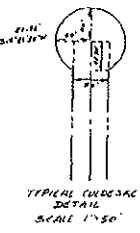
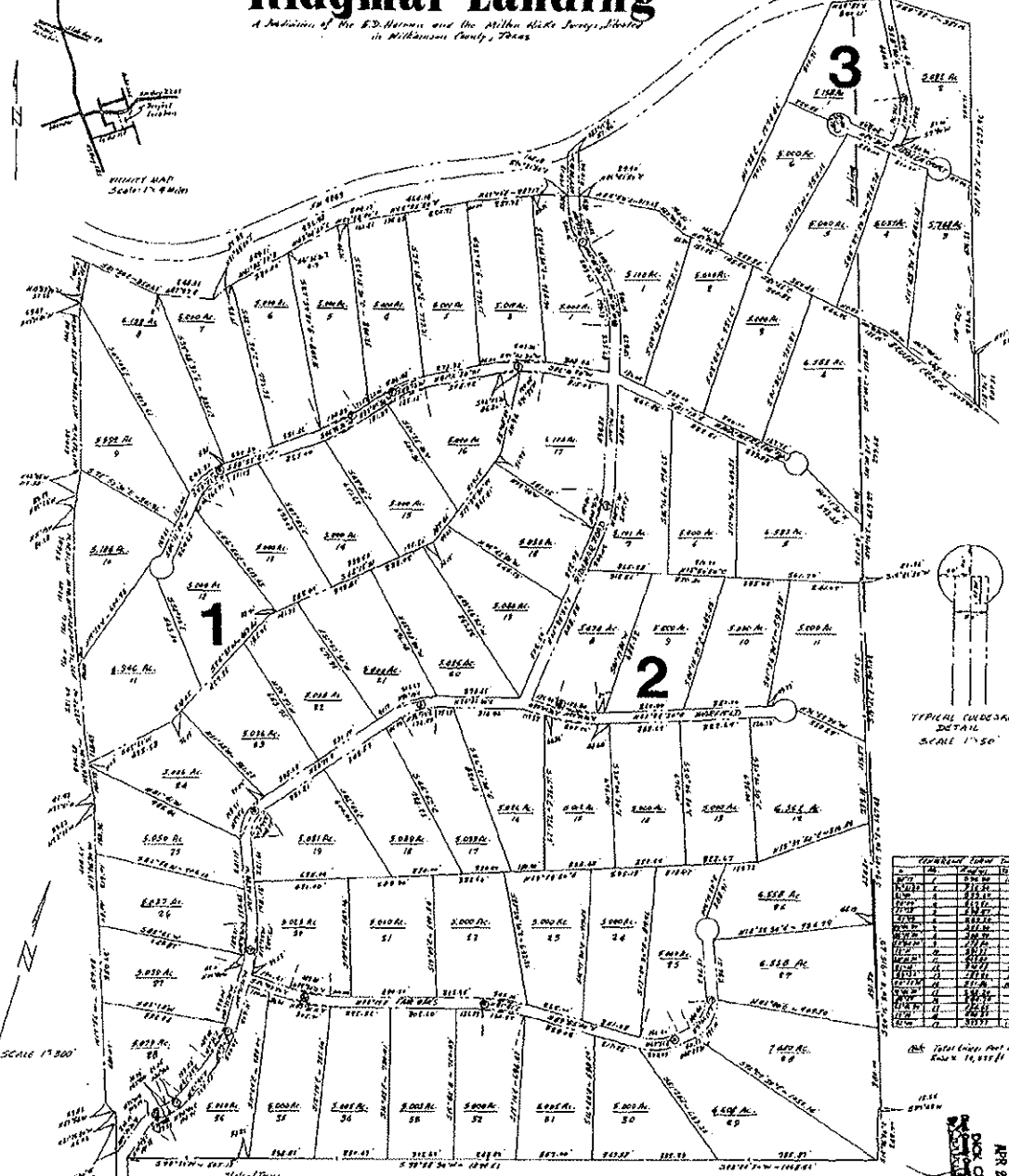
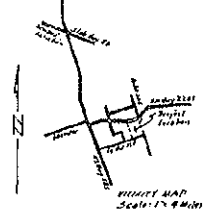


# Ridgmar Landing

A Subdivision of the E.D. Harman and the Milton Hicks Survey, Situated in Williamson County, Texas

E.D. HARMAN SURVEY  
A.C.  
MILTON HICKS SURVEY  
A. 187



Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	0.100	4356
2	0.100	4356
3	0.100	4356
4	0.100	4356
5	0.100	4356
6	0.100	4356
7	0.100	4356
8	0.100	4356
9	0.100	4356
10	0.100	4356
11	0.100	4356
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70	0.100	4356
71	0.100	4356
72	0.100	4356
73	0.100	4356
74	0.100	4356
75	0.100	4356

APR 24 1978  
DICK CUNNINGHAM  
REGISTERED LAND SURVEYOR  
75% INTEREST  
FOR RECORD

SCALE 1" = 800'

State of Texas  
County of Williamson

Before me, the undersigned authority on this day personally appeared  
C.C. Stagg and Betty Stagg, known to me to be the persons whose  
names are subscribed to the foregoing instrument and acknowledged  
to me that they executed the same for the purposes and considerations  
 therein expressed, and in the capacity therein stated.

Notary Public  
County of Williamson

Witness my hand and seal this  
24th Day of March, 1978

*Roy E. Langston*  
Roy E. Langston  
Registered Land Surveyor No. 15732

L. Larry E. Langston, Registered Public  
Surveyor No. 15732, hereby certifies the  
aforesaid plat to be true and correct as  
surveyed by me on the ground. (Boundary  
survey by Milton A. Harms, Jr., Registered  
Public Surveyor No. 12885.)

Larry E. Langston and Associates  
Consulting Engineering and Land Surveying

See Re-sub of Lot 20, Blk 2  
Cob. F, Slide 317 & Re-sub of  
Lot 30, Blk 2, Cob. F, Slide 313

Plot Calibrated by Station 17

RIDGMAR LAND COMPANY

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

8179

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, RIDGMAR LAND CO. INTENDS TO SEE THE DEVELOPMENT OF THIS PROPERTY SERVE THE MAXIMUM BENEFIT AND PLEASURE OF THE OWNERS OF TRACTS AND HOMES IN THE AREA REFERRED TO, AND IN ORDER TO MAINTAIN THE PROPERTY VALUES THEREOF, DOES THEREBY SET FORTH THESE PROTECTIVE AND RESTRICTIVE COVENANTS REGARDING THE USE OF SAID LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Ridgmar Land Company, does hereby make and file the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use of the tracts located in Ridgmar Landing Sub-Division as shown by the plat of record in Cabinet D, Slide 67-68 of the Williamson County Subdivision Records, the structures to be placed thereupon, and the development of the area in its entirety, as follows:

1. Mobile Homes: No mobile homes will be permitted on any lot at any time for any purpose.
2. Permanent Homes: All permanent homes and other structures or buildings must be of all new construction. All one-story homes shall contain a minimum of 1500 square feet of living area, exclusive of garages, carports and porches. Two-story homes shall contain a minimum of 1800 square feet of living area, exclusive of garages, carports and porches. A minimum of fifty (50%) per cent of the outside construction of any home shall be of brick, stone or masonry excluding cinder block. Window and door openings shall be excluded from the total area of exterior walls in computing the percentage of this requirement. Variations from this requirement may be granted in individual cases where improvements equal to or greater in value or attractiveness are planned but any such variation must have the prior written approval of Ridgmar Land Co., its successors or assigns. All plans and specs to be approved in writing by Architectural Committee. Sec. 1 and 2 shall be classified for Residential only; Sec. 3 shall also be classified for Residential use, however at any time the owners of the legal title of 51% of the tracts in Sec. 3 (as shown by the records of Williamson County, Texas) may amend this restriction to include other useage, by filing an instrument containing such amendment in the office of the County Clerk of Williamson County, Texas, subject to approval of construction in writing by the Architectural Committee.
3. Garages: All garages or carports shall be constructed with "side-entry" thereto so that no garage or carport opening faces onto a street or streets. Variations from this requirement may be granted in individual cases where lot size or topography make this requirement impractical but any such variation must have the prior written approval of Ridgmar Land Co., its successors or assigns.
4. Separate Structures: Any detached building, garage, carport, shed or structure or addition to first residence must be of all new material and be of equal construction and architectural design as the residence.
5. Setback Requirements: No buildings or structures of any nature shall be located on any lot closer than fifty (50') feet from the front property line, nor closer than fifteen (15') feet to any side or back property line. Variations from this requirement may be granted in individual cases where tract size or topography make this requirement impractical but any such variation must have the prior written approval of Ridgmar Land Co., its successors and assigns.
6. Time for Completion: Any dwelling or other structure or building commenced shall be completed with reasonable diligence and in all events shall be completed as to its exterior within six months from the commencement of construction. No building material of any kind shall be placed or stored upon any lot until the owner is ready to commence construction.
7. Temporary Structures: No structure or emplacement of a temporary character, nor any trailer, tent, shack, garage, barn or other outbuildings shall be at any time used as a residence or dwelling, either temporarily or permanently.
8. Septic Tanks and Water Wells: No residence shall be permitted in the subdivision unless it is served by a septic tank meeting the requirements of and approved by the State of Texas and the Williamson County Health Department.
9. Storage of Trash and Weeds: No tract shall ever be used for outside, unenclosed storage of any nature, nor shall any tract or part thereof be used or maintained as dumping ground for rubbish or debris or junk. Trash, garbage or other wastes shall not be permitted except in sanitary containers. All incinerators or cans or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and behind lot improvements so

they are not readily visible from the street. Any owner failing to comply with this restriction after 14 days written notice of any violation thereof may be required to pay all expense necessary to correct such condition, including reasonable attorney fees if suit is necessary for enforcement of any restrictions.

10. Unused Cars: Cars or other vehicles may not be stored on any tract in the subdivision nor shall any car or vehicle that is not in running condition and regularly used be allowed to remain on any tract for more than one week. No cars to remain on jacks for long periods of time.

11. Livestock and Pets: Dogs, cats, or other household pets not to exceed a total of four in number (exclusive of unweaned off-spring) may be kept on any tract so long as they are not kept, bred or maintained for any commercial purpose. On tracts 5 acres or larger, personal pleasure horses, not to exceed a total of more than four (4) in number, may be kept, as well as small numbers of poultry (excluding roosters), rabbits, or an FFA or club project such as a calf or lamb (but no pigs or hogs), provided that they are not kept, bred, or maintained for any commercial purpose. Any pen, corral, hutch, structure, or enclosure of any kind must be constructed out of all new material and must be attractive in appearance in keeping with the general standard of improvements in the development. Such improvements must at all times be kept neat and clean in appearance, consistent with the requirements herein specified for other improvements located thereon and not closer than 15 feet to any property line. No such pets or animals may be kept in a way or manner or location that creates a nuisance to other property owners such as annoying noise or flies or odors or unsightly premises.

12. Utility Easement: An easement is expressly reserved in, on, over, under and through all tracts (those portions of the tracts as shown on said plats and maps) in and to the extent of 10 feet from each front and rear tract lines and from any and all street lines, for the purpose of constructing conduits, water lines, telephones, and electric light poles, towers and other equipment necessary to supply any public or private utility service.

13. Noxious Activity: No noxious or offensive activity shall be carried on or maintained on any tract, nor shall anything be done thereon which may be or become a nuisance in the neighborhood.

14. Amendments: At any time the owners of the legal title of 51% of the tracts (as shown by the records of Williamson County, Texas) may amend the restrictions, covenants, conditions and matters set forth herein by filing an instrument containing such amendment in the office of the County Clerk of Williamson County, Texas.

15. Architectural Control Committee: After a period of three years from date of the first sale or whenever fifty per cent (50%) of the tracts covered by these restrictions are paid for, whichever occurs first, the tract owners (other than Ridgmar Land Co.) shall elect by majority vote an "Architectural Control Committee" which committee shall have all the discretionary authority herein reserved to Ridgmar Land Co. regarding variances from the requirements herein imposed.

16. Future Purchasers: Without regard to whether or not such are recited in conveyance or referred to in conveyances, these covenants, conditions and restrictions shall be deemed covenants running with the land and shall be binding upon Ridgmar Land Co., its successors or assigns, and all persons claiming under it or its successors or assigns, unless amended as herein provided for and filed of record in the Deed Records of Williamson County, Texas.

17. Removal of Soil, Trees, etc.: There shall be no removal of soil, trees, etc. from property for commercial sale.

18. Dividing or Resubdividing: The property shall not be divided or resubdivided or cut into smaller parcels or tracts unless such resubdivision shall be expressly approved in writing by the Architectural Committee hereinafter named. Under no circumstances shall any resubdivision ever be approved unless all tracts resulting from the resubdivision contain at least an area one and one-half (1-1/2) acres in size and have adequate access. Only one single family dwelling shall be erected on the property unless a resubdivision is approved, in which event, only one single family dwelling shall be erected on any one tract. If any resubdivision of the property is permitted by the Architectural Control Committee, the creation of adequate utility easements will likewise be a prerequisite to the approval of any such resubdivision.

19. Enforcement of Conditions and Restrictions: If any person or persons shall violate or attempt to violate these covenants, conditions and restrictions, or any of them, Ridgmar Land Co., its successors or assigns, or any person owning any interest in any of the tracts in said subdivision, including a mortgage interest may enforce these restrictions through a proceeding at law or in equity against the person or persons violating or attempting to violate

any such covenant, condition or restriction, either to prevent or to correct such violation, and to recover damages or to obtain other relief for such violation. All expenses, including a reasonable attorney fee, shall be paid in full by anyone violating these restrictions in the event the party bringing such suit prevails.

20. Invalidation: If any of the foregoing covenants, conditions and restrictions shall be invalidated by any judgment or other court order, the remaining covenants, conditions and restrictions shall not be affected thereby and they shall remain in full force and effect.

21. Architectural Committee as of this date consists of G. C. Skaggs and wife, Betty Skaggs.

RIDGMAR LAND CO.

NO SEAL

By: [Signature]  
Authorized Agent

April 12, 1978

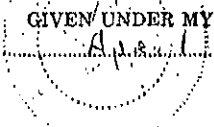
\_\_\_\_\_  
Purchaser/Buyer

THE STATE OF TEXAS,  
County of Williamson.

BEFORE ME, Dorothy E. Jones, Notary Public  
in and for said County and State, on this day personally appeared, G. C. Skaggs

known to me to be the person whose name 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, this 27<sup>th</sup> day of April, A. D. 1978



Dorothy E. Jones  
Notary Public  
Williamson County, Texas

THE STATE OF TEXAS }  
County of Williamson

I, Dick Cervenk, 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 27th day of April, A. D. 1978 at 2:30 o'clock P.M., and duly recorded this the 28th day of April, A. D. 1978 at 10:30 o'clock A.M. in the

Deed \_\_\_\_\_ Records of said County, in Vol. 709 pp. 397

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

By: Juanita Lurgates Deputy

DICK CERVENKA, CLERK,  
County Court, Williamson County, Texas

DOC# 9552051

EXPANSION OF USES-RIDGMAR LANDING  
SUBDIVISION, SECTION 3

STATE OF TEXAS                   §  
   §     KNOW ALL BY THESE PRESENTS:  
COUNTY OF WILLIAMSON         §

THAT Ridgmar Landing Limited Company, a Texas limited liability company, is the owner of more than 51% of the tracts located in Section 3 of Ridgmar Landing Subdivision (as such subdivision is shown by the plat of record in Cabinet D, Slide 67-6B, of the Williamson County Plat Records). The tracts divided as Ridgmar Landing Subdivision are subject to those certain "Property Restrictions," dated April 12, 1978, recorded at Volume 709, Page 397, of the Deed Records of Williamson County, Texas. Section 2 of such Property Restrictions permits the owners of legal title of fifty-one percent (51%) of the tracts in Section 3 to amend a restriction concerning uses by filing an instrument in the Office of the County Clerk of Williamson County, Texas. The undersigned, being the owners of legal title of 51% of the tracts in Section 3, desire to exercise such power and authority. Acting, therefore, in accordance with the provisions of Section 2 of the Property Restrictions identified above, the undersigned does hereby declare as follows:

In addition to the residential uses permitted in the Property Restrictions, each of the tracts in Section 3 of Ridgmar Landing Subdivision may be used for multifamily residential uses (including, without limitation, duplex, fourplex, planned unit development, condominium and apartment uses), commercial uses (such as, but not limited to, retail sales and services, restaurants, sales of food and other products, amusement centers, bars and nightclubs, dance halls and other commercial uses); educational uses (such as schools, professional training centers, trade schools, universities, colleges and the like); church and other religious uses (both indoor and outdoor), office uses (including office buildings, parking facilities and parking garages); warehouse and industrial uses (including office/warehouse uses, trucking, storage, transportation terminal, manufacturing, assembly and like industrial uses); together with any and all other uses which may be permitted by appropriate zoning which may be in the future applied to the property by either Williamson County or an appropriate municipal authority.

This document is executed and to be effective this 17 day of November, 1995.

RIDGMAR LANDING LIMITED COMPANY

By: Shula Plotsky, Manager

OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS