

**DECLARATION OF RESTRICTIONS FOR A
PORTION OF THE RESERVE AT SPRING LAKE**

THE STATE OF TEXAS *

COUNTY OF HARRIS *

This Declaration of Restrictions for a portion of The Reserve at Spring Lake (the "Declaration") is made by Zion Road Properties, LLC, a Texas Limited Liability Company (hereinafter referred to as "Declarant"). Declarant states that this Declaration is made and executed to restrict the Property as defined below.

Declarant is the sole owner of the Property. Declarant intends by this Declaration to impose upon the Property mutually beneficial restrictions for a general plan of improvements and a reasonable procedure for the overall development of the Property.

Declarant hereby declares that all of the properties shall be sold and conveyed subject to the following restrictions and conditions which are for the purpose of protecting the value and desirability of the Property.

Property or Properties shall mean the real property described as 74.428± acres out of the 91.4205 acre Reserve D of the plat for The Reserve of Spring Lake Section 2 and as further described as shown on the land plan for the 74.428± acre tract consisting of 56 lots as shown on Exhibit "A" attached hereto for all purposes and described below. Declarant intends to plat this Property as The Reserve at Spring Lake Section Three which will be subject to this Declaration.

Upon platting of Section Three of The Reserve at Spring Lake, the Property will be restricted to fifty-six (56) "Single Family 20 Estate District" (minimum lot size 20,000 square feet) and being:

- a. 38 - 1+ acre lots (approximate)
- b. 13 - ¾ acre lots (approximate)
- c. 5 - ½ acre lots (or minimum of 20,000 square feet)

Additional covenants, conditions and restrictions for Section Three will be similar to those of The Reserve at Spring Lake Section Two except for allowing a 2700 square foot single story home for the five (5) ½ acre lots.

RP-2018-389082

**THIS DOCUMENT HAS BEEN
ELECTRONICALLY RECORDED**

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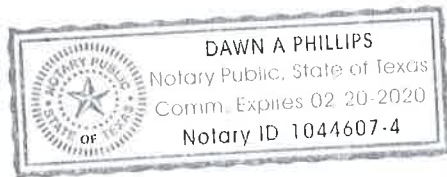
Any exit from Section Three to the existing Ulrich Road shall be restricted to emergency uses only and no standard vehicle traffic will be allowed, except in the case of an emergency. In addition, an undeveloped greenspace buffer along the east boundary line of The Reserve at Spring Lake Section 2 and the proposed Section 3 to be developed and the west boundary of the Tomball Gun Club shall be established in perpetuity.

In Witness Whereof, the undersigned Declarant has executed this Declaration to be effective as of August 21, 2018.

ZION ROAD PROPERTIES, LLC,
a Texas Limited Liability Company

By Robert M. Allen
ROBERT M. ALLEN,
Vice President

Subscribed and Sworn to Before Me on August 21, 2018, by Robert M. Allen, Vice President on behalf of Zion Road Properties, LLC.



[Signature]
Notary Public in and for Texas

EXHIBIT "A" DECLARATION OF RESTRICTIONS



RP-2018-389082

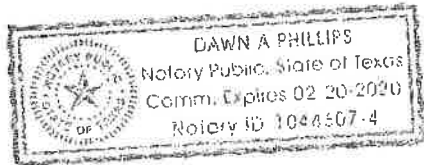
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