

DECLARATION OF TRACT RESTRICTIONS

THE STATE OF TEXAS
COUNTY OF COLORADO

THAT I, **CONNIE WHITLOCK**, as independent administrator of the estate of Lewis H. Self, deceased 1032 CR 106, Columbus, Texas 78934 Grantor herein, for and in consideration of the fact that **TERRELL M. LANIER** and **DIXIE G. LANIER** have purchased contemporaneously with this declaration :

A certain 6.731 acre tract in the George Smith Survey Abstract No. 526, Polk County, Texas a part of the 19.768 acre tract described in deed dated August 22, 2019 from John Aubrey et. al. to Lewis Self recorded in Volume 2222, Page 174 of the Official Records of Polk County, Texas and being more particularly described by metes and bounds as attached hereto as Exhibit "A".

and that **WHEREAS** I have made the following **RESERVATIONS FROM CONVEYANCE** in said deed:

1. This conveyance is made subject to the provision and restriction that no mobile homes and/or permanent Recreational Vehicle ("RV") residences will be permitted or allowed to exist on the Property.
2. This conveyance is made subject to the provision and restriction that no farms related to or concerning raising, breeding, or harvesting hogs, being either wild or domestic shall be permitted or allowed to exist on the Property.

I have **GIVEN, GRANTED, CONVEYED, COVENANTED** and **DECLARED** and by these presents do **GIVE, GRANT, CONVEY, COVENANT** and **DECLARE** that the above said **RESERVATIONS FROM CONVEYANCE** shall henceforth **EXIST AND APPLY** and hereafter shall **APPURTAIN** to the remainder of the above described 19.768 acre tract owned by the Estate of Lewis H. Self, deceased.

These restrictions shall apply to all tracts in said 19.768 acre tract of land in the George Smith Survey Abstract No. 526, Polk County, Texas.

Grantors hereby declare that the land still owned by Lewis H. Self, Deceased Estate is subject to the same limitations, restrictions and uses as that 6.731 acres conveyed to Terrell M. Lanier and Dixie G. Lanier and such hereby constitute covenants running with the land as provided by law; and shall be binding on Grantor and all persons claiming under grantor, for benefit of and limitation upon all future owners of any part of said 19.768 acre tract. This declaration of restrictions being for the purposes of keeping said tract desirable, uniform and safeguarded.

It is expressly stipulated that in the event any limitation, restriction or covenant herein contained, or any portion thereof, are invalid or void, such invalidity or voidness shall in no way affect any other limitation, restriction, or covenant.

These covenants are to run with land and shall be binding on all parties and all persons claiming under them in perpetuity unless an instrument signed by all of the tract owners of the tracts in said 19.768 acre has been recorded agreeing to change said covenants in whole or in part.

Executed this 19th day of December, 2023

2024-2525-372

Connie Whitlock

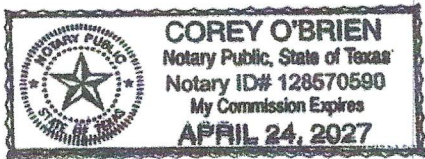
CONNIE WHITLOCK
Independent Administrator of the
Estate of Lewis H. Self, Deceased

THE STATE OF TEXAS
COUNTY OF COLORADO

The foregoing instrument was acknowledged before me by **CONNIE WHITLOCK**, Independent Administrator of the Estate of Lewis H. Self, Deceased this 19 day of December, 2023.

Corey O'Brien

Notary Public



FILED FOR RECORD
Feb 12 2024 08:13:05
Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS
SH Feb 12, 2024