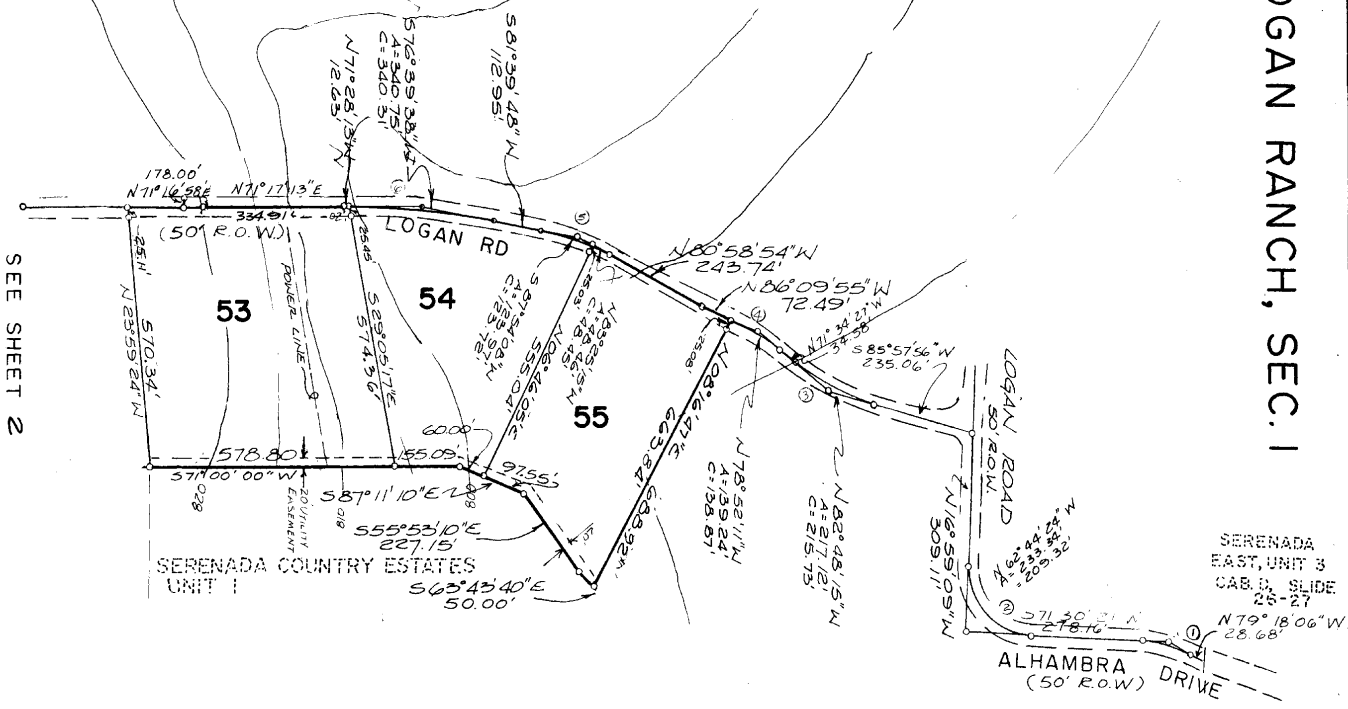


LOGAN RANCH, SEC. 1

BOBBY STANTON  
VOL. 673 PG. 40



SEE SHEET 2

CURVE DATA

Mark	R	T	A	C
①	251.33	230.41	60.00	117.39
②	91.30	146.10	150.00	233.34
③	282.75	553.86	109.97	217.12
④	143.52	546.77	70.00	139.24
⑤	172.18	569.26	84.88	172.43
⑥	102.35	1951.23	177.17	353.37

See Exemption Vol. 840, Pg. 623 Deed Records  
 See Resub of Lot 34, Cab. G, Slide 207  
 See Resub of Lots 66 & 67, Cab. G, Slide 204  
 See Resub of Lot 30, Cab. J, Slide 303  
 See Resub of Lot 31, Cab. I, Slide 40  
 See Resub of Lots 49 & 50, Cab. H, Slide 133  
 See Resub of Lot 68, Cab. J, Slide 268  
 See Resub of Lot 69, Cab. J, Slide 183

See Resub of Lot 53 in  
 Cab. K, Slide 37

Exemption Certification  
 Volume 840, Page 623

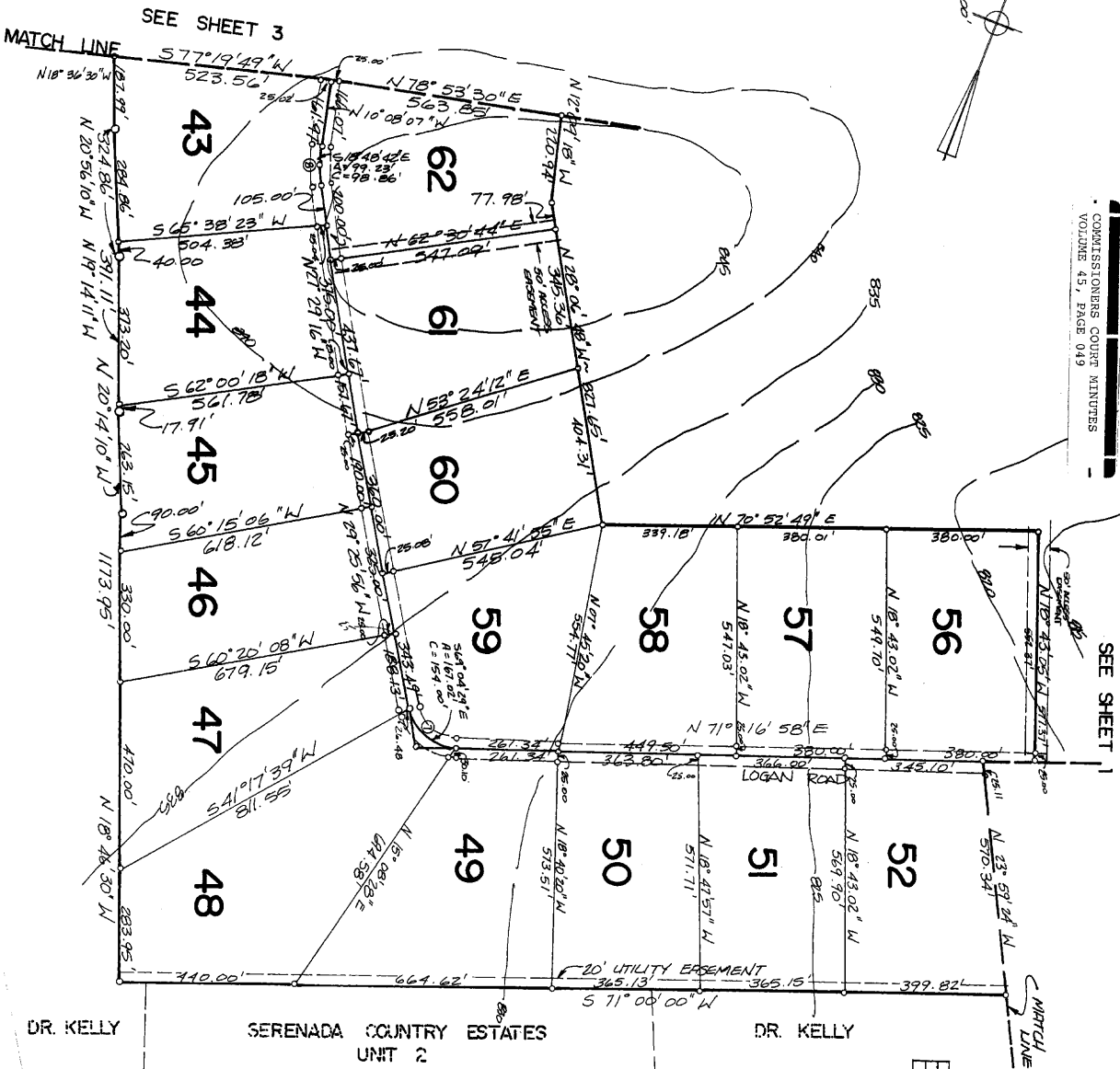
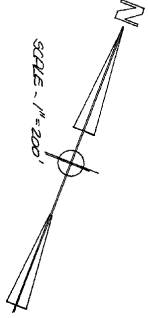
FILED FOR RECORD  
 JAN 15 1981  
 JAMES N. BOYDSTON  
 State County Clerk, Jefferson Co., Mo.  
 5th & Commercial, Independence, Mo.



20774

# LOGAN RANCH SECTION 1

SECTION OF 50' ACCESS EASEMENT  
 & TWO 10' FDE'S LOT 56-9/10/90  
 COMMISSIONERS COURT MINUTES  
 VOLUME 45, PAGE 049

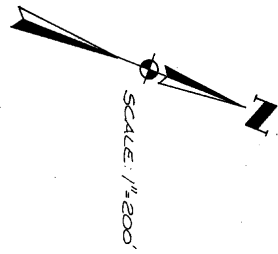


CURVE DATA

MARK	I	E	T	R	C
①	171.71.02	120.70	100.00	167.02	154.01
②	171.01.09	381.06	90.00	97.23	98.84

# LOGAN RANCH, SECTION 1

JONAS SHELL  
VOL. 428 PG. 429



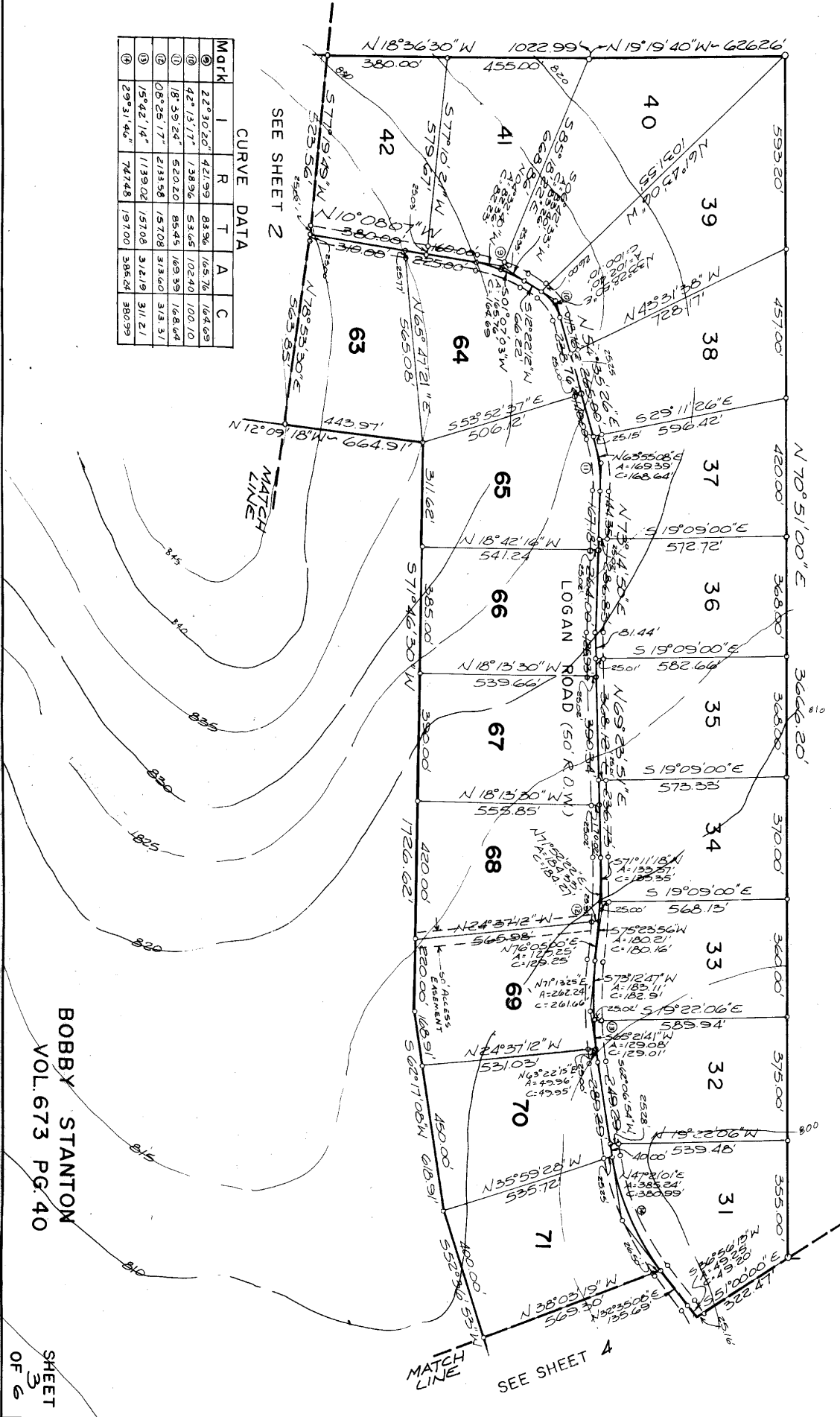
MARK	I	R	T	A	C
①	22°30'22"	421.99	83.96	1/65.76	1/64.69
②	42°13'17"	138.96	53.65	1/22.40	1/20.10
③	18°39'24"	520.20	85.45	1/69.59	1/68.64
④	08°25'17"	2133.58	157.08	313.60	313.31
⑤	15°42'14"	1139.02	157.08	312.19	311.21
⑥	29°31'44"	747.48	197.00	386.24	380.99

SEE SHEET 2

MATCH LINE

SEE SHEET 4

MATCH LINE



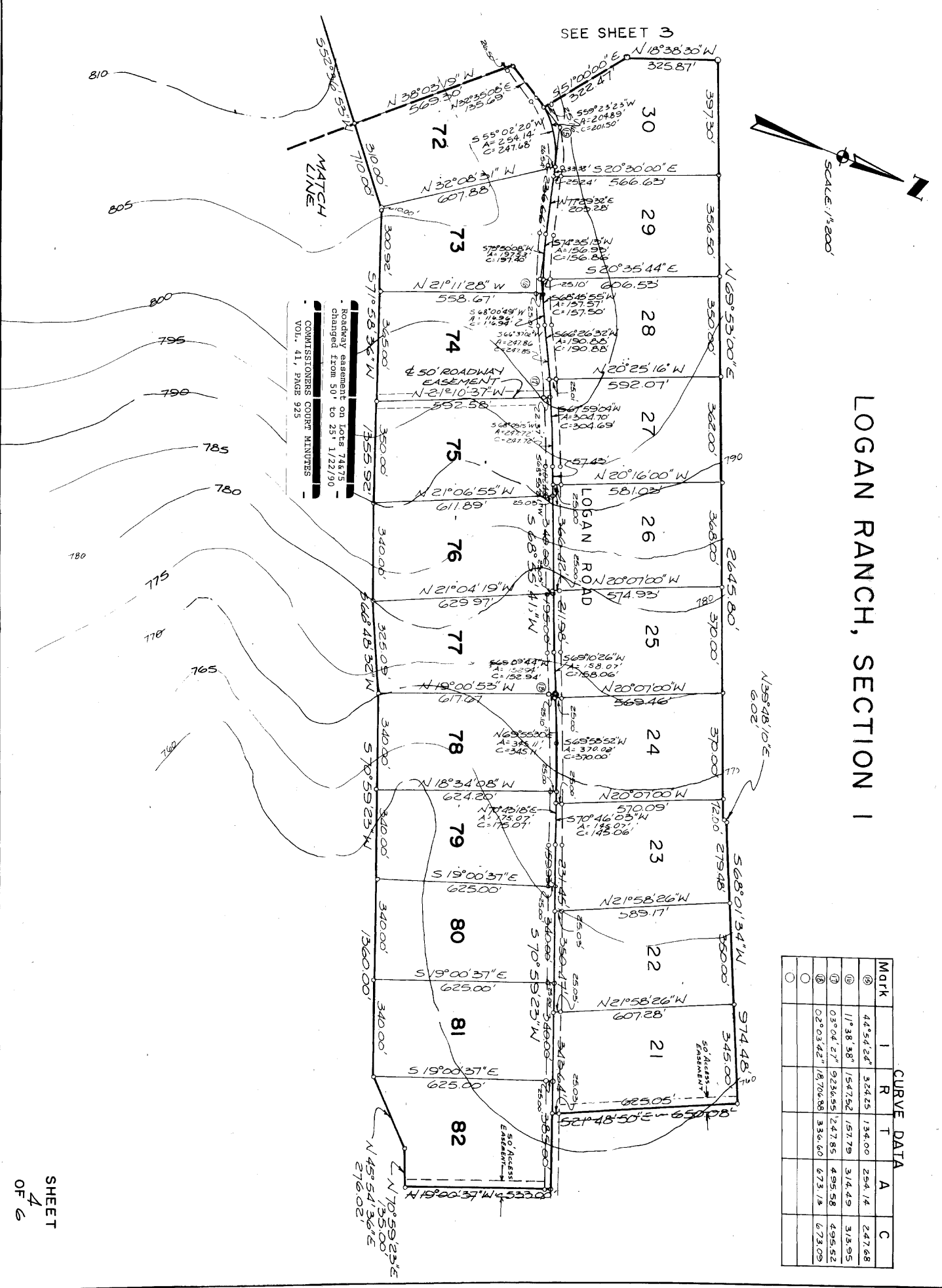
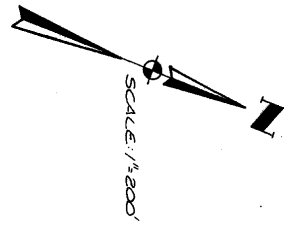
BOBBY STANTON  
VOL. 673 PG. 40

SHEET  
3  
OF 6

1-77-14

Cabinet 2 Slide 10

# LOGAN RANCH, SECTION 1



CURVE DATA

Mark	I	R	T	A	C
⑤	44°54'24"	324.25	134.00	254.14	247.68
⑩	11°38'38"	1547.52	157.79	314.49	313.95
⑪	03°04'27"	9236.55	1247.85	495.58	495.52
⑫	02°03'42"	18706.89	336.40	673.13	673.09
○					
○					

SHEET 4 OF 6

1-77-14

*Plot Cabinet 8 Slide 11*  
**CABINET E SLIDE 11**

SURVEYOR'S DEPARTMENT

BEING A 323.40 ACRE TRACT OF LAND AND CONTAINED ENTIRELY WITHIN THAT CERTAIN 1111.46 ACRE TRACT OF LAND LOCATED IN WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524, THE DAVID WRIGHT SURVEY, ABSTRACT NO. 13, BOTH IN WILLIAMSON COUNTY, TEXAS, SAID 1111.46 ACRE TRACT BEING FURTHER DESCRIBED IN A WARRANT DEED AS CONVEYED TO BOBBY G. STANTON, TRUSTEE, BY RAY E. LOGAN, JR., JEFFERSON DAVIS LOGAN AND WIFE, LAVARNE LOGAN AND MATTIE L. PENNINGTON, AS RECORDED IN VOLUME 673, PAGE 40 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING DESCRIBED BY THE FOLLOWING METES AND BOUNDS: BEGINNING AT AN IRON PIN FOUND FOR THE SOUTHWEST CORNER OF SAID 1111.46 ACRE TRACT:

- THENCE N 18° 46' 30" W, ALONG THE WEST LINE OF SAID 1111.46 ACRE TRACT FOR A DISTANCE OF 1173.95 FEET TO AN IRON PIN FOUND;
- THENCE CONTINUING ALONG THE WEST LINE OF SAID 1111.46 ACRE TRACT FOR THE FOLLOWING FIVE (5) COURSES:
- 1) N 20° 16' 10" W, A DISTANCE OF 363.15 FEET TO AN IRON PIN FOUND;
  - 2) N 19° 14' 11" W, A DISTANCE OF 329.11 FEET TO AN IRON PIN FOUND;
  - 3) N 20° 56' 10" W, A DISTANCE OF 324.66 FEET TO AN IRON PIN FOUND;
  - 4) N 18° 36' 30" W, A DISTANCE OF 1022.99 FEET TO AN IRON PIN FOUND;
  - 5) N 19° 19' 40" W, A DISTANCE OF 626.26 FEET TO AN IRON PIN FOUND, SAID PIN BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED 323.40 ACRE TRACT AND SAID 1111.46 ACRE TRACT;

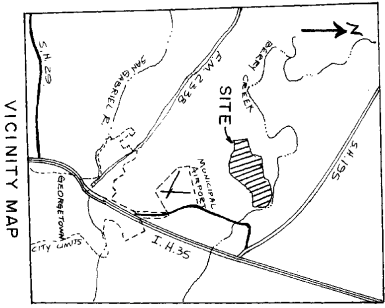
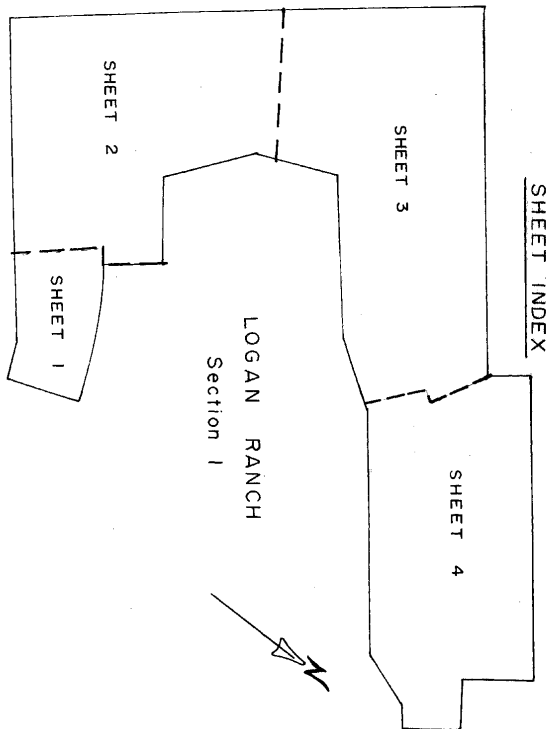
- THENCE ALONG THE NORTH LINE OF SAID 1111.46 ACRE TRACT FOR THE FOLLOWING FOUR (4) COURSES:
- 1) N 70° 51' 00" E, A DISTANCE OF 3666.20 FEET TO AN IRON PIN FOUND;
  - 2) N 18° 38' 30" W, A DISTANCE OF 325.87 FEET TO AN IRON PIN FOUND;
  - 3) N 69° 53' 00" E, A DISTANCE OF 2645.80 FEET TO AN IRON PIN FOUND;
  - 4) N 39° 48' 16" E, A DISTANCE OF 6.02 FEET TO AN IRON PIN FOUND;
- THENCE N 68° 01' 46" E, A DISTANCE OF 974.48 FEET TO AN IRON PIN SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED 323.40 ACRE TRACT;
- THENCE S 21° 01' 46" E, A DISTANCE OF 625.05 FEET TO AN IRON PIN SET IN THE NORTH RIGHT-OF-WAY OF A 50.00 FOOT ROAD EASEMENT, CONTINUING ALONG SAID BEARING, A FURTHER DISTANCE OF 25.03 FEET IN ALL, A TOTAL DISTANCE OF 650.03 FEET TO AN IRON PIN SET IN THE CENTERLINE OF SAID 50.00 FOOT ROAD EASEMENT;
- THENCE N 70° 59' 23" E, A DISTANCE OF 297.35 FEET TO AN IRON PIN SET IN THE CENTERLINE OF SAID 50.00 FOOT ROAD EASEMENT;

- THENCE S 13° 00' 37" E, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET IN THE SOUTH RIGHT-OF-WAY OF SAID 50.00 FOOT ROAD EASEMENT, CONTINUING ALONG SAID BEARING, A FURTHER DISTANCE OF 508.00 FEET IN ALL, A TOTAL DISTANCE OF 533.00 FEET TO AN IRON PIN SET;
- THENCE S 70° 59' 23" W, A DISTANCE OF 135.00 FEET TO AN IRON PIN SET;
- THENCE S 45° 54' 36" W, A DISTANCE OF 276.02 FEET TO AN IRON PIN SET;
- THENCE S 70° 59' 23" W, A DISTANCE OF 1360.00 FEET TO AN IRON PIN SET;
- THENCE S 66° 48' 32" W, A DISTANCE OF 325.09 FEET TO AN IRON PIN SET;
- THENCE S 71° 58' 36" W, A DISTANCE OF 1355.92 FEET TO AN IRON PIN SET;
- THENCE S 52° 36' 35" W, A DISTANCE OF 10.00 FEET TO AN IRON PIN SET;
- THENCE S 52° 36' 53" W, A DISTANCE OF 710.00 FEET TO AN IRON PIN SET;
- THENCE S 62° 17' 08" W, A DISTANCE OF 618.91 FEET TO AN IRON PIN SET;
- THENCE S 71° 46' 30" W, A DISTANCE OF 1726.62 FEET TO AN IRON PIN SET;
- THENCE S 12° 09' 18" E, A DISTANCE OF 664.91 FEET TO AN IRON PIN SET;
- THENCE S 28° 06' 48" E, A DISTANCE OF 827.65 FEET TO AN IRON PIN SET;
- THENCE N 70° 52' 49" E, A DISTANCE OF 1099.19 FEET TO AN IRON PIN SET;
- THENCE S 18° 43' 05" E, A DISTANCE OF 552.37 FEET TO AN IRON PIN SET IN THE NORTH RIGHT-OF-WAY OF A 50.00 FOOT ROAD EASEMENT, CONTINUING ALONG SAID BEARING, A FURTHER DISTANCE OF 25.00 FEET IN ALL, A TOTAL DISTANCE OF 577.37 FEET TO AN IRON PIN SET IN THE CENTERLINE OF SAID 50.00 FOOT ROAD EASEMENT;

- THENCE ALONG THE CENTERLINE OF SAID 50.00 FOOT ROAD EASEMENT FOR THE FOLLOWING SEVEN (7) COURSES:
- 1) N 71° 16' 58" E, A DISTANCE OF 43.40 FEET TO AN IRON PIN SET;
  - 2) N 71° 17' 13" E, A DISTANCE OF 334.91 FEET TO AN IRON PIN SET FOR POINT OF CURVE;
  - 3) ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 353.37 FEET TO AN IRON PIN SET FOR POINT OF TANGENT, SAID CURVE HAVING THE FOLLOWING ELEMENTS: RADIUS 1951.23, CHORD BEARING AND DISTANCE OF N 76° 28' 30" E, 352.89 FEET;
  - 4) N 81° 39' 48" E, A DISTANCE OF 112.95 FEET TO AN IRON PIN SET FOR POINT OF CURVE;
  - 5) ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 172.43 FEET TO AN IRON PIN SET FOR POINT OF TANGENT, SAID CURVE HAVING THE FOLLOWING ELEMENTS: RADIUS 589.26, CHORD BEARING AND DISTANCE OF S 89° 39' 33" E, 171.77 FEET;
  - 6) S 80° 58' 54" E, A DISTANCE OF 72.49 FEET TO AN IRON PIN SET;
  - 7) S 86° 09' 59" E, A DISTANCE OF 72.49 FEET TO AN IRON PIN SET;

- THENCE S 08° 16' 47" W, A DISTANCE OF 25.08 FEET TO AN IRON PIN SET IN THE SOUTH RIGHT-OF-WAY OF SAID 50.00 FOOT ROAD EASEMENT, CONTINUING ALONG SAID BEARING, A FURTHER DISTANCE OF 663.85 FEET IN ALL, A TOTAL DISTANCE OF 688.92 FEET TO AN IRON PIN FOUND IN THE SOUTH LINE OF SAID 1111.46 ACRE TRACT, SAID PIN BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED 323.40 ACRE TRACT;
- THENCE ALONG THE SOUTH LINE OF SAID 1111.46 ACRE TRACT FOR THE FOLLOWING FOUR (4) COURSES:
- 1) N 63° 43' 40" W, A DISTANCE OF 59.00 FEET TO AN IRON PIN FOUND;
  - 2) N 55° 53' 10" W, A DISTANCE OF 227.15 FEET TO AN IRON PIN FOUND;
  - 3) N 87° 11' 10" W, A DISTANCE OF 157.55 FEET TO AN IRON PIN FOUND;
  - 4) S 71° 00' 00" W, A DISTANCE OF 2863.83 FEET TO THE POINT OF BEGINNING, CONTAINING 323.40 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THE ABOVE IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE, AND IS BASED ON AN ACTUAL SURVEY ON THE GROUND.



2 June 81

*R. E. Stansberry*  
 R. E. STANSBERRY  
 REGISTERED PUBLIC SURVEYOR NO. 1879

SHEET 5 OF 6

Plot Cabinet E Slide 12

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:  
I, R. E. STANSBERRY, REGISTERED PUBLIC SURVEYOR NUMBER 1879, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS BASED ON AN ACTUAL SURVEY ON THE GROUND.

2 June 81  
DATE  
R. E. STANSBERRY  
REGISTERED PUBLIC SURVEYOR NO. 1879

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

OWNER OF A 323.40 ACRE TRACT OF LAND OUT OF A 1111.46 ACRE TRACT IN THE DAVID WRIGHT SURVEY, ABSTRACT NO. 13, WILLIAMSON COUNTY, TEXAS, BY VIRTUE OF A DEED RECORDED IN VOLUME 673, PAGE 40 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY ADOPT THE HERON DESCRIBED PLAT AS THE SUBDIVISION UNDER THE NAME OF LOGAN RANCH, SECTION 1, AND DO HEREBY GRANT TO THE PUBLIC FOR THE UTILITY EASEMENTS AND ROADS, AND LOCATED ON SAID PLAT TOGETHER WITH AND INCLUDING THE RIGHTS OF INDEMNITY AND EGRESS.

EXECUTED THIS THE 4th DAY OF June, A.D., 1981.  
BOBBY G. STANTON, TRUSTEE  
*Bobby G. Stanton*

STATE OF TEXAS  
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BOBBY G. STANTON, TRUSTEE, OWNER AND ACKNOWLEDGED THAT HE EXECUTED TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, THE SAME IN ALL RESPECTS, AND IN THE CAPACITY THEREIN STATED.



NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY  
*Cecil Stripling*  
CECIL STRIPLING  
POSTMASTER, GEORGETOWN, TEXAS

THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH DEPARTMENT FOR 62 LOTS WHICH WILL BE SERVED BY SEPTIC TANKS.  
DATE June 4, 1981  
CLARENCE SROVAN  
HEALTH DEPARTMENT WILLIAMSON COUNTY, TEXAS

THE 100 YEAR FLOOD PLAIN DOES NOT INCLUDE THIS SUBDIVISION.  
CITY OF GEORGETOWN, TEXAS EXEMPTION AS RECORDED IN VOLUME 370, PAGE 623.  
DEED RESTRICTIONS AS RECORDED IN VOLUME 370, PAGE 623.

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES DESIGNATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND SAID COMMISSIONER'S COURT OF WILLIAMSON COUNTY, ASSUMES NO RESPONSIBILITY OR OBLIGATION TO BUILD OR MAINTAIN ANY STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING OR MAINTAINING AND COLLECTING BRIDGE FEES IN CONNECTION HEREOF. THE LOTS FURTHER UNDERSTOOD THAT THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, HAS CONSIDERED AND APPROVED THE PLAT AND STREETS AND STREETS COMPLETION AND ALL DRIVEWAY DRAIN PIPES HAVE BEEN INSTALLED ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONER, THE COMMISSIONER'S COURT ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS, ROADS AND DRAINAGE FACILITIES.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, C. L. CHANCE, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT WITH FIELD NOTES HERON, OF LOGAN RANCH, SECTION 1, A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT FULLY CONSIDERED, WERE ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATE June 5, 1981  
C. L. CHANCE  
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS  
*C. L. Chance*

STATE OF TEXAS  
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, JAMES N. BOSTON, CLERK OF THE COUNTY OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF June, A.D., 1981, AT 1:00 O'CLOCK P.M. DULY RECORDED THIS THE 16th DAY OF June, A.D., 1981, AT 12:00 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET E SLIDE 12.

WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.  
JAMES N. BOSTON  
CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS  
*James N. Boston*  
Rayford Wade Baker, Deputy





**COVENANTS, CONDITIONS AND RESTRICTIONS  
OF CERTAIN LOTS IN  
LOGAN RANCH, SECTION ONE**

**Purpose:** To protect the single-family residential nature of the Logan Ranch Subdivision.

**Property:** Certain lots in Logan Ranch, Section One, ("Logan Ranch"), a subdivision in Williamson County, Texas, according to the map or plat of said subdivision recorded in Cabinet E, Slides 7-12 of the Williamson County Plat Records, to which map or plat and its record reference is here made for further description.

**Application:** These Covenants, Conditions and Restrictions ("CCRs") are applicable to each lot in Logan Ranch whose owner has subjected such lot to these CCRs by executing this instrument and any owner who hereafter chooses to do so by filing a written instrument in the Official Public Records of Williamson County, Texas, stating the owner's election to subject the owner's lot to these CCRs.

In consideration of the mutual benefits which will accrue to the owners of certain lots in Logan Ranch, each owner executing these Covenants, Conditions and Restrictions ("CCRs") does hereby subject his or her lot to these CCRs agreeing that each such lot shall hereafter be held and used only in accordance with these CCRs which will be covenants running with the land.

1. No professional, business, or commercial activity to which the general public is invited may be conducted on the property or any lot on the property, except a Resident Owner of a residence may conduct business activities within a residence so long as: (i) the business activity is conducted with no more than (2) two full-time employees other than the residents of the home constructed on the lot; (ii) the existence or operation of the business activity is not apparent or detectable by sight, (no sign may be erected advertising the business on any lot), sound, or smell from outside the residence; (iii) the business activity conforms to all zoning requirements, if any, for the Property; (iv) the business activity does not involve door-to-door solicitation of residents within the Subdivision; and (v) the business does not generate a level of vehicular or pedestrian traffic or a number of vehicles parked within the Property which is noticeably greater than that which is typical of residences in which no business activity is being conducted.
2. Multi-family housing such as duplexes, condos or apartment buildings are prohibited. No trailer, trailer house, mobile home, camper, prefabricated house, tent, or shack shall ever be used as a permanent dwelling. Garage apartments or mother-in-law units are acceptable when occupied by a family of three (3) or fewer residents. Short term rentals of less than (30) thirty days are not permitted.
3. In an effort to maintain environmental safety, the property must be maintained free of debris, miscellaneous junk and hazardous materials (oil, antifreeze...). Appliances and bulk items such as stoves, refrigerators, furniture, tires and junked/salvage vehicles are considered debris and must not be left out on the property. Such items that can be disposed of at a landfill, junk yard or recycling center must be discarded within a reasonable time frame.
4. Livestock and other animals are not permitted on any lot except (1) common household pets and (2) horses and other livestock such as goats and chickens can be kept and maintained on the property, provided proper fencing and housing for such animals is installed and maintained. Not more than one animal unit for each acre will be allowed. For the purpose of this clause, (10) ten chickens would constitute an animal unit. Non-human primates, as well as dairy cows and pigs held for production or resale, are prohibited. Animals temporarily maintained for FFA or a school-related class project of a resident are acceptable.

5. No Lot shall ever be divided into tracts less than two (2.0) acres.

6. Pre-Existing Non-Conforming Uses. Any lot subject to these CCRs, the use of which is not currently in conformity of these CCRs, may continue such non-conforming use until such time as the ownership of such non-conforming lot is transferred to a subsequent owner at which time the non-conforming use must cease.

*Applies at 176 Logan Ranch Road*

7. Amendment: These CCRs may be amended or rescinded by an **80%** vote of the owners of the Lots subject to these CCRs at the time of such amendment. Only one vote shall be cast for each Lot.

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

Enforcement of these CCRs shall be by proceedings at law or in equity by the owner of any lot subject to these CCRs against any person or persons violating or attempting to violate these CCRs to restrain such violation and/or to recover damages.

These CCRs shall run with the land and shall be binding on all parties and all persons claiming under them until ten (10) years following the date of recording in Official Public Records of Williamson County, Texas and shall automatically renew for ten year periods on each ten year anniversary date thereafter until and unless amended or rescinded by a **80%** vote of the lot owners as provided in the "Amendment" section above.

These CCRs may be executed in multiple counterparts. It shall not be necessary for all parties to sign the same original counterpart and all counterparts shall be deemed to constitute a single document.

Each Owner agrees that the following signature block hereto may be assembled herewith and recorded as a single instrument.

Consent of Owner(s) of Lot(s) 59 (PT)  
Logan Ranch, Section One

176 Logan Ranch Road

The undersigned has elected to subject the above designated lot(s) to the Covenants, Conditions and Restrictions of Logan Ranch, Section One to which this Consent is attached.

Signature: [Handwritten Signature]

Signature: Karen L. Weston

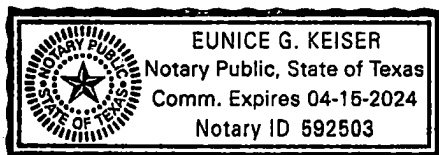
Printed Name: Jon Weston

Printed Name: Karen L. Weston

STATE OF TEXAS \*  
COUNTY OF WILLIAMSON \*

This instrument was acknowledged before me on August 30, 2020,

by Jon Weston and Karen L. Weston



[Handwritten Signature]  
Notary Public, State of Texas

① Logan Ranch Property Interests Inc  
314 Logan Ranch Road  
Georgetown TX 78628

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2020114079

REST Fee: \$29.00  
09/22/2020 03:55 PM OSALINAS



[Handwritten Signature]  
Nancy E. Rister, County Clerk  
Williamson County, Texas

SUPPLEMENTAL RESTRICTIONS

THE STATE OF TEXAS  
 COUNTY OF WILLIAMSON

2528

I  
I  
I

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Bobby G. Stanton, Trustee, the sole owner of Logan Ranch, Section One, a subdivision in Williamson County, Texas, according to the map or plat of said subdivision, recorded in Cabinet E, Slide 7-12 of the Williamson County Plat Records, has heretofore by instrument dated June 4, 1981 and recorded in Volume 840, Page 624 of the Deed Records of Williamson County, Texas, imposed certain restrictions on the lots in Logan Ranch, Section One; and

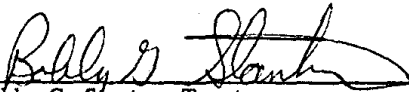
WHEREAS, Bobby G. Stanton, Trustee, remains the owner of all of said lots and now desires to impose supplemental restrictions on Lots Twenty-One through Twenty-Seven (21-27), both inclusive, and Forty-Nine through Eighty-Two (49-82), both inclusive, Logan Ranch, Section One.

NOW, THEREFORE, in consideration of the mutual benefits which will accrue to the owners of the lots above described, Bobby G. Stanton, Trustee, hereby adopts the following supplemental restrictions for the development of said lots, which restriction will be binding upon Bobby G. Stanton, Trustee, and each respective successor in title of each of the lots above described:

1. No drilling or exploration for oil, gas, or other minerals nor any quarrying or mining shall be conducted on any of the lots above described.

Enforcement of this restriction shall be by proceedings at law or in equity against any person or persons violating or attempting to violate the restriction either to restrain its violation or to recover damages. This covenant shall run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2000.

EXECUTED this the 31st day of August, 1981.

  
 Bobby G. Stanton, Trustee

THE STATE OF TEXAS I  
COUNTY OF WILLIAMSON I

BEFORE ME, the undersigned authority, on this day personally appeared Bobby G. Stanton, Trustee, 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 MY HAND AND SEAL OF OFFICE this the 31st day of August, 1981.



*James B. Cottman*  
Notary Public in and for Williamson County, Texas

*James B. Cottman*  
Printed or Stamped Name of Notary Public

THE STATE OF TEXAS  
County of Williamson

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 8th day of Sept. A.D. 19 81 at 3:00 o'clock P. M., and duly recorded this the 9th day of Sept. A.D. 19 81 at 9:40 o'clock A. M., in the

Deed \_\_\_\_\_ Records of said County, in Vol. 851 pp 389

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By *Alvin Whiteaker* Deputy

JAMES N. BOYDSTON, CLERK,  
County Court, Williamson County, Texas

THE STATE OF TEXAS  
 COUNTY OF WILLIAMSON

I  
 I KNOW ALL MEN BY THESE PRESENTS:  
 I

That Bobby G. Stanton, Trustee, the sole owner of Logan Ranch, Section One, a subdivision in Williamson County, Texas, according to the map or plat of said subdivision recorded in Cabinet \_\_\_\_\_, Slides \_\_\_\_\_ of the Williamson County Plat Records, to which map or plat and its record reference is here made for further description, being a subdivision of 323.40 acres, more or less, out of the David Wright Survey, Abstract No. 13, and the William Roberts Survey, Abstract No. 524, Williamson County, Texas, in consideration of the mutual benefits which will accrue to the owners of lots in said subdivision, hereby adopts the following restrictions for the development of said subdivision, which restrictions will be binding upon Bobby G. Stanton, Trustee, and each respective successor in title to each lot in Logan Ranch, Section One:

1. The property hereby conveyed shall be used for single-family residential purposes only and no part of same shall ever be used for any business or commercial purpose or for carrying on a trade or profession.

2. The residence constructed on the subject property shall have a living area of not less than one thousand three hundred square feet (1,300 sq.ft.) exclusive of garages, carports, and porches and minimum of twenty-five percent (25%) of the outside construction shall be of brick, stone, or masonry. Any detached building, garage, carport, shed, or structure must be of all new material.

3. No buildings or structures of any nature other than fences shall be located closer than fifty feet (50') to the property line frontage on the access road or closer than ten feet (10') to any other property line. No fence shall be located within the access road easement. All drain pipes and drain structures shall be approved in writing by the County Commissioner of Precinct 3, Williamson County, Texas, prior to the installation thereof.

4. Any dwelling or other structure commenced on the subject property shall be completed with reasonable diligence and in all events shall be completed as to its exterior within six (6) months from the commencement of construction. No building

material of any kind shall be placed or stored on the subject property until the owner is ready to commence construction.

5. No trailer, trailer house, mobile home, camper, prefabricated house, basement, tent, shack, garage, garage apartment or servants quarters shall ever be used as a dwelling, temporary or permanent.

6. The residence and other buildings must be kept in good state of repair and must be painted when necessary to preserve the attractiveness thereof.

7. No part of the property shall ever be used for outside, unenclosed storage of any nature or be used or maintained as a dumping ground for rubbish or debris or junk. Trash, garbage and other waste shall not be permitted except in sanitary containers. All incinerators or cans or other equipment for storage or disposal of such materials shall be kept in a clean and sanitary condition and behind tract improvements so that they are not readily visible from the street. Cars or other vehicles may not be stored on the subject property nor shall any car or vehicle that is not in running condition and regularly used be allowed to remain on the subject property for more than one (1) week.

8. An easement ten feet (10') in width adjacent to all property lines and adjacent to the access road easement and around the entire perimeter of the subject property is expressly reserved for the purpose of constructing and maintaining conduits, telephones, electric light poles, towers and other equipment to supply any public or private utility services.

9. All buildings shall be equipped with approved sanitary plumbing fixtures and plumbing installation meeting the requirements of the National Plumbing Code and shall have sewerage disposal and water supply facilities meeting the requirement standards of the State of Texas Department of Health.

10. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restriction either to restrain violation or to recover damages.

11. Horses and other livestock can be kept and maintained on the property provided proper fencing and housing for such animals is installed and maintained. Not more than one animal unit for each 2.5 acres of property will be allowed. Fences and

housing for livestock can be installed and animals kept on the property prior to and without the necessity of erecting a residence.

12. Lots Twenty-Eight (28) through Forty-Eight (48), inclusive, of Logan Ranch, Section One, shall never be divided into tracts less than one (1) acre in size and any residence constructed on any of such lots shall be situated on a tract containing at least one (1) acre. All other lots in Logan Ranch, Section One, shall never be divided into tracts containing less two and one-half (2 1/2) acres. No division of any of such lots (other than Lots 28-48, inclusive) shall be permitted prior to June 1, 1986 unless a residence has first been completed and occupied on the original tract. Each tract on which a residence is to be erected on said lots (other than Lots 28-48, inclusive) must contain not less than two and one-half (2 1/2) acres.

13. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2000.

14. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

EXECUTED this the 4th day of June, 1981.

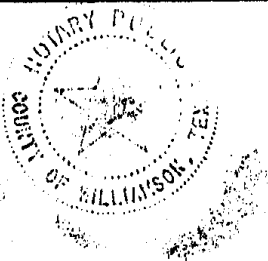
Bobby G. Stanton  
Bobby G. Stanton, Trustee

THE STATE OF TEXAS I

COUNTY OF I

BEFORE ME, the undersigned authority, on this day personally appeared Bobby G. Stanton, Trustee, 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 MY HAND AND SEAL OF OFFICE this the 8th day of JUNE, 1981.



James B. Coffman  
Notary Public in and for Williamson County, Texas  
Printed or Stamped Name of Notary Public

THE STATE OF TEXAS  
County of Williamson }

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I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 15th day of June A.D. 1981, at 11:15 o'clock a M., and duly recorded this the 15th day of June A.D. 1981, at 3:00 o'clock p M., in the

Deed

Records of said County, in Vol. 840 pp 624

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By Shirley Griffith Deputy

JAMES N. BOYDSTON, CLERK,  
County Court, Williamson County, Texas

STATE OF TEXAS  
COUNTY OF WILLIAMSON

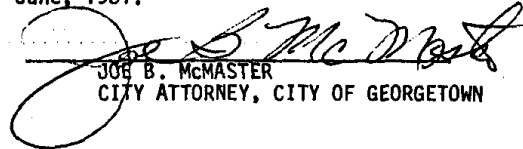
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CERTIFICATION

I, Joe B. McMaster, City Attorney, City of Georgetown, do hereby certify that the subdivision "Logan Ranch" filed by Bobby Stanton is exempt from the City of Georgetown Subdivision Ordinance because it contains tracts of five (5) acres or more and no new roads are to be installed.

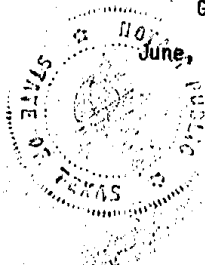
Executed this 10th day of June, 1981.

  
JOE B. McMASTER  
CITY ATTORNEY, CITY OF GEORGETOWN

STATE OF TEXAS  
COUNTY OF WILLIAMSON

Before me the undersigned authority, on this day personally appeared Joe B. McMaster, 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 my hand and seal of office on this the 10th day of June, 1981.



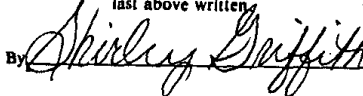
  
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS  
County of Williamson }

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication, was filed for record in my office on the 15th day of June A.D. 1981 at 11:15 o'clock a M., and duly recorded this the 15th day of June A.D. 1981 at 2:55 o'clock p M., in the Deed

Records of said County, in Vol. 840 pp 623

WITNESS MY HAND and seal of the County Court of said County, at office in Georgetown, Texas, the date last above written.

By  Deputy

JAMES N. BOYDSTON, CLERK,  
County Court, Williamson County, Texas