

EASEMENTS, RESTRICTIONS AND RESERVATIONS ON

CASSIE SUBDIVISION

BLOCK 11

A Subdivision in Burnet County, Texas

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1. All lots in said subdivision shall be used exclusively for residential purposes.
2. No building other than a single family residence containing not less than 1200 square feet, exclusive of open porches, breezeways, carports and garages, shall be erected or constructed on any lot in said subdivision. Not more than one residence may be erected or constructed on any lot in said subdivision. No mobile home or structure of any kind may be moved onto any lot. Any residence or other improvement is to be completed within one year of the time its construction is begun, failing which the seller, its successors or assigns, or any other person owning real property situated in said subdivision may (1) complete the residence or other improvements at the owner's expense to be secured by a lien against the premises, or (2) obtain injunctive relief requiring removal from the premises of the incomplete residence or other improvements, or (3) maintain and have an action for damages sustained.
3. No building or structure shall be occupied or used until the exterior thereof is completely finished with not less than two coats of paint. No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State and Local Department of Health. Outside wall area of house to have a minimum of fifty per cent (50%) masonry construction consisting of brick, ledgestone, field stone, concrete blocks or native types of stone veneer. No building or structure shall be erected or constructed on any lot until the building plans, specifications, plot plans, and external design have first been approved in writing by Seller or by such nominee or nominees as it may designate in writing, and a copy filed with Seller.

4. No improvements shall be erected or constructed within five (5) feet of said property lines, save a fence or retaining wall, the design and location of which must be approved as set out in Paragraph No. 3 above.

5. All lots are subject to the easements, restrictions and reservations contained in plats of Cassie Subdivision, a subdivision in Burnet County, Texas; and, subject to all easements, restrictions and reservations of record including, but not limited to, a three (3) foot easement over and across the sides, fronts and backs of each and all lots in the subdivision for the purposes of installing and servicing public utilities, telephone and water lines. There is reserved to Cassie Subdivision, its successors and assigns, the right to cross the streets or to run on said streets shown on said plat for the purposes of installing and servicing public utilities, telephone and water-lines, however, Seller is not in any way obligated to install any utilities or water lines.

6. No animals or pets are to be kept on the subdivision lots except domestic house pets.

7. If any person shall violate any of the covenants herein contained, it shall be lawful for any other persons owning real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing such, or to recover damages for such violations.

8. All lot or lots are subject to the easement from Emory, Peck and Rockwood Development Company to Cassie A. Freidsam, dated August 14, 1930, and recorded in Volume 79, pages 40-42, of the Deed Records of Burnet County, Texas; and, easement from Emory, Peck and Rockwood Development Company to Cassie A. Friedsam, dated August 14, 1930, recorded in Volume 79, pages 45-50, of the Deed Records of Burnet County, Texas.

9. All lot or lots are subject to Sellers right to graze cattle or livestock on the premises above described, and all property owners will waive all damages caused to said premises by said livestock or cattle, but nothing herein shall be construed to prevent such owners herein from fencing said cattle from said premises, such fences to be constructed and maintained by owner, his heirs and assigns, at thier expense.

10. All lot or lots are subject to an assessment of Twenty-Five Dollars (\$25.00) per lot per year, said assessment to be used for the maintenance of roads, parks and recreational areas of said subdivision. Such assessment shall be and is hereby secured by a lien on each lot respectively and shall be payable to Cassie Subdivision, the payment thereof to be due and payable on January 1st of each year after the date of the Sales Contract or Deed of conveyance, whichever is sooner, by which this lot or lots are sold and conveyed. The lien herein provided for shall be secondary to and subordinate to any voluntary lien hereafter placed on any such lot by the present or any future owner thereof.

11. The restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said subdivision whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. The covenants are to run with the land and shall be binding for a period of 20 years from the date hereof; at the end of such period, said restrictions and covenants shall automatically be extended for a successive period of ten (10) years unless by a vote of three-fourths majority of the then owners of the lots in said subdivision (each lot having one vote), taken prior to the expiration of the twenty (20) year period and filed of record in said County, it

is agreed to amend or release same. A vote of three-fourths (3/4) majority of the then owners of the lots in said subdivision (each lot having one vote) may amend these restrictions at any time, such amended restrictions to be filed in the office of the County Clerk of Burnet County, Texas.

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12. The owner of a lot in said Cassie Subdivision shall have an easement to cross any of the land which might be between the said lot and the nearest waters of Buchanan Lake for the purpose of permitting access to the waters of such lake, should they recede below the 1020 contour line due to normal fluctuations of the level of said lake.

13. All lots are subject to an undivided one-half (1/2) non-participating royalty interest (same being equal to an undivided 1/16 interest) in and to all oil, gas, minerals, elements or radio-active substances in and under the said premises reserved in deed dated March 21, 1968, executed by Linda Lou Friedsam to R. M. Jones, recorded in Volume 167, page 310-317, of the Deed Records of Burnet County, Texas.

WITNESS OUR HANDS this 6th day of February, 1975.

CASSIE SUBDIVISION

R. M. Jones
R. M. JONES

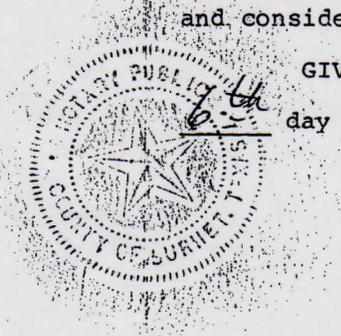
Joyce Ray Taylor
JOYCE RAY TAYLOR

BY: R. M. Jones
R. M. JONES, Attorney-in-Fact

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THE STATE OF TEXAS X
COUNTY OF BURNET X

BEFORE ME, the undersigned authority, on this day personally appeared R. M. JONES, Individually and as Attorney-in-Fact for JOYCE RAY TAYLOR, 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.



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 6th day of February, 1975.

Texas G. Turner
Notary Public in and for
Burnet County, Texas.

FILED FOR RECORD 6 DAY OF FEBRUARY A.D., 1975, AT 1:23 O'CLOCK PM.
RECORDED THIS THE 6TH DAY OF FEBRUARY A.D., 1975, AT 4:04 O'CLOCK PM.
WAYNE A. BARTON, COUNTY CLERK, BURNET COUNTY, TEXAS. BY: Sub Sawyer DEPUTY.

RECEIVED
FEB 11 1975
BURNET COUNTY CLERK'S OFFICE

EASEMENTS, RESTRICTION AND RESERVATIONS ON BLOCK "12"
OF THE CASSIE SUBDIVISION, CONSISTING OF 34 LOTS,
A SUBDIVISION IN BURNET COUNTY, TEXAS

4724

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(1) All lots in said subdivision shall be used exclusively for single family residential purposes and no lot shall have more than one residence or one mobile home placed thereon. All structures built on said lots and all structures or mobile homes moved onto said lots shall be sound in structure and neat and orderly in appearance. All storage sheds or other structures erected or moved upon said premises shall be neat and orderly in appearance.

(2) The erection of any residence or other improvement shall be completed within one (1) year of the time its construction is begun, failing which any person owning real property situated in said subdivision, may (1) complete the residence or other improvements at the expense of the owner of such residence or other improvement, the cost of which shall be secured by a lien against the premises, or (2) obtain injunction relief requiring removal from the premises of the incomplete residence or other improvements, or (3) maintain and have an action for damages sustained.

(3) No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State of Texas and any other government agency having the authority to approve the same. All septic tanks, drain fields and sewer systems shall be maintained and if necessary modified so as to comply with any future requirements of said State and government agencies.

(4) Unightly homemade camper, travel trailer, motor home, school bus or converted vehicles may not be stored or kept on the premises.

(5) No improvements shall be erected or constructed within six (6) feet of said property lines, save a fence or retaining wall, which fence or wall shall be neat in appearance. An easement is hereby reserved by the owners and developers of Cassie Subdivision over, along and across a six (6) foot strip around each of said lots for the purpose of installing and servicing public utilities, water and telephone lines.

(6) There shall be no hunting in this subdivision.

(7) All lots are subject to the easements and reservations contained in the plat of Cassie Subdivision, Block "12", a subdivision in Burnet County, Texas, which plat is recorded in Vol. 3, Page 112 of the Plat Records of Burnet County, Texas, and subject to these easements, restrictions, and reservations which are recorded in the Plat Records of Burnet County, Texas. There is reserved to Cassie Subdivision, its successors and assigns, the right to cross the streets or to run on said streets shown on said plat for the purposes of installing and servicing public utilities, telephones and waterlines, however, Seller is not in any way obligated to install any utilities or water lines.

(8) No animals or pets are to be kept on the subdivision lots except domestic house pets.

(9) If any owner of a lot or lots, or his assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from doing such, or to recover damages for such violations.

(10) Such lot or lots are sold subject to the easement from Emory, Peck and Rockwood Development Company to Cassie A. Friedsam, dated August 14, 1930, and recorded in Vol. 79, Pages 40-42, of the Deed Records of Burnet County, Texas; and easement from Emory, Peck and Rockwood Development Company to Cassie A. Friedsam, dated August 14, 1930, and recorded in Vol. 79, Pages 45-50, of the Deed Records of Burnet County, Texas.

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(11) All lots are sold subject to the reservation by Linda Lou Friedsam of an undivided one-half (1/2) non-participating royalty interest (same being equal to an undivided one-sixteenth (1/16) interest) in and to all oil, gas, mineral elements or radio-active substances in and under said property.

(12) The restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said subdivision whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. The covenants are to run with the land and shall be binding for a period of 20 years from the date hereof; at the end of such period, said restrictions and covenants shall automatically be extended for a successive period of ten (10) years unless by a vote of three-fourths majority of the then owners of the lots in said subdivision (each lot having one vote), taken prior to the expiration of the twenty (20) year period and filed for record in said County, it is agreed to amend or release same. A vote of three-fourths (3/4) majority of the then owners of the lots in said subdivision (each owner having one vote) may amend these restrictions at any time, such amended restrictions to be filed in the office of the County Clerk, Burnet, Texas.

WITNESS OUR HANDS this the 16th day of September, 1976.

R. M. Jones
R. M. Jones

Joyce Ray Meyer
Joyce Ray Meyer

THE STATE OF TEXAS §
COUNTY OF BURNET §

BEFORE ME, the undersigned authority, on this day personally appeared R. M. Jones, 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.

Given under my hand and seal of office on this 16th day of September, 1976.

Billie J. Pratt
Notary Public in and for Burnet County, Texas.

THE STATE OF TEXAS §
COUNTY OF BURNET §

BEFORE ME, the undersigned authority, on this day personally appeared Joyce Ray Meyer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 16th day of September, 1976.

Billie J. Pratt
Notary Public in and for Burnet County, Texas.

FILED FOR RECORD 21 DAY OF SEPTEMBER A.D., 1976, AT 11:40 O'CLOCK A. M.
RECORDED THIS THE 21ST DAY OF SEPTEMBER A.D., 1976, AT 11:52 O'CLOCK A. M.
WAYNE A. BARTON, COUNTY CLERK, BURNET COUNTY, TEXAS. BY: Connie Lyda DEPUTY.

EASEMENTS, RESTRICTION AND RESERVATIONS ON BLOCK "13"
OF THE CASSIE SUBDIVISION, CONSISTING OF 42 LOTS,
A SUBDIVISION IN BURNET COUNTY, TEXAS

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(1) All lots shall be used exclusively for residential purposes. All residences shall be of new construction; and no building other than a single family residence containing not less than 1,000 square feet, exclusive of open porches, breezeways, carports and garages, shall be erected or constructed on any lot. Not more than one residence may be erected or constructed on any lot. No mobile home or structure of any kind may be moved onto any lot. All structures built on said lots shall be sound in structure and neat and orderly in appearance. All storage sheds and other structures erected on said lots shall be neat and orderly in appearance. No structure shall be built in such a manner as to detract from the appearance of the neighborhood.

(2) The erection of any residence or other improvement shall be completed within one (1) year of the time its construction is begun, failing which any person owning real property situated in said block may (1) complete the residence or other improvements at the expense of the owner of such residence or other improvement, the cost of which shall be secured by a lien against the premises, or (2) obtain injunction relief requiring removal from the premises of the incomplete residence or other improvements, or (3) maintain and have an action for damages sustained.

(3) The outside walls of each residence shall have a veneer of at least 25% masonry construction, consisting of brick, ledgerstone, fieldstone, concrete blocks or native type stone. No residence shall be occupied until the exterior not consisting of masonry is completely finished with not less than two coats of paint.

(4) No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State of Texas and any other government agency having the authority to approve the same. All septic tanks, drain fields and sewer systems shall be maintained and if necessary modified so as to comply with any future requirements of said State and government agencies.

(5) No improvements shall be erected or constructed within five (5) feet of said property lines, save a fence or retaining wall, which fence or wall shall be neat in appearance. An easement is hereby reserved by the owners and developers of Cassie Subdivision over, along and across a five (5) foot strip around each of said lots for the purpose of installing and servicing public utilities, water and telephone lines.

(6) All lots are subject to the easements and reservations contained in the plat of Block "13" of Cassie Subdivision, a subdivision in Burnet County, Texas, which plat is recorded in Vol. 4, Page 131, of the Plat Records of Burnet County, Texas, and subject to these easements, restrictions, and reservations which are recorded in the Deed Records of Burnet County, Texas. There is reserved to Cassie Subdivision, its successors and assigns, the right to cross the streets or to run on said streets shown on said plat for the purposes of installing and servicing public utilities, telephones and waterlines; however, said owners and developers are not in any way obligated to install any utilities or water lines.

(7) No animals or pets are to be kept on any lot except domestic house pets.

(8) There shall be no hunting on this property.

(9) If any owner of a lot or lots, or his assigns, shall violate any of the restrictive covenants herein contained, it shall be lawful for any person or persons owning real estate situated in said block to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from doing such, or to recover damages for such violations.

(10) All lots are sold subject to the easement from Emory, Peck and Rockwood Development Company to Cassie A. Friedsam, dated August 14, 1930, and recorded in Vol. 79, Page 40-42, of the Deed Records of Burnet County, Texas; and easement from Emory, Peck and Rockwood Development Company to Cassie A. Friedsam, dated August 14, 1930, and recorded in Vol. 79, Page 45-50, of the Deed Records of Burnet County, Texas.

(11) All lots are sold subject to the reservation by Linda Lou Friedsam of an undivided one-half (1/2) non-participating royalty interest (same being equal to an undivided one-sixteenth (1/16) interest) in and to all oil, gas, mineral elements or radio-active substances in and under said property.

(12) The restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said subdivision whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot in this Block of Cassie Subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. The covenants are to run with the land and shall be binding for a period of 20 years from the date hereof; at the end of such period, said restrictions and covenants shall automatically be extended for a successive period of ten (10) years unless by a vote of three-fourths

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majority of the owners of the lots in said block of said subdivision (each lot having on vote), taken prior to the expiration of the twenty (20) year period and filed for record in said County, it is agreed to amend or release same. A vote of three-fourths (3/4) majority of the then owners of the lots in said block of said subdivision (each owner having one vote) may amend these restrictions at any time, such amended restrictions to be filed in the office of the County Clerk, Burnet, Texas.

WITNESS OUR HANDS this 26 day of January, 1981.

R. M. Jones
R. M. Jones

Joyce Ray Meyer
Joyce Ray Meyer

By: R. M. Jones
Raymond Jones, Attorney-in-Fact for Joyce Ray Meyer

THE STATE OF TEXAS X
Burnet
COUNTY OF LAMPASAS X

BEFORE ME, the undersigned authority, on this day personally appeared R. M. Jones, 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.

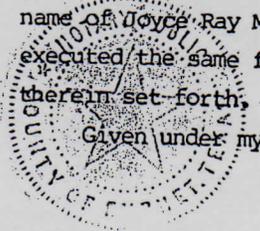


Given under my hand and seal of office on this the 26 day of January, 1981.

Jerry Miller
Notary Public in and for Lampasas County, Texas
Burnet

THE STATE OF TEXAS X
Burnet
COUNTY OF LAMPASAS X

BEFORE ME, the undersigned authority, on this day personally appeared R. M. Jones, known to me to be the person whose name is subscribed to the foregoing instrument, as the attorney-in-fact of Joyce Ray Meyer, and acknowledged to me that he subscribed the name of Joyce Ray Meyer thereto as principal and his own name as attorney in fact, and executed the same for the purposes and consideration therein expressed and in the capacity therein set forth.



Given under my hand and seal of office on this the 26 day of January, 1981.

Jerry Miller
Notary Public in and for Lampasas County, Texas
Burnet

FILED FOR RECORD 26 DAY OF JANUARY, A.D., 1981, AT 2:12 O'CLOCK 2 M.
RECORDED THIS THE 27TH DAY OF JANUARY, A.D., 1981, AT 10:28 O'CLOCK 2 M.
MILLIE WILLIAMS, COUNTY CLERK, BURNET COUNTY, TEXAS. BY: Sally Baxter DEPUTY.

EASEMENTS, RESTRICTION AND RESERVATIONS ON BLOCK "14"
OF THE CASSIE SUBDIVISION, CONSISTING OF 22 LOTS,
A SUBDIVISION IN BURNET COUNTY, TEXAS

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(1) All lots shall be used exclusively for residential purposes. All residences shall be of new construction; and no building other than a single family residence containing not less than 1,000 square feet, exclusive of open porches, breezeways, carports and garages, shall be erected or constructed on any lot. Not more than one residence may be erected or constructed on any lot. No mobile home or structure of any kind may be moved onto any lot. All structures built on said lots shall be sound in structure and neat and orderly in appearance. All storage sheds and other structures erected on said lots shall be neat and orderly in appearance. No structure shall be built in such a manner as to detract from the appearance of the neighborhood.

(2) The erection of any residence or other improvement shall be completed within one (1) year of the time its construction is begun, failing which any person owning real property situated in said block may (1) complete the residence or other improvements at the expense of the owner of such residence or other improvement, the cost of which shall be secured by a lien against the premises, or (2) obtain injunction relief requiring removal from the premises of the incomplete residence or other improvements, or (3) maintain and have an action for damages sustained.

(3) The outside walls of each residence shall have a veneer of at least 25% masonry construction, consisting of brick, ledgerstone, fieldstone, concrete blocks or native type stone. No residence shall be occupied until the exterior not consisting of masonry is completely finished with not less than two coats of paint.

(4) No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sanitary sewer or septic tank approved by the State of Texas and any other government agency having the authority to approve the same. All septic tanks, drain fields and sewer systems shall be maintained and if necessary modified so as to comply with any future requirements of said State and government agencies.

(5) No improvements shall be erected or constructed within five (5) feet of said property lines, save a fence or retaining wall, which fence or wall shall be neat in appearance. An easement is hereby reserved by the owners and developers of Cassie Subdivision over, along and across a five (5) foot strip around each of said lots for the purpose of installing and servicing public utilities, water and telephone lines.

(6) All lots are subject to the easements and reservations contained in the plat of Block "14" of Cassie Subdivision, a subdivision in Burnet County, Texas, which plat is recorded in Vol. 4, Page 133, of the Plat Records of Burnet County, Texas, and subject to these easements, restrictions, and reservations which are recorded in the Deed Records of Burnet County, Texas. There is reserved to Cassie Subdivision, its successors and assigns, the right to cross the streets or to run on said streets shown on said plat for the purposes of installing and servicing public utilities, telephones and waterlines; however, said owners and developers are not in any way obligated to install any utilities or water lines.

(7) No animals or pets are to be kept on any lot except domestic house pets.

(8) There shall be no hunting on this property.

(9) If any owner of a lot or lots, or his assigns, shall violate any of the restrictive covenants herein contained, it shall be lawful for any person or persons owning real estate situated in said block to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from doing such, or to recover damages for such violations.

(10) All lots are sold subject to the easement from Emory, Peck and Rockwood Development Company to Cassie A. Friedsam, dated August 14, 1930, and recorded in Vol. 79, Page 40-42, of the Deed Records of Burnet County, Texas; and easement from Emory, Peck and Rockwood Development Company to Cassie A. Friedsam, dated August 14, 1930, and recorded in Vol. 79, Page 45-50, of the Deed Records of Burnet County, Texas.

(11) All lots are sold subject to the reservation by Linda Lou Friedsam of an undivided one-half (1/2) non-participating royalty interest (same being equal to an undivided one-sixteenth (1/16) interest) in and to all oil, gas, mineral elements or radio-active substances in and under said property.

(12) The restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said subdivision whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot in this Block of Cassie Subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. The covenants are to run with the land and shall be binding for a period of 20 years from the date hereof; at the end of such period, said restrictions and covenants shall automatically be extended for a successive period of ten (10) years unless by a vote of three-fourths

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majority of the owners of the lots in said block of said subdivision (each lot having one vote), taken prior to the expiration of the twenty (20) year period and filed for record in said County, it is agreed to amend or release same. A vote of three-fourths (3/4) majority of the then owners of the lots in said block of said subdivision (each owner having one vote) may amend these restrictions at any time, such amended restrictions to be filed in the office of the County Clerk, Burnet, Texas.

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WITNESS OUR HANDS this 26 day of January, 1981.

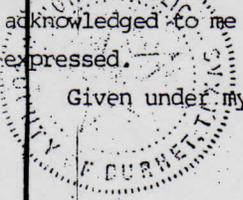
R. M. Jones
R. M. Jones

Joyce Ray Meyer
Joyce Ray Meyer

By: R. M. Jones
Raymond Jones, Attorney-in-Fact for Joyce Ray Meyer

THE STATE OF TEXAS, X
COUNTY OF Burnet X

BEFORE ME, the undersigned authority, on this day personally appeared R. M. Jones, 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.

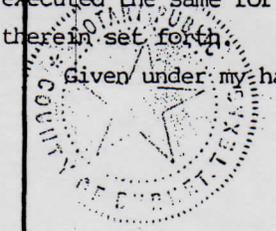


Given under my hand and seal of office on this the 26 day of January, 1981.

Jerry Miller
Notary Public in and for Lampasas County, Texas
Burnet

THE STATE OF TEXAS X
COUNTY OF Burnet X

BEFORE ME, the undersigned authority, on this day personally appeared R. M. Jones, known to me to be the person whose name is subscribed to the foregoing instrument, as the attorney-in-fact of Joyce Ray Meyer, and acknowledged to me that he subscribed the name of Joyce Ray Meyer thereto as principal and his own name as attorney in fact, and executed the same for the purposes and consideration therein expressed and in the capacity therein set forth.



Given under my hand and seal of office on this the 26 day of January, 1981.

Jerry Miller
Notary Public in and for Lampasas County, Texas
Burnet

FILED FOR RECORD
RECORDED THIS THE 26 DAY OF JANUARY, A.D., 1981, AT 2:16 O'CLOCK P M.
LIE WILLIAMS, COUNTY CLERK, BURNET COUNTY, TEXAS. BY: 10:30 O'CLOCK A M.
Dolly Baxter DEPUTY.