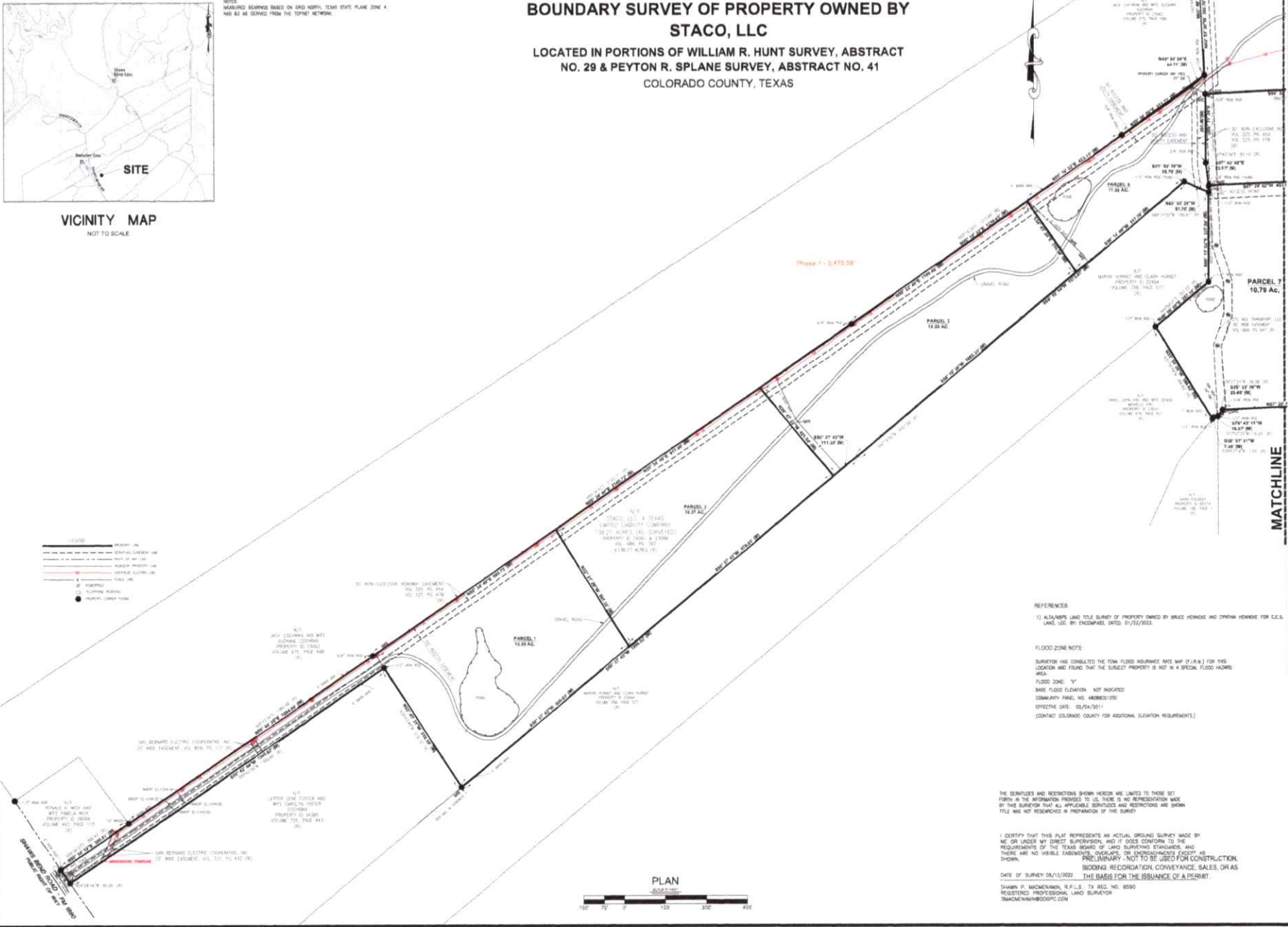


VICINITY MAP  
NOT TO SCALE

NOTES:  
MARKED BEARINGS BASED ON GRID NORTH, TEXAS STATE PLANE ZONE 4.  
NAD 83 AS DERIVED FROM THE TOPNET NETWORK.

**BOUNDARY SURVEY OF PROPERTY OWNED BY  
STACO, LLC**  
LOCATED IN PORTIONS OF WILLIAM R. HUNT SURVEY, ABSTRACT  
NO. 29 & PEYTON R. SPLANE SURVEY, ABSTRACT NO. 41  
COLORADO COUNTY, TEXAS



PLAN

REFERENCES

1) ALLAMPS LAND TITLE SURVEY OF PROPERTY OWNED BY BRUCE HENDRICK AND CONYIA HENDRICK FOR C.E.S. LAND, LLC BY ENCOMPHENL DATED 01/27/2022

FLOOD ZONE NOTE

SURVEYOR HAS CONSULTED THE FIRM FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
FLOOD ZONE: "X"  
BASE FLOOD ELEVATION: NOT INDICATED  
COMMUNITY PANEL NO. UNRECORDED  
EFFECTIVE DATE: 01/04/2011  
(CONTACT COLORADO COUNTY FOR ADDITIONAL ELEVATION REQUIREMENTS.)

THE SURVEYORS AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THE SURVEYOR THAT ALL APPLICABLE EASEMENTS AND RESTRICTIONS ARE SHOWN.

I CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE TEXAS BOARD OF LAND SURVEYING STANDARDS, AND THERE ARE NO VISIBLE EASEMENTS, EASEMENTS OR ENCUMBRANCES EXCEPT AS SHOWN.  
BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

DATE OF SURVEY: 08/10/2022  
JENNIFER P. MOOREHEAD, R.L.S., TX REG. NO. 8590  
REGISTERED PROFESSIONAL LAND SURVEYOR  
JPMOOREHEAD@DDGPC.COM

REVISION	BY

**DUPONTIS DESIGN GROUP, PC**  
SURVEY  
18264 Brimmer Road, Suite 101  
Covington, LA 70423  
Phone: 985-248-6190  
314 E. Bayou Road  
Thibodaux, LA 70301  
www.DDGPC.com

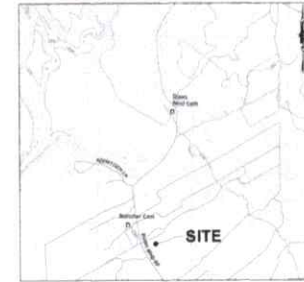


**BOUNDARY SURVEY  
STATE OF TEXAS  
COLORADO COUNTY**  
FOR  
ICO COMMERCIAL

DRAWN CJM
CHECKED JPM
PROJECT NO. 22-1587
FILE 22-1587-5-1-10772
SHEET 1

**BOUNDARY SURVEY OF PROPERTY OWNED BY  
STACO LLC**  
LOCATED IN PORTIONS OF WILLIAM R. HUNT SURVEY, ABSTRACT  
NO. 29 & PEYTON R. SPLANE SURVEY, ABSTRACT NO. 41  
COLORADO COUNTY, TEXAS

NOTES:  
MEASURED BEARINGS BASED ON GRID NORTH, TEXAS STATE PLANE ZONE 4  
AND 43 45 DERIVED FROM THE TYPED NETWORK.



**VICINITY MAP**  
NOT TO SCALE

**REFERENCES:**

1) ALTA/NSPS LAND TITLE SURVEY OF PROPERTY OWNED BY BRUCE HENRIKSEN AND CYNTHIA HENRIKSEN FOR C.L.S. LAND, LLC, BY ENCUMBRANCE, DATED 07/02/2003.

**FLOOD ZONE NOTE:**

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

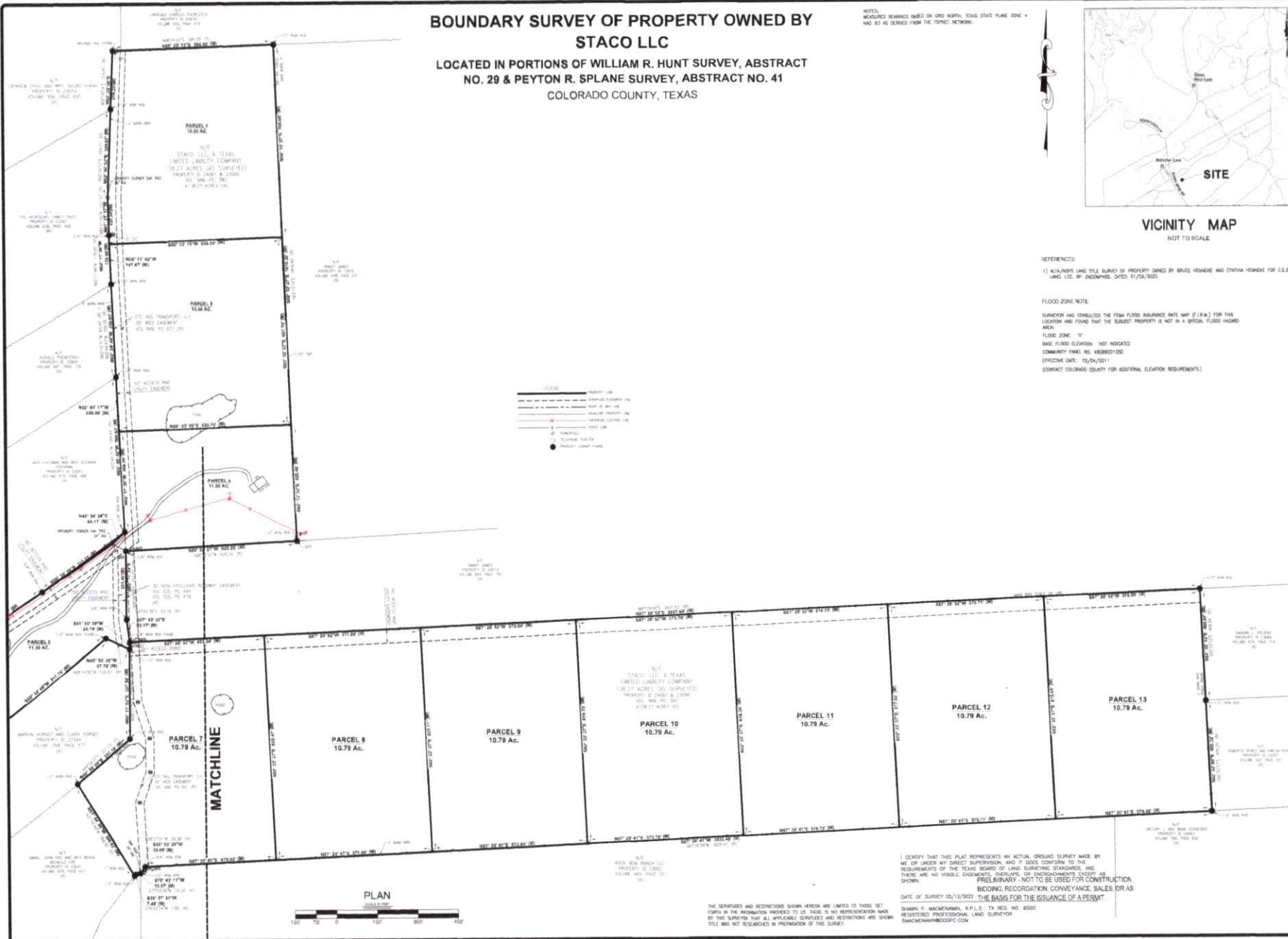
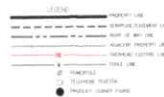
FLOOD ZONE: "X"

BASE FLOOD ELEVATION: NOT INDICATED

COMMUNITY PANEL NO. 480802120

EFFECTIVE DATE: 02/04/2011

(CONTACT COLORADO COUNTY FOR ADDITIONAL ELEVATION REQUIREMENTS.)



THE SERVICES AND RESTRICTIONS SHOWN HEREIN ARE LIMITED TO THOSE SET FORTH IN THE RESOLUTION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THE SURVEYOR THAT ALL APPLICABLE DEVELOPED AND RESTRICTIONS ARE SHOWN. TITLE AND NOT RESTRICTED IN INFORMATION OF THIS SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE TEXAS BOARD OF LAND SURVEYING STANDARDS, AND THERE ARE NO VISIBLE ENCUMBRANCES, OVERLAPS, OR ENCROACHMENTS, EXCEPT AS SHOWN.

DATE OF SURVEY: 02/12/2011  
THE BASIS FOR THE ISSUANCE OF A PERMIT

SHARON P. NACHTMANN, R.P.L.S., TX REG. NO. 6550  
REGISTERED PROFESSIONAL LAND SURVEYOR  
SHARONNACHTMANN@DDGPC.COM

REVISION	BY

**DUPLANTIS DESIGN GROUP, P.C.**  
SURVEY  
15554 Breckenridge Road, Suite 101  
Conover, LA 79423  
Phone: 980-248-6190 Fax: 980-248-6190  
www.DDGPC.com



**BOUNDARY SURVEY**  
CITY, STATE  
COLORADO COUNTY  
FOR:  
ICO COMMERCIAL

DRAWN	CMH
CHECKED	SPH
PROJECT NO.	22-1587
PLS	22-1587, S-1, 102792
SHEET	2-2

## **Exhibit "A"**

### **METES AND BOUNDS DESCRIPTION**

**30 FOOT ACCESS & UTILITY EASEMENT, 7.736 ACRES IN THE WILLIAM R. HUNT SURVEY,  
ABSTRACT NO. 29 & PEYTON R. SPLANE SURVEY, ABSTRACT NO. 41**

**COLORADO COUNTY, TEXAS**

BEING A TRACT OR PARCEL OF LAND BEING A 30 FOOT ACCESS & UTILITY EASEMENT, CONTAINING 7.729 ACRES AND BEING OUT OF A 138.27 ACRES OF LAND, OWNED BY STACO, LLC, THE SAME LANDS DESCRIBED IN VOLUME 989, PAGE 392 OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS, A PART OF THE WILLIAM R. HUNT SURVEY, ABSTRACT NO. 29 & PEYTON R. SPLANE SURVEY, ABSTRACT NO. 41, ALL IN COLORADO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 6" IRON POST ALONG THE RIGHT OF WAY OF SHAW'S BEND ROAD (FM 1890), MARKING THE NORTHWESTERLY CORNER OF PARCEL 1 AND SAME BEING THE SOUTHERLY CORNER OF THAT CERTAIN 2.041 ACRE TRACT OF LAND, DESCRIBED BY DEED, TO RONALD A. WICK AND WIFE PAMELA WICK, RECORDED FEBRUARY 09, 1982, IN VOLUME 442, PAGE 115, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS, SAME BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 55°34'19" EAST, ALONG THE SOUTHEAST LINE OF SAID 2.041 ACRE TRACT, SAME BEING THE NORTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 300.51 FEET, TO A 12-INCH WOODEN POST FOUND FOR THE EAST CORNER OF SAID 2.041 ACRE TRACT, AND THE SOUTH CORNER OF THAT CERTAIN 65.929 ACRE TRACT OF LAND, DESCRIBED BY WARRENTY DEED WITH VENDORS LEIN, TO JACK COCHRAN AND WIFE SUZANE COCHRAN, RECORDED SEPTEMBER 24, 2021, IN VOLUME 975, PAGE 498, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS, SAME BEING AN ANGLE POINT ON A NORTHWESTERLY LINE OF HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE COMMON SOUTHEAST LINE OF SAID 65.929 ACRE TRACT, AND THE NORTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

- 1.) THENCE NORTH 55°44'35" EAST, A DISTANCE OF 1084.68 FEET TO A FOUND 5/8-INCH IRON ROD, WITH A CAP STAMPED "ENCOMPASS";
- 2.) THENCE NORTH 55°34'49" EAST, A DISTANCE OF 2145.72 FEET TO A FOUND 5/8-INCH IRON ROD, WITH A CAP STAMPED "ENCOMPASS";
- 3.) THENCE NORTH 55°16'32" EAST, A DISTANCE OF 1210.61 FEET TO A FOUND 5/8-INCH IRON ROD, WITH A CAP STAMPED "ENCOMPASS";

- 4.) THENCE NORTH 55°30'58" EAST, A DISTANCE OF 311.72 FEET TO A FOUND 24-INCH OAK TREE;

THENCE NORTH 48°54'04" EAST, PASSING A FOUND 5/8-INCH IRON ROD, WITH A CAP STAMPED "ENCOMPASS" A DISTANCE OF 64.11 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 102.32 FEET TO A POINT WITHIN THE PROPERTY OWNED BY STACO, LLC, 138.27 ACRE TRACT.

THENCE CONTINUING WITHIN THE CALLED 138.27 ACRE TRACT OF LAND OWNED BY STACO, LLC, THE FOLLOWING COURSES AND DISTANCES:

- 1.) THENCE NORTH 02°49'42" WEST, A DISTANCE OF 546.10 FEET TO A POINT;
- 2.) THENCE NORTH 02°34'44" WEST, A DISTANCE OF 339.76 FEET TO A POINT ;
- 3.) THENCE NORTH 02°11'36" WEST, A DISTANCE OF 178.74 FEET TO A POINT ;
- 4.) THENCE NORTH 01°21'17" WEST, A DISTANCE OF 136.17 FEET TO A POINT;
- 5.) THENCE NORTH 02°16'52" EAST, A DISTANCE OF 323.70 FEET TO A POINT;
- 6.) THENCE NORTH 02°22'08" EAST, A DISTANCE OF 216.47 FEET, TO A POINT ON LINE OF THE COMMON NORTHERLY PROPERTY LINE OF THE 138.27 ACRE TRACT OWNED BY STACO, LLC, AND THE SOUTHERN PROPERTY LINE OF SAID 83.0349 ACRE TRACT, AND THAT CERTAIN 78.82 ACRE TRACT OF LAND, DESCRIBED BY PARTITION DEED, TO LAWRENCE CHARLES POENITZSCH, RECORDED IN VOLUME 540, PAGE 410, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS;

THENCE NORTH 88°03'15" EAST, ALONG THE COMMON LINE OF THE 138.27 ACRE TRACT AND THE 83.0349 ACRE TRACT, A DISTANCE OF 30.09 FEET TO A POINT;

THENCE CONTINUING WITHIN THE CALLED 138.27 ACRE TRACT OF LAND OWNED BY STACO, LLC, THE FOLLOWING COURSES AND DISTANCES:

- 1.) THENCE SOUTH 02°22'08" WEST, A DISTANCE OF 218.71 FEET TO A POINT ;
- 2.) THENCE SOUTH 02°16'52" WEST, A DISTANCE OF 322.72 FEET TO A POINT;
- 3.) THENCE SOUTH 01°21'17" EAST, A DISTANCE OF 135.00 FEET TO A POINT;
- 4.) THENCE SOUTH 02°11'36" EAST, A DISTANCE OF 178.42 FEET TO A POINT;
- 5.) THENCE SOUTH 02°34'44" EAST, A DISTANCE OF 339.59 FEET TO A POINT;
- 6.) THENCE SOUTH 02°49'42" EAST, A DISTANCE OF 560.58 FEET TO A POINT;
- 7.) THENCE SOUTH 48°54'04" WEST, A DISTANCE OF 74.91 FEET TO A POINT;

THENCE SOUTH 00°11'24" EAST, PASSING OVER A FOUND 5/8-INCH IRON ROD WITH A CAP STAMPED "ENCOMPASS" BEING A COMMON INSIDE CORNER OF THE 138.27 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THAT CERTAIN 165.072 ACRE TRACT OF LAND, DESCRIBED BY WARRENTY DEED, TO RANDY JAMES, RECORDED IN VOLUME 894, PAGE 792, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS, IN ALL A DISTANCE OF 282.86 FEET TO A FOUND 3/8-INCH IRON ROD, FOR AN ANGLE POINT ON THE WEST LINE OF SAID 165.072 ACRE TRACT;

THENCE SOUTH 07°43'02" EAST, ALONG SAID COMMON WEST LINE OF SAID 165.072 ACRE TRACT, AND THE EASTERLY LINE OF SAID 138.27 ACRE TRACT, A DISTANCE OF 83.17 FEET TO A FOUND 3/8-INCH IRON ROD;

THENCE NORTH 87°28'52" EAST, ALONG THE COMMON SOUTH LINE OF SAID 165.072 ACRE TRACT, AND THE NORTHERLY LINE OF SAID 138.27 ACRE TRACT, A DISTANCE OF 3937.60 FEET, TO A FOUND 1/2-INCH IRON ROD, FOUND ON THE SOUTH LINE OF SAID 165.072 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND, DESCRIBED BY WARRENTY DEED WITH VENDOR'S LEIN, TO SANDRA J. STEVENS, RECORDED IN VOLUME 434, PAGE 715, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS;

THENCE SOUTH 02°35'13" EAST, ALONG THE COMMON WEST LINE OF SAID 165.072 ACRE TRACT, SAME BEING THE EASTERLY LINE OF SAID 138.27 ACRE TRACT A DISTANCE OF 30.00 FEET TO A POINT;

THENCE SOUTH 87°28'52" WEST, A DISTANCE OF 3965.04 FEET, TO A POINT WITHIN THE STACO, LLC 0.5 ACRE TRACT DESCRIBED BY GENERAL WARRENTY DEED, RECORDED IN VOLUME 1073, PAGE 606, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS

THENCE DEPARTING THE 0.5 ACRE STALCO, LLC TRACT AND CONTINUING WITHIN THE CALLED 138.27 ACRE TRACT OF LAND OWNED BY STACO, LLC, THE FOLLOWING COURSES AND DISTANCES:

- 1.) THENCE NORTH 07°43'02" WEST, A DISTANCE OF 112.54 FEET TO A POINT;
- 2.) THENCE NORTH 00°11'24" WEST, A DISTANCE OF 258.84 FEET TO A POINT;
- 3.) THENCE SOUTH 48°54'04" WEST, A DISTANCE OF 3.99 FEET TO A POINT;
- 4.) THENCE SOUTH 55°30'58" WEST, A DISTANCE OF 313.39 FEET TO A POINT;
- 5.) THENCE SOUTH 55°16'32" WEST, A DISTANCE OF 1210.63 FEET TO A POINT;
- 6.) THENCE SOUTH 55°34'49" WEST, A DISTANCE OF 2145.84 FEET TO A POINT;
- 7.) THENCE SOUTH 55°44'35" WEST, A DISTANCE OF 1084.68 FEET TO A POINT;
- 8.) THENCE SOUTH 55°34'19" WEST, A DISTANCE OF 300.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SHAWS BEND ROAD (FM 1890), SAME BEING ON THE WESTERLY PROPERTY LINE OF SAID 138.27 ACRE TRACT;

THENCE NORTH 34°47'47" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SHAWS BEND ROAD (FM 1890), AND SAME BEING THE WESTERLY PROPERTY LINE OF SAID 138.27 ACRE TRACT, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

DUPLANTIS DESIGN GROUP, PC  
TBPELS FIRM NO. 10194634  
PHONE: (832)-369-8170  
JOB NO.: 24-1513  
September 17, 2024

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**DECLARATION OF RESTRICTIVE COVENANTS**

THE STATE OF TEXAS           §  
  §  
COUNTY OF COLORADO       §

THIS DECLARATION OF RESTRICTIVE COVENANTS (the "Declaration") is made this 21 day of September, 2024, by Staco, LLC, a Texas limited liability company ("Declarant").

**RECITALS:**

Declarant is the owner of real property in Colorado County, Texas, which is more particularly described in the attached Exhibit "A" (the "Property").

Declarant desires to impose upon the Property certain covenants, conditions, and restrictions to run with the land.

Declarant further desires to establish a mutual access and utility easement for the use and benefit of all parties having any right, title, or interest in or to the Property or any part of it, including but not limited to any purchaser, grantee, owner, lessee, tenant, or occupant of all or any part of the Property or improvements located on it, their heirs, successors, and assigns.

It is declared that (a) all of the Property will be held, sold, conveyed, and occupied subject to the provisions of this Declaration, which will run with the Property and be binding on all parties having any right, title, or interest in or to the Property or any part of it, including but not limited to any purchaser, grantee, owner, lessee, tenant, or occupant of all or any part of the Property or improvements located on it, their heirs, successors, and assigns, and (b) each contract, deed, license, lease, or other occupancy agreement that may be executed with regard to the Property or any portion of it will conclusively be held to have been executed, delivered, and accepted subject to the provisions of this Declaration, regardless of whether they are set forth or referred to in that contract or deed.

**SPECIFIC AGREEMENTS AND RESTRICTIONS**

1. **Recitals Incorporated.** The above recitals and all of the terms defined in them are incorporated into this Declaration for all purposes.

2. **Definitions.** The term "Owner" means, individually, and the term "Owners" means, collectively, Declarant and all future owners of the fee interest of any portion of the Property (whether the fee interest is obtained through a purchase from Declarant or through a purchase at a

foreclosure sale or trustee's sale or through a deed in lieu of foreclosure) and their successors and assigns.

3. Use Restrictions and Requirements. The following Use Restrictions and Requirements will be imposed on the Property:

- (a) No manufactured homes, single wide homes, double wide homes, prefabricated homes or the like shall be placed, constructed, erected or stored in the Property. Only new construction "stick built" housing, including Barndominiums, shall ever be built, constructed, or utilized on the Property.
- (b) No further subdividing of the Property in any manner shall be allowed or permitted.
- (c) Except for agricultural businesses, which shall be permitted, no professional business or commercial or industrial activity shall be constructed or operated upon the Property, except an owner may conduct business activities within a residence so long as: (i) the existence of the operation of the business activity is not apparent or detectable by sight, and (ii) the business activity is consistent with the residential character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of the neighboring properties.
- (d) No cutting down or harvesting of any living tree more than twelve inches (12") in diameter unless it is within an engineered and platted pad site for a barn or home.
- (e) No development or improvement of the Property shall result in any drainage or outfall issues onto a neighboring Property. If issues do occur they shall be addressed and corrected at the cost of the developing Owner within thirty (30) days of the issue being observed.
- (f) No sand or gravel may be mined, removed, or sold from the Property. No sand or gravel may be used outside the boundaries of the Property upon which such sand and gravel is located.
- (g) No Property may be used or maintained as a dumping ground for rubbish or trash of any kind.
- (h) No Property may be used for the storage of abandoned or junk vehicles or junk of any kind.
- (i) All trash, garbage and other wastes shall be kept in sanitary containers and disposed of at least weekly.
- (j) Each Owner shall be responsible for disposing of all trash, garbage, and rubbish on such Owner's Property in a manner that complies with local, state and federal governmental rules and regulations.
- (k) Any activities on the Property that may endanger the health or safety of the Owner of the Property or unreasonably disturb the peaceful enjoyment of the Owner of a neighboring Property are prohibited.
- (l) No improvements or structures of any kind shall be constructed within fifty feet (50') of the Easement Area described on Exhibit "B" attached hereto and no structure or improvement of any kind shall be constructed within twenty-five feet (25') of the other three boundary lines of the Property.

4. Easement. There is by this Declaration created, for the benefit of the Owners, including their purchasers, grantees, lessees, tenants, occupant, or invitees, an easement on, across, over, and under all of the area described on Exhibit "B" (the "Easement Area") (i) for ingress and egress to the Property and (ii) for the purpose of installing, replacing, repairing, and maintaining

all utilities (including but not limited to water, wastewater, gas, telephones, electricity lines, and related appurtenances). By virtue of this easement, it will be expressly permissible for utility companies and other entities supplying utility service to the Property to install and maintain pipes, wires, conduits, service line, or other utility facilities or appurtenances on, above, across, and under the Easement Area, so long as such utilities do not obstruct or in anyway interfere with access to the Property. The Easement Area shall remain free and clear of any obstructions of any kind, including but not limited to fences, gates, and cattle guards. The only gate allowed within the Easement Area is at the entrance located at the intersection of the Easement Area and Shaws Bend Road as described and shown on Exhibit "B", said gate being made part of the Easement Area. The cost and obligation of maintaining the Easement Area shall be borne equally by the Owners. The Owners, as well as their respective heirs, successors, and assigns, shall each be responsible for their individual pro rata shares of the cost to maintain the easement.

5. Enforcement. If any person, persons, corporation, or entity of any other character violates or attempts to violate the provisions of this Declaration, it will be lawful for any of the Owners (individually or collectively) to prosecute proceedings at law or in equity against the person, persons, corporation, or entity. Any action taken to enforce the restrictions set forth in this Declaration will be at the sole cost and expense of the party initiating the action. However, in any legal or equitable proceeding for the enforcement or to restrain the violation of this Declaration, the prevailing party must pay the reasonable and necessary attorney's fees of the non-prevailing party. All remedies provided in this Declaration or at law or in equity will be cumulative and not exclusive.

6. Partial Invalidity. If any part or provision of this Declaration is declared invalid, by judgment or court order, it will in no way affect any of the other provisions of this Declaration, and the remaining portion of this Declaration will remain in full effect.

7. Waiver. If at any time the Owners fail to enforce this Declaration, whether or not any violations of it are known, the failure will not constitute a waiver or estoppel of the right to enforce it.

8. Term. This Declaration, including all of its covenants, conditions, and restrictions, will be effective on the date this Declaration is recorded in the real property records of Colorado County, Texas, and will continue in effect for a period of fifteen (15) years, after which it will be automatically extended for successive periods of ten (10) years each, unless amended or extinguished as set forth in Section 8 of this Declaration.

8. Amendment; Extinguishment. This Declaration may be amended or extinguished only by a written instrument that is (a) executed by the owners of a two thirds (2/3) majority of the acreage area of the Property, and (b) filed and recorded in the real property records of Colorado, Texas.

9. Binding Agreement. This Declaration and all of its terms, provisions, and covenants run with the Property and will apply to, be binding on, and inure to the benefit of the parties and their respective heirs, executors, legal representatives, and assigns. When the context requires, singular nouns and pronouns include the plural.

VOL 1074 PAGE 202



EXECUTED as of the day and year first written above.

**DECLARANT:**

Staco, LLC

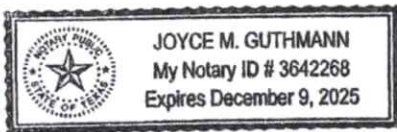
By: [Signature]  
Name: Seth Green  
Title: Manager

THE STATE OF TEXAS    §  
                                     §  
COUNTY OF COLORADO §

Before me on this day of September 20, 2024, personally appeared Seth Green, known to me to be the person whose name is subscribed as Manager of Declarant to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20<sup>th</sup> day of September, 2024.

[Seal]



Joyce M. Guthmann  
Notary Public, State of Texas

My Commission Expires: 12-09-2025

VOL 1074 PAGE 203

**Exhibit "A"**

**BOUNDARY SURVEY**

**Following 2 pages...**

[illegible]

LOCATED IN PORTIONS OF WILLIAM R. HUNT SURVEY, ABSTRACT  
NO. 29 & PEYTON R. SPLANE SURVEY, ABSTRACT NO. 41  
COLORADO COUNTY, TEXAS

VOL 1074 PAGE 205

**BOUNDARY SURVEY OF PROPERTY OWNED BY STACO, LLC**

LOCATED IN PORTIONS OF WALLIAM R. HUNT SURVEY, ABSTRACT NO. 29 & PEYTON R. SPILLANE SURVEY, ABSTRACT NO. 41  
COLORADO COUNTY, TEXAS

**RECORDER'S MEMORANDUM**  
ALL OR PART OF THE TEXT ON THIS PAGE WAS BLURRED, DEFACED, CUT OFF OR NOT LEGIBLE FOR SATISFACTORY RECORDATION

VICINITY MAP

MATCHLINE

PLAN

**DUPONT DESIGN GROUP, PC**  
**SURVEY**  
 15824 Shadybrook Road, Suite 101  
 Centreville, VA 20120  
 Phone: 703.260.5100 • Fax: 703.260.5120  
 314 E. Wynn Road  
 Timonium, MD 21151  
[www.DDGPC.com](http://www.DDGPC.com)

REVISION	BY

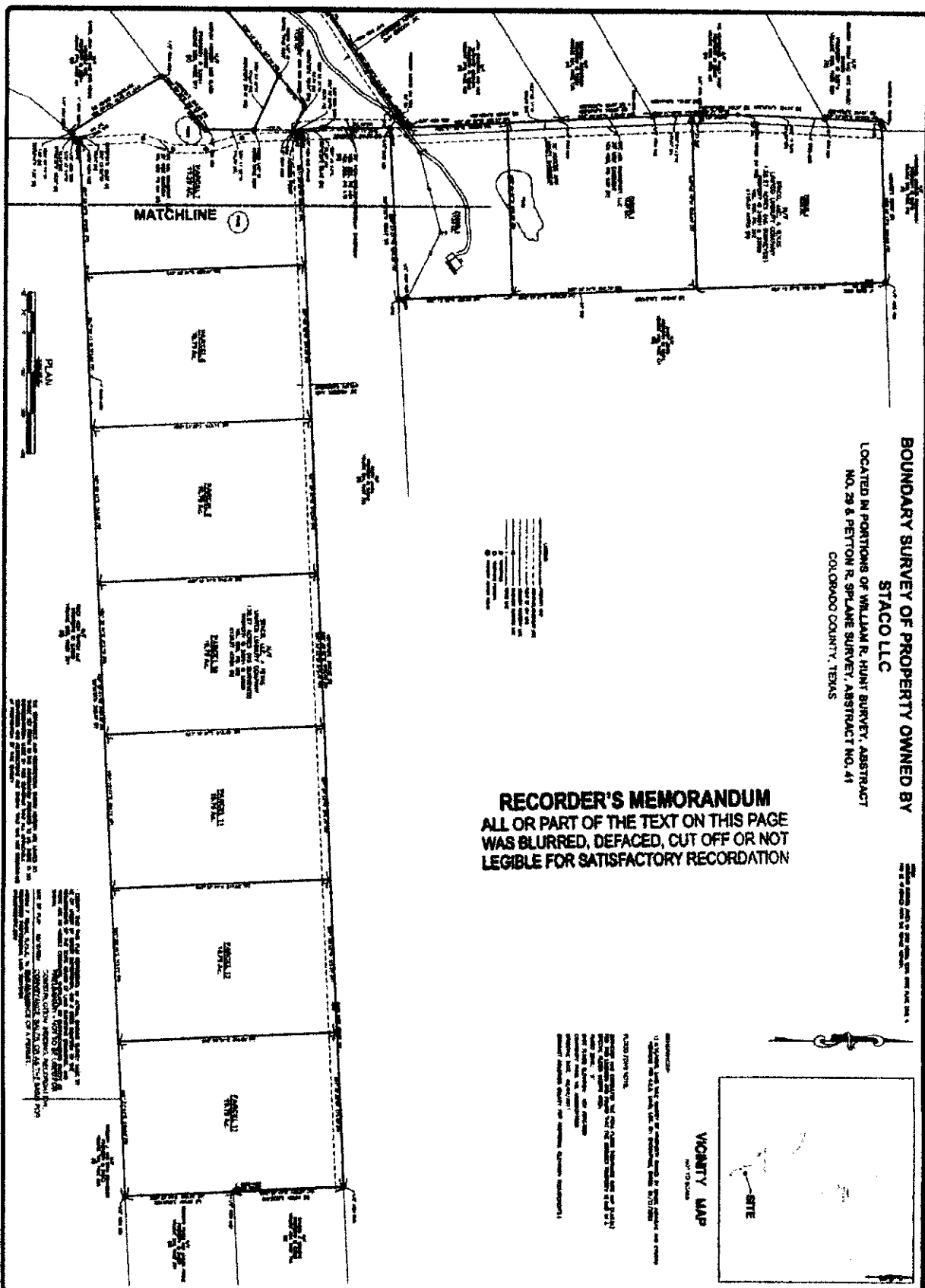
Vol 1074 Page 203

**BOUNDARY SURVEY OF PROPERTY OWNED BY**

**STACO LLC**

LOCATED IN PORTIONS OF WILLIAM R. HUNT SURVEY, ABSTRACT  
NO. 29 & PETTON R. SPLANE SURVEY, ABSTRACT NO. 41  
COLORADO COUNTY, TEXAS

**RECORDER'S MEMORANDUM**  
ALL OR PART OF THE TEXT ON THIS PAGE  
WAS BLURRED, DEFACED, CUT OFF OR NOT  
LEGIBLE FOR SATISFACTORY RECORDATION



2-2	BOUNDARY SURVEY CITY, STATE COLORADO COUNTY	DDG DUPLANTER DESIGN GROUP	DUPLANTER DESIGN GROUP, PC SURVEY 10000 Broadway Blvd, Suite 101 Dallas, Texas 75241 Phone: 972.242.4400 Fax: 972.242.4400 www.DDG-PC.com	REVISION BY
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## **EXHIBIT "B"**

### **METES AND BOUNDS DESCRIPTION**

**30 FOOT ACCESS & UTILITY EASEMENT, 7.736 ACRES IN THE WILLIAM R. HUNT SURVEY, ABSTRACT NO. 29 & PEYTON R. SPLANE SURVEY, ABSTRACT NO. 41 COLORADO COUNTY, TEXAS**

BEING A TRACT OR PARCEL OF LAND BEING A 30 FOOT ACCESS & UTILITY EASEMENT, CONTAINING 7.729 ACRES AND BEING OUT OF A 138.27 ACRES OF LAND, OWNED BY STACO, LLC, THE SAME LANDS DESCRIBED IN VOLUME 989, PAGE 392 OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS, A PART OF THE WILLIAM R. HUNT SURVEY, ABSTRACT NO. 29 & PEYTON R. SPLANE SURVEY, ABSTRACT NO. 41, ALL IN COLORADO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 6" IRON POST ALONG THE RIGHT OF WAY OF SHAW'S BEND ROAD (FM 1890), MARKING THE NORTHWESTERLY CORNER OF PARCEL 1 AND SAME BEING THE SOUTHERLY CORNER OF THAT CERTAIN 2.041 ACRE TRACT OF LAND, DESCRIBED BY DEED, TO RONALD A. WICK AND WIFE PAMELA WICK, RECORDED FEBRUARY 09, 1982, IN VOLUME 442, PAGE 115, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS, SAME BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 55°34'19" EAST, ALONG THE SOUTHEAST LINE OF SAID 2.041 ACRE TRACT, SAME BEING THE NORTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 300.51 FEET, TO A 12-INCH WOODEN POST FOUND FOR THE EAST CORNER OF SAID 2.041 ACRE TRACT, AND THE SOUTH CORNER OF THAT CERTAIN 65.929 ACRE TRACT OF LAND, DESCRIBED BY WARRENTY DEED WITH VENDORS LEIN, TO JACK COCHRAN AND WIFE SUZANE COCHRAN, RECORDED SEPTEMBER 24, 2021, IN VOLUME 975, PAGE 498, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS, SAME BEING AN ANGLE POINT ON A NORTHWESTERLY LINE OF HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG THE COMMON SOUTHEAST LINE OF SAID 65.929 ACRE TRACT, AND THE NORTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

- 1.) THENCE NORTH 55°44'35" EAST, A DISTANCE OF 1084.68 FEET TO A FOUND 5/8-INCH IRON ROD, WITH A CAP STAMPED "ENCOMPASS";
- 2.) THENCE NORTH 55°34'49" EAST, A DISTANCE OF 2145.72 FEET TO A FOUND 5/8-INCH IRON ROD, WITH A CAP STAMPED "ENCOMPASS";
- 3.) THENCE NORTH 55°16'32" EAST, A DISTANCE OF 1210.61 FEET TO A FOUND 5/8-INCH IRON ROD, WITH A CAP STAMPED "ENCOMPASS";
- 4.) THENCE NORTH 55°30'58" EAST, A DISTANCE OF 311.72 FEET TO A FOUND 24-INCH OAK TREE;

THENCE NORTH 48°54'04" EAST, PASSING A FOUND 5/8-INCH IRON ROD, WITH A CAP STAMPED "ENCOMPASS" A DISTANCE OF 64.11 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 102.32 FEET TO A POINT WITHIN THE PROPERTY OWNED BY STACO, LLC, 138.27 ACRE TRACT.

THENCE CONTINUING WITHIN THE CALLED 138.27 ACRE TRACT OF LAND OWNED BY STACO, LLC, THE FOLLOWING COURSES AND DISTANCES:

- 1.) THENCE NORTH 02°49'42" WEST, A DISTANCE OF 546.10 FEET TO A POINT;
- 2.) THENCE NORTH 02°34'44" WEST, A DISTANCE OF 339.76 FEET TO A POINT ;
- 3.) THENCE NORTH 02°11'36" WEST, A DISTANCE OF 178.74 FEET TO A POINT ;
- 4.) THENCE NORTH 01°21'17" WEST, A DISTANCE OF 136.17 FEET TO A POINT;
- 5.) THENCE NORTH 02°16'52" EAST, A DISTANCE OF 323.70 FEET TO A POINT;
- 6.) THENCE NORTH 02°22'08" EAST, A DISTANCE OF 216.47 FEET, TO A POINT ON LINE OF THE COMMON NORTHERLY PROPERTY LINE OF THE 138.27 ACRE TRACT OWNED BY STACO, LLC, AND THE SOUTHERN PROPERTY LINE OF SAID 83.0349 ACRE TRACT, AND THAT CERTAIN 78.82 ACRE TRACT OF LAND, DESCRIBED BY PARTITION DEED, TO LAWRENCE CHARLES POENITZSCH, RECORDED IN VOLUME 540, PAGE 410, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS;

THENCE NORTH 88°03'15" EAST, ALONG THE COMMON LINE OF THE 138.27 ACRE TRACT AND THE 83.0349 ACRE TRACT, A DISTANCE OF 30.09 FEET TO A POINT; THENCE CONTINUING WITHIN THE CALLED 138.27 ACRE TRACT OF LAND OWNED BY STACO, LLC, THE FOLLOWING COURSES AND DISTANCES:

- 1.) THENCE SOUTH 02°22'08" WEST, A DISTANCE OF 218.71 FEET TO A POINT ;
- 2.) THENCE SOUTH 02°16'52" WEST, A DISTANCE OF 322.72 FEET TO A POINT;
- 3.) THENCE SOUTH 01°21'17" EAST, A DISTANCE OF 135.00 FEET TO A POINT;
- 4.) THENCE SOUTH 02°11'36" EAST, A DISTANCE OF 178.42 FEET TO A POINT;
- 5.) THENCE SOUTH 02°34'44" EAST, A DISTANCE OF 339.59 FEET TO A POINT;
- 6.) THENCE SOUTH 02°49'42" EAST, A DISTANCE OF 560.58 FEET TO A POINT;
- 7.) THENCE SOUTH 48°54'04" WEST, A DISTANCE OF 74.91 FEET TO A POINT;

THENCE SOUTH 00°11'24" EAST, PASSING OVER A FOUND 5/8-INCH IRON ROD WITH A CAP STAMPED "ENCOMPASS" BEING A COMMON INSIDE CORNER OF THE 138.27 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THAT CERTAIN 165.072 ACRE TRACT OF LAND, DESCRIBED BY WARRENTY DEED, TO RANDY JAMES, RECORDED IN VOLUME 894, PAGE 792, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS, IN ALL A DISTANCE OF 282.86 FEET TO A FOUND 3/8-INCH IRON ROD, FOR AN ANGLE POINT ON THE WEST LINE OF SAID 165.072 ACRE TRACT;

THENCE SOUTH 07°43'02" EAST, ALONG SAID COMMON WEST LINE OF SAID 165.072 ACRE TRACT, AND THE EASTERLY LINE OF SAID 138.27 ACRE TRACT. A DISTANCE OF 83.17 FEET TO A FOUND 3/8-INCH IRON ROD;

THENCE NORTH 87°28'52" EAST, ALONG THE COMMON SOUTH LINE OF SAID 165.072 ACRE TRACT, AND THE NORTHERLY LINE OF SAID 138.27 ACRE TRACT, A DISTANCE OF 3937.60 FEET, TO A FOUND 1/2-INCH IRON ROD, FOUND ON THE SOUTH LINE OF SAID 165.072 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND, DESCRIBED BY

WARRENTY DEED WITH VENDOR'S LEIN, TO SANDRA J. STEVENS, RECORDED IN VOLUME 434, PAGE 715, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS;

THENCE SOUTH 02°35'13" EAST, ALONG THE COMMON WEST LINE OF SAID 165.072 ACRE TRACT, SAME BEING THE EASTERLY LINE OF SAID 138.27 ACRE TRACT A DISTANCE OF 30.00 FEET TO A POINT;

THENCE SOUTH 87°28'52" WEST, A DISTANCE OF 3965.04 FEET, TO A POINT WITHIN THE STACO, LLC 0.5 ACRE TRACT DESCRIBED BY GENERAL WARRENTY DEED, RECORDED IN VOLUME 1073, PAGE 606, OF THE COUNTY CLERK'S OFFICE OF COLORADO COUNTY, TEXAS

THENCE DEPARTING THE 0.5 ACRE STALCO, LLC TRACT AND CONTINUING WITHIN THE CALLED 138.27 ACRE TRACT OF LAND OWNED BY STACO, LLC, THE FOLLOWING COURSES AND DISTANCES:

- 1.) THENCE NORTH 07°43'02" WEST, A DISTANCE OF 112.54 FEET TO A POINT;
- 2.) THENCE NORTH 00°11'24" WEST, A DISTANCE OF 258.84 FEET TO A POINT;
- 3.) THENCE SOUTH 48°54'04" WEST, A DISTANCE OF 3.99 FEET TO A POINT;
- 4.) THENCE SOUTH 55°30'58" WEST, A DISTANCE OF 313.39 FEET TO A POINT;
- 5.) THENCE SOUTH 55°16'32" WEST, A DISTANCE OF 1210.63 FEET TO A POINT;
- 6.) THENCE SOUTH 55°34'49" WEST, A DISTANCE OF 2145.84 FEET TO A POINT;
- 7.) THENCE SOUTH 55°44'35" WEST, A DISTANCE OF 1084.68 FEET TO A POINT;
- 8.) THENCE SOUTH 55°34'19" WEST, A DISTANCE OF 300.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SHAWS BEND ROAD (FM 1890), SAME BEING ON THE WESTERLY PROPERTY LINE OF SAID 138.27 ACRE TRACT;

THENCE NORTH 34°47'47" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SHAWS BEND ROAD (FM 1890), AND SAME BEING THE WESTERLY PROPERTY LINE OF SAID 138.27 ACRE TRACT, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

DUPLANTIS DESIGN GROUP, PC

TBPELS FIRM NO. 10194634

PHONE: (832)-369-8170

JOB NO.: 24-1513

September 17, 2024

**EXHIBIT "C"**  
**EASEMENT SURVEY**  
**Following 2 pages...**



### VICINITY MAP

55

Date		Time		Location		Weather		Wind		Sea		Visibility		Remarks	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	

**30' ACCESS EASEMENT ON  
PROPERTY OWNED BY STACO, LLC  
LOCATED IN PORTIONS OF WILLIAM R. HUNT SURVEY, ABSTRACT  
NO. 28 & PETTON R. SPALNE SURVEY, ABSTRACT NO. 41  
COLORADO COUNTY, TEXAS**

**RECORDER'S MEMORANDUM**  
ALL OR PART OF THE TEXT ON THIS PAGE  
WAS BLURRED, DEFACED, CUT OFF OR NOT  
LEGIBLE FOR SATISFACTORY RECORDATION

PLAN

*[Signature]*

01/24/2006 10:39 AM  
 On 01/24/2006, 10:39 AM, "David" wrote:  
 "I'm not sure if this is the right place to post this, but I'm  
 looking for a job. I'm a 22 year old male, 5'10", 160 lbs, with  
 a B.S. in Business Administration from the University of  
 North Carolina at Charlotte. I have a 3.5 GPA and am  
 currently a member of the Phi Kappa Phi Honor Society.  
 I have a lot of experience in sales and customer service  
 and am looking for a job in a similar field.  
 I have a resume and cover letter that I can send you if  
 you are interested. I can be reached at 704/261-1234 or  
 david@unc Charlotte.edu. Thank you for your time and  
 consideration."

## MATCHLINE



**DUPONT DESIGN GROUP, PC**  
**SURVEY**  
10004 Brynarth Road, Suite 101  
Covington, LA 70033  
Phone: 504.250.4700 • Fax: 504.250.4700  
314 N. Bayou Road  
Thibodaux, LA 70301  
[www.DDGPC.com](http://www.DDGPC.com)

EASEMENT EXHIBIT  
STATE OF TEXAS  
COLORADO COUNTY  
FOR  
100 COMMERCIAL

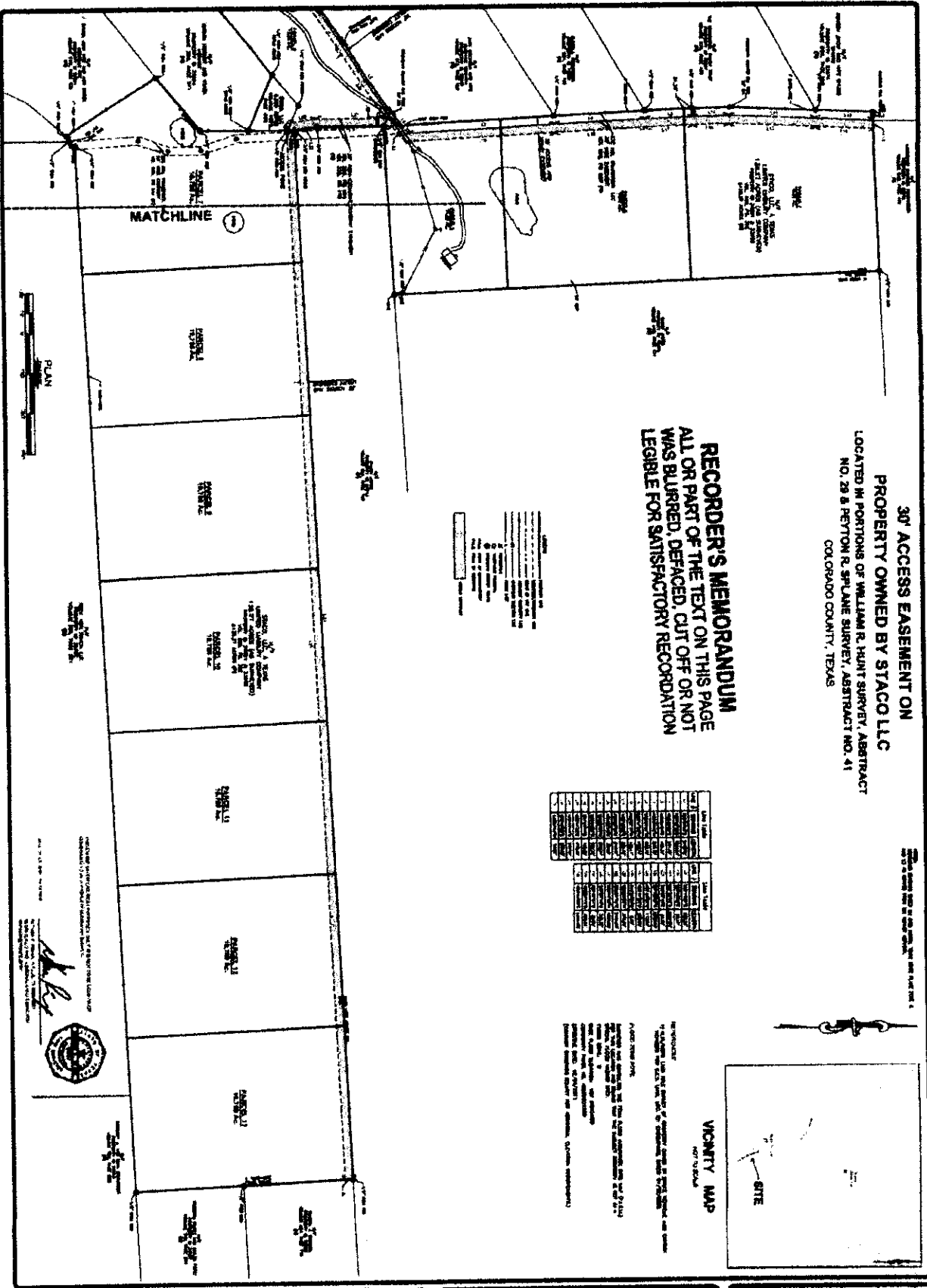
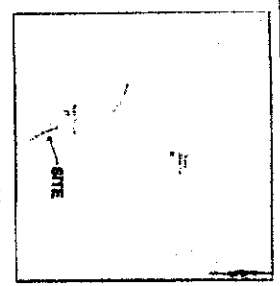
1-2

**30' ACCESS EASEMENT ON  
PROPERTY OWNED BY STACO LLC**  
LOCATED IN PORTIONS OF WILLIAM R. HUNT SURVEY, ABSTRACT  
NO. 29 & PETTON R. SPLANE SURVEY, ABSTRACT NO. 41  
COLORADO COUNTY, TEXAS

**RECORDER'S MEMORANDUM**  
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WAS BLURRED, DEFACED, CUT OFF OR NOT  
LEGIBLE FOR SATISFACTORY RECORDATION

LINE	TYPE	DESCRIPTION	DATE
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30	30	30	30

**VICINITY MAP**  
NOT TO SCALE  
THE LOCATION OF THE PROPERTY IS SHOWN IN RELATION TO THE SURROUNDING AREAS. THE PROPERTY IS SHOWN IN RELATION TO THE SURROUNDING AREAS. THE PROPERTY IS SHOWN IN RELATION TO THE SURROUNDING AREAS.



<b>EASEMENT EXHIBIT</b> CITY, STATE COLORADO COUNTY FOR ICO COMMERCIAL		<b>DDG</b> DUPLANTIS DESIGN GROUP	<b>DUPLANTIS DESIGN GROUP, PC</b> SURVEY 10224 Boulevard Blvd, Suite 101 Conroe, TX 77385 Phone: 281.288.8888 & Fax: 281.288.8100 Vic E. Duplantis TDD@DDG.LA.COM www.DDGPC.com	SECTION BY DATE 
2-2				

1057  
FILED FOR RECORD  
COLORADO COUNTY TEXAS  
2024 SEP 20 AM 11:36  
KIMBERLY MENKE  
COUNTY CLERK

STATE OF TEXAS      COUNTY OF COLORADO  
I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me, and was duly  
RECORDED in the Volume and Page of the OFFICIAL  
RECORDS of Colorado County, Texas, and stamped  
hereon by me, on

SEP 23 2024



*Kimberly Menke*  
KIMBERLY MENKE  
COUNTY CLERK, COLORADO COUNTY, TEXAS