

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants (hereafter "Declaration") is made by MLS Property Investors, Inc. (hereafter "Declarant").

ARTICLE I

Recitals

Section 1. The property covered by this Declaration are those Lots numbered, as described by metes and bounds (Subject Property) on Exhibit "A "and as depicted on Exhibit "B", attached hereto and incorporated by reference (hereafter "the Property").

Section 2. Declarant makes this Declaration for the purpose of subjecting the Property to one of more restrictive covenants as more particularly described below.

NOW, THEREFORE, Declarant is the owner of the Property and hereby subjects the Property to certain covenants, conditions, and restrictions and as more particularly described below.

ARTICLE II

Use Restrictions

Section 1. Land Uses and Building Type.

a) Mobile Homes, Manufactured Homes, and Tiny Homes, may be placed on a Lot as Living Area provided that they are not more than 20 years old from the date of placement and provided that they are freshly painted and fully skirted.

b) Greenhouses, barns, shop buildings, and other outbuilding maybe constructed from new materials on a Lot prior to a residential structure, and are subject to building set back restrictions.

c) No noxious or offensive activity shall be carried on upon the above described Lots, nor shall any act be performed thereon which shall or may become an annoyance or nuisance to other owners of Lots

Section 2.Type of Construction Materials.

All onsite structure construction types are permitted only with new materials and must be freshly painted.

Section 3.Lot lines/setbacks.

a) All lots shall be subject to the following set back lines: No dwelling, structure, pen or kennel, whether permanent or temporary, shall not be located closer than 25 Feet to the front of the property facing the Road, and no closer than 15 feet from the back

property line, and 15 feet from side property lines. No vehicles, tractors and implements may not be parked or stored closer than 15 feet from any lot property lines.

The terms "back" and "side lot lines", respectively, as used in this paragraph, in respect to any two or more contiguous whole lots owned by the same owner and used as a single building site, shall mean, respectively, the outermost back property lines and side property lines considering said contiguous whole lot as one lot. However, in the event that a single owner shall own two or more adjacent lots, and shall thereafter convey one lot to any third party, the interior property lines between the lots then owned by separated owners shall be burdened by the setback lines described herein.

Section 4. Minimum Lot Area and Access.

A lot cannot be re-subdivided.

Section 5. Temporary Structures and Temporary occupancy.

- a) Travel trailer and motor homes may be used as a residence provided they shall meet all of the setback requirements of these subdivision restrictions.
- b) No tents are to be used as resident.

Section 6. Fences.

- a) Fences and Gates must be constructed from new materials.

Section 7. Completion of Construction.

- a) New construction of a dwelling must be completed within 12 months from commencement. All refuse and materials must be removed from the property every 30 days during and after completion of construction.

Section 8. Water Wells.

- b) Water well sharing IS NOT restricted.

Section 9. Hunting/Firearms.

- a) Hunting and discharging of firearms are subject to the laws of Brown County and the State of Texas.

Section 10. Storage, Garbage, Refuse, and Prohibited Items.

- a) No lot shall be used or maintained as a dumping ground for rubbish, waste, garbage or trash or used for the Open Air storage of scrap metal, construction materials, inoperable vehicles or machinery, tires or other materials or junk, these items must be in an enclosed structure.

Section 11. Sewage Treatment.

- a) No septic system shall be installed on any lot until a permit is issued by the County.

Section 12. Use of Lot as Roadway.

- a) No lot or any part of a lot shall be used as a street, access road, or public thoroughfare to access another adjoining property that is not part of these lots.

Section 13. Animals.

a) Provided that such use does not create any condition conflicting with the residential nature of the subdivision, the following animals may be raised or kept on the property:

- i) Up to 5 adult Cats and 5 adult Dogs are allowed, provided dogs must be within an adequate fenced area or the entire property must be fenced to contain a dog or dogs.
- ii) Horses, Cattle and other livestock, Deer, and Exotic Game are permitted provided that the total does not exceed 2 animal units per acre and provided that there is adequate fencing and grazing to contain them. No more than 10 Fowls, and 4 Goats and Sheep per acre. Bee Hives are not allowed.

ARTICLE III
General Provisions

Section 1. Applicability.

- a) Buyers and Buyer's successors and assigns, and any future owners and occupiers of the Property, shall be bound by the terms and conditions of this Declaration.

Section 2. Covenants Running with the Land.

a) All of the restrictions, covenants and easements herein provided for and adopted apply to each and every Lot, and shall be covenants running with the land. The owner of any Lot and their respective successors and assigns shall have the right to either prevent a breach of any such restriction or covenant or to enforce the performance thereof.

Section 3. Partial Invalidity.

a) Invalidation of any covenant or restriction (by Court Judgment or otherwise) shall not affect, in any way, the validity of all other covenants and restrictions, all of which shall remain in full force and effect. Acquiescence in any violation shall not be deemed a waiver of the right to enforce against the violator or others the conditions so violated or any other conditions.

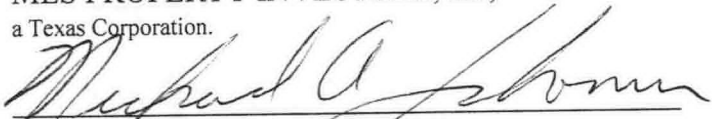
Section 4. Modifications.

a) The covenants, conditions and restrictions set forth herein may not be amended or modified without 75% written consent of the current owners of all the Lots.

Section 5. Governing Law.

a) This Declaration shall be governed by and construed in accordance with the laws of the State of Texas.

MLS PROPERTY INVESTORS, Inc,
a Texas Corporation.


Michael A. Schomer, its President

STATE OF TEXAS)

COUNTY OF BROWN)

This instrument was acknowledged before me on March 6, 2020, by Michael A. Schomer, on behalf of MLS Property Investors, Inc, a Texas Corporation, as its President.





Notary Public, State of Texas
My commission expires: 12/12/2021
Printed Name: Pamela Barron

EXHIBIT "A"

A 19.14 acre tract of land out of and part of the W. T. White Survey, Abstract No. 1453, Brown County, Texas, being that same tract of land described in a deed to Luther B. Gossett, Jr. recorded in Volume 32, Page 318, Official Public Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/4 " slick rod (control monument) found for a common corner between said Gossett tract and a tract of land described in a deed to Russell E. Olufs recorded in Volume 1183, Page 320, Real Property Records, Brown County, Texas, same being the Northeast corner of this described tract, said point being located in the common line between said White Survey and the H. T. & B. RR. Co. Survey No. 65, Abstract No. 442, Brown County, Texas and the Northwest line of County Road No. 366;

Thence S 44° 22' 16" W, 1659.02 feet along the common line between said Gossett tract and County Road No. 366, same being the Southeast line of this described tract, to a railroad cross-tie post (control monument) found for the occupied South corner of said Gossett tract and this described tract, said point being located at the intersection of the Northwest line of said County Road No. 366 and the Northeast line of County Road No. 417;

Thence generally along an existing fence and the common line between said Gossett tract and County Road No. 417, same being the Southwest line of this described tract the following courses and distances:

N 07° 35' 00" W, 568.55 feet, to a railroad cross-tie post (control monument) found for an occupied corner of said Gossett tract and this described tract;

N 27° 11' 03" W, 180.03 feet to 6" treated post (control monument) found for an occupied corner of said Gossett tract and this described tract;

N 28° 05' 28" W, 489.41 feet, to a 1/2" rebar rod set with survey cap stamped A.L.S. 6224 6332 for the Northwest corner of said Gossett tract and this described tract, said point being located in the common line between said White Survey and Survey No. 65; from which an axle (control monument) found for a common corner between said White Survey and Survey No. 65 bears S 88° 52' 26" W, a distance of 187.63 feet, and a 1/4" slick rod (control monument) found for the Southwest corner of said Olufs tract bears N 28° 05' 28" W, a distance of 15.72 feet;

Thence N 88° 52' 26" E, 1548.19 feet along the common line between said White Survey and Survey No. 65, same being the North line of said Gossett tract and this described tract, to the place of beginning and containing 19.14 acres of land, of which 0.32 acres of land are claimed under deed by Luther B. Gossett, Jr. and occupied under fence by Russell E. Olufs.v

STATE OF TEXAS:
COUNTY OF BROWN:

Mountain Top Subdivision

FIELD NOTE DESCRIPTION
19.13 ACRE TRACT
BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 19.14 acre tract of land, more or less, (Measured 19.13 acres, more or less) as conveyed by Warranty Deed with Vendor's Lien dated July 22, 2019 to MLS Property, Inc. as recorded in Document #1904372, Official Public Records, Brown County, Texas. Also being out of W.T. WHITE SURVEY ABSTRACT 1453. Situated approximately 3.3 miles Northwest of Brownwood, Brown County, Texas. Said 19.13 acre tract of land is more particularly described by metes and bounds as follows:

POINT OF BEGINNING being a 1/4 inch slick rod found, (Control Monument) for the common South line of H.T. & B.R.R. CO. SURVEY 65 Abstract 442 and the North line of said W.T. WHITE SURVEY, for the Northwest Right-of-Way line of County Road 366, for the Southeast corner of a called 182.68 acre tract as recorded in Volume 1183, page 320, Real Property Records, Brown County, Texas, for the Northeast corner of said 19.14 acre tract, for the East point of Basis of Bearing in Note 1 below, for the Northeast corner of this tract;

THENCE S 44° 19' 39" W, with the Northeast Right-of-Way line of said Co. Rd. 366, for the Southeast line of said 19.14 acre tract, a distance of 1,659.04 feet to a 2 inch steel fence corner post found, for the intersection of the Easterly Right-of-Way line of County Road 417 and the Northwest Right-of-Way line of said Co. Rd. 366, as fenced, for the South corner of said 19.14 acre tract, for the South corner of this tract;

THENCE, with the Easterly Right-of-Way line of said Co. Rd. 417 and the Westerly line of said 19.14 acre tract, as fenced, more particularly described as follows:

N 07° 27' 57" W, a distance of 554.27 feet to a 2 inch steel fenced corner post found, taken for an inner corner of said 19.14 acre tract, for an inner corner of this tract;

N 25° 22' 20" W, a distance of 189.69 feet to a PK/Mag Nail in cedar post set, for a deflection corner of said 19.14 acre tract, for a deflection corner of this tract;

N 28° 23' 20" W, a distance of 494.93 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for the Northwest corner of said 19.14 acre tract, for the Northwest corner of this Tract, from whence a 1/4 inch slick rod found, (Control Monument) for the Southwest corner of said 182.68 acre tract bears N 26° 02' 43" W a distance of 14.92' (Deed Call N 28° 05' 28" W ~ 15.72' - Doc.#1904372, O.P.R.B.C.T.);

THENCE N 88° 52' 26" E, (Deed Call ~ Doc.#1904372, O.P.R.B.C.T.) with the South line of said 182.68 acre tract, for the North line of said 19.14 acre tract, a distance of 1,548.19 feet to the **POINT OF BEGINNING**, and containing 19.13 acres of land, more or less.

Note: All bearings were based on GPS observations, NAD-83, Texas Central 4203 (EPOCH 2011), surveyed December 21, 2019.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the Metes and Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 05th of March, 2020.



Jose R. Lopez

Jose R. Lopez, RPLS No. 6054
Solum Surveying, Inc.

Through Tax Year
2019

TAX CERTIFICATE

Certificate #
29979

Issued By:

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

Owner ID: 148526 100.00%
MLS PROPERTY INVESTORS INC
201 HAWK LN
BROWNWOOD, TX 76801

Property Information	
Property ID:	35828 Geo ID: A1453-0002-00
Legal Acres:	19.1400
Legal Desc:	W T WHITE, SURVEY PRE, ABSTRACT 1453, ACRES 19.14
Situs:	11394 CR 417 MAY, TX 76857
DBA:	
Exemptions:	

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
MAY ISD	Improvement NHS: 3,650
ROAD & FLOOD	Land HS: 56,600
	Land NHS: 0
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 60,250

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: 03/09/2020

Total Due if paid by: 03/31/2020

0.00

Tax Certificate Issued for:	Taxes Paid in 2019
BROWN COUNTY	307.51
MAY ISD	735.06
ROAD & FLOOD	53.98

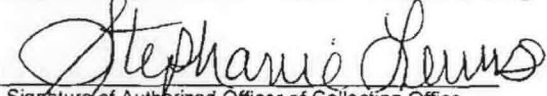
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 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


Signature of Authorized Officer of Collecting Office

Date of Issue: 03/09/2020
Requested By: MLS PROPERTY INVESTORS, I
Fee Amount: 10.00
Reference #:

MOUNTAIN TOP SUBDIVISION
POINT LIST

1	10646188.3420	2731983.0630	1512.82	1/4 IN SLICK ROD
36	10645551.1100	2730751.7750	1486.82	2IN STEEL FCP
37	10645001.5370	2730823.7930	1479.33	2IN STEEL FCP
43	10645722.5030	2730670.4930	1492.15	MAG IN POST
48	10646171.3160	2730428.6260	1495.02	1/4 SLICK ROD
49	10646157.9117	2730435.1769	1493.60	IRS
63	10645424.2286	2730768.3994	1484.93	IRS
64	10645891.9847	2731189.6847	1505.67	IRS
65	10646045.0074	2731219.0690	1519.13	IRS
66	10645849.9669	2731060.9652	1506.45	IRS
67	10645774.0391	2731110.0743	1498.63	IRS
68	10645513.5305	2730855.6098	1487.11	IRS
69	10645673.8853	2731012.2442	1493.33	IRS
70	10646173.8068	2731243.8038	1528.41	IRS
71	10646176.9610	2731404.2686	1518.99	IRS
72	10646180.3788	2731578.1413	1507.95	IRS
74	10646000.5069	2731407.7371	1506.41	IRS
75	10645969.8035	2731582.2805	1500.52	IRS
76	10645876.1722	2731678.1358	1495.54	IRS
77	10645804.6365	2731608.2598	1494.47	IRS
78	10645733.1009	2731538.3839	1493.30	IRS
80	10645640.1045	2731447.5451	1491.35	IRS
81	10645554.2617	2731363.6940	1489.40	M
82	10645539.9546	2731349.7188	1488.79	IRS
83	10645439.8008	2731251.8886	1485.63	IRS
84	10645279.4461	2731095.2543	1482.90	IRS



Jose R. Lopez

Jose R. Lopez, RPLS No. 6054
Solum Surveying, Inc.

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants (hereafter "Declaration") is made by MLS Property Investors, Inc. (hereafter "Declarant").

ARTICLE I

Recitals

Section 1. The property covered by this Declaration are those Lots numbered, as described by metes and bounds (Subject Property) on Exhibit "A "and as depicted on Exhibit "B", attached hereto and incorporated by reference (hereafter "the Property").

Section 2. Declarant makes this Declaration for the purpose of subjecting the Property to one of more restrictive covenants as more particularly described below.

NOW, THEREFORE, Declarant is the owner of the Property and hereby subjects the Property to certain covenants, conditions, and restrictions and as more particularly described below.

ARTICLE II

Use Restrictions

Section 1. Land Uses and Building Type.

a) Mobile Homes, Manufactured Homes, and Tiny Homes, may be placed on a Lot as Living Area provided that they are not more than 20 years old from the date of placement and provided that they are freshly painted and fully skirted.

b) Greenhouses, barns, shop buildings, and other outbuilding maybe constructed from new materials on a Lot prior to a residential structure, and are subject to building set back restrictions.

c) No noxious or offensive activity shall be carried on upon the above described Lots, nor shall any act be performed thereon which shall or may become an annoyance or nuisance to other owners of Lots

Section 2.Type of Construction Materials.

All onsite structure construction types are permitted only with new materials and must be freshly painted.

Section 3.Lot lines/setbacks.

a) All lots shall be subject to the following set back lines: No dwelling, structure, pen or kennel, whether permanent or temporary, shall not be located closer than 25 Feet to the front of the property facing the Road, and no closer than 15 feet from the back

property line, and 15 feet from side property lines. No vehicles, tractors and implements may not be parked or stored closer than 15 feet from any lot property lines.

The terms "back" and "side lot lines", respectively, as used in this paragraph, in respect to any two or more contiguous whole lots owned by the same owner and used as a single building site, shall mean, respectively, the outermost back property lines and side property lines considering said contiguous whole lot as one lot. However, in the event that a single owner shall own two or more adjacent lots, and shall thereafter convey one lot to any third party, the interior property lines between the lots then owned by separated owners shall be burdened by the setback lines described herein.

Section 4. Minimum Lot Area and Access.

A lot cannot be re-subdivided.

Section 5. Temporary Structures and Temporary occupancy.

- a) Travel trailer and motor homes may be used as a residence provided they shall meet all of the setback requirements of these subdivision restrictions.
- b) No tents are to be used as resident.

Section 6. Fences.

- a) Fences and Gates must be constructed from new materials.

Section 7. Completion of Construction.

- a) New construction of a dwelling must be completed within 12 months from commencement. All refuse and materials must be removed from the property every 30 days during and after completion of construction.

Section 8. Water Wells.

- b) Water well sharing IS NOT restricted.

Section 9. Hunting/Firearms.

- a) Hunting and discharging of firearms are subject to the laws of Brown County and the State of Texas.

Section 10. Storage, Garbage, Refuse, and Prohibited Items.

- a) No lot shall be used or maintained as a dumping ground for rubbish, waste, garbage or trash or used for the Open Air storage of scrap metal, construction materials, inoperable vehicles or machinery, tires or other materials or junk, these items must be in an enclosed structure.

Section 11. Sewage Treatment.

- a) No septic system shall be installed on any lot until a permit is issued by the County.

Section 12. Use of Lot as Roadway.

- a) No lot or any part of a lot shall be used as a street, access road, or public thoroughfare to access another adjoining property that is not part of these lots.

Section 13. Animals.

a) Provided that such use does not create any condition conflicting with the residential nature of the subdivision, the following animals may be raised or kept on the property:

- i) Up to 5 adult Cats and 5 adult Dogs are allowed, provided dogs must be within an adequate fenced area or the entire property must be fenced to contain a dog or dogs.
- ii) Horses, Cattle and other livestock, Deer, and Exotic Game are permitted provided that the total does not exceed 2 animal units per acre and provided that there is adequate fencing and grazing to contain them. No more than 10 Fowls, and 4 Goats and Sheep per acre. Bee Hives are not allowed.

ARTICLE III
General Provisions

Section 1. Applicability.

- a) Buyers and Buyer's successors and assigns, and any future owners and occupiers of the Property, shall be bound by the terms and conditions of this Declaration.

Section 2. Covenants Running with the Land.

a) All of the restrictions, covenants and easements herein provided for and adopted apply to each and every Lot, and shall be covenants running with the land. The owner of any Lot and their respective successors and assigns shall have the right to either prevent a breach of any such restriction or covenant or to enforce the performance thereof.

Section 3. Partial Invalidity.

a) Invalidation of any covenant or restriction (by Court Judgment or otherwise) shall not affect, in any way, the validity of all other covenants and restrictions, all of which shall remain in full force and effect. Acquiescence in any violation shall not be deemed a waiver of the right to enforce against the violator or others the conditions so violated or any other conditions.

Section 4. Modifications.

a) The covenants, conditions and restrictions set forth herein may not be amended or modified without 75% written consent of the current owners of all the Lots.

Section 5. Governing Law.

a) This Declaration shall be governed by and construed in accordance with the laws of the State of Texas.

MLS PROPERTY INVESTORS, Inc,
a Texas Corporation.

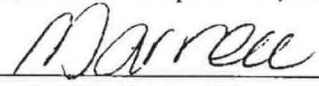


Michael A. Schomer, its President

STATE OF TEXAS)

COUNTY OF BROWN)

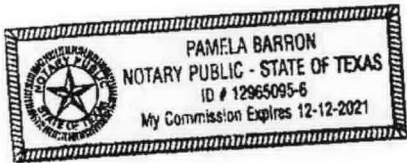
This instrument was acknowledged before me on March 6, 2020, by Michael A. Schomer, on behalf of MLS Property Investors, Inc, a Texas Corporation, as its President.



Notary Public, State of Texas

My commission expires: 12/12/2021

Printed Name: Pamela Barron



STATE OF TEXAS:
COUNTY OF BROWN:

Mountain Top Subdivision

FIELD NOTE DESCRIPTION
19.13 ACRE TRACT
BROWN COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 19.14 acre tract of land, more or less, (Measured 19.13 acres, more or less) as conveyed by Warranty Deed with Vendor's Lien dated July 22, 2019 to MLS Property, Inc. as recorded in Document #1904372, Official Public Records, Brown County, Texas. Also being out of W.T. WHITE SURVEY ABSTRACT 1453. Situated approximately 3.3 miles Northwest of Brownwood, Brown County, Texas. Said 19.13 acre tract of land is more particularly described by metes and bounds as follows:

POINT OF BEGINNING being a 1/4 inch slick rod found, (Control Monument) for the common South line of H.T. & B.R.R. CO. SURVEY 65 Abstract 442 and the North line of said W.T. WHITE SURVEY, for the Northwest Right-of-Way line of County Road 366, for the Southeast corner of a called 182.68 acre tract as recorded in Volume 1183, page 320, Real Property Records, Brown County, Texas, for the Northeast corner of said 19.14 acre tract, for the East point of Basis of Bearing in Note 1 below, for the Northeast corner of this tract;

THENCE S 44° 19' 39" W, with the Northeast Right-of-Way line of said Co. Rd. 366, for the Southeast line of said 19.14 acre tract, a distance of 1,659.04 feet to a 2 inch steel fence corner post found, for the intersection of the Easterly Right-of-Way line of County Road 417 and the Northwest Right-of-Way line of said Co. Rd. 366, as fenced, for the South corner of said 19.14 acre tract, for the South corner of this tract;

THENCE, with the Easterly Right-of-Way line of said Co. Rd. 417 and the Westerly line of said 19.14 acre tract, as fenced, more particularly described as follows:

N 07° 27' 57" W, a distance of 554.27 feet to a 2 inch steel fenced corner post found, taken for an inner corner of said 19.14 acre tract, for an inner corner of this tract;

N 25° 22' 20" W, a distance of 189.69 feet to a PK/Mag Nail in cedar post set, for a deflection corner of said 19.14 acre tract, for a deflection corner of this tract;

N 28° 23' 20" W, a distance of 494.93 feet to a 5/8 inch iron rod with red cap stamped "SOLUM SURVEYING INC" set, for the Northwest corner of said 19.14 acre tract, for the Northwest corner of this Tract, from whence a 1/4 inch slick rod found, (Control Monument) for the Southwest corner of said 182.68 acre tract bears N 26° 02' 43" W a distance of 14.92' (Deed Call N 28° 05' 28" W ~ 15.72' - Doc.#1904372, O.P.R.B.C.T.);

THENCE N 88° 52' 26" E, (Deed Call ~ Doc.#1904372, O.P.R.B.C.T.) with the South line of said 182.68 acre tract, for the North line of said 19.14 acre tract, a distance of 1,548.19 feet to the **POINT OF BEGINNING**, and containing 19.13 acres of land, more or less.

Note: All bearings were based on GPS observations, NAD-83, Texas Central 4203 (EPOCH 2011), surveyed December 21, 2019.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the Metes and Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 05th of March, 2020.



H.T. & B.R.R. CO.
SURVEY NO. 65
A-4442

MOUNTAIN TOP SUBDIVISION



NE CORNER of
COURT 19142 ACRES
in Dec 1904/372
Doc # 1904/372, O.R.B.C.I.

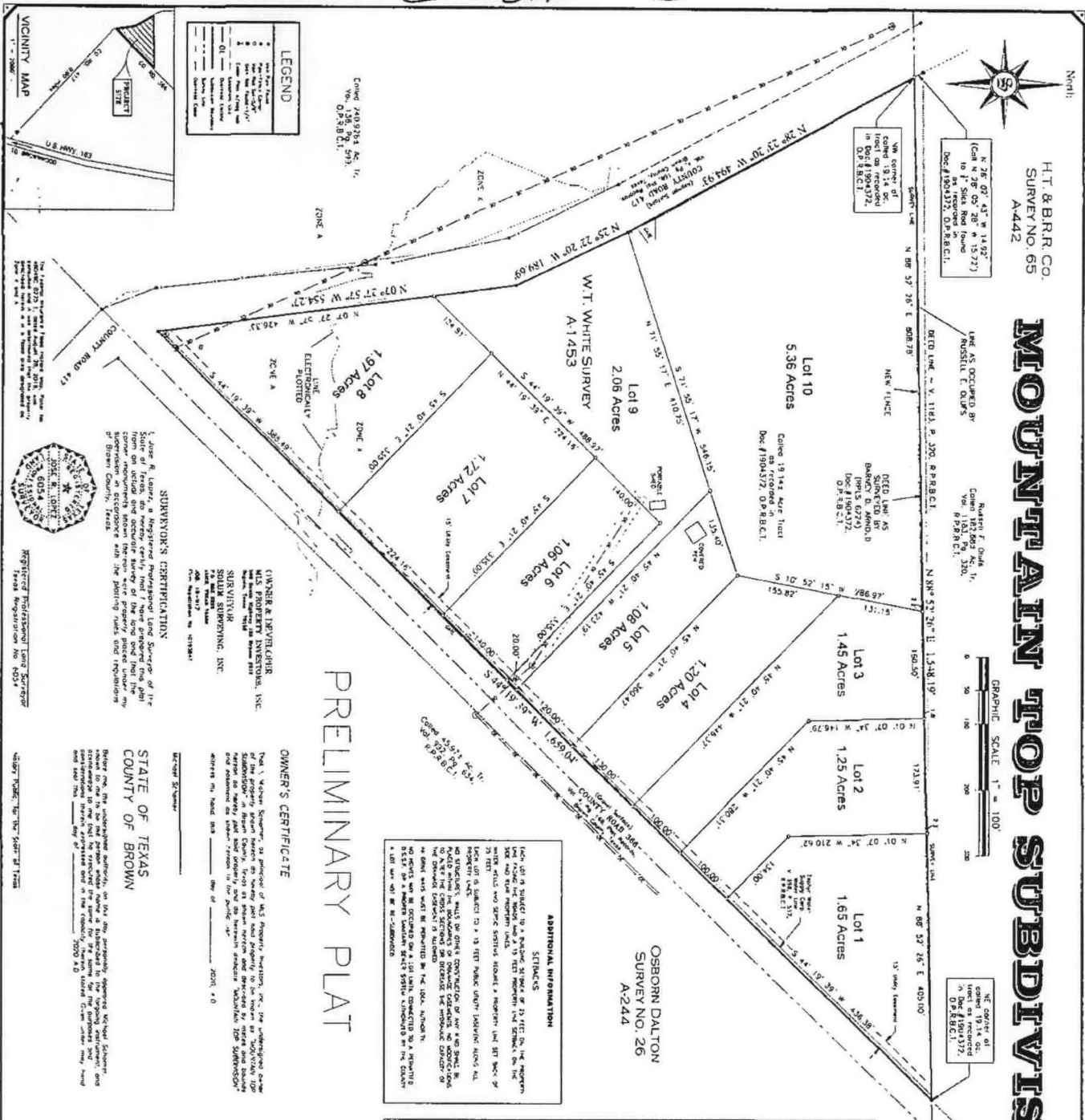
LINE AS OCCUPIED BY
RUSSELL C. OLNEY
Comm 1871/202 AC. 1/4,
Yrs. 6/28/07, 3/08,
6/28/09, 3/10.

GRAPHIC SCALE 1" = 100'
0 50 100 200 300

NE CORNER of
COURT 19142 ACRES
in Dec 1904/372
Doc # 1904/372, O.R.B.C.I.

LEGEND

- 1. 1/4 Section
- 2. 1/2 Section
- 3. 3/4 Section
- 4. Section
- 5. Township
- 6. Range
- 7. County
- 8. State
- 9. Survey
- 10. Lot
- 11. Easement
- 12. Right of Way
- 13. Utility
- 14. Other



PRELIMINARY PLAT

SURVEYOR'S CERTIFICATION

I, **John R. Lantz**, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat in accordance with the laws of the State of Texas, and that I am a duly Licensed Professional Land Surveyor in the State of Texas, License No. 10034, Commission Expires 12/31/2024.

OWNER & DEVELOPER
M.S. PROPERTY INVESTORS, INC.
10000 W. 14th Street, Suite 100
Dallas, Texas 75244

SURVEYOR
J.R. LANTZ
10000 W. 14th Street, Suite 100
Dallas, Texas 75244

REGISTERED PROFESSIONAL LAND SURVEYOR
Texas Registration No. 10034

OWNER'S CERTIFICATE

I, **John R. Lantz**, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat in accordance with the laws of the State of Texas, and that I am a duly Licensed Professional Land Surveyor in the State of Texas, License No. 10034, Commission Expires 12/31/2024.

STATE OF TEXAS
COUNTY OF BROWN

OWNER'S CERTIFICATE

REGISTERED PROFESSIONAL LAND SURVEYOR
Texas Registration No. 10034

ADDITIONAL INFORMATION

Lot 10 is subject to a Public Service Company of Texas (PSC) easement for the installation and maintenance of overhead power lines. The easement is shown on the plat and is 15 feet wide. The easement is subject to the terms and conditions of the PSC easement agreement.

STATUTE OF TEXAS

COUNTY OF BROWN

FIELD NOTE DESCRIPTION

19142 ACRES
MOUNTAIN TOP SUBDIVISION

THIS PLAT DESCRIBES THE 19142 ACRES of land, more or less, situated in the County of Brown, State of Texas, as shown on the plat, and is subject to the terms and conditions of the survey. The survey was made by **W.T. White** and **Osborn Dalton** in 1904, and is recorded in the Public Records of the County of Brown, Texas, in Volume 1904/372, Page 10.

COMMISSIONERS COURT

The Court do hereby certify that the survey was made in accordance with the laws of the State of Texas, and that the survey is correct and true.

DESIGNATED REPRESENTATIVE

Approved by _____

COUNTY SURVEYOR CERTIFICATE

I, **John R. Lantz**, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat in accordance with the laws of the State of Texas, and that I am a duly Licensed Professional Land Surveyor in the State of Texas, License No. 10034, Commission Expires 12/31/2024.

OWNER'S CERTIFICATE

I, **John R. Lantz**, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I have prepared this plat in accordance with the laws of the State of Texas, and that I am a duly Licensed Professional Land Surveyor in the State of Texas, License No. 10034, Commission Expires 12/31/2024.

REGISTERED PROFESSIONAL LAND SURVEYOR
Texas Registration No. 10034

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. 2001420

FILED FOR REGISTRATION MARCH 11, 2020 04:06PM 10PGS \$62.00

SUBMITTER: MLS PROPERTY INVESTORS INC

RETURN TO:

PLAT VOL 5 PG 303
MOUNTAIN TOP

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

ML