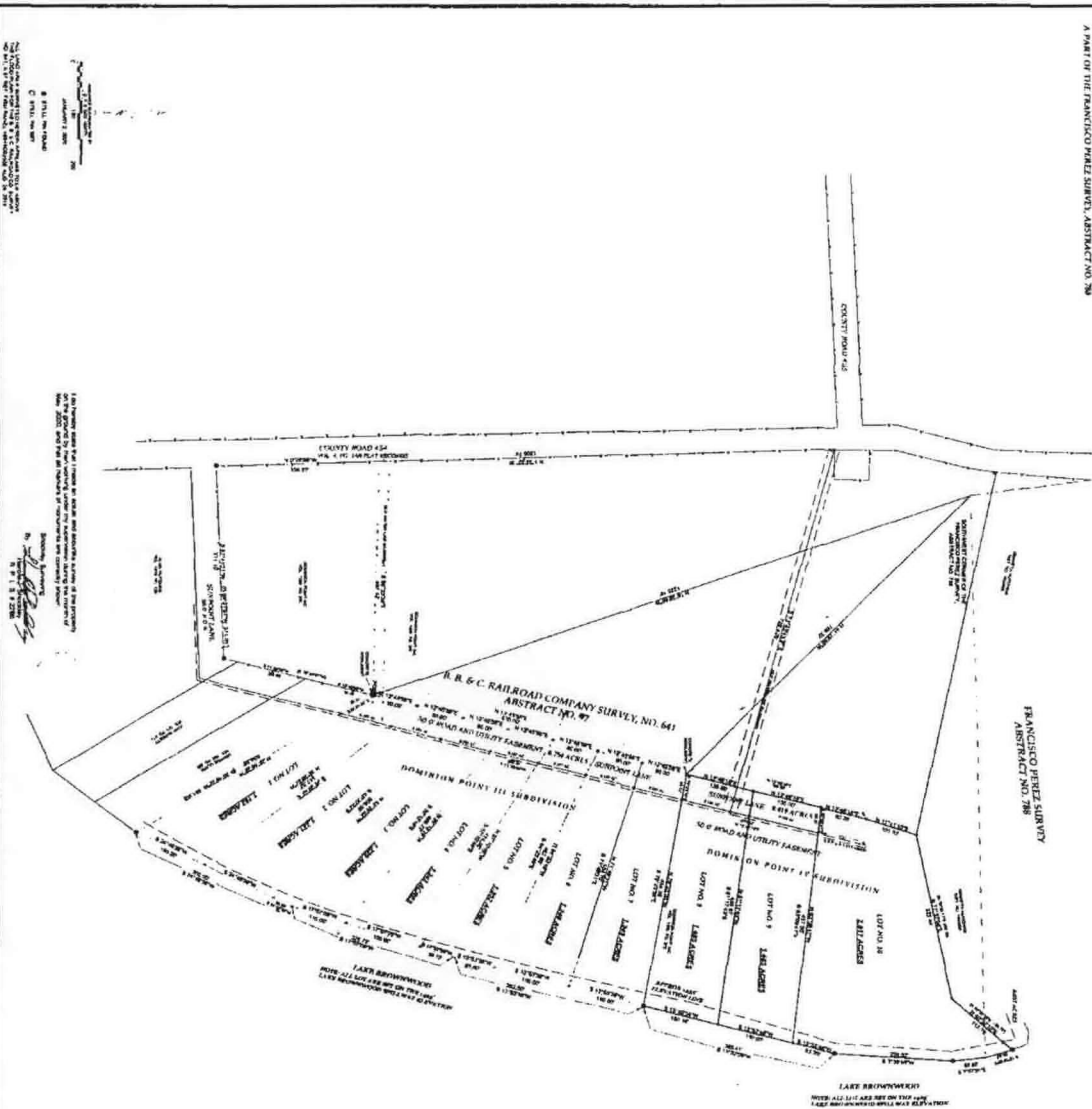


DOMINION POINT IV SUBDIVISION  
A PART OF THE R. R. C. RAILROAD COMPANY SURVEY, NO. 641, ABSTRACT NO. 97  
A PART OF THE FRANCISCO PEREZ SURVEY, ABSTRACT NO. 78



THE OFFICE OF THE COUNTY CLERK

**FIELD NOTES**

THE FIELD NOTES FOR THE RECORDED PLAT OF THE DOMINION POINT IV SUBDIVISION, A PART OF THE R. R. C. RAILROAD COMPANY SURVEY, NO. 641, ABSTRACT NO. 97, AND A PART OF THE FRANCISCO PEREZ SURVEY, ABSTRACT NO. 78, WERE FILED IN THE PUBLIC RECORDS OF THE CLERK OF THE COUNTY OF GAVAZO, TEXAS, THIS 22ND DAY OF JUNE, 2020, AT 11:00 AM.

THE FIELD NOTES FOR THE RECORDED PLAT OF THE DOMINION POINT IV SUBDIVISION, A PART OF THE R. R. C. RAILROAD COMPANY SURVEY, NO. 641, ABSTRACT NO. 97, AND A PART OF THE FRANCISCO PEREZ SURVEY, ABSTRACT NO. 78, WERE FILED IN THE PUBLIC RECORDS OF THE CLERK OF THE COUNTY OF GAVAZO, TEXAS, THIS 22ND DAY OF JUNE, 2020, AT 11:00 AM.

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2020 JUNE 22

BY: *[Signature]*  
COUNTY CLERK

2020 JUNE 22

BY: *[Signature]*  
COUNTY CLERK

2020 JUNE 22

BY: *[Signature]*  
COUNTY CLERK

June 22, 2020  
(Exhibit #7)

SHERRYS SURVEYING  
708 W. W. WOODWARD  
DALLAS, TEXAS 75208



# SHOCKLEY ENGINEERING AND SURVEYING

200 S. RICE AVE. HAMILTON, TEXAS 76531  
OFFICE PH. 254-386-8580

*DOMINION POINT IV SUBDIVISION*

	NORTH	EAST	ELEV.
132	10647526.703	2693200.005	1457.06
130	10647657.822	2693232.142	1457.56
331	10647788.941	2693264.279	1456.27
332	10647876.480	2693286.284	1453.41
431	10647973.023	2693317.069	1446.11
430	10648042.166	2693632.012	1449.26
435	10648159.336	2693731.624	1425.06
433	10648106.821	2693746.666	1425.16
333	10648044.342	2693753.187	1425.09
186	10647815.291	2693738.524	1425.11
187	10647734.478	2693718.530	1425.23
188	10647588.868	2693682.504	1425.03
133	10647443.060	2693646.620	1425.10
168	10647517.486	2693249.168	1458.64
436	10647649.830	2693280.968	1457.84
435	10647783.151	2693314.241	1458.07

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



Through Tax Year  
2019

# TAX CERTIFICATE

Certificate #  
29720

YEAR  
2020  
INST #  
2003542  
PAGE 3 OF 10

**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: 24.8260  
Legal Desc: B B B & C R R CO, SURVEY 641, ABSTRACT 97,  
FRANCIS PEREZ, SURVEY 642, ABSTRACT 738,  
ACRES 24.826  
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**

BANGS ISD  
BROWN COUNTY  
ROAD & FLOOD

**Value Information**

Improvement HS: 0  
Improvement NHS: 0  
Land HS: 0  
Land NHS: 0  
Productivity Market: 347,560  
Productivity Use: 2,090  
Assessed Value 2,090

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: 01/22/2020

Total Due if paid by: 01/31/2020

0.00

Tax Certificate Issued for:	Taxes Paid in 2019
BROWN COUNTY	10.67
BANGS ISD	23.30
ROAD & FLOOD	1.87

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: 01/22/2020  
Requested By: DOMINION POINT INC  
Fee Amount: 10.00  
Reference #:

Page: 1



Signature of Authorized Officer of Collecting Office

### RESTRICTIVE COVENANTS

There are imposed on DOMINION POINT IV 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.

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. 2003542

FILED FOR REGISTRATION JULY 06, 2020 08:44AM 9PGS \$.00

SUBMITTER: JOHN L MC INNIS

RETURN TO:

DOMINION POINT IV SUBD  
VOL 5 PG 309-310

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