

Garage, workshop, barn, Barndominium, Mother-in-Law Quarters, stable, storage building, greenhouse, or other structure. Recreational Vehicles are not considered Auxiliary Structures.

“Barndominium” means a non-traditional residential structure, with a steel, wood, or hybrid steel/wood frame and sheet metal siding, originally designed as a storage building or barn structure that has been repurposed by the addition of living areas that is used as the home or residence of a Single Family.

“Carport” means a permanent roofed structure with not more than two (2) enclosed sides used or intended to be used for passenger motor vehicle shelter and storage attached to the wall of a Dwelling.

“Declaration” means this Declaration of Covenants, Easements, and Restrictions for the Property, as amended from time to time as permitted, and filed in the Official Public Records of Caldwell County, Texas.

“Detached Garage” means a fully enclosed building separate from the Dwelling that is designed for the storage of motor vehicles, RVs, utility trailers, or boats.

“Dwelling” means a structure or the portion of a structure that is used as the home or residence of a Single Family.

“Flag Lot” means a Tract, the major portion of which has access to a road or street by means of a narrow strip of land called the "stem."

“Improvement” or **“Improvements”** mean any structures or other improvements of any kind to a Tract, including, but not limited to, buildings; utility installations; storage, loading and parking facilities; fences; walls; poles; walkways; sidewalks; driveways; roads; landscaping; ponds; retention ponds; lakes; signs; facilities; site lighting; site grading; drainage systems; and earth movement; and any exterior additions, changes or alterations thereto.

“Main Road” means any county, state or otherwise publicly maintained road.

“Manufactured Home” means a mobile home (either single-wide or double-wide), modular home, or other similar structure that is not a site-built residence permanently affixed to the land.

“Mother-in-Law Quarters” means a structure that is used as the home or residence of a Single Family that is either attached to the primary Dwelling or is a separate, detached structure from the primary Dwelling.

“Multi-family Dwelling” means a structure that is used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of two or more families living independently.

“Owner” means any person, firm, corporation or other entity or any combination thereof that is the record Owner of fee simple title to a Tract, including Tract sellers, but excluding those having an interest merely as security for the performance of an obligation.

“**Recreational Vehicle**”, or “**RV**”, means a motor vehicle or trailer which includes living quarters designed for accommodation. Types of RVs include motorhomes, campervans, caravans (also known as travel trailers and camper trailers), fifth-wheel trailers, popup campers, and truck campers.

“**Shed**” means a structure with a roof with one or more sides open, that is, a structure that is not fully enclosed.

“**Shipping Container**” means a large, standardized shipping container, designed and built for intermodal freight transport. These containers are known under a number of names, such as simply container, cargo or freight container, ISO container, shipping, sea or ocean container, sea van or Conex box, container van, sea can or c can.

“**Single Family**” means an individual living alone, a group of two or more persons each related to the other by blood, marriage or legal adoption, or a group of not more than three persons not all so related, together with their domestic servants, who maintain a common household in a Dwelling.

“**Tract**” means the subdivided tracts within the Property identified above.

ARTICLE 2 – Permit Requirements

Section 2.01 Permits Required. The Owner is required to obtain all necessary permits from State and Local Government prior to construction of any structure, including but not limited to any Dwelling or Auxiliary Structure. Specifically, Caldwell County has adopted ordinances regulating construction of residential structures (including installation of mobile homes and travel trailers), driveways, on-site sewage facilities, commercial construction, and activities in a floodplain. Owners are advised to consult with Caldwell County prior to all construction to ensure their proposed activities are exempt from permitting or obtain the required permits.

ARTICLE 3 - Use Restrictions

Section 3.01 Business and Commercial Use. No Tract may be used for business or commercial use. Agricultural and ranching operations shall not be considered a commercial use, trade or business for the purposes of this Declaration; provided that no commercial feed lots, commercial bird operations, racing or betting operations, or similar commercial enterprises shall occur on a Tract. Agricultural and ranching operations must be typical for the area, must utilize quality agri-management practices, and must meet the animal use provisions described further in the Declaration.

Section 3.02 Incidental Business Use. No trade or business may be conducted in or from any Tract, except such use within a Dwelling or Auxiliary Structure (or another suitable building as appropriate for the purposes of this section, and any such Dwelling or Auxiliary Structure or suitable building shall be referred to collectively as "Building" for the purposes of this section) where:

- (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Building;

(b) the business activity conforms to all zoning requirements and other limitations of the Declaration applicable to the Tract(s);

(c) the business activity does not involve substantial visitation to the Building or Tract by clients, customers, suppliers or other business invitees or door-to-door solicitation of residents of the Tract(s), other than incidental mail delivery and other incidental delivery services; and

(d) the business activity is consistent with the rural-residential character of the Tract(s) and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Tract(s).

The uses set out in the preceding (a) through (d) shall be referred to singularly or collectively as an "Incidental Business Use." The terms "business" or "trade" as used in this section shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis that involves the manufacture or providing of goods or services for or to persons other than the provider's family, regardless of whether:

- such activity is engaged in full or part-time;
- such activity is intended to or does not generate a profit; or
- a license is required therefor.

Notwithstanding the above, the leasing of a Dwelling or Tract shall not be considered a commercial use, or trade or business within the meaning of this section.

Section 3.03 Garage Sales. One garage sale, attic sale, estate sale, moving sale, or yard sale (or any similar vending of merchandise) will be allowed once per year.

Section 3.04 Obnoxious or Offensive Activities Prohibited. No obnoxious or offensive activity shall be conducted on any Tract that may be or may become an annoyance or nuisance to the neighboring Owners or the Property.

Section 3.05 Prohibited Residential Uses. No Auxiliary Structure, RV, tent, or shack shall be used on any Tract at any time as a residence, either temporarily or permanently, except as allowed in Sections 4.01 and 4.03.

Section 3.06 Surface Mining and Natural Resources. It is expressly forbidden by the Declaration to mine surface or subsurface minerals or soils by strip-mining or by any other method, for resale from any Tract within the Property. This restriction is inclusive of caliche or other similarly known soil materials. This restriction does not prohibit the pumping of ground water for consumption upon the Tract wherein the well is located. Groundwater may only be used for private domestic use. No private water source may be connected to a public water source, except as allowed in Section 4.08. Marketable timber, including firewood, shall not be sold from any Tract.

Section 3.07 Rubbish, Trash and Garbage. No Tract shall be used or maintained as a dumping ground for rubbish or trash. All garbage and other waste shall be kept in sanitary containers.

Section 3.08 Vehicles/Trailers. All passenger motor vehicles shall be parked in garages or Carports. Off road vehicles (4 wheelers, side-by-sides, all-terrain vehicles, unregistered motorcycles, golf carts, etc.), RVs, boats, medium and heavy-duty trucks (dump trucks, 18-wheelers, etc.), agricultural equipment (tractors, implements, etc.), and any other motorized or mechanized equipment (skid steers, backhoes, ditch diggers, lawn and garden equipment, etc.) shall be parked and stored in garages, Sheds, or other Auxiliary Structures. Trailers of any type or weight class shall be parked a minimum of fifty (50) feet from any Tract boundary line and not visible from the adjacent Tracts or Main Road. All of the aforementioned items shall be referred to collectively as “vehicles and equipment” for the purposes of this section. No repair of vehicles and equipment requiring more than seven (7) days to complete shall be permitted on any Tract. No vehicles and equipment shall be left parked, abandoned or otherwise unattended on any portion of any Tract or road within the Property for more than seven (7) days. No motor vehicle, which is not in operating condition or not bearing current license plate and registration, shall be placed or permitted to remain on a Main Road or on any portion of any Tract. Restoration or repair of vehicles and equipment is permitted providing all work, parts and framework are done in an enclosed Auxiliary Structure.

Section 3.09 Animals

(a) The raising of livestock is allowed but shall be limited to one (1) animal unit per acre. An animal unit shall be calculated as follows:

- (i) one (1) cow;
- (ii) one (1) bull;
- (iii) two (2) five hundred (500) pound calves;
- (iv) three (3) sheep or goats;
- (v) one (1) horse;
- (vi) two (2) foals one (1) year old or younger;
- (vii) any above-mentioned animal with un-weaned offspring shall be considered a single animal unit; and
- (viii) one (1) head for any animal not already listed, except for those prohibited or described otherwise in this section.

(b) Chickens are allowed for home-steading purposes and are limited to no more than three (3) per acre. Guineas, peacocks, or other loud fowl are strictly prohibited.

(c) If any member of an Owner’s family is under the age of nineteen (19) and is a bona-fide member of a 4-H Club or Future Farmers of America Club, then, as an exception to 3.09(a), one animal per each bona-fide member shall be permitted for the purpose of raising each animal for competition or as part of a club project, provided that the animal shall be removed from the Tract upon completion of the competition or club project.

(d) Exotic game are allowed, with the exception of those that would affect the health, safety, or welfare of any of the Owners within the Property.

(e) Swine are not allowed except for as provided in (c) above.

(f) Dogs, cats or other common household pets are excluded from the term "livestock" and "animal unit" provided they are kept, bred or maintained for non-commercial purposes.

(g) Any and all animals, including household pets, require appropriate fencing to confine them to their Tract. **FREE-ROAMING DOGS WILL NOT BE TOLERATED.** No animal shall be permitted on the Tract until the appropriate fencing is complete. It is each Owner's responsibility to install a gate or cattle guard or both to prevent cattle or other livestock from getting onto the Main Roads. It is further the responsibility of the Owner who installs a gate alone to keep it closed at all times.

(h) All tracts, pens, and other areas where cattle or livestock are kept or raised shall be kept and maintained in a neat and clean condition reasonably free from odors and shall be periodically sprayed or otherwise treated to restrict and minimize flies and other insects so as not to become a nuisance to Owners within the Property.

(i) Notwithstanding any of the foregoing, Owner(s) are not permitted to have any animal that creates a nuisance to neighboring Owners due to noise, refuse, or odor from said animals.

Section 3.10 Firearms and Hunting. Caldwell County has adopted ordinances regulating the use of firearms and hunting. Owner(s) shall abide by these ordinances at all times and take all necessary actions to protect the property and life of any Tract Owner or nearby property owner from damage and injury.

Section 3.11 Subdivision of Tracts. No Tract shall be further subdivided. Declarant reserves the right to combine Tracts and re-subdivide Tracts for so long as Declarant owns any of the Tracts. Caldwell County has adopted rules and regulations governing division of land including Family Land Grants. All division of land should be approved by Caldwell County (by plat approval or by written acknowledgement of exemption) prior to conveying property.

Section 3.12 Declarant Exemption. This Article does not apply to any activity conducted by the Declarant with respect to its development and sale of any part of the Tract(s).

ARTICLE 4 - Architectural Standards

Section 4.01 Permitted Buildings. No building or structure shall be erected, altered, or permitted on any Tract, other than a Dwelling, Barndominium, Mother-in-Law Quarters, or other Auxiliary Structure used for storage or agricultural purposes.

(a) Each Tract shall have no more than one Dwelling and one Barndominium or Mother-in-Law Quarters.

(b) A Barndominium may be used as the primary Dwelling provided it meets the size limitation noted in Section 4.02 and the Design, Floor Area Requirements, and Exterior Walls as outlined in Section 4.04. In this case, no other Dwelling is allowed except for a Mother-in-Law Quarters.

- (c) A Dwelling, Barndominium or Mother-in-Law Quarters may not be rented out.
- (d) If the Barndominium, unless it is the primary Dwelling, or Mother-in-Law Quarters will be connected to the public water supply, then Owner shall:
 - (i) have a water feasibility study performed by the public water supply entity;
 - (ii) pay all applicable fees associated with the study; and
 - (iii) not connect the Barndominium or Mother-in-Law Quarters to the public water supply unless the study states that there is capacity for the additional structure.

Section 4.02 Prohibited Structures. Auxiliary Structures larger than 4000 square feet in size, Multi-family Dwellings, Manufactured Homes, Shipping Containers of any type, tents, shacks, and detached or standalone Sheds are strictly prohibited. Shipping Containers may be used during the construction phase of the Dwelling to store construction materials, tools, and equipment and during the move-in phase for storage of personal belongings. If a Shipping Container is used during the move-in phase, it may not be on site for a period longer than three (3) months. Sheds are allowed only if they are attached to another fully enclosed Auxiliary Structure and positioned such that their contents are reasonably hidden from sight of adjacent Tracts or Main Roads.

Section 4.03 Temporary Residences During Construction. Recreational Vehicles may be used for temporary residence for a period of time not to exceed six (6) months during the construction phase of the Dwelling. These temporary residences require permitting through Caldwell County prior to installation and in most cases must be connected to an approved water supply (or water well) and approved on-site sewage facility.

Section 4.04 Design, Floor Area Requirements, and Exterior Walls. Any single-story Dwelling constructed on a Tract must have a ground floor area of not less than 1800 square feet (exclusive of, porches, breezeways, Carports, and garages). Any 1-1/2 story or 2 story Dwelling must have a total floor area of both floors of not less than 2000 square feet (exclusive of porches, breezeways, Carports, and garages). All exterior colors, textures, and materials must have a pleasing architectural style; country, farmhouse, and ranch style homes typical for the area are encouraged. A Detached Garage, Mother-in-Law Quarters, or any other Auxiliary Structure that is located within 100 feet of the Dwelling must match the Dwelling architectural style and appearance. A Barndominium or Mother-in-Law Quarters may not have a total floor area of the living area (heated or air conditioned space) exceeding 40% of the floor area of the Dwelling (exclusive of porches, breezeways, garages, and non-living areas in the case of a Barndominium) unless the Barndominium is the primary Dwelling. All structures must have the exterior construction completed in its entirety within twelve (12) months of the earliest to occur of:

- (a) the placement of building materials on the Tract, or
- (b) the commencement of foundation work, or
- (c) the commencement of on-site work for the structure itself.

Section 4.05 Setbacks. No portion of any Dwelling or Auxiliary Structure shall be located in the stem portion of Flag Lots or on any Tract nearer to the front Tract line or nearer to the side Tract line than the minimum building setback lines of:

- (a) Fifty feet (50') to the Tract line along the Main Roads; and
- (b) Twenty-five feet (25') to all other Tract lines unless prohibited by an easement.

Section 4.06 Driveways. All driveways are to be installed and maintained by Owner. This includes the portion of the driveway outside of the Property and within the Right of Way of a Main Road. Owner is responsible for obtaining a permit from Caldwell County for connecting a driveway with the Main Road. Location of culverts and entrances must be approved by Caldwell County. Caldwell County has the right to remove any culvert or entry not approved. Refer to the Bee Creek Ranch Plat, as recorded in the Official Public Records of Caldwell County, Texas, and attached as Exhibit A hereto, for driveway locations for Tracts accessed by F. M. Hwy. No. 86.

Section 4.07 On-Site Sewage Facility. Prior to occupancy of a Dwelling, Barndominium, or Mother-in-Law Quarters, Owner shall construct, install and maintain an On-Site Sewage Facility ("OSSF") in accordance with the specifications for same as established by the laws of the State of Texas and the rules and regulations of Caldwell County. The Owner is responsible for obtaining a permit, approval, and inspection of the OSSF from Caldwell County. If such OSSF complies with such specifications, but still emits foul or noxious odors or unsafe effluent onto Main Roads, ditches, or adjoining Tracts, such OSSF shall be modified so as to eliminate such foul or noxious odors or unsafe effluent.

Section 4.08 Water Well. A single water well may be installed on each Tract so long as the water well is permitted in accordance with State and County requirements and the water extracted from such well is used for only that Tract on which the well is drilled. Placement of the water well shall be such that it does not infringe on the rights of any adjacent Tract(s) and prevents contamination from groundwater and the OSSF. No amount of water may be withdrawn from a well on a Tract that would substantially deplete the groundwater on any other Tract. Water from a well shall not be interconnected with the public water supply unless said connection is performed and approved by the public water supply entity.

Section 4.09 Fences. Fences shall be constructed of new materials and may be constructed of barbed wire, slick type wire, rock, brick, or pipe. All fencing must be maintained in a good state of repair and may not be allowed to sag between posts or lean in any direction. Privacy fences are allowed around no more than one-half (1/2) acre in the rear of a Dwelling. Fences shall not be installed outside the property lines for that Tract as shown on the Plat as recorded in the Official Public Records of Caldwell County, Texas, and attached as Exhibit A hereto. Any fences constructed in any easement area that would block entrance (access) to any electric line, telephone line, water line, or other public utility line requires a gate or gap of 12 feet minimum width installed by the Owner to allow access to the easement.

ARTICLE 5 - Easements

Section 5.01 Reservation of Easements. Easements for installation and maintenance of utilities, including electric, telephone lines, etc., are reserved by Declarant, who may assign said rights to one or more providers of utility services. No obstruction, including but not limited to Dwellings, Auxiliary Structures, etc., shall be placed in any easement. Right of use for ingress and egress shall be available at all times over any dedicated easement for purposes of installing, operating, maintaining, repairing, or removing any utility or any obstruction placed in such easement that would interfere with the installation, maintenance, operation, or removal of such utility. Easements are defined as:

- (a) Thirty foot (30') wide area on the sides of each Tract that share a common boundary line with a Main Road;
- (b) Fifteen foot (15') wide area on the sides of each Tract that share a common boundary line with another Tract; and
- (c) Thirty foot (30') wide area on the sides of each Tract that do not share a common boundary line with another Tract.

Section 5.02 Other Easements. The Tract(s) are subject to all existing easements filed of record in the Official Public Records of Caldwell County, Texas. Tracts 2 and 3 are subject to the Joint Use Access Easement, as identified on the Plat recorded in the Official Public Records of Caldwell County, Texas, and attached as Exhibit A hereto. Additionally, Tract 12 is subject to a Variable Width Access Easement, which is also identified on said Plat. The Owner of Tract 12 is responsible for maintaining the water retainage structures (ponds, dams and other facilities) located in the Variable Width Access Easement to prevent damage to the adjoining property. Declarant reserves the right to inspect the water retainage structures in the Variable Width Access Easement. Should Owner not properly maintain the water retainage structures, Declarant shall perform such maintenance, repairs, and improvements to prevent damage to adjoining property, and all costs borne by Declarant regarding said work are the responsibility of Owner.

Section 5.03 Drainage Easements. A portion of the Tract(s) may lie in a floodplain or low-lying areas that are subject to flooding or water saturation and may constitute wetland areas. The Owner of each Tract must use caution and conservative judgment when installing any Improvements in or near the flood plain, wetland, or low-lying areas. Owner is solely responsible for determining the location of such floodplain, wetland, or low-lying areas; any floodplain elevations that are pertinent to Owner's plans; and for deciding at what elevation and location Improvements will be constructed. Owner shall not take any action that will cause or allow water to be backed up on any road, access easement, another Tract, or any other property out of the subject Property. Driveway and roadway culverts must be installed and shall be of sufficient size to afford proper drainage of areas without allowing water to pool, back up or be diverted from its natural course. The Plat recorded in the Official Public Records of Caldwell County, Texas, and attached as Exhibit A hereto, denotes specific Drainage Easements which are subject to high volumes of storm water during periods of heavy rainfall. No Dwelling or Auxiliary Structure shall be placed or erected upon the Drainage Easements; other Improvements that may cause or allow water to be backed up

on any road, access easement, another Tract, or any other property out of the subject Property are strictly prohibited.

ARTICLE 6 - General Provisions

Section 6.01 **Enforcement.** The Declarant, Caldwell County, and any Owner shall have the right to enforce, by any proceeding at law or in equity, all covenants, easements, and restrictions imposed by the Declaration. Declarant and Caldwell County shall not have an obligation to enforce any of these provisions at law or in equity, and nothing herein shall be construed as compelling the Declarant or Caldwell County to enforce any of these provisions. Failure to enforce any covenant or restriction shall not be deemed a waiver of the right of enforcement either with respect to the violation in question or any other violation. All waivers must be in writing and signed by the party to be bound.

Section 6.02 **Severability.** Invalidation of any one of these covenants, easements, and restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

Section 6.03 **Covenants Running with the Land.** These covenants, easements, and restrictions are for the purpose of protecting the value and desirability of the Property. Consequently, they shall run with the real property and shall be binding on all parties having any right, title, or interest in the Property in whole or in part, and their heirs, successors, and assigns. These covenants, easements, and restrictions shall be for the benefit of the Property, each Tract, and each Tract Owner.

Section 6.04 **Amendment.** Declarant reserves the right to unilaterally amend the Declaration for five (5) years from the effective date hereof in order to make corrections of typographical or grammatical errors, oversight, ambiguity or inconsistency appearing herein, provided that any such unilateral amendment by the Declarant shall be consistent with and in furtherance of the general plan and scheme of development of the Property. At any time after the initial term, or after Declarant has sold all of the Tracts, whichever is later, the Owners of at least two-thirds (2/3) of the Tracts may amend or change these covenants and restrictions by their written and duly signed ballots. No amendment shall be effective until recorded in the Official Public Records of Caldwell County, Texas, and all requisite governmental approvals, if any, have been obtained.

Section 6.05 **Duration.** The Declaration shall be effective for an initial term of thirty (30) years from the date it is recorded. Thereafter, the Declaration shall be automatically renewed for additional successive periods of ten (10) years each unless the Owners of 100 percent of the Tracts shall, by instrument in writing duly placed of record in the Official Public Records of Caldwell County before the end of the initial term or any ten-year period renewal, elect to terminate, in which event the Declaration shall terminate at the end of the initial term or at the end of the applicable ten-year renewal. The termination shall not be effective until recorded in the real property records of Caldwell County, Texas, and all requisite governmental approvals, if any, have been obtained.

Section 6.06 **Rollback Taxes.** Declarant is not responsible for any rollback taxes due to the change in use of said property from agricultural or wildlife use to non-agricultural or non-wildlife

use. It is the Owner's responsibility to individually apply for agricultural use and to pay such roll back if assessed.

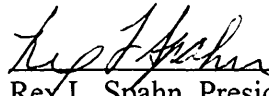
Section 6.07 Articles and Sections. Article and Section headings in the Declaration are for convenience of reference and do not affect the construction or interpretation of the covenants, easements, and restrictions. Unless the context otherwise requires, references herein to articles and sections are to articles and sections of the Declaration.

Section 6.08 Attorneys' Fees. If any controversy, claim, or dispute arises relating to this instrument, its breach, or enforcement, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees, and costs.

Section 6.09 Liberal Interpretation. The Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the Property.

EXECUTED this 20th of SEPTEMBER, 2021

Double R Ventures, L.P., a Texas limited partnership
By: Spahn Farms, LLC, a Texas limited liability
company, General Partner



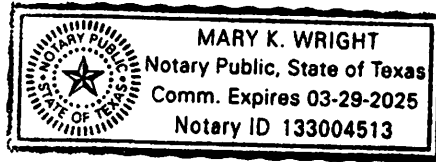
Rex L. Spahn, President

ACKNOWLEDGMENT


STATE OF TEXAS

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COUNTY OF CALDWELL



BEFORE ME, the undersigned authority, on this 20th day of September, 2021, personally appeared Rex L. Spahn, President of Spahn Farms, LLC, General Partner of Double R Ventures, L.P., owner of Bee Creek Ranch, whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated.

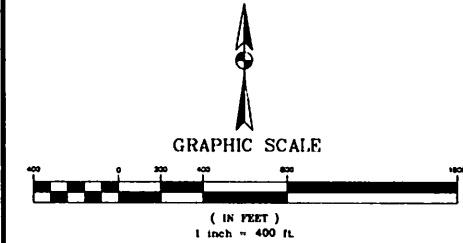
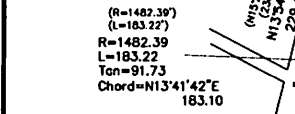
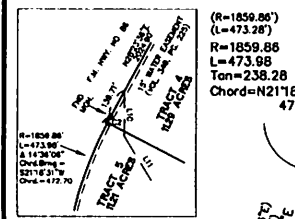


Notary Public, State of Texas

JASPER GILBERT SURVEY
ABSTRACT NO. 113

- LEGEND**
- RF - STEEL ROD FOUND
 - RS - 1/2" REBAR SET WITH "POLLOK" BRAND CAP
 - CP - CORNER POST
 - OWH/SST - OHI1' - FOLD
 - OWH/SST - OHI1'3" - RECORD
 - X - BARRIED WIRE FENCE
 - CL - POWER/UTILITY POLE
 - WATER WELL/WATER METER (SEE NOTES)
 - ST - SEPTIC TANK
 - O - CHAIN LINK FENCE
 - E - WOOD PRIVACY FENCE
 -) - PROPOSED DRIVEWAY LOCATION

- SURVEYOR NOTES**
- 1) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 - 2) RECORDS WERE NOT RESEARCHED FOR ENCUMBRANCES ON THIS TRACT OF LAND.
 - 3) THE BASIS OF THE BEARING SYSTEM IS HADSD TEXAS SOUTH CENTRAL.
 - 4) THIS PLAT WAS PREPARED FOR DOUBLE R VENTURES, LP. NO LICENSE HAS BEEN OBTAINED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.
 - 5) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.
 - 6) 1/2" REBAR WITH A "POLLOK" BRAND CAP SET AT ALL CORNERS UNLESS NOTED OTHERWISE.



REFERENCE: DOC. # 2020-001417 - DEED

F.M. HWY. NO. 86
R.O.W. NOT TO SCALE

RESIDUE OF
DOUBLE R VENTURES, LP
LAND
DOC. # 2020-001417
RESIDUE PER DEED
419.073 ACRES

COUNTY ROAD NO. 158
(a.k.a. TAYLORSVILLE RD.)

ROGER DILLON
VOL. 438, PG. 160

CORNEJO & ESTEVEZ COMP.
VOL. 2020-004870

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S62°44'11"E	104.20	L57	N69°36'08"W	22.50
L2	S45°02'48"E	38.04	L58	S32°20'21"E	38.86
L3	S48°02'48"E	12.68	L59	S77°21'16"E	57.31
L4	S62°44'11"E	105.19	L60	S44°39'28"E	56.48
L5	S62°09'27"E	108.18	L61	N52°40'58"W	85.03
L6	S52°16'44"E	106.10	L62	N71°35'05"W	38.18
L7	S43°15'44"E	284.48	L63	N85°53'23"W	38.67
L8	N28°23'36"E	50.01	L64	S65°15'21"W	49.93
L9	N48°23'36"E	153.20	L65	N28°13'06"W	38.84
L10	S30°03'17"W	215.04	L66	S57°09'02"W	85.94
L11	S31°24'35"E	244.84	L67	S31°43'18"E	475.20
L12	S51°26'44"E	399.09	L68	S33°19'57"E	292.90
L13	S21°04'00"W	229.75	L69	S43°46'33"W	493.73
L14	S32°35'52"E	324.45	L70	S49°06'27"E	133.75
L15	S47°18'48"E	769.81	L71	N47°06'04"E	376.14
L16	N49°02'17"E	181.10	L72	S10°08'46"E	387.17
L17	N47°15'48"W	750.61	L73	S27°15'48"W	352.16
L18	N20°17'51"E	147.79	L74	N62°28'14"W	135.76
L19	N33°19'16"W	285.40	L75	S27°33'48"W	739.41
L20	N28°21'15"W	266.17	L76	S61°40'34"E	462.24
L21	N56°25'50"W	282.25	L77	N28°27'13"E	1864.66
L22	N29°34'47"W	142.90	L78	S77°35'54"W	233.00
L23	N20°01'18"W	167.44	L79	N36°35'59"W	300.86
L24	N18°42'02"E	284.50	L80	N42°25'41"W	499.89
L25	N09°45'48"W	102.40	L81	N43°48'58"E	275.09
L26	N05°38'33"E	269.05	L82	N48°37'28"W	346.92
L27	N10°39'01"E	269.47	L83	S38°32'55"W	159.19
L28	N32°43'48"W	622.77	L84	N42°35'41"W	340.55
L29	S47°16'55"W	523.03	L85	N27°33'46"E	604.05
L30	S38°05'37"E	264.45	L86	N47°06'54"E	63.48
L31	N60°17'24"E	163.31	L87	S27°33'46"W	550.21
L32	S25°20'28"E	171.10	L88	S43°46'33"W	274.17
L33	S89°21'02"W	91.19	L89	S82°38'43"E	201.04
L34	S17°13'59"E	189.91	L90	S92°38'43"E	158.16
L35	N75°13'04"E	115.33	L91	S18°08'48"E	346.97
L36	S09°47'15"W	370.72	L92	S38°20'42"W	851.88
L37	S28°10'35"E	177.53	L93	S27°27'59"W	62.01
L38	S30°42'41"E	254.91	L94	N07°27'37"E	118.89
L39	S63°51'11"E	20.65	L95	S27°17'50"W	902.01
L40	S20°22'41"W	138.91	L96	S27°17'50"W	366.82
L41	N83°29'59"W	809.50	L97	S27°17'50"W	366.82
L42	S11°10'00"W	126.69	L98	S80°54'24"E	560.49
L43	S09°47'15"W	370.72	L99	N33°29'59"W	254.26
L44	S03°32'00"W	43.44	L100	S27°27'59"W	155.03
L45	S84°06'28"E	195.16	L101	S27°27'59"W	146.31
L46	S14°10'17"E	140.61	L102	N47°16'48"W	52.91
L47	S36°17'27"W	287.45	L103	N27°17'58"E	186.72
L48	S07°27'57"E	357.24	L104	N47°16'48"W	186.29
L49	S38°20'42"W	1072.82	L105	S27°10'51"W	186.83
L50	S82°34'38"E	205.84	L106	S27°10'51"W	155.97
L51	N38°20'56"E	1090.82	L107	S47°16'48"E	460.11
L52	N07°27'57"E	360.02	L108	N28°23'36"E	457.99
L53	N36°17'27"E	236.05	L109	N28°23'36"E	265.71
L54	N03°20'20"E	209.45	L110	S34°03'27"E	100.30
L55	N58°55'59"E	171.27	L111	N10°12'12"E	107.12
L56	N78°32'37"W	23.87	L112	S79°47'48"E	70.00
			L113	S79°47'48"E	70.00
			L114	S10°12'12"W	178.85

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	444.71	1859.86	N20°51'28"E	443.65
C2	29.27	1859.86	N28°09'31"E	29.27

SURVEY PLAT AND PARTITION OF 232.10 ACRES OF LAND OUT OF THE JASPER GILBERT SURVEY, ABSTRACT 113, CALDWELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUBLE R VENTURES LP IN THE DEED OF RECORD IN DOCUMENT 2020-001417 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CALDWELL

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 4TH DAY OF AUGUST, 2021 A.D.

LARRY J. POLLOK
R.P.L.S. NO.5186
JOB NO. 21-0325

BEE CREEK RANCH

PARTITION SURVEY

LARRY J. POLLOK
5186
STATE SURVEYOR

POLLOK & SONS SURVEYING, INC.
FROM NO. 10025700
FLORESVILLE, TEXAS
(830) 393-4770

SCALE
DRAWN BY
CHECKED BY
JOB NO.
SHEET 1 OF 1

Exhibit "A"



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

August 31, 2021

Rex L. Spahn
8685 County Road 309
Caldwell, Texas 77836

Re: Bee Creek Ranch

To Rex L. Spahn,

In our role as consulting engineer to Caldwell County for review of subdivision plats and construction plans, Doucet & Associates, Inc. has prepared this letter at your request as provided under §3.3.1(B) of Caldwell County's Development Ordinance. The intent of this letter is to facilitate the issuance of permits and approvals by the County or other jurisdictions that are required for the development of or construction of improvements on the land.

Your project, located at FM 86 and Taylorsville Road (County Road 158), Caldwell County shown on the attached exhibit you provided, consists of a ~651.17-acre tract divided in to sixteen (16) tracts ranging from ~11.04-acre to ~33.87-acres and leaving a ~419.07-acre remainder tract. TxDOT has approved the driveways for the tracts fronting on FM 86. These tracts all meet the exemptions from platting found in Caldwell County's Development Ordinance §3.3.1(A)(7).

Please note that all development and division of land (including exempt subdivisions) must comply with §3.3.1(C) which states:

- C) Even if a particular division of land is not subject to the requirement of platting, aspects of the development and sale of the land will be subject to the following:
- 1) The applicable portions of the County's current ordinances and development permit procedures including but not limited to rules for driveway permits, OSSF, floodplain hazard management, and 9-1-1 addressing.
 - 2) All tracts must have fifty (50) feet frontage on a public or private roadway approved by Caldwell County.
 - 3) Restrictive Covenants imposed on the land if imposed by the Owners.

If any aspects of the proposed plan change, including changes to the size / shape of the proposed tracts, a new review of the development plan and exemption letter may be required.

Regards,


Tracy A. Bratton, P.E.

Doucet & Associates, Inc.

TBPE Firm # 3937

State of Texas Surveying Firm Certification # 10105800

cc: Kasi Miles

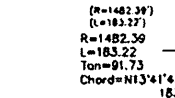
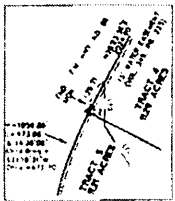
Attachments: Platting Exemption Sketch

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

- LEGEND**
- M - 1/2" = 60' MAG. FOUND
 - W - 1/2" = 60' MAG. FOUND
 - - 1/2" = 60' MAG. FOUND
 - - 1/2" = 60' MAG. FOUND
 - ◇ - 1/2" = 60' MAG. FOUND
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 - ▽ - 1/2" = 60' MAG. FOUND

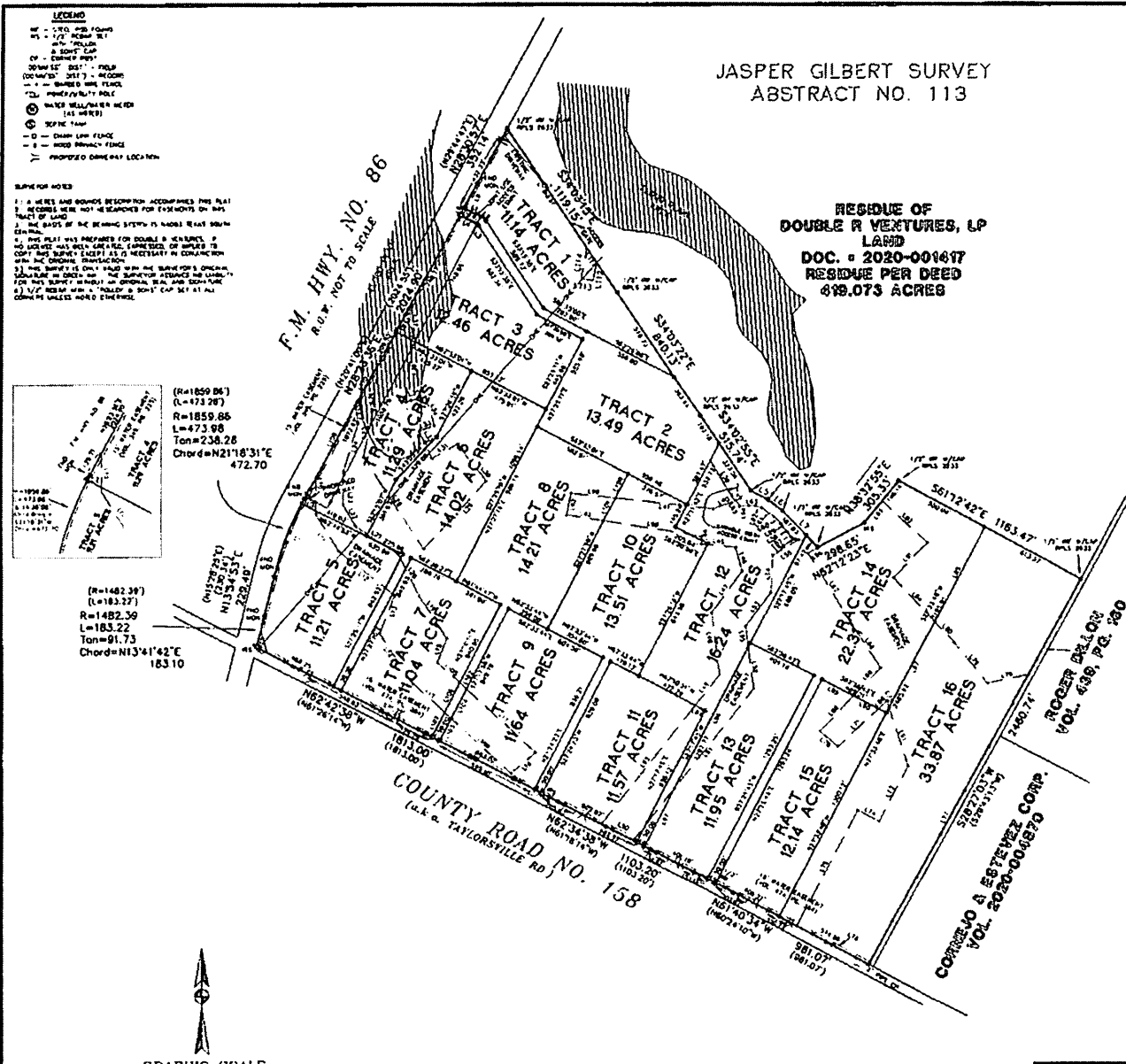
SURVEY NOTES

1. A WELL AND BOUND DESCRIPTION ACCORDING TO THE PLAT
2. RECORDS WERE NOT RESEARCHED FOR ENCUMBRANCES ON THIS TRACT OF LAND
3. THE BASIS OF THE BEARING SYSTEM IS FEDERAL MEAN SEA LEVEL
4. THIS PLAT WAS PREPARED FOR DOUBLE R VENTURES, LP
5. THE SURVEY WAS MADE BY THE CLASSICAL SURVEYING METHOD
6. THE BEARING AND DISTANCE ARE GIVEN IN DEGREES, MINUTES AND SECONDS
7. THE DISTANCE IS GIVEN IN FEET AND INCHES
8. THE BEARING IS GIVEN IN TRUE BEARING
9. THE DISTANCE IS GIVEN IN FEET AND INCHES
10. THE BEARING IS GIVEN IN TRUE BEARING
11. THE DISTANCE IS GIVEN IN FEET AND INCHES



**JASPER GILBERT SURVEY
ABSTRACT NO. 113**

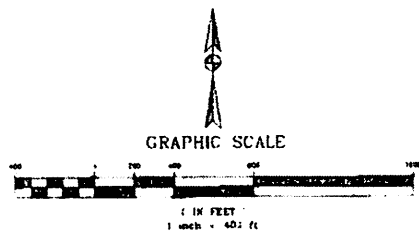
**RESIDUE OF
DOUBLE R VENTURES, LP
LAND
DOC. # 2020-001417
RESIDUE PER DEED
439.073 ACRES**



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N42°44'11"E	104.20	L57	N82°30'50"W	22.50
L2	S66°07'48"E	35.04	L58	S33°20'41"W	38.60
L3	N44°02'48"E	12.88	L59	N37°28'18"E	57.31
L4	S67°24'11"E	105.18	L60	N45°32'12"E	36.48
L5	S63°09'27"E	106.18	L61	S52°49'30"W	63.03
L6	S52°18'44"E	106.10	L62	N71°32'09"E	38.18
L7	S67°24'11"E	284.46	L63	N98°25'23"E	284.67
L8	N93°23'38"E	58.00	L64	S83°27'17"E	49.33
L9	N78°23'21"E	157.29	L65	N82°28'08"E	84.84
L10	S00°31'17"W	215.04	L66	S73°39'02"W	65.94
L11	S31°24'35"E	244.84	L67	S41°43'18"E	675.70
L12	S51°26'44"E	399.09	L68	S33°19'37"E	292.90
L13	S21°04'00"W	228.25	L69	S42°48'33"W	493.73
L14	S32°35'52"E	52.45	L70	S48°05'27"E	133.75
L15	S47°16'48"E	769.91	L71	N47°04'04"E	376.14
L16	N89°02'45"E	181.10	L72	S18°05'48"E	387.17
L17	N67°18'46"W	750.61	L73	S27°31'46"W	353.18
L18	N20°27'51"E	147.79	L74	N42°26'14"W	175.78
L19	N83°17'24"E	395.40	L75	S22°27'42"W	778.41
L20	N67°21'05"W	266.17	L76	S91°40'47"E	467.24
L21	N54°24'30"W	282.35	L77	N48°27'33"E	1084.66
L22	N29°34'47"W	142.90	L78	S77°33'34"W	233.00
L23	N00°01'16"W	187.24	L79	N48°18'39"W	300.89
L24	N18°25'02"E	294.90	L80	N42°54'22"E	419.63
L25	N09°54'49"W	102.40	L81	N33°44'56"E	272.08
L26	N05°38'35"E	269.05	L82	N43°32'20"W	348.92
L27	N18°58'01"E	269.47	L83	S38°32'53"W	199.18
L28	N12°23'46"W	672.77	L84	N42°54'41"W	346.55
L29	S42°18'55"W	323.03	L85	S27°45'46"E	604.09
L30	S58°05'37"E	284.45	L86	N47°08'44"E	87.49
L31	N68°17'24"E	183.51	L87	S22°33'46"W	556.21
L32	S72°20'28"E	171.10	L88	S43°48'33"W	274.17
L33	S69°21'02"W	91.19	L89	S42°48'43"E	201.04
L34	S72°20'28"E	169.91	L90	S27°45'46"E	158.16
L35	N75°13'04"E	115.33	L91	N18°05'48"E	344.87
L36	S05°47'15"W	370.72	L92	S31°20'42"E	811.80
L37	S08°16'35"E	177.53	L93	S62°30'16"E	621.01
L38	S39°42'41"E	254.91	L94	N07°27'27"W	118.69
L39	S81°11'15"E	20.65	L95	S27°45'46"E	602.01
L40	S29°22'41"E	138.91	L96	S72°28'28"W	364.63
L41	N83°18'39"W	809.50	L97	S62°30'16"E	360.49
L42	S11°10'00"W	126.69	L98	N91°38'36"E	234.26
L43	S06°26'24"E	772.82	L99	S72°28'28"W	155.03
L44	S03°32'20"W	43.44	L100	S72°28'28"W	148.31
L45	S68°39'23"E	195.18	L101	N47°18'46"E	52.83
L46	S14°10'17"E	140.81	L102	N23°25'23"E	162.00
L47	S40°37'27"W	287.45	L103	N27°28'23"E	166.72
L48	S07°27'57"E	357.24	L104	N47°18'46"E	168.39
L49	S30°20'42"W	1072.62	L105	S27°45'46"E	188.43
L50	S68°10'38"E	205.84	L106	S21°05'11"W	155.87
L51	S46°20'48"E	1092.82	L107	S47°18'48"E	460.15
L52	N07°27'27"W	360.02	L108	N82°35'38"E	457.99
L53	N48°17'27"E	234.00	L109	N82°35'38"E	265.71
L54	N03°20'20"E	209.45	L110	S43°03'23"E	100.30
L55	N50°35'42"E	171.27	L111	N107°21'23"E	107.12
L56	N10°32'17"W	23.07	L112	S74°47'48"E	70.00
			L113	S100°21'27"E	178.65

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	444.71	1859.86	N20°21'28" E	443.83
C2	22.23	1859.86	N28°51'17" E	22.27



SURVEY PLAT AND PARTITION OF 232.10 ACRES OF LAND OUT OF THE JASPER GILBERT SURVEY, ABSTRACT 113, CALDWELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUBLE R VENTURES LP IN THE DEED OF RECORD IN DOCUMENT 2020-001417 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CALDWELL
I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION
THIS 4TH DAY OF AUGUST 2021 A.D.
LARRY J. POLLOK
R.P.L.S. NO. 5186

BEE CREEK RANCH

PARTITION SURVEY

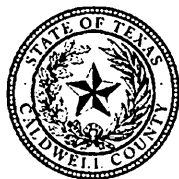
SCALE
DRAWN BY: [Signature]
TRACED BY: [Signature]
CHECKED BY: [Signature]
JOB NO. [Number]
SHEET 1 OF 1

FILED AND RECORDED

Instrument Number: 2021-006856 DECLARATION

Filing and Recording Date: 09/20/2021 04:27:54 PM Pages: 15 Recording Fee: \$78.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

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

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.