

Item: **CASTLE LAKE RANCH**

(Category: RESTRICTIONS)

Volume 163, Page 78. Deed Records of Kerr County, Texas. BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

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Item: **CASTLE LAKE RANCH**

(Category: Subdivisions)

- a. An undivided non-participating royalty interest, reserved by Grantor as described in instrument from William R. Castle and wife, Margaret Castle to George Strickhausen, III, dated November 11, 1970, recorded in Volume 146, Page 601. Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied in and to the property covered by this Policy arising out of or connected with said interests and conveyance. Title to said interest not checked subsequent to date of the aforesaid instrument.
- b. Road Easements as per the Plat recorded in Volume 3, Page 127, Plat Records of Kerr County, Texas.
- c. Mineral reservation by Grantor, as described in instrument from F.B. Chapman and George L. DeArmond to Castle Land and Livestock Company, a Texas corporation, dated April 16, 1973, recorded in Volume 163, Page 76. Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied in and to the property covered by this policy arising out of or connected with said interests and conveyance. Title to said interest not checked subsequent to date of aforesaid instrument.
- d. Easements as per the Restrictions recorded in Volume 163, Page 78, Deed Records of Kerr County, Texas.
- e. Any visible and/or apparent roadways or easements over or across the subject property.
- f. Rights of parties in possession. (AS PER OWNER POLICY ONLY)

CASTLE LAND AND LIVESTOCK COMPANY

THE STATE OF TEXAS

COUNTY OF KERR

KNOW ALL MEN BY THESE PRESENT:

That Castle Land and Livestock Company, a Texas corporation, being the legal and equitable owner of Castle Lake Ranch, situated in Kerr County, Texas, a part of which is shown by the map or plat of Section IX duly recorded in Vol. \_\_\_\_\_, page \_\_\_\_\_, Plat Records of Kerr County, Texas, do hereby acknowledge, declare, and adopt the following restrictions which shall be a covenant on the title to all property in said Section IX of Castle Lake Ranch exclusive of public dedicated property for roads, viz:

1. No operation of commercial feed lot for cattle, hogs, goats, sheep or horses shall be conducted on Castle Lake Ranch. This does not include domestic or household pets including riding horses or animals or fowls for personal enjoyment or to provide food for personal use of the owner.

2. No one will be permitted to conduct commercial operations commonly known as wrecking and salvage yards or any other commercial operation which would be obnoxious to sellers or buyers in the Castle Lake Ranch.

3. There will be allowed no encroachment, including fences, mail boxes, etc. upon the easements reserved for roadways as shown by the plat, identifying this property, filed or to be filed for public record in the records of Kerr County, Texas.

4. Perpetual easements are reserved along and within ten (10) feet of the rear line, front line and side lines of all tracts in this development for the installation and maintenance of poles, wires, down guys and fixtures for electric lines and telephone lines and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with the right of ingress to and egress from and across said premises to employees of utilities owning said lines. Said easements to also extend along any owners side and rear property lines in case of fractions acreage tracts.

It is understood and agreed that it shall not be considered a violation of line provisions of this easement if wires or cables carried by such pole lines pass over some portions of said tracts not within the ten (10) foot wide strip as long as such lines do not prevent the construction of buildings on any tracts in this development.

IN WITNESS WHEREOF, Castle Land and Livestock Company, has caused these presents to be executed by its undersigned duly authorized officers, this the 16 day of April, A. D. 1973.



Attest:

James M. Sharp  
Assistant Secretary

CASTLE LAND AND LIVESTOCK COMPANY

by George L. DeArmond  
President

FILED FOR RECORD

at 9:05 o'clock P.M.

APR 25 1973

Emmie M. Nuenker  
Clerk County Court, Harris County, Texas

Linda Necker Deputy

STATE OF TEXAS

COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared George L. DeArmond, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as President of Castle Land and Livestock Company, a corporation, for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 16 day of April  
A. D. 1973.

Jaye Wells  
Notary Public, Grayson County, Texas  
Bandera

(seal)

My commission expires June 1973.

Filed For record April 25, 1973 at 9:05 o'clock A. M.  
Recorded April 26, 1973  
EMMIE M. NUENKER, Clerk

By Margaret Muenkel Deputy