169.23 feet to an iron rod found at the southwest corner of a gravel lane (Rural Space) being the southwest corner of a 4.41 acre tract conveyed to K.C. Cole by instrument of record in Volume 880, Page 64 WCDR, for the northwest corner of the herein described tract;

THENCE N 69 deg 04 min 03 sec E 667.31 feet to an ancient cedar corner fence post on the west line on the said 14.75 acre tract, for the most northerly northwest corner of the herein described tract;

THENCE S 21 deg 04 min 05 sec E 517.21 feet to the point of BEGINNING containing 192.760 acres of land, more or less.

10/2/03

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2017013079

Pages: 8 Fee: $45.00
02/13/2017 09:09 AM

Nancy E. Rister, County Clerk
Williamson County, Texas

ELECTRONICALLY RECORDED 2017017375
Williamson County, Texas Total Pages: 6

15/1703560-LAK/PA

AMENDMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS OF

ROUND MOUNTAIN RANCHES, AN UNRECORDED SUBDIVISION

THAT WHEREAS Thomas A. Doughtie, Declarant, is the owner of that certain real estate property located in Travis and Williamson County, Texas as more fully described in Exhibit "A" attached hereto and made a part for all purposes; and

WHEREAS, the DECLARANT has heretofore filed COVENANTS, CONDITIONS, RESTRICTIONS in Document No. 2017023584 and 2017023850(duplicate of 2017023684) Official Public Records, Travis County, Texas and Document No. 2017013079, Official Public Records, Williamson County, Texas.

WHEREAS, the DECLARANT does now desire to further amend the Covenants and Restrictions and intends the Amended portion of the Covenants, Conditions and Restriction to supersede the Covenants, Conditions and Restrictions made thereto.

WHEREAS, the Exhibit "A" is hereby attached and not an exhibit comprised of 13 lots as deplicted in the original restrictions.

WHEREAS, the DECLARANT does desire to further amend the Covenants and Restrictions to lot/tract sizes of no less than five (5) acres.

This amendment to the restrictions shall run with and bind the land, shall inure to the benefit enforceable by the Declarant or any lot owner for a period of twenty-five years (25) from the date of the original restrictions, and thereafter shall continue automatically for additional periods of twenty-five years, unless otherwise amended in a recordable instrument executed by owners of not let than sixty-seven (67%) of the lots/tracts, based upon one vote for each lot/tract.

Executed this 24 day of February, 2017.

DECLARANT

THOMAS W. DOUGHTIE

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TRAVIS

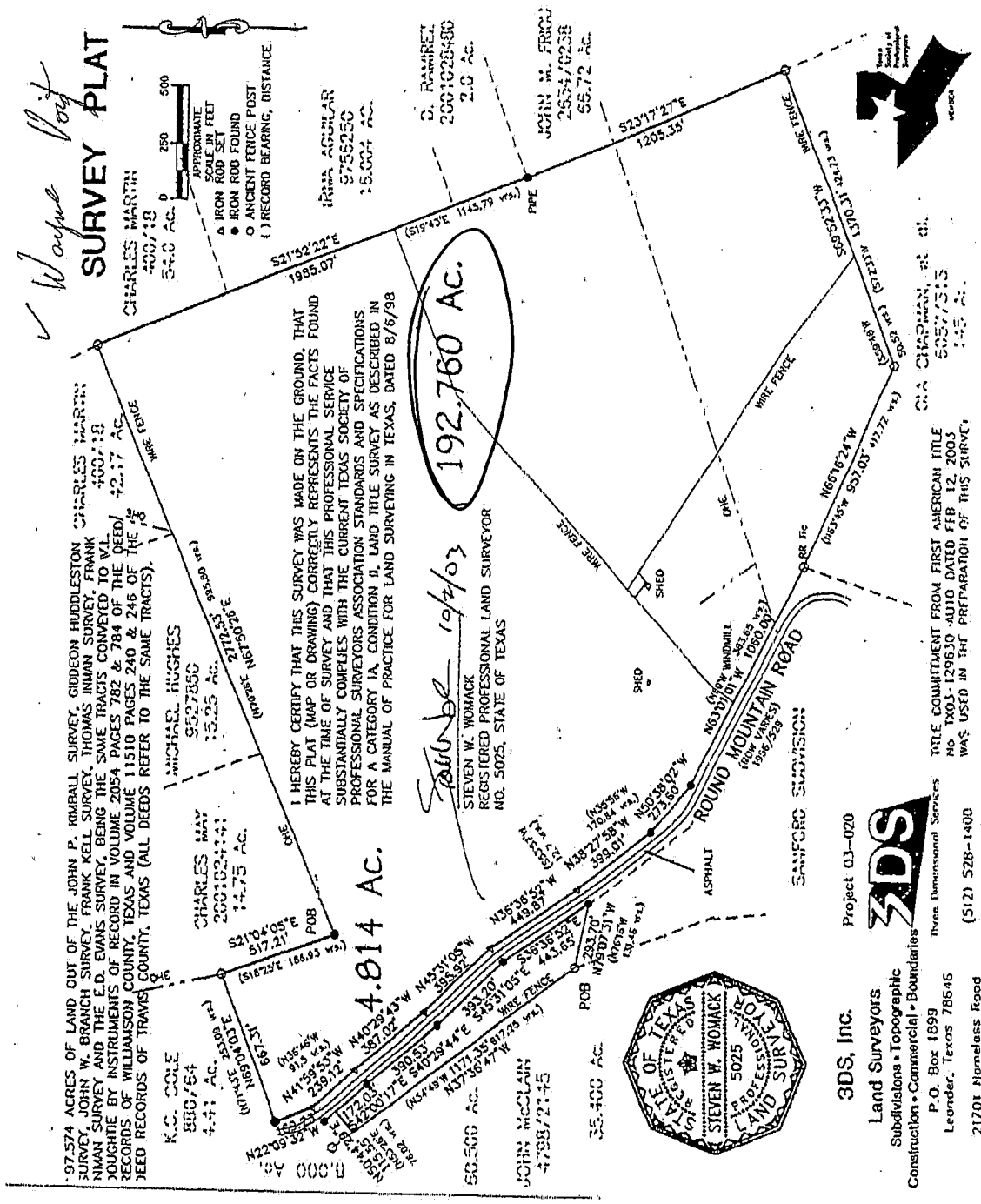
This instrument was acknowledged before me on the 24 day of February, 2017 by Thomas W. Doughtie.

PHYLLIS A. ANDERSON
My Notary ID # 8796877
Expires February 20, 2021

Phyllis A. Anderson

Notary Public, State of Texas

Exhibit A



RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation

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Land Surveyors
Subdivisions • Topographic
Construction • Commercial • Boundaries

Mail to:
P.O. Box 1899
Leander, Texas 78646
Physical Address:
21701 Nameless Road
Leander, Texas 78641
(512) 528-1400
Fax: (512) 528-1401

Field Notes

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10/2/03

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

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ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2017017375

Pages: 6 Fee: $41.00
02/27/2017 12:45 PM

Nancy E. Rister, County Clerk
Williamson County, Texas

ELECTRONICALLY RECORDED 2018034006
Williamson County, Texas Total Pages: 3

FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF ROUND MOUNTAIN RANCHES, AN UNRECORDED SUBDIVISION

This First Amendment to Covenants, Conditions and Restrictions of Round Mountain Ranches, an unrecorded subdivision in Travis and Williamson Counties, Texas, is executed effective April 23, 2018 as follows:

RECITAL

A. The Covenants, Conditions and Restrictions for Round Mountain Ranches, an unrecorded subdivision (the "Subdivision"), was executed February 8, 2017, recorded in Document No. 2017013079 of the Official Public Records of Williamson County, Texas and in Document No. 2017023584 of the Official Public Records of Travis County, Texas (the "Restrictions"). The property subject to the Restrictions is more particularly described in Exhibit "A" to the Restrictions.

AMENDMENT

1. Article 1, "Use Restrictions", Paragraph 3, shall be replaced in its entirety with the following:

> All primary residences erected or maintained on any lot shall be not less than one thousand seven hundred (1,700) square feet of enclosed heated and air-conditioned floor space, exclusive of porches, patios, carports, garages and basements, if any. Outbuildings such as barns, sheds or guest homes are not subject to this square footage minimum.

2. All other provisions of the Declaration shall remain the same and in full force and effect.

This First Amendment set forth above has been approved by the undersigned owners of more than sixty-seven percent (67%) of the lots contained in the Subdivision.

THOMAS DOUGHTIE

BARRY WANSLOW

KIM WANSLOW

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 23rd day of April, 2018, by THOMAS DOUGHTIE.

JENNIFER HUNTER
My Notary ID # 10703866
Expires September 19, 2018

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)
)
COUNTY OF Travis)

This instrument was acknowledged before me on this 23rd day of April, 2018, by BARRY WANSLOW and KIM WANSLOW.

NOTARY PUBLIC, STATE OF TEXAS

MELISSA ROSAS
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 12871556-8
COMM. EXP. 08-19-2019

After recording, return to:
Thomas Doughtie
#5 Sunset Park Cove
Lakeway, Texas 78734

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2018034006

Pages: 3 Fee: $25.00
04/24/2018 08:51 AM

Nancy E. Rister, County Clerk
Williamson County, Texas