



# LIVING WATER RANCH

KEELY CORONA, REALTOR® | CELL: 210-788-6150

**F** | **FREDERICKSBURG**  
**REALTY**



**FREDERICKSBURG** REALTY GROUP  
**TEXAS RANCH** REALTY TEAM

**137 ac Living Water Ranch**

**481 Living Water Ranch Rd. | Harper, Texas | Gillespie County**

**137.994+/- Acres**

**\$3,518,847**

**Agent**

Justin Cop

**Property Highlights**

- Centrally nestled in the heart of the Texas Hill Country, this property offers easy access to the surrounding cities of Harper, Kerrville, and Fredericksburg
- 137.994+/- acres with gently rolling hills and outstanding long-range views
- Easy gated access, private road off of Fiedler Rd
- 2 beautiful spring-fed creeks flowing through property
- New, completed dam
- Heavily wooded areas with mature spreading Live Oak, Spanish Oak, Native Cherry, Cedar Elm and Walnut trees
- Several possible level home sites
- Abundant wildlife including Blackbuck, Axis and Whitetail deer
- Existing ag exemption for significantly lower property taxes
- Electrical service on site
- Water well on site
- Perimeter high fence
- Seller financing available

**Property Taxes:**

\$145.22 Ag exempt

\$21,655.45 w/o exemptions

Seller financing available making this an exceptional opportunity to own a premier Texas Hill Country property with long-term investment potential and immediate usability.

Enjoy the quiet life on this 137 acre heritage property located less than 20 miles from the Gillespie County Airport with easy access to Fredericksburg, Harper and Kerrville. The property features stunning long-range hilltop views and diverse topography.

A gated entrance off Fiedler Road leads into an exclusive enclave of just five large acreage estates. This is the last available tract in this community. A second private gate provides direct access to the property which is ideally located at the end of the road with no through traffic for added privacy.

Multiple spring-fed creeks have continued to run throughout the recent drought. A newly completed dam enhances both the beauty and functionality of the property. Wildlife including blackbuck, axis and white-tail deer, along with a variety of birds, thrive on the recently cleared acreage featuring mature native trees such as Live Oak, Spanish Oak, Native Cherry and Cedar Elm.

A high perimeter fence, water well and electricity are already in place, making this property ready for immediate enjoyment. Whether as a weekend getaway, private retreat, or working horse or livestock ranch, this property offers exceptional beauty, privacy and versatility in the heart of the Texas Hill Country.

MLS #: A104574A (Active) List Price: \$3,518,847 (25 Hits)

481 -- Living Water Ranch Rd. Harper, TX 78631



**Type:** Ranch Land, Rural Subdivision  
**Best Use:** Residential, Recreational, Hunting  
**Topography:** Gentle Sloping, Gentle Sloping, Few Trees, Views  
**Surface Cover:** Native Pasture, Improved Pasture, Wooded/Native Pasture  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:**

**Original List Price:** \$3,973,000  
**Area:** County-West  
**Subdivision:** Other  
**County:** Gillespie  
**School District:** Harper  
**Distance From City:** 16-20 miles  
**Apx Acreage:** 137.9940  
**Seller's Est Tax:** 158.96  
**Showing Instructions:** Call Listing Agent  
**Days on Market:** 16

**Tax Exemptions:** 1D1 **Taxes w/o Exemptions:** \$21,655.45 **Tax Info Source:** CAD **CAD Property ID #:** 185746 **Zoning:** None

**Flood Plain:** Yes **Deed Restrictions:** Yes **Easements:** Electric Service **Road Maintenance Agreement:** Yes

**HOA:** No **HOA Fees:** **HOA Fees Pd:**

**Items Not In Sale:**

**Documents on File:** Survey/Plat, Topographical Map, Deed Restrictions, Aerial Photo, Well Log

**Water:** Well  
**Sewer:** None  
**Utilities:** CTEC, Electricity Connected  
**Access/Location:** Private, Paved  
**Minerals:** Conveys All Owned

**Improvements:** None  
**Misc Search:** Livestock Permitted, Other-See Remarks  
**Fence:** Game Fence

**TrmsFin:** Cash, Conventional, Owner Will Carry **Possessn:** Closing/Funding **Excl Agy:** No

**Title Company:** Hill Country Titles **Attorney:** **Refer to MLS#:**

**Location/Directions:** Take Tivydale Rd west towards Harper. Go approximately 17 miles and take a left on Fiedler Rd. Go just over 2 miles and gate will be on the left at Living Water Ranch Rd.

**Owner:** THASHLEY LLC

**Legal Description:** ABS A0247 L GOMEZ #174, 137.994 ACRES

**Instructions:** Call LA to show.

**Public Remarks:** Seller financing available making this an exceptional opportunity to own a premier Texas Hill Country property with long-term investment potential and immediate usability. Enjoy the quiet life on this 137 acre heritage property located less than 20 miles from the Gillespie County Airport with easy access to Fredericksburg, Harper and Kerrville. The property features stunning long-range hilltop views and diverse topography. A gated entrance off Fiedler Road leads into an exclusive enclave of just five large acreage estates. This is the last available tract in this community. A second private gate provides direct access to the property which is ideally located at the end of the road with no through traffic for added privacy. Multiple spring-fed creeks have continued to run throughout the recent drought. A newly completed dam enhances both the beauty and functionality of the property. Wildlife including blackbuck, axis and white-tail deer, along with a variety of birds, thrive on the recently cleared acreage featuring mature native trees such as Live Oak, Spanish Oak, Native Cherry and Cedar Elm. A high perimeter fence, water well and electricity are already in place, making this property ready for immediate enjoyment. Whether as a weekend getaway, private retreat, or working horse or livestock ranch, this property offers exceptional beauty, privacy and versatility in the heart of the Texas Hill Country.

**Agent Remarks:**

**Withdraw Comments:**

**Display on Internet:** Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

**Office Broker's Lic #:** 9003085

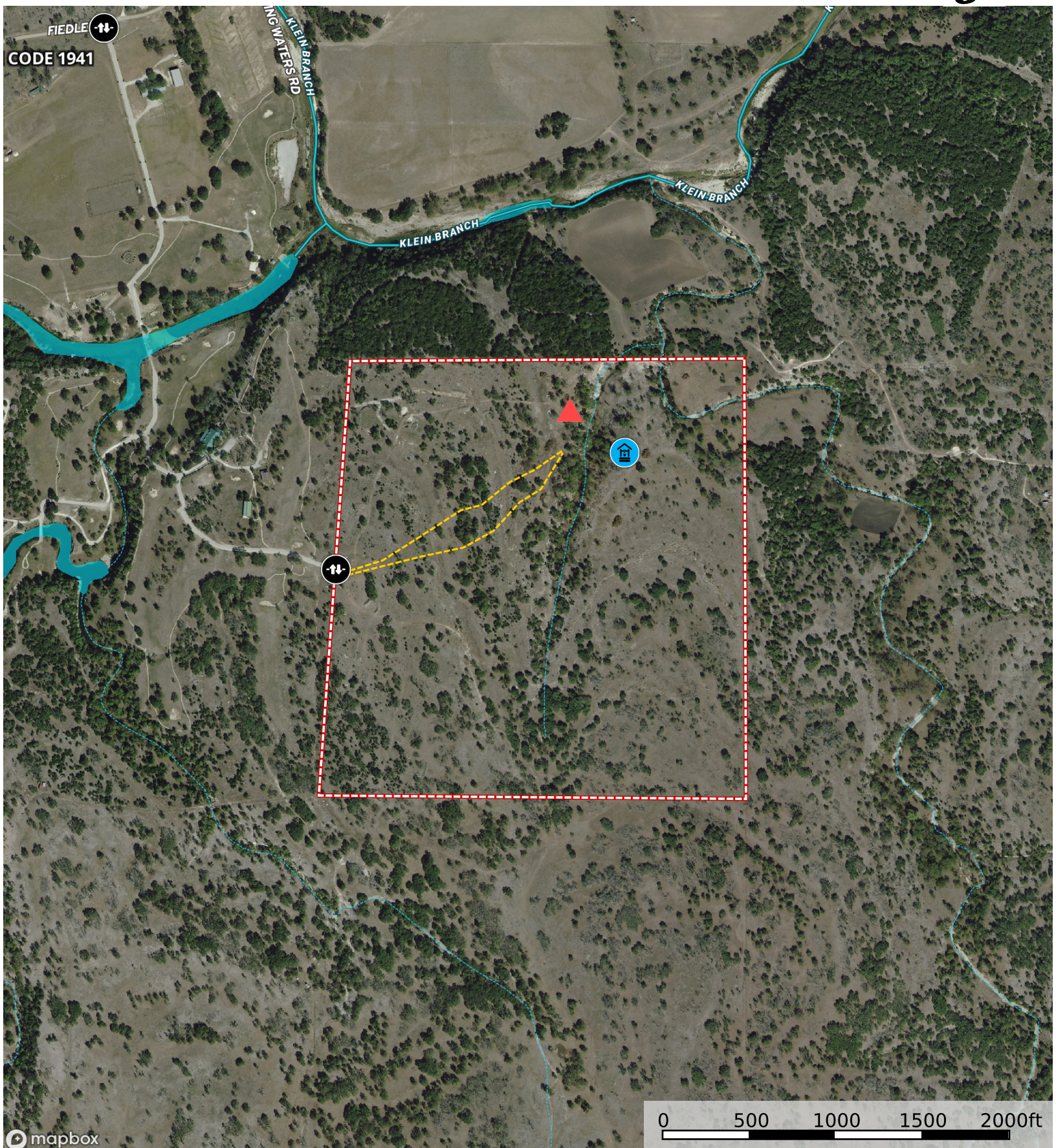
**Listing Office:** Fredericksburg Realty (#:14)  
**Main:** (830) 997-6531  
**Mail Address 1:** 257 W Main Street  
**Mail City:** Fredericksburg  
**Mail Zip Code:** 78624  
**Supervising Agent Name:**  
**Supervising Agent License #:**

**Listing Agent:** Justin Cop (#:130)  
**Agent Email:** [justin@fredericksburgrealty.com](mailto:justin@fredericksburgrealty.com)  
**Contact #:** (830) 998-2895  
**License Number:** 0613372

Information Herein Deemed Reliable but Not Guaranteed  
Central Hill Country Board of REALTORS Inc., 2007

# 137 ac Living Waters With Well

Texas, AC +/-



mapbox

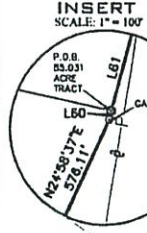
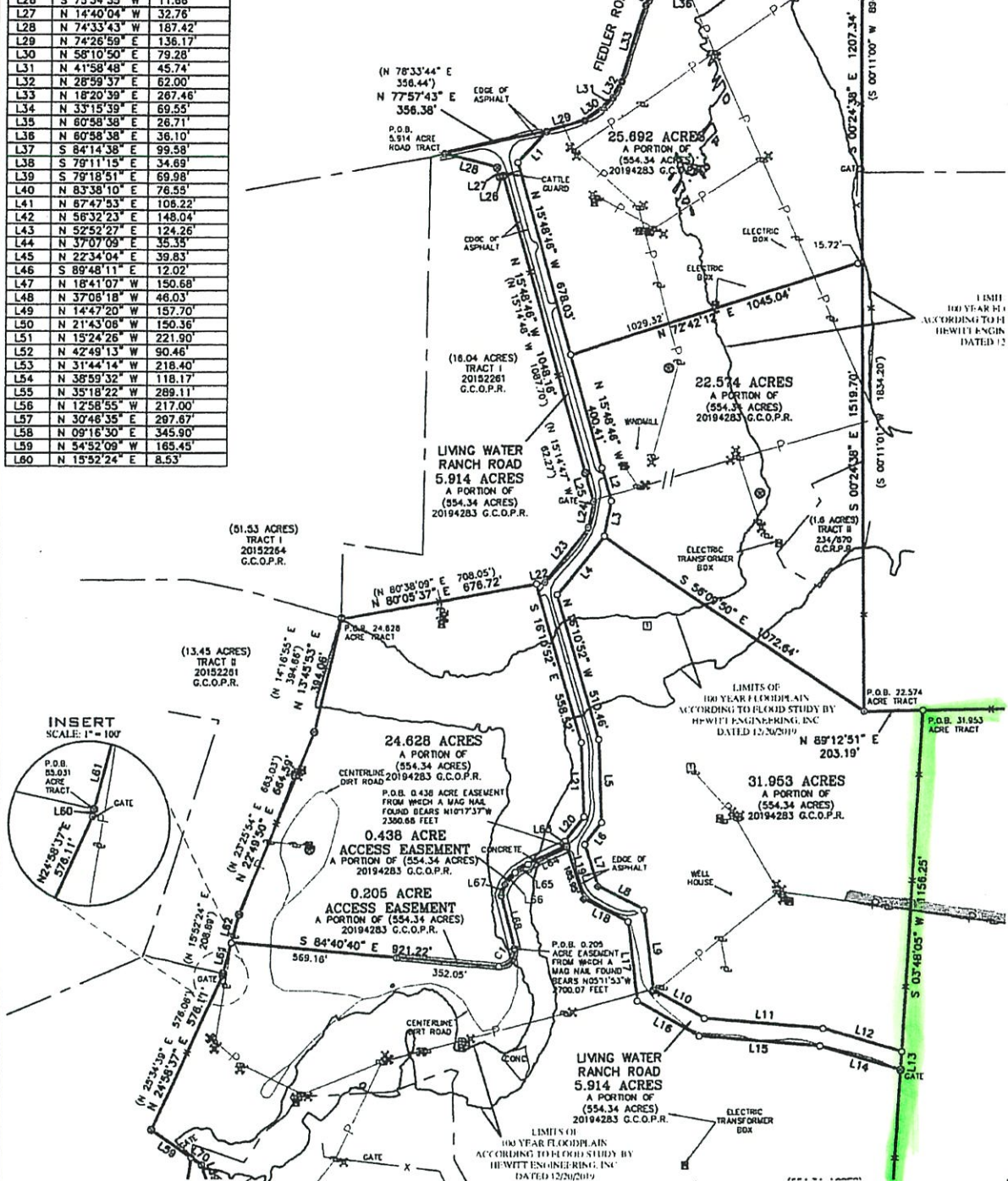
0 500 1000 1500 2000ft

▲ Triangle    🏠 Well    🚪 Gate    🛤️ Road / Trail    📐 Boundary    🌊 Stream, Intermittent    🌊 River/Creek    💧 Water Body



L23	N 39°48'46" E	234.31
L24	N 12°04'02" E	88.04
L26	S 75°34'35" W	11.66
L27	N 14°40'04" W	32.76
L28	N 74°33'43" W	167.42
L29	N 74°26'59" E	136.17
L30	N 58°10'50" E	79.28
L31	N 41°58'48" E	45.74
L32	N 28°59'37" E	62.00
L33	N 18°20'39" E	267.46
L34	N 33°15'39" E	69.55
L35	N 60°58'38" E	26.71
L36	N 60°58'38" E	36.10
L37	S 84°14'38" E	99.58
L38	S 79°11'15" E	34.69
L39	S 79°18'51" E	69.98
L40	N 83°38'10" E	76.55
L41	N 87°47'53" E	108.22
L42	N 56°32'23" E	148.04
L43	N 52°52'27" E	124.26
L44	N 37°07'09" E	35.33
L45	N 22°34'04" E	39.83
L46	S 89°48'11" E	12.02
L47	N 16°41'07" W	150.68
L48	N 37°08'18" W	46.03
L49	N 14°47'20" W	157.70
L50	N 21°43'08" W	150.36
L51	N 15°24'26" W	221.90
L52	N 42°49'13" W	90.46
L53	N 31°44'14" W	218.40
L54	N 38°59'32" W	118.17
L55	N 35°18'22" W	289.11
L56	N 12°58'55" W	217.00
L57	N 30°46'35" E	207.67
L58	N 09°16'30" E	345.90
L59	N 54°52'09" W	165.45
L60	N 15°52'24" E	8.53

(27.11 ACRES)  
20174965 G.C.O.P.R.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 42°48'29" W	144.13
L2	S 16°05'06" E	115.76
L3	S 11°31'22" W	117.56
L4	S 39°14'08" W	253.95
L5	S 02°02'54" E	278.93
L6	S 38°16'23" W	94.44
L7	S 17°45'20" E	149.17
L8	S 62°57'20" E	178.49
L9	S 06°30'00" E	272.73
L10	S 60°50'29" E	199.51
L11	S 84°53'00" E	407.24
L12	S 73°19'45" E	281.02
L13	S 03°48'05" W	61.55
L14	N 73°19'45" W	288.66
L15	N 84°53'00" W	413.95
L16	N 60°50'29" W	243.08
L17	N 06°30'00" W	271.32
L18	N 62°57'20" W	171.26
L19	N 17°45'20" W	206.07
L20	N 38°16'23" E	104.34
L21	N 02°02'54" W	249.47
L22	N 80°05'37" E	30.18
L23	N 39°14'08" E	234.23
L24	N 11°31'22" E	88.02
L25	N 16°05'06" W	101.17
L26	S 78°13'54" W	11.67
L27	N 16°53'59" W	32.78
L28	N 74°54'45" W	186.82
L29	N 73°50'43" E	136.16
L30	N 57°38'22" E	79.25
L31	N 41°14'56" E	45.71
L32	N 28°31'53" E	61.81
L33	N 17°44'47" E	267.60
L34	N 32°41'20" E	69.50
L35	N 60°27'52" E	26.67

L36	N 60°30'26" E	36.16
L37	S 84°49'52" E	99.55
L38	S 78°54'27" E	34.64
L39	S 79°53'59" E	69.93
L40	N 83°02'04" E	76.51
L41	N 67°12'23" E	106.20
L42	N 55°55'58" E	147.98
L43	N 52°20'31" E	124.33
L44	N 36°26'45" E	35.31
L45	N 21°15'16" E	41.06
L46	S 80°06'22" E	12.12
L47	N 19°08'18" W	150.81
L48	N 37°49'07" W	45.89
L49	N 15°24'27" W	157.69
L50	N 22°13'41" W	150.38
L51	N 16°01'16" W	221.68
L52	N 43°24'31" W	90.92
L53	N 32°17'14" W	217.96
L54	N 39°37'30" W	118.34
L55	N 35°55'38" W	288.77
L56	N 13°30'31" W	217.34
L57	N 30°10'18" E	297.62
L58	N 08°40'41" E	300.84
L59	N 55°31'39" W	165.34
L60	N 13°03'41" E	8.48
L61	N 15°23'39" E	107.31
L62	N 15°23'39" E	101.47
L63	S 17°45'20" E	20.12
L64	S 65°56'34" W	146.27
L65	S 57°31'41" W	51.89
L66	S 39°53'22" W	52.87
L67	S 13°46'47" W	39.88
L68	S 13°38'44" E	186.29
L69	N 18°16'49" W	71.34
L70	N 55°31'39" W	43.90

Detail For Easement Only



MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966

P.O. Box 1504 Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211

[www.searchersls.com](http://www.searchersls.com)

LEGAL DESCRIPTION: Being 137.994 acres of land out of the Lewis Gomez Survey No. 174, Abstract No. 247 in Gillespie County, Texas and being a portion of that certain 554.34 acre tract described in Instrument No. 20194283 of the Official Public Records of Gillespie County, Texas; Said 137.994 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in December 2019:

BEGINNING at a 1/2 inch iron rod found for a corner of that certain 234.3 acre tract described in Volume 234, Page 670 of the Real Property Records of Gillespie County, Texas, the most easterly northeast corner of said 554.34 acre tract, and the northeast corner hereof;

THENCE along the east line of said 554.34 acre tract, the following 2 courses:

1. South 00°40'13" East a distance of 1768.15 feet along the west line of said 234.3 acre tract to a 2.5 inch pipe fence corner post found for a corner of said 234.3 acre tract and the northwest corner of that certain 47.45 acre tract described in Volume 234, Page 500 of said Real Property Records;
2. South 00°28'44" East a distance of 781.70 feet along the west line of said 47.45 acre tract to a 1/2 inch iron rod set, for the northeast corner of that certain 266.629 tract surveyed this same day by Searchers Land Surveying, LLC, being a portion of that certain 46.21 acre tract described in said Instrument No. 20194283 and a portion of said 554.34 acre tract, and the southeast corner hereof, and from which a 2.5 inch pipe fence corner post found for the southwest corner of that certain 47.45 acre tract described in Volume 334, Page 312 of the Real Property Records, the northwest corner of that certain 90.05 acre tract described in Volume 586, Page 836 of said Official Public Records, and a corner of said 554.34 acre tract bears South 00°28'44" East a distance of 1574.48 feet;

THENCE crossing said 554.34 acre tract, the following 4 courses:

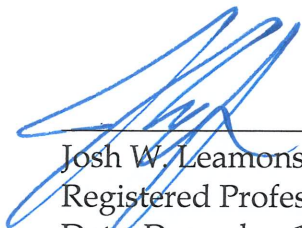
1. South 89°47'26" West a distance of 2465.69 feet along the north line of said 266.629 acre tract to a 1/2 inch iron rod set, for the southeast corner of that

- certain 85.031 acre tract surveyed this same day by Searchers Land Surveying, LLC, being a portion of said 554.34 acre tract and a portion of said 46.21 acre tract, a corner of said 266.629 acre tract, and the southwest corner hereof;
2. North 03°50'16" East a distance of 1315.41 feet along the east line of said 85.031 acre tract to a 2.5 inch pipe fence corner post found, for the northeast corner of said 85.031 acre tract and the southeast corner of that certain 5.914 acre tract, Living Water Ranch Road, surveyed this same day by Searchers Land Surveying, LLC and being a portion of said 554.34 acre tract;
  3. North 03°48'05" East a distance of 61.55 feet along the east line of said 5.914 acre tract to a 1/2 inch iron rod set for a corner of said 5.914 acre tract and the southeast corner of that certain 31.953 acre tract surveyed this same day by Searchers Land Surveying, LLC, being a portion of said 554.34 acre tract;
  4. North 03°48'05" East a distance of 1156.25 feet along the east line of said 31.953 acre tract to a 1/2 inch iron rod set in the south line of said 234.3 acre tract and the north line of said 554.34 acre tract, for the northeast corner of said 31.953 acre tract and the northwest corner hereof, and from which a 1/2 inch iron rod found for a corner of said 234.3 acre tract and a corner of said 554.34 acre tract bears South 89°12'51" West a distance of 203.19 feet;

THENCE North 89°12'51" East a distance of 2269.88 feet along the south line of said 234.3 acre tract and the north line of said 554.34 acre tract to the POINT OF BEGINNING containing 137.994 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



Josh W. Leamons

Registered Professional Land Surveyor #6276

Date: December 16, 2019

Job# 19-3869



Strata Depth (ft.)	Water Type
260 - 275	5 gpm
293 - 317	10 gpm
328 - 342	20 gpm
342 - 358	15 gpm - 400 TDS, 21 grains hardness

Chemical Analysis Made: **Yes**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **L & L Drilling Co.**  
**P.O. Box 217**  
**Hye, TX 78635**

Driller Name: **Austin Durst** License Number: **60909**

Comments: **No Data**

Lithology:  
 DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
 BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	1	brown topsoil
1	52	white & brown limestone with shale & caliche layers
52	179	gray shale & clay
179	215	white & gray shale with gray clay
215	241	red clay with gray & brown layers
241	260	gray clay & shale
260	275	gray sand with clay - water 5 gpm
275	293	red & yellow clay
293	317	sand with white limestone layers - water 10 gpm
317	328	red clay & shale
328	342	sand - water 20 gpm
342	358	sand with clay & limestone layers - water 15 gpm

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
5	Blank	New Plastic (PVC)	40 0.265	-2	198
5	Blank	New Plastic (PVC)	SDR17 0.327	198	258
5	Perforated or Slotted	New Plastic (PVC)	40 0.265	258	358

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**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation  
P.O. Box 12157  
Austin, TX 78711  
(512) 334-5540**

# Gillespie CAD Property Search

## Property ID: 185746 For Year 2025

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### Property Details

Account		
<b>Property ID:</b>	185746	<b>Geographic ID:</b> A0247-0174-000000-00
<b>Type:</b>	R	<b>Zoning:</b> AGREED JUDGEMENT 6/18/2012
<b>Property Use:</b>		<b>Condo:</b>
Location		
<b>Situs Address:</b>	LIVING WATER RANCH RD OFF FIEDLER RD, TX	
<b>Map ID:</b>	9-D	<b>Mapsco:</b>
<b>Legal Description:</b>	ABS A0247 L GOMEZ #174, 137.994 ACRES	
<b>Abstract/Subdivision:</b>	A0247	
<b>Neighborhood:</b>	(H400) HARPER 783 SOUTH	
Owner		
<b>Owner ID:</b>	343052	
<b>Name:</b>	THASHLEY LLC	
<b>Agent:</b>		
<b>Mailing Address:</b>	%LOFTUS, ASHLEY 5910 BOLD RULER WAY AUSTIN, TX 78746	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

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### Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$2,302,600 (+)
<b>Market Value:</b>	
	\$2,302,600 (=)
<b>Agricultural Value Loss:</b>	\$2,287,160 (-)
<b>Appraised Value:</b>	
	\$15,440 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	
	\$15,440
<b>Ag Use Value:</b>	\$15,440

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** THASHLEY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$2,302,600	\$15,440	\$41.46	
HUW	HILL CNTRY UWCD	\$2,302,600	\$15,440	\$0.76	

SHP	HARPER ISD	\$2,302,600	\$15,440	\$102.97	
WCD	GILLESPIE WCID	\$2,302,600	\$15,440	\$0.03	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$2,302,600	\$15,440	\$0.00	

**Total Tax Rate:** 0.940478

**Estimated Taxes With Exemptions:** \$145.22

**Estimated Taxes Without Exemptions:** \$21,655.45

## Property Improvement - Building

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	137.99	6,011,018.64	0.00	0.00	\$2,302,600	\$15,440

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$2,302,600	\$15,440	\$15,440	\$0	\$15,440
2024	\$0	\$2,302,600	\$14,310	\$14,310	\$0	\$14,310
2023	\$0	\$2,302,600	\$14,320	\$14,320	\$0	\$14,320
2022	\$0	\$2,095,780	\$13,330	\$13,330	\$0	\$13,330
2021	\$0	\$1,763,260	\$13,210	\$13,210	\$0	\$13,210

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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5/27/2022	WDVL	WARRANTY DEED VENDORS LIEN	EITELJORG, JACK M & SUSAN A	THASHLEY LLC	20223899		
3/31/2021	WDVL	WARRANTY DEED VENDORS LIEN	IVANNA INVESTMENTS LP	EITELJORG, JACK M & SUSAN A	20212480		

## ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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## Estimated Tax Due

If Paid: 02/27/2026 JUL 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest
2025	GILLESPIE COUNTY	0.268500	\$2,302,600	\$15,440	\$41.46	\$41.46	\$0.00	\$0.00
2025	HILL CENTRY UWCD	0.004900	\$2,302,600	\$15,440	\$0.76	\$0.76	\$0.00	\$0.00
2025	HARPER ISD	0.666900	\$2,302,600	\$15,440	\$102.97	\$102.97	\$0.00	\$0.00
2025	GILLESPIE WCID	0.000178	\$2,302,600	\$15,440	\$0.03	\$0.03	\$0.00	\$0.00
	2025 Total:	0.940478			\$145.22	\$145.22	\$0.00	\$0.00
2024	GILLESPIE COUNTY	0.268500	\$2,302,600	\$14,310	\$38.43	\$38.43	\$0.00	\$0.00
2024	HILL CENTRY UWCD	0.004800	\$2,302,600	\$14,310	\$0.69	\$0.69	\$0.00	\$0.00

## DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION ("DECLARATION") is made as of \_\_\_\_\_, 2020 (the "EFFECTIVE DATE"), by IVANNA INVESTMENTS, LP ("IVANNA" and "DECLARANT").

### DEFINITIONS:

1. Owner shall refer to the record owner, whether one or more persons or entities, of the fee simple title to any portion of the herein described property, excluding however, those having any interest therein merely as security for the performance of an obligation.
2. Tract shall refer to any defined portion of the property, as owned by any owner.

### WITNESSETH:

WHEREAS, IVANNA owns that certain 327.841 acres of land, more or less, situated in Gillespie County, Texas and being more fully described on Exhibit "A," attached hereto (the "PROPERTY").

NOW, THEREFORE, in order to protect the value of the Property, Declarant hereby adopts the following restrictions related to the ownership and use of the Property:

1. Restrictions. Declarant agrees and covenants that the Property is hereby made subject to the following terms and restrictions, which restrictions are imposed on the Property:
  - a. The Declarant is subdividing the Property into six (6) tracts as shown on Exhibit "B". After this initial subdivision, the Property may not be further subdivided SAVE AND EXCEPT, the 137.941 acre tract as designated on Exhibit "B", which may only be subdivided one (1) additional time, with each of the resulting two tracts containing no less than 60 acres each.
  - b. No manufactured home, mobile home, prefabricated house, modular house, trailer, recreational vehicle or other home or structure of any kind that is not built on site, shall be permanently or temporarily placed or erected or otherwise permitted on any portion of the Property, except for temporary placement (for a term not to exceed in total twelve (12) months) during the construction of a permanent residential structure. Provided, however, one portable storage container to store feed and other supplies for livestock and animals on site is permissible prior to the construction of a residence, if used solely for such purpose and screened from view from neighboring properties.
  - c. A single-family dwellings/house erected on a tract must contain no less than 3,000 square feet of living area, exclusive of porches, breezeways, carports or basements. The minimum square footage of living area shall be that area which is heated and/or cooled. Only one single-family dwelling house and one guest house may be constructed on a tract.

- d. No tower of any kind, including without limitation, radio, microwave, cellular telephone and television towers, shall be erected, maintained or permitted on any portion of the Property.
- e. No Commercial quarrying or mining operations of any kind shall be permitted on any portion of the Property.
- f. No oil wells, gas wells, tanks, (except for water tanks and related facilities) mineral excavations, pits or shafts shall be permitted on any portion of on the Property. No derrick or other structure designed for use in drilling or quarrying for oil, gas or other minerals shall be erected, maintained or permitted on any portion of the Property. For purposes of this paragraph, the term "other minerals" shall include rock, gravel, sand, topsoil, caliche and other substances which may be associated with and/or appurtenant to the surface interest of the Property. The foregoing provisions of this paragraph and paragraph 1(d) to the contrary notwithstanding, (i) wind generators may be erected and maintained on a tract if, and only if, such wind generator is not visible from any other tract; (ii) solar collectors may be installed if the installation of such collectors is in harmony with the design of the permanent residential structure and constructed adjacent to the permanent residential structure; and (iii) video and audio antennae and antennae that receive and transmit telecommunications and other fixed wireless signals may be installed for the personal use of occupants of the permanent residential structure, provided that such antennae are located on or in the immediate vicinity of the permanent residential structure and do not extend more than ten (10) feet above the roof of the permanent residential structure.
- g. No building or other structure of any kind, except fences, driveways, gates, entryways, mail boxes and monuments, shall be located on any subdivision tract within 125 feet of any perimeter boundary line of any such tract.
- h. No trash, garbage, construction debris, rubbish, abandoned junk cars, or any refuse including any hazardous or toxic substances may be dumped, disposed of, kept, stored, located on or maintained on any portion of the Property. All trash, garbage or other waste shall be kept in a clean, sanitary and sightly condition and all containers shall be screened from view from adjoining landowners. No trash, garbage or refuse shall be burned on any portion of the Property at any time except in accordance with the regulations of Gillespie County, Texas. All trash, garbage and other refuse shall be removed from the Property and properly disposed of in the appropriate local landfill or other disposal facility.
- i. No signs or advertisement of any kind may be displayed on any portion of the Property except (1) to advertise the sale or lease of such portion of the Property or (2) to identify the name of the building contractor during the construction of any buildings on such portion of the Property or (3) to display a ranch name or the owners name.
- j. No portion of the Property shall ever be used as a junkyard, landfill, storage yard, salvage yard, hog or pig farm, dairy farm, feed lot, animal breeding facility (except for normal farming and ranching of livestock and/or deer), shooting range (except normal hunting activity, commercial purposes, manufacturing, warehouse,

recreational vehicle park, industrial purposes, or for any purpose which is a nuisance, to the other owners or any use inconsistent with a residential, farming, ranching, hunting and similar use. The hunting of wildlife on a tract may only be conducted by the owner, the owner's immediate family, or owner's guests with the owner present. Hunting may only be done using shotguns, bows or other archery equipment. The leasing of a tract for hunting purposes is prohibited. Hunters must obey the laws of the State of Texas which prohibits the discharge of a firearm and the projectile from the firearm traveling across a property line.

2. Easements. There is hereby reserved for utility service to any portion of the Property a right-of-way and utility easement over and upon a strip of land which is twenty (20) feet in width and running parallel with, adjacent to and inside of the perimeter boundary lines of each tract for the purposes of constructing, reconstructing, installing, maintaining, inspecting, replacing and removing buried utility services and appurtenance thereto, together with the right of ingress and egress over and along said easement and right-of-way for such purposes. The use of the rights-of-way and easements reserved herein is also granted to the utility companies that service any portion of the Property for the purposes herein stated. No building, planting or other structure of any kind, except fences, driveways, entryways, gates and monuments, shall be erected or placed on such utility easements and rights-of-way. All new utilities installed on the Property shall be located underground, except where geographically and commercially impractical to do so.
3. General Terms. The following general terms shall apply to the Property and this Declaration and be binding on the parties hereto and all future owners of any part of the Property.
  - a. Duration. The Covenants and Restrictions of this Declaration shall run with and bind the Property and any subsequent owner of any land or tract subject to this Declaration, and such owner's respective legal representatives, heirs, successors, and assigns, for a term of thirty-five (35) years from the date that this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument executed and acknowledged by the owners of more than fifty percent (50%) of the surface area of the Property terminating or amending all or any parts of the Declaration has been recorded in the office of the County Clerk of Gillespie County, Texas; provided, however, that no such agreement to terminate or change the Covenants, Conditions and Restrictions, in whole or in part, shall be effective unless so made and recorded at least ninety (90) days in advance of the effective date of such termination or change.
  - b. Amendments. Notwithstanding the provisions of section 3(a) above, this Declaration may be terminated, modified, amended and/or changed, in whole or in part, only by written instrument describing such termination, modification, amendment or change which shall have been executed and acknowledged by 2/3 of the owners of the property (one vote per tract) and recorded in the office of the County Clerk of Gillespie County, Texas.
  - c. No Vested Rights. No owner of any portion of the Property shall have any vested or other rights arising out of this Declaration which would preclude or impair the ability of any other owner of a portion of the Property from effecting any termination, amendment, modification or change of this Declaration which shall have been

approved by the owner of the requisite percentage of the surface area of the land within the Property as herein provided.

- d. Enforcement. These covenants and restrictions may be enforced by any owner and shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate them, including, without limitation, restraint and/or injunctive relief for violations and/or recovery of damages for violations; and failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. If the owner of a tract should loan, lease or rent such tract and the improvements thereon, in whole or in part, to another person or entity, all rights, restrictions, privileges and responsibilities of the owner of such tract under this Declaration apply equally to the occupant of such tract. If any owner is required to engage counsel in connection with the enforcement or interpretation of this Declaration, then the prevailing party in such matter shall be entitled, in addition to other remedies authorized by applicable law, to recover reasonable attorneys' fees and expenses incurred in such matter.
- e. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in nowise affect any other provision which shall remain in full force and effect.
- f. Headings. The headings contained in this Declaration are for reference purposes only and shall not in any way affect the meaning or interpretation of this Declaration.
- g. Benefit. This Declaration shall issue to the benefit of and be binding upon the undersigned Owner and its respective legal representatives, successors and assigns and all future owners of any portion of the Property. The terms hereof shall be deemed covenants and agreements running with the land and bind all future owners of any part of the Property.
- h. This Declaration shall be governed by and construed in accordance with the laws of the State of Texas and venue is in state court in the county in which the Property is located, without regard to its conflict of interest provisions.
- i. Definition. The term Property includes the entire property and each portion now or hereafter under different ownership. The term tract shall mean each portion of the property as it may be subdivided, split or otherwise broken into separate parcels.

IN WITNESS HEREOF, this Declaration is executed effective as of the date first set forth above.