

DEDICATION

Doc # 00016747

16747



STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BELL §

That **Lago Developers**, being the sole owner of that certain **9.378** acres of land shown and attached hereto and incorporated herein for all purposes, does hereby subdivide the herein described property into lots and blocks, according to the plat hereof, to be known as **KNIGHTS RIDGE ADDITION PHASE TWO, SECTION TWO**, to the City of Harker Heights, Bell County, Texas, as shown by the plat hereof, attached hereto, and made apart hereon, and approved by the Director of Planning and Development of the City of Harker Heights, Bell County, Texas, and **Lago Developers**, does hereby adopt said **KNIGHTS RIDGE ADDITION PHASE TWO, SECTION TWO** as an addition to the City of Harker Heights, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the property development of said land by its owners and for all other purposes; and does hereby dedicate to the City of Harker Heights, all streets, avenues, roads, drives, alleys and associated potable water, sanitary sewer, and storm sewer systems as shown on said plat, and final construction drawings the same to be used as public thoroughfares and public utilities when and as authorized by the City of Harker Heights, Bell County, Texas.

The utility easements shown on said plat are dedicated to the City of Harker Heights for installation and maintenance of any and all public utilities, which the city may elect to install and maintain or permit to be installed or maintained.

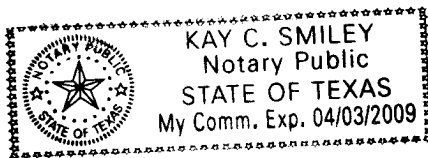
WITNESS the execution hereof, on this 12th day of April, 2007.

FOR: LAGO DEVELOPERS

Don Armstrong

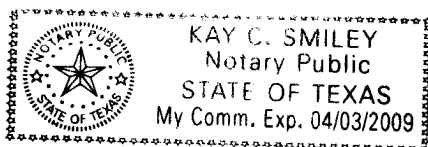
Charles Graham

Before me, the undersigned authority, on this day personally appeared Don Armstrong known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 4-3-2009

Before me, the undersigned authority, on this day personally appeared Charles Graham known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 4-3-2009

FIELD NOTES for a tract of land in Bell County, Texas, part of the E. Dawson Survey, Abstract No. 258 and the land herein described being part of that certain 97.065 acre tract of land described in a deed from Sam Cater aka Sam H. Cater, Jr., Anna Richmon aka Anna Thornton, and Frank Pate to Lago Developers, being of record in Volume 4355, Page 677, Official Public Records of Real Property of Bell County, Texas.

BEGINNING at a 3/8" iron rod found in the south line of Comanche Land, 1st Unit, an addition to Bell County, Texas, being of record in Cabinet A, Slide 183-D, Plat Records of Bell County, Texas, being the northwest corner of Comanche Land, 2nd Unit, an addition to Bell County, Texas, being of record in Cabinet A, Slide 184-A, Plat Records of Bell County, Texas, and being the northeast corner of said 97.065 acre tract, for the northeast corner of this.

THENCE with the east line of said 97.065 acre tract and the west line of said Comanche Land, 2nd Unit, S. 18°56'52" W., 784.57 feet to a 3/8" iron rod with cap stamped "M & Assoc. Killeen" set, for the southeast corner of this.

THENCE N. 71°03'08" W., 135.00 feet to a 3/8" iron rod with cap stamped "M & Assoc. Killeen" set, for a corner of this.

THENCE N. 53°38'28" W., 62.88 feet to a 3/8" iron rod with cap stamped "M & Assoc. Killeen" set, for a corner of this.

THENCE N. 71°13'40" W., 285.00 feet to a 3/8" iron rod with cap stamped "M & Assoc. Killeen" set, for the most southerly southwest corner of this.

THENCE N. 18°56'52" E., 60.00 feet to a 3/8" iron rod with cap stamped "M & Assoc. Killeen" set, for a corner of this.

THENCE N. 71°13'40" W., 40.97 feet to a 3/8" iron rod with cap stamped "M & Assoc. Killeen" set, for a corner of this.

THENCE N. 18°46'20" E., 136.20 feet to a 3/8" iron rod with cap stamped "M & Assoc. Killeen" set, for a corner of this.

THENCE N. 71°13'40" W., 10.00 feet to a 3/8" iron rod with cap found being a corner of a 68.14 acre tract of land described in a deed to R. J. Whitten and wife, Bobby J. Whitten, being of record in Volume 1041, Page 411, Deed Records of Bell County, Texas, and being a corner of said 97.065 acre tract, for the most westerly southwest corner of this.

THENCE with a west line of said 97.065 acre tract and with an east line of said 68.14 acre tract, N. 19° 11' 40" E., 583.78 feet to a chain link fence post found, being the southwest corner of said Comanche Land 1st Unit, and being a corner of said 97.065 acre tract, for the northwest corner of this.

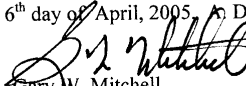
THENCE with a north line of said 97.065 acre tract and with the south line of said Comanche Land, 1st Unit, S. 69° 37' 23" E., 529.04 feet to the POINT OF BEGINNING containing 9.378 acres of land.

The bearings for the above description are based on the east line of said 97.065 acre tract.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Gary W. Mitchell,
Registered Professional Land Surveyor, do hereby certify that I did
cause to be surveyed on the ground.

IN WITNESS THEREOF, my hand and seal this the 6th day of April, 2005, A. D.


Gary W. Mitchell
Registered Professional
Land Surveyor, No. 4982



S:\Subdivisions\KNIGHTS RIDGE\Phase Two\Knights Ridge Phase Two Section Two.doc

Mitchell & Associates, Inc., 102 N. College St. Killeen, Texas 76541 (254)-634-5541

RESOLUTION

STATE OF TEXAS
COUNTY OF BELL
CITY OF HARKER HEIGHTS
STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS APPROVING THE SUBDIVISION AND DEDICATION OF **KNIGHTS RIDGE ADDITION PHASE TWO, SECTION TWO** TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT HEREOF FILED WITH THE CITY SECRETARY OF THE CITY OF HARKER HEIGHTS AND HEREBY APPROVED.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS:

SECTION I. THAT THE ACTION OF LEGO DEVELOPERS, BEING THE SOLE OWNER IN THE PLAT OF **KNIGHTS RIDGE ADDITION PHASE TWO, SECTION TWO** TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, IS IN ALL THINGS APPROVED BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, AS MEETING ALL THE REQUIREMENTS AND PROVISIONS OF ARTICLE 974A AS REVISED OF THE STATUTES OF THE STATE OF TEXAS. AND ALL THE REQUIREMENTS AND PROVISIONS OF THE ORDINANCES OF SAID CITY.

SECTION II. BE IT FURTHER RESOLVED THAT THE LOTS AND BLOCKS IN THE PLAT OF **KNIGHTS RIDGE ADDITION PHASE TWO, SECTION TWO** ARE FULLY SHOWN ON THE PLAT ON FILE WITH THE CITY SECRETARY OF THE CITY OF HARKER HEIGHTS WHICH PLAT IS HEREBY APPROVED AS CONSTITUTING THE LOTS, BLOCKS, STREETS, AVENUES, UTILITIES AND EASEMENTS OF THE SAID PLAT OF **KNIGHTS RIDGE ADDITION PHASE TWO, SECTION TWO** TO THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS.

PASSED AND APPROVED ON THIS 9TH DAY OF MAY, 2006 A.D.

Patricia Brunson
ATTEST: CITY SECRETARY

Ed Mullen
MAYOR, CITY OF HARKER HEIGHTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ED MULLEN AND PATRICIA BRUNSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID CITY OF HARKER HEIGHTS, TEXAS, AND THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4TH DAY OF APRIL, 2007 A.D.



Thelma D. Williams
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 04/25/2009

I, PATRICIA BRUNSON, CITY SECRETARY OF THE CITY OF HARKER HEIGHTS, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING RESOLUTION WAS PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HARKER HEIGHTS, AT A REGULAR MEETING DULY HELD AT WHICH A QUORUM WAS PRESENT ON THE 9TH DAY OF MAY, 2006, A.D.

Patricia Brunson
CITY SECRETARY
CITY OF HARKER HEIGHTS



Cabinet D Slide 171-B
171-C

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS
COUNTY OF BELL

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 Official Records of Bell County, Texas.

Shelley Coston, County Clerk
Bell County, TEXAS

Document Number: 00016747

Amount: 47.00

Receipt Number: 9782

Recorded: Apr 17, 2007 at 12:45P

By:
Linda Ramos, Deputy



Plat \$ 50.00
Deduction 22.00

\$ 72.00

City of Harker Heights

ebill2 Cabinet



STATE OF TEXAS

)

COUNTY OF BELL

)

KNOW ALL MEN BY THESE PRESENTS

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DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR KNIGHTS RIDGE ADDITION, Phase Two, Section Two; a subdivision of 9.378 acres of the E. Dawson Survey, Bell County, Texas

Recitals

WHEREAS, Lago Developers, a Texas General Partnership made up of two equal interest partners, being Don R. Armstrong and Charles Graham, with Lago Developers being the owner of all that certain real property located in the City of Harker Heights, Bell County, Texas, described as follows:

All that certain tract or parcel of land and being part of the E. Dawson Survey, Abstract No. 258, and the land herein described being a part of that called 97.065 acres tract of land described in a deed from Sam Carter a.k.a. Sam H. Carter, Jr., Anna Richmon a.k.a. Anna Thornton, and Frank Pate, Individually and as Independent Executors of the Estates of Ola W. Pate to Lago Developers, being of record in Volume 4355, Page 677, Official Public Records of Real Property of Bell County, Texas and more particularly described as follows:

All of that certain tract or parcel of land lying and being situated in the **KNIGHTS RIDGE ADDITION, Phase Two, Section Two**, a subdivision of 9.378 acres of the E. Dawson Survey, Abstract No. 258, City of Harker Heights, Bell County, Texas, and shown of record in Cabinet D, Slide 171-B & C, of the Plat Records of Bell County, Texas, and more particularly described as follows:

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 of BLOCK TEN (10)

SAVE AND EXCEPT:

LOT 23 of BLOCK 10 which is specifically excluded from the restrictions and covenants contained herein, as such lot is being dedicated to the City of Harker Heights.

WHEREAS, Lago Developers does hereby subdivide the above described property into lots and blocks to be known as **KNIGHTS RIDGE ADDITION, Phase Two, Section Two to the City of Harker Heights, Bell County, Texas**, as shown by the Plat thereof which is on file in the Public Records of the County Clerk of Bell County, Texas, and the Plat and Subdivision Records at the offices of the City Clerk of the City of Harker Heights, Bell County, Texas, reference to which is made for all purposes, and which Plat was approved by the City Council of the City of Harker Heights, Bell County, Texas; and

WHEREAS, the purpose of such subdivision is to sell lots and blocks of land with references thereto, for the proper development of said land by its owner, and for all other

purposes which do not conflict with any rules, regulations and zoning plans of any governmental agency; and

WHEREAS, the owner hereof, being **LAGO DEVELOPERS, a Texas General Partnership**, acting by and through its general partners do hereby dedicate to the City of Harker Heights, Bell County, Texas, all streets, avenues, roads, drives, easements and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities, when as authorized by the City of Harker Heights.

In addition to the above dedication and in conformity with the requirements established by the City of Harker Heights for the adoption of the herein described plat and subdivision, the owners of Lago Developers do hereby dedicate and set aside to the City of Harker Heights Lot 23 of Block 10 of said subdivision as shown in said plat of record, and the owners further agree to construct a six (6) foot privacy fence around the perimeter of said lot. The restricted use of Lot 23 Block 10 will be governed and controlled by the City of Harker Heights and all applicable zoning and uses permitted now or hereafter established by said city.

WHEREAS, the aforementioned property is divided in accordance with existing City Ordinances and therefore the aforementioned property, save and except Lot 23 of Block 10, will be restricted in accordance to the present City of Harker Heights Zoning Ordinance R-1 Classification, Single-Family Residential District. This subdivision shall include only R-1 property and be restricted by the limitations of the City of Harker Heights Zoning Ordinance controlling R-1 areas, in additions to the restriction which shall run with the land as further described herein.

ARCHITECTURAL CONTROL

Architectural Control Committee

Owner, being the developer herein, shall and has designated and appointed an Architectural Control Committee consisting of the following individuals, DON R. ARMSTRONG and wife, MARCIA ARMSTRONG, CHARLES L. GRAHAM and wife, LINDA GRAHAM, which committee shall serve at the pleasure of the Owner.

Approval of Plans and Specifications

No building, fence, wall, or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein, be made, nor shall any landscaping of any Lot or Lots be undertaken, until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to, and approved in writing by, the Architectural Control Committee as to harmony of external design and location in relation to surrounding structures and topography.

Failure of Committee to Act

In the event that any plans and specifications are submitted to the Architectural Control Committee as provided herein, and such Committee shall fail either to approve or reject such plans and specifications for a period of 30 days following such submission, approval by the Committee shall not be required, and full compliance with this Article shall be deemed to have been had.

EXTERIOR MAINTENANCE

In the event an Owner of any Lot shall fail to maintain the premises and the improvements situated thereon in a neat and orderly manner the Developer or the Architectural Control Committee shall have the right, through its agents and employees to enter upon said Lot and to repair, maintain, and restore the Lot and exterior of the buildings and any other improvements erected thereon, all at the expense of the Owner.

USE RESTRICTIONS

Type of Buildings Permitted

All Lots shall be used for R-1, residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on any Lot other than one detached single family dwelling and a private garage.

Setbacks

No building shall be located on any Lot nearer to the front Lot line or nearer to the side street or nearer to the side lot line than shown and described on the plat submitted herewith and incorporated herein and the rules and subdivision regulation and building set back requirements as established by the City of Harker Heights in its Subdivision, Building and Zoning Code Ordinances.

Easements

Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No utility company, water district, political subdivision, or other authorized entity using the easements herein referred to shall be liable for any damage done by them or their assigns, agents, employees, or servants, to shrubbery, trees, or flowers, or to other property of the Owner situated within any such easement.

Noxious or Offensive Activities Prohibited

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Prohibited Residential Uses

No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

Signs

No signs of any character shall be allowed on any Lot except one sign of not more than five square feet advertising the property for sale or rent; provided, however, that Owner and any other person or entity engaged in the construction and sale of residences within the subdivision shall have the right, during the construction and sales period, to construct and maintain such facilities as may be reasonably necessary or convenient for such construction and sale, including, but not limited to, signs, offices, storage areas, and model units.

Oil Development and Mining Prohibited

No oil well drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on a Lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted on any Lot. No derrick or other structure designed for use in boring for oil, natural gas, or other minerals shall be erected, maintained, or permitted on any Lot.

Rubbish, Trash and Garbage

No Lot shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition.

Sewage Disposal

No individual sewage-disposal system shall be permitted on any lot.

Water Supply

No individual water-supply system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of all state or local public health authority.

Animals

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose and in accordance with local ordinances.

Fences, Walls, Hedges and Utility Meters

No fence, wall, hedge, or utility meter shall be placed, or permitted to remain, on any Lot nearer to the street or streets adjoining such Lot than is permitted for the main residence on such Lot, except for decorative subdivision entry fences.

Trucks, Buses, RVs and Trailers

No truck, bus, RV or trailer shall be left parked in the street in front of any Lot except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity, and no truck, bus, boat, RV or trailer shall be parked on the driveway or any portion of the Lot in such manner as to be visible from the street.

Prohibited Activities

No professional, business, or commercial activity to which the general public is invited shall be conducted on any Lot.

EASEMENTS

Reservation of Easements

All easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the plat attached hereto and incorporated herein. No shrubbery, fence, or other obstruction shall be placed in any easement or alleyway. Right of use for ingress and egress shall be had at all times over any dedicated easement, and for the installation, operation, maintenance, repair, or removal of any utility, together with the right to remove any obstruction that may be placed in such easement which would constitute interference with the use, maintenance, operation, or installation of such utility.

GENERAL PROVISIONS

Enforcement

Any lot owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Severability

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

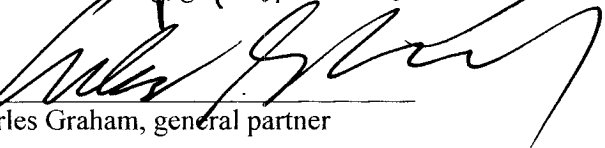
Duration and Amendment

The covenants, conditions, and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by, the Owner of any Lot subject to this Declaration, and their respective legal representatives, heirs, successors, and assigns, and, unless amended as provided herein, shall be effective for a term of twenty-five (25) years from the date this Declaration is recorded, after which time said covenants, conditions, and restrictions shall be automatically extended for successive periods of ten (10) years. The covenants, conditions, and restrictions of this Declaration may be amended during the first twenty-five (25) year period by an instrument signed by not less than 75 percent of the Lot Owners and thereafter by an instrument signed by not less than 50 percent of the Lot Owners. No amendment shall be effective until recorded in the Deed records of Bell County, Texas nor until the approval of any governmental regulatory body which is required shall have been obtained.

Executed by the said Owners this 11th day of May, 2007.

LAGO DEVELOPERS, a Texas General Partnership

By: 
Don R. Armstrong, general partner

By: 
Charles Graham, general partner

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on this 11 day of May, 2007, by Don R. Armstrong as a general partner of Lago Developers, a Texas General Partnership, and in the capacity stated therein.

My commission expires:
11-3-2009

Kay C. Smiley
Notary Public, State of Texas

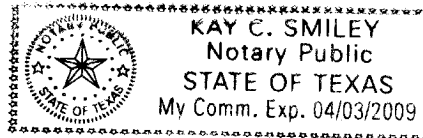
STATE OF TEXAS

COUNTY OF CORYELL

This instrument was acknowledged before me on this 11th day of May, 2007, by Charles Graham, as a general partner of Lago Developers, a Texas General Partnership, and in the capacity stated therein.

My commission expires:
4-3-2009

Kay C. Smiley
Notary Public, State of Texas



Document # 00021341

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

STATE OF TEXAS
COUNTY OF BELL

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 Official Records of Bell County, Texas.

Shelley Coston, County Clerk
Bell County, TEXAS

Document Number: 00021341

Amount: 34.00

Receipt Number: 11556

Recorded: May 17, 2007 at 09:24A

By,
Linda Ramos, Deputy

③ MONTETH ABSTRACT & TITLE COMPANY
P.O. BOX 178
BELTON, TX 76513
2/10

Armstrong
7-2285

