

SUBDIVISION RESTRICTIONS FOR BRIGGS ESTATES

SECTION I

893

THE STATE OF TEXAS ) (

) ( KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BURNET ) (

THAT BRIGGS ESTATES, acting by and through Charles Sawyer, hereinafter called Developer, being the owner of Lots One (1) through Twenty-Two (22), inclusive, BRIGGS ESTATES, SECTION ONE (1), a subdivision in Burnet County, Texas, as shown by plat recorded in Cabinet 2, Slide 23-C, Plat Records of Burnet County, Texas, and being the same property as described in a Deed from Robert M. Cain to Charles Sawyer, Trustee, dated April 8, 1986, recorded in Volume 360, Page 700, Real Property Records of Burnet County, Texas; does hereby declare that all of the property shall be subject to the following restrictions:

1. No commercial use of Tracts except those fronting on F.M. 2657 shall be permitted. No sign shall be placed on any part or portion of such property indicating a commercial use thereof except those fronting on F.M. 2657.
2. Each non-mobile home/residence shall contain not less than 1,000 square feet of floor space, exclusive of open porches, breezeways, carports and garages. Each mobile home placed on property shall be in good appearance. Mobile homes must be underskirted with standard and customary materials within sixty (60) days from placement, and subject to Developer's approval.
3. Only one house or mobile home is allowed per each acre on any tract. Houses to be built of accepted materials and by accepted practices considered standard and acceptable to the area. Houses and mobile homes shall be kept in good repair and in a reasonable clean and orderly condition.
4. The location of all permanent structures or mobile homes, on any tract, shall be subject to written approval by Developer. All plans and specifications of any improvements, including mobile homes, to be built or placed upon any tract, must be approved in writing by Developer.
5. No hogs or pigs shall be allowed on any tract.
6. No tract or any part of a tract shall be used or maintained as a dumping ground for rubbish, trash or wastes.
7. No junk yards, repair yards or wrecking yards shall be located on any tract. One or more vehicles in disrepair placed on a tract for more that two weeks shall constitute a junk yard.
8. No outside toilets shall be permitted. Installation of septic tank soil-absorption sewerage disposal system shall be in accordance with the minimum recommendations by the Division of Sanitary Engineering, Texas State Department of Health and in compliance with all Burnet County regulations.

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which shall be for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title and interest in the described property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

The document entitled Declaration of Covenants, Conditions and Restrictions For Briggs Estates, Section One, is hereby adopted for Briggs Estates, Section Two, in its entirety and such Declaration of Covenants, Conditions and Restrictions For Briggs Estates, Section One, is incorporated herein by reference for all purposes.

Further, Declarant hereby declares that all of the public utility easements and streets designated on the Plats of Briggs Estates, Section One and Briggs Estates, Section Two, shall be for the combined benefit as applicable of all lot owners of both Briggs Estates, Section One and Briggs Estates, Section Two, and each and every one of them, their heirs, successors and assigns, contract purchasers, tenants, guests and invitees.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set his hand this 8th day of August, 1987.

Charles Sawyer  
Charles Sawyer, Trustee  
"Declarant"

STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 8th day of August, 1987, by Charles Sawyer, Trustee.

Orion Rasmussen  
Notary Public, State of Texas



Notary's Printed Name \_\_\_\_\_  
My Commission Expires: 3-18-89

AFTER RECORDING RETURN TO:  
  
Robert C. Howell  
Attorney at Law  
4131 Spicewood Springs Rd.  
Building F, Suite 1  
Austin, Texas 78759

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FILED FOR RECORD 27th DAY OF AUGUST, A.D., 1987, AT 4:51 O'CLOCK P. M.  
RECORDED THIS THE 28TH DAY OF AUGUST, A.D., 1987, AT 9:02 O'CLOCK A. M.  
MILLIE WILLIAMS, COUNTY CLERK, BURNET COUNTY, TEXAS. BY: Martha Williams DEPUTY.