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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

JAMES R. LAWRENCE AND  
KARLA B. LAWRENCE

TO

DONNA CARROLA AND  
DUSTY L. BARRINGTON

WARRANTY DEED WITH  
RESTRICTIVE COVENANTS

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE §

THAT **JAMES R. LAWRENCE and wife, KARLA B. LAWRENCE (AKA KARLA R. LAWRENCE)**, (herein referred to as "Grantors") of the County of Gillespie and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **DONNA CARROLA and DUSTY L. BARRINGTON**, (herein referred to as "Grantees") all of the following described real property in Gillespie County, Texas, to-wit:

**TRACT I:**

Being **11.33 acres of land, more or less**, situated in Gillespie County, Texas, comprising parts of the following surveys with the following approximate acreages: 8.17 acres of land, part of the Jesus Garcia Survey No. 622, Abstract No. 1469; 3.16 acres of land, part of the Hrs. of Friedrich Martins Survey No. 398, Abstract No. 477; and being all of the remaining portion of that 17.98 acre tract of land described in a Warranty Deed to James R. Lawrence, et al, by Irene Merz, et vir, dated December 30, 2016, found of record under Clerk's File No. 20166483, Official Public Records, Gillespie County, Texas, and being part of that 17.64 acre tract and that 10.01 acre tract of land described in a Warranty Deed to James R. Lawrence, et al, by Shirley A. Jones, dated December 7, 2016,

found of record under Clerk's File No. 20166028, Official Public Records, Gillespie County, Texas. Said 17.64 acre tract also being described as Tract "G3," found of record under Clerk's File No. 20090273, Official Public Records, Gillespie County, Texas; said 11.33 acres of land, more or less, being more particularly described by metes and bounds on **Exhibit "A"** attached hereto and made a part hereof for all pertinent purposes.

**TRACT II:**

**TOGETHER WITH** the rights of ingress, egress, and regress over, across and upon the following non-exclusive easement: Being **4.59 acres of land**, more or less, situated in Gillespie County, Texas, comprised of approximately 1.1 acres part of the Jesus Garcia Survey No. 622, Abstract No. 1469 and 3.49 acres part of the Hrs. of Friedrich Martins Survey No. 398, Abstract No. 477, and being part of that called 468.18 acre tract of land described in aa Partition Deed to Idabelle Erickson dated November 8, 1990, found of record in Volume 209, Pages 253-268, Real Property Records, Gillespie County, Texas. Said 4.59 acre easement tract is described by metes and bounds on **Exhibit "B"** attached hereto and made a part hereof for all pertinent purposes.

This conveyance is expressly made by Grantor and accepted by Grantees subject to the following matters to the extent, but only to the extent, the same are valid and subsisting and affect the Property (without waiving rights or defenses relating to, and without ratifying, creating or reviving such matters and the mere reference herein shall not be deemed to impose, reimpose or reinstate such Exceptions to Conveyance and Warranty), to-wit:

- a. Covenants, conditions and restrictions as set forth in instrument recorded in Volume 550, pages 408-416, Official Public Records, Gillespie County, Texas, and corrected under Clerk's File No. 20090273, Official Public Records, Gillespie County, Texas, and corrected under Clerk's File No. 20091285, Official Public Records, Gillespie County, Texas.
- b. Right of Way Grant dated February 8, 1929, executed by Regu A. Rode and wife to Shell Pipe Line Corporation, found of record in Volume 39, Pages 281-282, Deed Records, Gillespie County, Texas. (Affects Tract II only)
- c. Right of Way dated October 5, 1949, executed by Regu A. Rode, et ux, to Humble Pipe Line Company, found of record in Volume 65, Pages 565-566, Deed Records, Gillespie County, Texas.
- d. Easement dated November 8, 1963, executed by R. A. Rode to Central Texas Electric Cooperative, Inc., found of record in Volume 83, Pages 632-633, Deed Records, Gillespie County, Texas.

- e. Telephone Line Right of Way Easement dated April 23, 1954, executed by R. A. Rode and Ida Rode to Hill Country Telephone Cooperative, Inc., found of record in Volume 150, Pages 299-300, Deed Records, Gillespie County, Texas.
- f. Right of Way Easement dated April 1, 2004, executed by House Mountain Ranch, Inc. to Central Texas Electric Cooperative, Inc., found of record in Volume 546, Pages 137-139.
- g. Right of Way Easement dated January 22, 2004, executed by House Mountain Ranch, Inc. to Central Texas Electric Cooperative, Inc., found of record in Volume 548, Pages 931-933.
- h. Access Right of Way and Easement dated June 22, 2005, executed by Roy D. Welch and Shirley Welch to Longhorn Partners Pipeline, L.P., found of record in Volume 608, Pages 596-601, Official Public Records, Gillespie County, Texas.
- i. Right of Way Easement acknowledged September 20, 2004, executed by Tracy F. Merz to Central Texas Electric Cooperative, Inc., found of record in Volume 609, Pages 1-3, Official Public Records, Gillespie County, Texas.
- j. Right of Way Easement dated March 3, 2005, executed by Shirley Jones Welch and Roy D. Welch to Central Texas Electric Cooperative, Inc., found of record in Volume 616, Pages 1-3, Official Public Records, Gillespie County, Texas.
- k. Right of Way Easement dated May 9, 2005, executed by Roy Welch and Shirley Welch and Roy D. Welch to Central Texas Electric Cooperative, Inc., found of record under Clerk's File No. 20060484, Official Public Records, Gillespie County, Texas.
- l. Right of Way Easement dated May 23, 2022, executed by James R. Lawrence and Karla B. Lawrence to Central Texas Electric Cooperative, Inc., found of record under Clerk's File No. 20230416, Official Public Records, Gillespie County, Texas.
- m. Subject to all definitions, easements, restrictions, covenants, limitations, conditions, rights, privileges, obligations, liabilities, charges, liens, assessments, and other terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions, found of record in Volume 550, pages 408-416, Official Public Records, Gillespie County, Texas.
- n. Rules, regulations and orders governing residential subdivision, sanitation and waste disposal, and the drilling, construction and use of water wells as passed by the Commissioners' Court of Gillespie County, Texas, and the Texas

Commission on Environmental Quality.

o. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Official Public Records of Gillespie County, Texas.

p. Right of other parties in and to the easement described as Tract II above.

q. Building setback lines, utility easements, and pipeline as shown on survey dated May 12, 2023, revised May 13, 2023, prepared by Cody J. Musick, Registered Professional Land Surveyor No. 6454.

### **Restrictions**

This conveyance is subject however, to the following restrictions, covenants, conditions and reservations, which are a part of the consideration for the execution of the Deed and which shall run with and burden the title to the Property hereby conveyed, and shall be binding upon the Grantees, their heirs, executors, administrators, successors and assigns:

1. No commercial business is allowed other than ordinary farming and ranching.
2. No feedlots shall be permitted on the Property. Non-commercial livestock production is allowed.
3. No swine shall be permitted on the Property, except for 4-H and FFA projects, which shall be allowed seasonally.
4. No mobile homes, manufactured homes, pre-manufactured homes or homes made out of storage containers shall be erected, used as a residence, stored or placed upon the Property.
5. No abandoned or inoperable vehicles, cars, trucks, tractors, junk, etc. may be stored or placed on the Property.
6. The Property shall not be subdivided with resulting tracts being less than five (5) acres.
7. No more than one main residence may be placed on the Property. One (1) guest house may be placed on the Property per each residence constructed. Guest houses shall not be used as permanent dwellings and may only be constructed after or in conjunction with the main residence.

8. Recreational vehicles may be stored on the Property but shall not be used as a permanent residence. Recreational vehicles may be used as a temporary residence during the construction of the main residence, but not longer than a period of one (1) year.
9. No churches shall be built on the Property.
10. No hunting shall be allowed on the Property.

These restrictive covenants shall remain in full force and effect until 2051, at which time they may be extended, renewed, modified or terminated by the then owner of the Property and shall remain in full force and effect for successive terms of ten (10) years each until they are modified or terminated by the owner of the Property

If any term or provision of this instrument or the application thereof shall be held to be invalid, all other terms and provisions of these restrictions or the application thereof shall not be affected thereby, nor shall any failure of Grantors, their heirs, successors or assigns to seek enforcement of any term or provision constitute a waiver of any right to do so in the future or the validity or enforceability of such term or provision. Grantors, Grantors' heirs, successors and assigns and every other person, firm, corporation or other entity hereinafter having any right, title or interest in any tract or parcel of land which abuts the herein described tract, shall have the right to enforce and to prevent the violation of any of said restrictions by injunction or other lawful procedure and to recover any damages resulting from such violations. Damages for the purpose of this paragraph shall include court costs and necessary attorney's fees.

Ad valorem taxes on said Property for the current year have been prorated and the payment thereof is assumed by Grantees.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and

assigns forever; and Grantors do hereby bind themselves, their heirs, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the exceptions to conveyance and warranty.

EXECUTED this the 17 day of **May, 2023**.

*James R. Lawrence*  
JAMES R. LAWRENCE

*Karla B. Lawrence*  
KARLA B. LAWRENCE

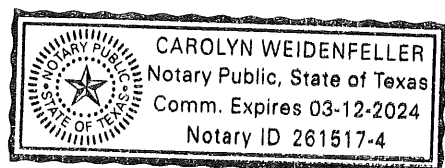
Address of Grantees:

P.O. Box 11642  
FREDERICKSBURG, TX 78624

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 17 day of May 2023, by JAMES R. LAWRENCE and wife, KARLA B. LAWRENCE.



*Carolyn Weidenfeller*  
Notary Public, State of Texas

# EXHIBIT " A "

11.33 acre tract  
Issued: May 12, 2023  
Revised: May 13, 2023

STATE OF TEXAS, \*  
COUNTY OF GILLESPIE. \*

Field notes and accompanying map of a survey of 11.33 acres of land at the request of James R. Lawrence, et al. Said land is situated in Gillespie County, Texas, comprising parts of the following surveys with the following approximate acreages:

- 8.17 acres of land, part of the Jesus Garcia Survey No. 622, Abstract No. 1469;
- 3.16 acres of land, part of the Hrs. of Friedrich Martins Survey No. 398, Abstract No. 477;

and being all of the remaining portion of that 17.98 acre tract of land described in a Warranty Deed to James R. Lawrence, et al., by Irene Merz, et vir., dated December 30, 2016, found of record in Instrument No. 20166483 of the Official Public Records of Gillespie County, Texas, and being part of that 17.64 acre tract, and that 10.01 acre tract of land described in a Warranty Deed to James R. Lawrence, et al., by Shirley A. Jones, dated December 7, 2016, found of record in Instrument No. 20166028 of the Official Public Records of Gillespie County, Texas. Said 17.64 acre tract also being described as Tract "G3", found of record in Instrument No. 20090273 of the Official Public Records of Gillespie County, Texas.

Said 11.33 acre tract of land is described by metes and bounds as follows, to wit:

**BEGINNING** at a 1/2-inch rebar set (capped: RPLS 6454) on the northerly line of Regu (private) Road for the S.E. corner of said 10.01 acre tract and re-entrant corner of said 17.64 acre tract, for the S.S.W. corner hereof;

THENCE with the Northerly line of Regu (private) Road and the Southerly line hereof, as follows:

**N. 69 deg. 03 min. 21 sec. E., 318.76 feet** to a 1/2-inch rebar set;

**N. 73 deg. 55 min. 59 sec. E., 138.34 feet** to a 1/2-inch rebar set for the E.S.E. corner hereof, from which a 1/2-inch rebar found set in the N.W. line of said Ranch Road 2323 and the north line of said Regu (private) Road, bears for reference: N. 73 deg. 55 min. 59 sec. E., 788.38 feet;

THENCE over and across said 17.64 acre and 10.01 acre tract, with the easterly and northeasterly lines hereof, as follows:

**N. 6 deg. 50 min. 02 sec. W., 293.06 feet** to a pipe fence corner post for the E.N.E. corner hereof;

**N. 73 deg. 36 min. 53 sec. W., 386.81 feet** to a pipe fence corner post for a reentrant corner hereof;

**N. 8 deg. 45 min. 55 sec. E.,** at 27 feet crossing a pipeline, in all **79.37 feet** to a 1/2-inch rebar set for a E.N.E. corner hereof;

**N. 73 deg. 11 min. 28 sec. W.,** crossing the west line of said 17.64 acre tract and the east line of said 10.01 acre tract, **381.95 feet** to a 1/2-inch rebar set;

11.33 acre tract  
Issued: May 12, 2023  
Revised: May 13, 2023

**N. 0 deg. 23 min. 43 sec. W.**, with the west line of said 10.01 acre tract and the east line of said 17.98 acre tract, **501.94 feet** to a pipe fence corner post in the south line of that 10.0 acre tract of land described in a conveyance to Shirley A. Jones, found of record in Instrument No. 20170355 of said Official Public Records (the approximate and assumed Gillespie and Llano County line), for the N.E. corner of said 17.98 acre tract, for the N.W. corner of said 10.01 acre tract, for the N.N.E. corner hereof;

THENCE with the south lines of said 10.0 acre Jones tract and interior south line of that 1.38 acre tract of land described in a conveyance to Shirley A. Jones, found of record in Instrument No. 20170355 of said Official Public Records, and with the north line of said 17.98 acre tract, with the north line hereof, **WEST 626.11 feet** to a pipe fence corner post for a reentrant corner of said 1.38 acre tract, for the N.W. corner of said 17.98 acre tract, for the N.W. corner hereof;

THENCE with the west line of said 17.98 acre tract, the east line of said 1.38 acre tract, **S. 6 deg. 31 min. 28 sec. E.**, crossing said pipeline, **395.66 feet** to a pipe fence corner post for the N.W. corner of said 11.30 acre Burrier tract, for the W.S.W. corner hereof;


THENCE in a Southeasterly direction, over and across said 17.98 acre tract, said 10.01 acre tract, and said 17.64 acre tract, with the westerly and southerly lines hereof, as follows:

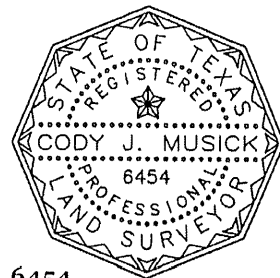
**S. 72 deg. 02 min. 38 sec. E.**, with the N.E. line of said 11.30 acre tract, **606.59 feet** to a pipe fence corner post in the East line of said 17.98 acre tract and West line of said 10.01 acre tract, for the N.E. corner of said 11.30 acre Burrier tract, for the N.W. corner of;

**S. 71 deg. 57 min. 21 sec. E.**, **350.45 feet** to a pipe fence corner post in the East line of said 10.01 acre tract and West line of said 17.64 acre tract, for the N.E. corner of;

**S. 0 deg. 22 min. 59 sec. W.**, with the East lines of 10.01 acre tract and west line of said 17.64 acre tract, **554.50 feet** to the **PLACE OF BEGINNING**, containing 11.33 acres of land, as depicted on the accompanying map of a survey of even date surveyed on the ground April 19, 2023, by Waymaker Field Services, LLC., under the supervision of Cody J. Musick, RPLS No. 6454.

*All set corners described herein are 1/2-inch steel rebar with caps marked "RPLS 6454", unless noted otherwise.*

  
Cody J. Musick,  
Reg. Prof. Land Surveyor No. 6454





**EXHIBIT 'B'**

STATE OF TEXAS,  
COUNTY OF GILLESPIE.

4.59 acre road tract

Field notes (and accompanying plat) of a survey of 4.59 acres of land, more or less, made at the request of Arthur Jung. Said land is situated in Gillespie County, Texas, comprising parts of the following surveys with the following approximate acreages:  
1.1 acres of land, part of the Jesus Garcia Survey No. 622, Abstract No. 1469;  
3.49 acres of land, part of the Hrs. of Friedrich Martins Survey No. 398, Abstract No. 477; and being part of that called 468.18 acre tract of land described in a conveyance by Partition Deed to Isabelle Erickson dated November 8, 1990, found of record in Volume 269, pages 253-268 of the Real Property Records of Gillespie County, Texas.

Said 4.59 acre tract of land is described by metes and bounds as follows, to wit:

**BEGINNING** at a 1/2 inch steel bar set in the West Right-of-Way line of Ranch Road 2323 on the southerly side of Regu (private) Road and in the S.E. line said 468.18 acre Erickson tract, 142.84 feet S. 29 deg. 48 min. 35 sec. W. and 2244.44 feet S. 31 deg. 23 min. 45 sec. W. from it's NE corner, for the S.E. corner of this tract of land;

**THENCE** along the southerly side of said Regu Road, being approximately 30 South of it's centerline, as follows:

S. 73 deg. 56 min. W. 858.77 feet to a 1/2 inch steel bar set;  
S. 69 deg. 03 min. 20 sec. W. 1476.18 feet to a 1/2 inch steel bar set;  
S. 68 deg. 03 min. 40 sec. W. 677.36 feet to a 1/2 inch steel bar set;  
S. 89 deg. 57 min. 05 sec. W. 301.8 feet to a 1/2 inch steel bar set in fence in the East line of a 275.0 acre tract of land this day surveyed for Arthur Jung, for the S.W. corner of this tract of land;

**THENCE** with the general course of a fence along the East line of said 275.0 acre tract, N. 0 deg. 09 min. 55 sec. W., crossing Regu Road, 60.0 feet to a 1/2 inch steel bar set in fence in a South line of that 199.82 acre tract of land also described in said Partition Deed in a conveyance to Irene Miers and being in a North line of said 468.18 acre tract, for the N.W. corner of this tract of land;

**THENCE** with a South line of said 199.82 acre tract and a North line of said 468.18 acre tract, N. 89 deg. 57 min. 05 sec. E., along the general course of a fence, 290.77 feet to a pipe corner post, for a southeasterly corner of said 199.82 acre tract, for a westerly corner of said 468.18 acre tract, for a corner of this tract of land;

**THENCE** along the northerly side of Regu Road, being approximately 30 feet North of it's centerline, as follows:

N. 68 deg. 53 min. 40 sec. E. 664.30 feet;  
N. 69 deg. 03 min. 20 sec. E. 1476.82 feet;  
N. 73 deg. 56 min. E. 926.72 feet to a point in the West Right-of-Way line of Ranch Road 2323, for the N.E. corner of this tract of land;

**THENCE** with the West Right-of-Way line of Ranch Road 2323, S. 31 deg. 23 min. 45 sec. W., crossing Regu Road, 88.75 feet to the PLACE OF BEGINNING.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Lindsey Brown*

Lindsey Brown, County Clerk  
Gillespie County Texas  
May 17, 2023 03:13:53 PM



FEE: \$58.00

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