

FIELD NOTES

THE STATE OF TEXAS
BROWN COUNTY

All that certain tract or parcel of land situated in Brown County, Texas being a Subdivision of the B. B. & C. Railroad Company Survey, No. 641, Abstract No. 97 and being a part of that 45.926 acres tract described in Deed to Plaintiff's Original Petition in Case No. 18599, , Brown County, and described by metes and bounds as follows:

BEGINNING at a steel pin set (all 3/8" steel pins with caps) in the West line extension of County Road 454 being N13-46 E, 299.96 feet from an L corner to the Left of its intersection with the West line of said survey, and being S18°26'46"E, 1225.18 feet from the SWC of the Francisco Perez Survey, Abstract No. 788, said pin the SWC of this;

THENCE N13-45-58E along road's West line, at 630.00 feet a steel pin set, the NWC of this;

THENCE S79-23-38E an unfenced line, at 454.38 feet a steel pin set on the West shore line of Lake Brownwood, the NEC of this;

THENCE along the West unfenced line of same with steel pins set at the corners of as follows, S13-53-38W, 383.50 feet, S17-07-09W, 326.72 feet, and S24-46-38W, 300.00 feet with steel pins set at the corners to the SEC of this;

THENCE N29-45-29W, an unfenced line, at 535.58 feet the Point of Beginning and containing 8.610 acres of land.

Surveyed; 3 Dec. 2018

Rodman Brandon Buffe

50.0' ROAD FIELD NOTES

STATE OF TEXAS
BROWN COUNTY

All that certain tract or parcel of land situated in Brown County, Texas being an Access Road to and across the Dominion Point III Subdivision, B. B. & C. Railroad Company Survey no. 641, Abstract No. 97 and being a part of that 45.926 acre tract described in Deed to Plaintiff's Original Petition in Case No. 18599, Brown County, Texas and described by metes and bounds as follows;

COMMENCING from a steel pin found in the east line of County Road 454 and being the SWC of said Dominion Point INC tract, N87°41'21"E, 371.10 feet to and angle point, N13°45'58"E, 299.96 feet to a concrete monument and being the Point of Beginning;

Beginning at a concrete monument found the West line end point of an proposed extension of County Road 454, aka Sunpoint Lane, and being the NWC of a tract of land described in Deed to Dwayne Clark in Volume 180, Page 295, Deed Records, Brown County, Texas, and being S18°28'46"E, 1225.18 feet from the SWC corner of the Francisco Perez Survey, Abstract No. 788, and being the SWC of Lot No. 1 of said Subdivision, the SWC of this;

THENCE N13°45'58"E along the West line of a 50.0 foot Road and Utility Easement, at 630.00 feet a concrete monument found, the NWC of Lot No. 7 and the NWC of this;

THENCE S79°23'38"E along the North line of Lot No. 7, at 50.02 feet a concrete monument, being the Northern end point of Sunpoint Lane and the NEC of this;

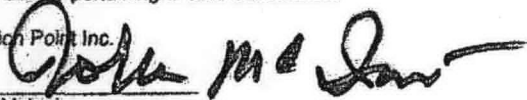
THENCE S13°45'58"W along the East line of said 50.0 foot Road and Utility Easement, at 685.34 feet a concrete monument and being the SEC of this;

THENCE N29°45'29"W re-crossing County Road 454, at 72.52 feet to the Point of Beginning and containing 0.754 acres of land.

THE STATE OF TEXAS
COUNTY OF BROWN

That I, John McInnis, of Dominion Point Inc, acting herein by and through its duly authorized officer(s) and being the owner(s) of the described above and wishing to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled "DOMINION POINT III SUBDIVISION" as our legal subdivision of same and do hereby designate all rights-of-way and/or easements shown hereon to the use of the public forever, stipulating that Brown County shall have no obligation to maintain the road, and stipulating that the most easterly (5) feet of same be used for public utilities. Any private improvements places in said rights-of-way and/or easements shall have no risk or obligation to the public and Brown County and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way and/or easements. The sale of the lot(s) shown on this plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of Brown County pertaining to said subdivision.

Dominion Point Inc.



John McInnis
10009 Royal New Kent Dr.
Austin, Texas 78717

RESTRICTIVE COVENANTS

There are imposed on DOMINION POINT III SUBDIVISION, the property in issue ("Property in Issue"), the following restrictive covenants:

1. There shall be established an Architectural Control Committee composed of at least three (3) members. The Committee initially shall be composed of JOHN L MCINNIS, JOHN BURNETT, and DAN CONNALLY. In the event of any committee member's death or resignation, the remaining two (2) members shall select a new member.
2. The Architectural Control Committee's duties and obligations are to:
 - a. Protect Property in Issue lot or tract owners from any use that will depreciate said lots' or tracts' value;
 - b. Preserve, as far as is practical, said lots' or tracts' natural beauty;
 - c. Guard against the erection thereon of poorly designed or proportioned structures;
 - d. Guard against the erection thereon of structures built of improper or unsuitable materials;
 - e. Obtain harmonious architectural schemes;
 - f. Insure the lots' and tracts' highest and best development;
 - g. Encourage and secure attractive homes' erection;
 - h. Secure and maintain proper setbacks from streets and adequate free spaces between structures; and,
 - i. Provide adequately, in general, for a high type of improvements quality as to said property, and thereby enhance purchasers' investment value.
3. Neither the Architectural Control Committee, nor its members, shall have any liability nor responsibility at law nor in equity on account of their enforcement of, or failure to enforce, these Restrictive Covenants.
4. All lots or tracts within the Property in Issue shall be restricted to use for single family residential purposes only. No building shall be erected or maintained on and lot or tract

within the Property in Issue other than one private residence, a private boathouse, a private storage building, and a private garage or shop for the occupant's or owner's sole use. However, the restrictions on the construction or placement of outbuildings on lots or tracts within the Property in Issue set forth herein, shall not apply to or restrict the construction or placement of which said additional outbuildings, including barns, on lots or tracts within the Property in Issue consisting of 5 or more acres that are situated 400 lineal feet or more from the spillway level of 1425 feet of elevation for Lake Brownwood.

5. No building exceeding two (2) stories in height shall be erected on any lot or tract within the Property in Issue. Each residential building shall have a minimum floor area of 1,800 square feet, exclusive of porches, stoops, open or closed carports, patios, or garages. Each residential building must contain, at least, a minimum of SIXTY PERCENT (60%) exterior finish made up of masonry stone, brick veneer, or stucco. The Architectural Control Committee may, in its discretion, allow variances from these requirements.

6. No building, fence, or other structure or improvement shall be erected, placed, or altered, on any lot or tract within the Property in Issue until two (2) copies of the construction plans and specifications of all exterior materials *and* a plan showing the structure's proposed location have been submitted to and approved in writing by the Architectural Control Committee as to external design harmony with existing structures and as to location harmony with respect to topography and finish grade elevation. If Construction is not commenced within eight (8) months of such approval, such approval shall be null and void unless the Architectural Control Committee unanimously grants an extension in writing.

7. Fences shall, subject to paragraph 8, below, be permitted to extend to the side and back lot or tract lines within the Property in Issue and to no less than five (5) feet of the front lot

or tract lines within the Property in Issue, but without impairment of the easements reserved and granted as to lots or tracts within the Property in Issue. Any reasonable damage by utility companies to any fence located in any utility easement shall be borne by the Property Issue lot or tract owner or purchaser and not by the utility company.

8. No residence shall be located nearer to the side lot or tract line within the Property in Issue than ten (10) feet, or nearer to the side lot or tract line within the Property in Issue than five (5) feet, or nearer to the road lot or tract line within the Property in Issue than twenty-five (25) feet; *provided, however*, the Architectural Control Committee may allow lesser set-backs when unusual topography or design warrant it. The Architectural Control Committee shall have the control and authority to require structures or fences to be set back from the lake side of any lot or tract within the Property in Issue at a distance sufficient to ensure that lake view is unobstructed by said structures or fences to neighboring Property in Issue lot or tract owners.

9. No mobile home, travel-type trailer (except as used in camping or in conjunction with building of a house and, then, only by Architectural Control Committee approval), outbuilding, boathouse, tool house, basement, or garage erected on any lot or tract within the Property in Issue shall at any time be used as a dwelling, temporarily or permanently, nor shall any shack be placed on any lot or tract within the Property in Issue, nor shall any residence of a temporary character be permitted. No outside toilet or privy shall be erected or maintained on any lot or tract within the Property in Issue.

10. Lots or tracts within the Property in Issue shall be free of litter, rubbish, trash, or debris. No unsanitary condition shall be allowed to exist on any lot or tract within the Property in Issue.

11. Camping on lots or tracts within the Property in Issue shall not be permitted unless approved by the Architectural Control Committee. Recreational vehicles, boats, and boat trailers shall be kept only in enclosed structures.

12. No noxious or offensive trade or activity shall be carried out upon any lot or tract within the Property in Issue, nor shall anything be done thereon that may be or become an annoyance or a nuisance to the neighborhood.

13. Easements are reserved along and within five (5) feet of the roadside lines and side lines of all lots or tracts within the Property in Issue for the construction, operation, and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, gas lines, telephone, water lines, sanitary and storm sewers, road drains and other public and quasi-public utilities, as well as to cut and/or trim any trees that at any time may interfere or threaten to interfere with such lines' maintenance. Easements further are reserved along and within five (5) feet of the roadside lines and side lines of all lots or tracts within the Property in Issue for said utilities' agents, contractors, and employees to have right of ingress to and egress across said premises to employees of said utilities. It is understood and agreed that it shall not be considered an easement violation if wires or cables carried by such pole lines pass over some portion of said lots or tracts within the Property in Issue, and not within the easements, as long as such lines do not hinder buildings' construction on any lots or tracts within the Property in Issue.

14. The materials installed in, and the means and methods of assembly of, all sanitary plumbing shall conform with both local authorities' (having jurisdiction) and State of Texas Health Department's requirements. No sewage nor effluent shall be disposed of upon, in, or under any lot or tract within the Property in Issue hereunder except into a septic tank or other approved system meeting the aforesaid requirements.

15. Any building, structure, or improvement commenced upon any lot or tract within the Property in Issue shall be completed as to exterior finish and appearance within six (6) months from the commencement date. No lot or tract within the Property in Issue (nor any portion thereof) shall be used as a dumping ground for rubbish or trash, nor for storage of items or materials (except during buildings' construction). All lots or tracts within the Property in Issue shall be kept clean and free of any boxes, rubbish, trash, inoperative cars, tall grass or weeds, or other debris. Refrigerators and other large appliances shall not be placed outdoors. The Architectural Control Committee shall have the right to enter a lot or tract within the Property in Issue, where a violation exists under this paragraph, and remove the incomplete structure or other items at offending party's expense.

16. No lot or tract within the Property in Issue may be subdivided.

17. No lot or tract within the Property in Issue (nor any part thereof) shall be used for a street, access road or public thoroughfare.

18. No hunting or discharging firearms shall be permitted on any lot or tract within the Property in Issue.

19. The property owners of said lots or tracts within the Property in Issue may amend these restrictions by a vote of a three-fourth (3/4) majority of all lot or tract owners.

20. If the owner of any lot or tract within the Property in Issue, or any other person, shall violate any of these Restrictive Covenants, any other persons owning any lot or tract within the Property in Issue shall have the right to prosecute any proceedings, at law or equity, against said violator and either prevent said violator from so doing or recover damages or other dues for such violations.

21. Invalidation of any one or more of these Restrictive Covenants by judgment of any Court shall not affect any of the other individual Restrictive Covenants, which shall remain in full force and effect.

Issued By:
BROWN COUNTY APPRAISAL DISTRICT
403 FISK ST 325-643-5676
BROWNWOOD, TX 76801

Property Information
Property ID: 13402 Geo ID: A0097-0006-00
Legal Acres: 33.4360
Legal Desc: B B B & C R R CO, SURVEY 641, ABSTRACT 97,
FRANCIS PEREZ, SURVEY 642, ABSTRACT 738,
ACRES 33.436
Situs: CR 455 BROWNWOOD, TX 76801
DBA:
Exemptions:

Owner ID: 63267 100.00%
DOMINION POINT INC
% JOHN L MC INNIS
10009 ROYAL NEW KENT DR
AUSTIN, TX 78717-3987

For Entities Value Information
BANGS ISD Improvement HS: 0
BROWN COUNTY Improvement NHS: 0
ROAD & FLOOD Land HS: 0
Land NHS: 0
Productivity Market: 468,100
Productivity Use: 2,860
Assessed Value 2,860
Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc/P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 06/18/2019

Total Due if paid by: 06/30/2019

0.00

Tax Certificate Issued for:	Taxes Paid in 2018
BROWN COUNTY	14.84
BANGS ISD	34.42
ROAD & FLOOD	2.75

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

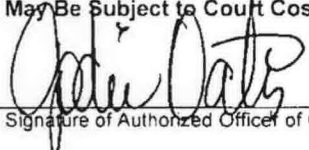
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 06/18/2019
Requested By: MC CINNIS, JOHN
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

POINTS

DOMINION POINT III SUBDIVISION

	NORTH	EAST	ELEV.
133	10647443.060	2693646.620	1425.06
134	10647297.449	2693610.601	1425.04
135	10647151.838	2693574.582	1425.13
136	10647070.781	2693554.532	1425.08
137	10647007.017	2693534.892	1425.11
138	10646863.663	2693490.738	1425.01
139	10646758.536	2693458.358	1425.12
140	10646722.217	2693441.645	1425.05
141	10646586.026	2693378.781	1425.07
142	10646449.834	2693315.918	1425.14
143	10646914.789	2693050.089	1463.51
144	10647002.204	2693071.505	1462.66
145	10647089.619	2693092.921	1462.19
146	10647177.034	2693114.337	1462.01
147	10647264.448	2693135.754	1462.10
148	10647351.863	2693157.170	1461.19
149	10647439.278	2693178.586	1459.56
150	10647526.693	2693200.002	1456.31
168	7517.486	2693249.168	1457.29
169	10646851.830	2693086.084	1463.94
170	10647423.653	2693226.179	1463.81
171	10647329.811	2693203.188	1463.31
172	10647235.809	2693180.158	1462.37
173	10647141.476	2693157.047	1462.84
174	10647046.559	2693133.792	1465.77
175	10646949.911	2693110.114	1465.57

I do hereby state that I made an actual and accurate survey of the property on the ground by men working under my supervision during the month of November, 2018, and that all markers of monuments are correctly shown.

Shockley surveying

By:

Harold J. Shockley
 R. P. L. S. # 2286



SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 1905038

FILED FOR REGISTRATION AUGUST 22, 2019 04:34PM 10PGS \$62.00

SUBMITTER: JACK MCINIS

RETURN TO:

PLAT VOL 5 PG 293-294

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW