

WILLIAMS CREEK ESTATES
FINAL PLAT

ANNA POWELL LEAGUE, A-257
FAYETTE COUNTY, TEXAS

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

- LEGEND
- 1/2" iron rod found
 - 1/2" iron rod set
 - Utility Pole
 - Overhead electric line
 - Water meter
 - Water well
 - Telephone pedestal
 - Wire fence
 - RR - 1/2" iron rod set
 - PUE - Public utility easement

Bearings, distances and coordinates
were determined by the Texas State Plane Coordinate System -
South Central Zone - MD 83 (2011).
Convergence = +010224"
Combined Factor = 4.9988615

NOTE: A portion of the subject
tract (as shown) is designated
Zone "A" according to FEMA
4814C(0100) dated October 17,
2006. The FEMA designated
unflooded 2006 "A" zone.

STATE OF TEXAS
COUNTY OF FAYETTE

KNOW ALL MEN BY THESE PRESENTS, That ANNA POWELL LEAGUE, LP, a limited partnership organized and existing under the laws of the State of Texas, with its home address at 4102 Pine Oak Rd., Houston, Texas 77041, owner of 122,278 acres of land out of the Anna Powell League, A-257, in Fayette County, Texas, do hereby certify that the foregoing instrument with its certificate of authentication filed on the date and at the time stamped herein by me was duly recorded in Volume _____ Page _____ of the Plat Book of Fayette County, Texas as stamped herein by me.

IN WITNESS WHEREOF the said ANNA POWELL LEAGUE, LP, has caused these presents to be executed by its Manager, Mark Foster, hereunto duly authorized, this _____ day of _____, A.D.

ATTEST:

Mark Foster, Manager

STATE OF TEXAS
COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared Mark Foster, known to me to be the person whose name is in such capacity on the end of these presents, and acknowledged to me that he executed the same in such capacity on the date and at the time of the foregoing instrument for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D.

NOTARY PUBLIC in and for
Fayette County, Texas.

STATE OF TEXAS
COUNTY OF FAYETTE

I, Brenda Folsom, County Clerk of Fayette County, Texas, do hereby certify that on the _____ day of _____, A.D., the Commission's Court of Fayette County, Texas passed an order authorizing the filing for record of this plat, and said order had been duly entered in the minutes of said Court in Volume _____ Page _____ of the Plat Book of Fayette County, Texas as stamped herein by me.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D.

Brenda Folsom, County Clerk
FAYETTE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF FAYETTE

I, Brenda Folsom, County Clerk of Fayette County, Texas, do hereby certify that the foregoing instrument with its certificate of authentication filed on the date and at the time stamped herein by me was duly recorded in Volume _____ Page _____ of the Plat Book of Fayette County, Texas as stamped herein by me.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D.

Brenda Folsom, County Clerk
FAYETTE COUNTY, TEXAS

By _____
Deputy

Karen Von Menden, R.P.L.S.
Registration No. 438
Fayette County, Texas
Firm No. 1000700
979-968-6474
September 23, 2020

OWNER:
ANNA POWELL LEAGUE, LP
FAYETTE COUNTY, TEXAS 77991

PREPARED BY:
BFCO ENGINEERING, INC.
485 N. JEFFERSON STREET
LA GRANGE, TEXAS 77945
979-968-6474

WILLIAMS CREEK ESTATES
AUSTIN SETTLEMENT, LP,
FAYETTE COUNTY, TEXAS



BFCO ENGINEERING, INC.
485 N. JEFFERSON STREET
LA GRANGE, TEXAS 77945
(979) 968-6474

Surveying Firm #10001700
Engineering Firm #2011

DRAWN BY: KVN DATE: 9/14/20 DRAWING NO:
CHECKED BY: KVN DATE: 09/14/20
APPROVED BY: KVN DATE: 09/16/20

1 OF 1
N:\New\Land Projects\A10-7510\A10-77710
BFCO Job No. 20-1711

LINE	BEARING	DISTANCE
L1	S43°28'13"W	42.88
L2	S89°46'37"W	31.84
L3	S21°29'54"W	31.84
L4	S70°22'24"W	68.96
L5	S89°46'37"W	130.49
L6	N83°24'39"W	80.35
L7	N83°24'39"W	80.35
L8	N83°24'39"W	80.35
L9	N48°43'56"W	69.84
L10	N15°05'41"W	58.15
L11	N15°05'41"W	58.15
L12	N15°05'41"W	58.15
L13	N15°05'41"W	58.15
L14	N15°05'41"W	58.15
L15	N15°05'41"W	58.15
L16	N15°05'41"W	58.15
L17	N15°05'41"W	58.15
L18	N15°05'41"W	58.15
L19	N15°05'41"W	58.15
L20	N15°05'41"W	58.15
L21	N15°05'41"W	58.15
L22	N15°05'41"W	58.15
L23	N15°05'41"W	58.15
L24	N15°05'41"W	58.15
L25	N15°05'41"W	58.15
L26	N15°05'41"W	58.15
L27	N15°05'41"W	58.15
L28	N15°05'41"W	58.15
L29	N15°05'41"W	58.15
L30	N15°05'41"W	58.15
L31	N15°05'41"W	58.15
L32	N15°05'41"W	58.15
L33	N15°05'41"W	58.15
L34	N15°05'41"W	58.15
L35	N15°05'41"W	58.15
L36	N15°05'41"W	58.15
L37	N15°05'41"W	58.15
L38	N15°05'41"W	58.15
L39	N15°05'41"W	58.15
L40	N15°05'41"W	58.15
L41	N15°05'41"W	58.15
L42	N15°05'41"W	58.15
L43	N15°05'41"W	58.15
L44	N15°05'41"W	58.15
L45	N15°05'41"W	58.15
L46	N15°05'41"W	58.15
L47	N15°05'41"W	58.15
L48	N15°05'41"W	58.15
L49	N15°05'41"W	58.15
L50	N15°05'41"W	58.15
L51	N15°05'41"W	58.15
L52	N15°05'41"W	58.15
L53	N15°05'41"W	58.15
L54	N15°05'41"W	58.15
L55	N15°05'41"W	58.15

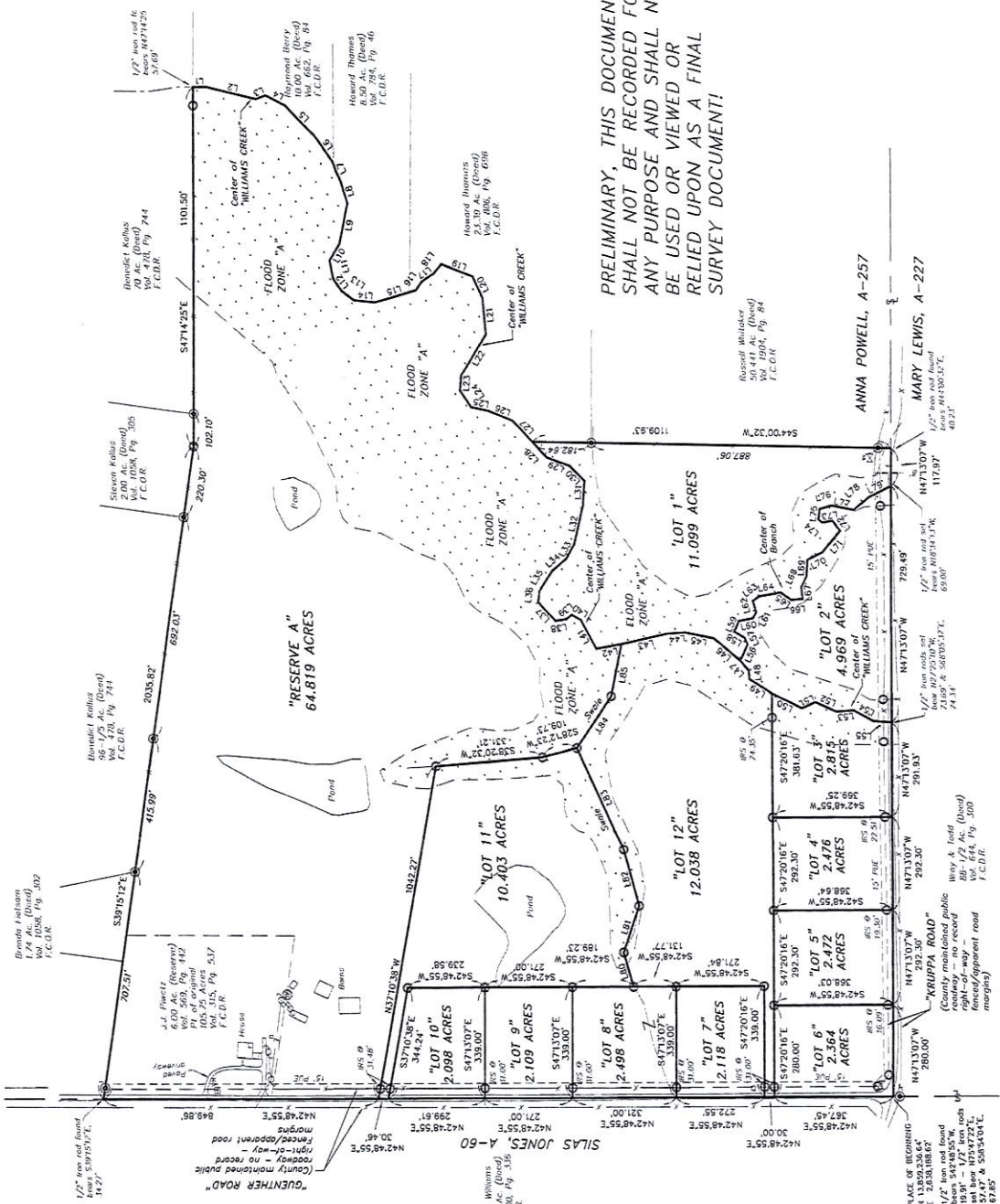
LINE	BEARING	DISTANCE
L56	S27°48'13"W	54.70
L57	S71°20'41"W	21.85
L58	N73°28'02"E	36.90
L59	S73°28'02"E	36.90
L60	S73°28'02"E	36.90
L61	S73°28'02"E	36.90
L62	S73°28'02"E	36.90
L63	S73°28'02"E	36.90
L64	S73°28'02"E	36.90
L65	S73°28'02"E	36.90
L66	S73°28'02"E	36.90
L67	S73°28'02"E	36.90
L68	S73°28'02"E	36.90
L69	S73°28'02"E	36.90
L70	S73°28'02"E	36.90
L71	S73°28'02"E	36.90
L72	S73°28'02"E	36.90
L73	S73°28'02"E	36.90
L74	S73°28'02"E	36.90
L75	S73°28'02"E	36.90
L76	S73°28'02"E	36.90
L77	S73°28'02"E	36.90
L78	S73°28'02"E	36.90
L79	S73°28'02"E	36.90
L80	S73°28'02"E	36.90
L81	S73°28'02"E	36.90
L82	S73°28'02"E	36.90
L83	S73°28'02"E	36.90
L84	S73°28'02"E	36.90
L85	S73°28'02"E	36.90

LINE	BEARING	DISTANCE
L86	S73°28'02"E	36.90
L87	S73°28'02"E	36.90
L88	S73°28'02"E	36.90
L89	S73°28'02"E	36.90
L90	S73°28'02"E	36.90
L91	S73°28'02"E	36.90
L92	S73°28'02"E	36.90
L93	S73°28'02"E	36.90
L94	S73°28'02"E	36.90
L95	S73°28'02"E	36.90
L96	S73°28'02"E	36.90
L97	S73°28'02"E	36.90
L98	S73°28'02"E	36.90
L99	S73°28'02"E	36.90
L100	S73°28'02"E	36.90

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT!

PLAT SHOWING THE SURVEY AND
SUBDIVISION OF A 122,278 ACER TRACT
SITUATED IN THE ANNA POWELL
LEAGUE, A-257, FAYETTE COUNTY,
TEXAS, AND BEING THAT SAME TRACT
DESCRIBED AS A 122,278 ACER TRACT
DEED FROM WARREN PIETZ, ET AL,
AUSTIN SETTLEMENT, LP, DATED
SEPTEMBER 8, 2020 AND RECORDED IN
OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS
AS A 122,278 ACER TRACT.

BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT!



LOT NO.	TOTAL ACRES	ACREAGE WITHIN APPARENT BORDERING OF PUBLIC ROAD
1	11.099 Acres	0.15 Acres
2	4.969 Acres	0.43 Acres
3	2.476 Acres	0.14 Acres
4	2.476 Acres	0.14 Acres
5	2.476 Acres	0.14 Acres
6	2.476 Acres	0.14 Acres
7	2.476 Acres	0.14 Acres
8	2.476 Acres	0.14 Acres
9	2.476 Acres	0.14 Acres
10	2.476 Acres	0.14 Acres
11	2.476 Acres	0.14 Acres
12	2.476 Acres	0.14 Acres
13	2.476 Acres	0.14 Acres
14	2.476 Acres	0.14 Acres
15	2.476 Acres	0.14 Acres
16	2.476 Acres	0.14 Acres
17	2.476 Acres	0.14 Acres
18	2.476 Acres	0.14 Acres
19	2.476 Acres	0.14 Acres
20	2.476 Acres	0.14 Acres
21	2.476 Acres	0.14 Acres
22	2.476 Acres	0.14 Acres
23	2.476 Acres	0.14 Acres
24	2.476 Acres	0.14 Acres
25	2.476 Acres	0.14 Acres
26	2.476 Acres	0.14 Acres
27	2.476 Acres	0.14 Acres
28	2.476 Acres	0.14 Acres
29	2.476 Acres	0.14 Acres
30	2.476 Acres	0.14 Acres
31	2.476 Acres	0.14 Acres
32	2.476 Acres	0.14 Acres
33	2.476 Acres	0.14 Acres
34	2.476 Acres	0.14 Acres
35	2.476 Acres	0.14 Acres
36	2.476 Acres	0.14 Acres
37	2.476 Acres	0.14 Acres
38	2.476 Acres	0.14 Acres
39	2.476 Acres	0.14 Acres
40	2.476 Acres	0.14 Acres
41	2.476 Acres	0.14 Acres
42	2.476 Acres	0.14 Acres
43	2.476 Acres	0.14 Acres
44	2.476 Acres	0.14 Acres
45	2.476 Acres	0.14 Acres
46	2.476 Acres	0.14 Acres
47	2.476 Acres	0.14 Acres
48	2.476 Acres	0.14 Acres
49	2.476 Acres	0.14 Acres
50	2.476 Acres	0.14 Acres
51	2.476 Acres	0.14 Acres
52	2.476 Acres	0.14 Acres
53	2.476 Acres	0.14 Acres
54	2.476 Acres	0.14 Acres
55	2.476 Acres	0.14 Acres
56	2.476 Acres	0.14 Acres
57	2.476 Acres	0.14 Acres
58	2.476 Acres	0.14 Acres
59	2.476 Acres	0.14 Acres
60	2.476 Acres	0.14 Acres
61	2.476 Acres	0.14 Acres
62	2.476 Acres	0.14 Acres
63	2.476 Acres	0.14 Acres
64	2.476 Acres	0.14 Acres
65	2.476 Acres	0.14 Acres
66	2.476 Acres	0.14 Acres
67	2.476 Acres	0.14 Acres
68	2.476 Acres	0.14 Acres
69	2.476 Acres	0.14 Acres
70	2.476 Acres	0.14 Acres
71	2.476 Acres	0.14 Acres
72	2.476 Acres	0.14 Acres
73	2.476 Acres	0.14 Acres
74	2.476 Acres	0.14 Acres
75	2.476 Acres	0.14 Acres
76	2.476 Acres	0.14 Acres
77	2.476 Acres	0.14 Acres
78	2.476 Acres	0.14 Acres
79	2.476 Acres	0.14 Acres
80	2.476 Acres	0.14 Acres
81	2.476 Acres	0.14 Acres
82	2.476 Acres	0.14 Acres
83	2.476 Acres	0.14 Acres
84	2.476 Acres	0.14 Acres
85	2.476 Acres	0.14 Acres
86	2.476 Acres	0.14 Acres
87	2.476 Acres	0.14 Acres
88	2.476 Acres	0.14 Acres
89	2.476 Acres	0.14 Acres
90	2.476 Acres	0.14 Acres
91	2.476 Acres	0.14 Acres
92	2.476 Acres	0.14 Acres
93	2.476 Acres	0.14 Acres
94	2.476 Acres	0.14 Acres
95	2.476 Acres	0.14 Acres
96	2.476 Acres	0.14 Acres
97	2.476 Acres	0.14 Acres
98	2.476 Acres	0.14 Acres
99	2.476 Acres	0.14 Acres
100	2.476 Acres	0.14 Acres
101	2.476 Acres	0.14 Acres
102	2.476 Acres	0.14 Acres
103	2.476 Acres	0.14 Acres
104	2.476 Acres	0.14 Acres
105	2.476 Acres	0.14 Acres
106	2.476 Acres	0.14 Acres
107	2.476 Acres	0.14 Acres
108	2.476 Acres	0.14 Acres
109	2.476 Acres	0.14 Acres
110	2.476 Acres	0.14 Acres
111	2.476 Acres	0.14 Acres
112	2.476 Acres	0.14 Acres
113	2.476 Acres	0.14 Acres
114	2.476 Acres	0.14 Acres
115	2.476 Acres	0.14 Acres
116	2.476 Acres	0.14 Acres
117	2.476 Acres	0.14 Acres
118	2.476 Acres	0.14 Acres
119	2.476 Acres	0.14 Acres
120	2.476 Acres	0.14 Acres
121	2.476 Acres	0.14 Acres
122	2.476 Acres	0.14 Acres
123	2.476 Acres	0.14 Acres
124	2.476 Acres	0.14 Acres
125	2.476 Acres	0.14 Acres
126	2.476 Acres	0.14 Acres
127	2.476 Acres	0.14 Acres
128	2.476 Acres	0.14 Acres
129	2.476 Acres	0.14 Acres
130	2.476 Acres	0.14 Acres
131	2.476 Acres	0.14 Acres
132	2.476 Acres	0.14 Acres
133	2.476 Acres	0.14 Acres
134	2.476 Acres	0.14 Acres
135	2.476 Acres	0.14 Acres
136	2.476 Acres	0.14 Acres
137	2.476 Acres	0.14 Acres
138	2.476 Acres	0.14 Acres
139	2.476 Acres	0.14 Acres
140	2.476 Acres	0.14 Acres
141	2.476 Acres	0.14 Acres
142	2.476 Acres	0.14 Acres
143	2.476 Acres	0.14 Acres
144	2.476 Acres	0.14 Acres
145	2.476 Acres	0.14 Acres
146	2.476 Acres	0.14 Acres
147	2.476 Acres	0.14 Acres
148	2.476 Acres	0.14 Acres
149	2.476 Acres	0.14 Acres
150	2.476 Acres	0.14 Acres
151	2.476 Acres	0.14 Acres
152	2.476 Acres	0.14 Acres
153	2.476 Acres	0.14 Acres
154	2.476 Acres	0.14 Acres
155	2.476 Acres	0.14 Acres
156	2.476 Acres	0.14 Acres
157	2.476 Acres	0.14 Acres
158	2.476 Acres	0.14 Acres
159	2.476 Acres	0.14 Acres
160	2.476 Acres	0.14 Acres
161	2.476 Acres	0.14 Acres
162	2.476 Acres	0.14 Acres
163	2.476 Acres	0.14 Acres
164	2.476 Acres	0.14 Acres
165	2.476 Acres	0.14 Acres
166	2.476 Acres	0.14 Acres
167	2.476 Acres	0.14 Acres
168	2.476 Acres	0.14 Acres
169	2.476 Acres	0.14 Acres
170	2.476 Acres	0.14 Acres
171	2.476 Acres	0.14 Acres
172	2.476 Acres	0.14 Acres
173	2.476 Acres	0.14 Acres
174	2.476 Acres	0.14 Acres
175	2.476 Acres	0.14 Acres
176	2.476 Acres	0.14 Acres
177	2.476 Acres	0.14 Acres
178	2.476 Acres	0.14 Acres
179	2.476 Acres	0.14 Acres
180	2.476 Acres	0.14 Acres
181	2.476 Acres	0.14 Acres
182	2.476 Acres	0.14 Acres
183	2.476 Acres	0.14 Acres
184	2.476 Acres	

Williams Creek Estates

- Lot 1 Kruppa Rd: 11.099 acres Asking \$199,000.
- Lot 2 Kruppa Rd: 4.969 acres Asking \$119,000.
- Lot 3 Kruppa Rd: 2.815 acres Asking \$91,487.50
- Lot 4 Kruppa Rd: 2.476 acres Asking \$80,470.
- Lot 5 Kruppa Rd: 2.472 acres Asking \$80,340.
- Lot 6 Kruppa/Guenther Rd: 2.364 acres Asking \$76,830.
- Lot 7 Guenther Rd: 2.118 acres Asking \$68,835.
- Lot 8 Guenther Rd: 2.498 acres Asking \$81,185.
- Lot 9 Guenther Rd: acres: 2.109 acres Asking \$68,542.50
- Lot 10 Guenther Rd: acres: 2.098 acres Asking \$68,185.
- Lot 11: 10.403 acres: Asking \$169,000.
- Lot 12: 12.038 acres: Asking \$189,000.

Owner Financing Available:

20% down, 7.9% interest, 180 months. No prepayment penalties

Offered By: Lindemann Real Estate

www.lindemannrealestate.com

979-968-5803

sales@lindemannrealestate.com

RESTRICTIVE AND PROTECTIVE COVENANTS FOR
WILLIAMS CREEK ESTATES, FAYETTE COUNTY, TEXAS

THE STATE OF TEXAS,

COUNTY OF FAYETTE.

KNOW ALL MEN BY THESE PRESENTS, that **Austin Settlement, LP**, a Texas Limited Partnership ("DEVELOPER"), acting herein by and through **Austin Settlement Management, LLC.**, a Texas Limited Liability Company, its General Partner, acting herein by and through its Managing Director, **William E. King**, the owner of that certain tract or parcel of land containing 122.278 acres, a part of the Anna Powell League, A-257, Fayette County, Texas, which land has been heretofore platted and subdivided into that certain subdivision known as **WILLIAMS CREEK ESTATES**, according to and as shown by that map or plat thereof recorded with the County Clerk of Fayette County, Texas, in Volume ___, upon Pages ___-___, of the Map or Plat Record of Fayette County, Texas [Slide Nos. ___ & ___], and does, for the protection and benefit of all owners of any lot or lots in said subdivision, hereby impress Lots 3 thru 12 in said subdivision with the following restrictive covenants running with the land governing the use, occupancy, enjoyment and sale of Lots 3 thru 12 of the **Williams Creek Estates** Subdivision:

1. All lots shall be used for single family residential purposes. No commercial undertaking shall be constructed on any lot that involves outside signage. In-home businesses are allowed so long as such in-home business is remote in nature and clients/patrons of the business are not invited onto the lot for business purposes.
2. The primary residence constructed on a lot shall contain not less than 1,500 square feet of enclosed and air-conditioned floor living area, exclusive of the garage area, porches, terraces, patios, driveways, and carports.
3. One guest house maybe constructed on a lot but shall contain not less than 250 square feet of enclosed and air-conditioned floor living area, exclusive of the garage area, porches, terraces, patios, driveways, and carports. The guest house constructed shall be constructed of similar material and design to that of the primary residence constructed on the lot. No guest house may be constructed unless a primary residence is constructed and maintained upon the lot as well.
4. Any residence constructed or other permanent structures are to be complete within one (1) year from the start of construction. Temporary facilities such as travel trailers and motor homes may be utilized during the construction period. However, in no event shall any such temporary facility be allowed to remain on the property longer than one (1) year. This one (1) year period shall be cumulative in nature. Following the completion of construction those temporary facilities such as travel trailers and motor homes may be stored upon the property so long as they are not used as a residence and are stored in such a manner that their presence does not negatively impact the

overall positive attractiveness of the property.

5. No mobile homes, modular homes, manufactured homes or the like shall be permitted on any lot.
6. Only one primary residence may be constructed on a lot. Outbuildings used in conjunction with residential use of the lots are permitted. All outbuildings including detached garages, workshops and barns must be of good construction, architecturally in harmony with the residential buildings, and kept in good repair.
7. No residence, guest house, outbuilding, or any other structure shall be constructed nearer than twenty (20') feet from any exterior lot line. In the case where an exterior lot line lies within the margins of a public road then that particular "exterior lot line" shall be considered to be the fenced/apparent margin of the road. In the case where multiple adjoining lots are owned by the same individual/entity then the exterior lot line shall be considered to be the exterior lot lines as if the adjoining lots had been joined/combined into a single lot.
8. All plans for building and building sites must be submitted to the Developer and must be approved in writing by the Developer before any construction can commence. Developer reserves the right to extinguish this particular covenant by filing as of record in the Official Records of Fayette County Texas a termination of this particular covenant which will extinguish the requirement to submit building plans to the Developer.
9. An easement for the installation and maintenance of utilities and drainage facilities is reserved according to and as shown by that map or plat thereof of WILLIAMS CREEK ESTATES PHASE 1, recorded with the County Clerk of Fayette County, Texas, in Volume __, upon Pages ____ - ____, of the Map or Plat Record of Fayette County, Texas [Slide Nos. ____ & ____]. No utility company, water district, political subdivision, or other authorized entity using the easement shall be liable for any damage done by them or their assigns, agents, employees, or servants, to shrubbery, trees, flowers, or to other property of a lot owner situated in the easement.
10. The owner of a damaged or destroyed building on any lot shall promptly make repairs or replacement in order to restore the building to its condition prior to the damage or destruction. Should the owner not restore or repair the damaged building within a reasonable length of time, the owner shall tear down the damaged building and remove the debris from the lot.
11. No individual sewage-disposal system shall be permitted on any lot unless the system is designed, located and constructed in accordance with the requirements, standards and recommendations of Fayette County, Texas and shall comply with all state and county laws and regulations. Approval of the system as installed shall be obtained from the proper authority.
12. No individual water-supply system shall be permitted on any lot unless the system is located, constructed and equipped in accordance with the requirements, standards and recommendations of Fayette County Ground Water Conservation District. Approval of the system as installed shall be obtained from the proper authority.
13. Each owner, prior to any development upon a lot, shall be solely responsible for obtaining the proper Development Permits from the Fayette County Office of Floodplain Management, or any successor authority, as required by the Flood Damage Prevention

Regulations of Fayette County, Texas which is recorded in Volume 1822 Page 706 of the Official Records of Fayette County, Texas, or any modifications or changes thereto. IT IS EXPRESSLY UNDERSTOOD AND AGREED by each Owner that approval of any development upon a lot shall be obtained from the proper authority.

14. Each owner shall be responsible for the maintenance and painting of all improvements on each lot. No refuse pile, unused or abandoned motor vehicles, trailers or other unsightly objects shall be allowed to be placed or to remain anywhere on any lot.
15. No commercial signs advertising the name of a commercial enterprise shall be located on any lot. In the event of a sale of a lot, one (1) for sale sign, said sign being no more than six (6) square feet in size, may be located on the lot being advertised for sale.
16. No obnoxious or offensive activity shall be allowed or carried on, upon or from any lot in the subdivision, nor shall any activity be allowed or conducted on any lot that would be a nuisance to the owners of other lots.
17. No quarrying, drilling, or mining operations of any kind for the exploration or development of oil, gas, or other minerals, including but not limited to sand, gravel, uranium, coal, lignite, iron, gold, silver and all other minerals whether mined by drilling, strip mining, or any other method shall be permitted on any lot.
18. No commercial raising of livestock of any type is allowed and no commercial feedlot type operations, commercial swine operations or commercial poultry operations shall be permitted on any lot. Livestock may be kept and maintained on said lots in numbers not to exceed one (1) animal for each two acres for horses and cattle and may not exceed one (1) animal for each one acre for sheep and goats. No more than five (5) animals shall be allowed. Chickens, ducks, geese or other poultry shall be allowed if contained within a pen and do not become an annoyance to neighbors. Animals used for non-commercial special projects, for example, children's participation in FFA, 4H, Fayette County Fair or other special projects emphasizing education and individual responsibility with animals including poultry and swine are permitted only if used in a child's or students educated related projects.
19. No one may use, generate, manufacture, produce, store, release, discharge, or dispose of, on, under or about the lots, or transport to or from a lot any Hazardous substance (as defined by state or federal law) or allow any other person or entity to do so except in minor amounts under conditions permitted by applicable laws.
20. No further subdividing of the lots shall be allowed or permitted.
21. There shall be no parking of tandem axle vehicles or what is commonly referred to as bob-tail trailers or semi-trucks and trailers, except as necessary to load or unload on a lot.
22. The foregoing restrictions and covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifty (50) years from the date of recording, and shall automatically be extended thereafter for successive periods of ten (10) years; provided however, that the owners of a majority of the lots, as hereinafter identified, may release one or more of said restrictions, on either fifty (50) years from the date of recording, or at the end of any successive ten (10) year period thereafter, by executing and acknowledging an appropriate agreement or agreements in writing for such purpose, and filing the same for record in the office of

the County Clerk of Fayette County, Texas. The owners of a 2/3 majority of the lots may release any acreage from any restriction or restrictions at any time. The owners of the lots are those lots 3 thru 12 as described in subdivision known as WILLIAMS CREEK ESTATES, according to and as shown by that map or plat thereof recorded with the County Clerk of Fayette County, Texas, in Volume __, upon Pages ____-____, of the Map or Plat Record of Fayette County, Texas [Slide Nos. ____ & ____]

23. Should an owner of a lot violate any of the covenants and restrictions set forth herein, it shall be lawful for any other lot owner(s) in this subdivision to file an appropriate lawsuit in the District Court in and for Fayette County, Texas, in law or in equity, or both, against the person or persons allegedly violating or attempting to violate, or failing to honor, any one or more of these covenants or restrictions, in order to enforce the letter and spirit of these restrictions and covenants, and the party found to be at fault shall be liable for all costs and damages, including reasonable attorney's fees, incurred in connection with the enforcement of these restrictions. For the purposes of this item 23, lot owner(s) shall include Reserve A in the WILLIAMS CREEK ESTATES subdivision. Lots 3 thru 12 and Reserve A of WILLIAMS CREEK ESTATES shall have the right to file an appropriate lawsuit in the District Court in and for Fayette County, Texas, in law or in equity, or both, against the person or persons allegedly violating or attempting to violate, or failing to honor, any one or more of these covenants or restrictions, in order to enforce the letter and spirit of these restrictions and covenants.
24. Invalidity of any one or more of these covenants or restrictions by judgment of a court of competent jurisdiction shall in no way affect the validity of the other remaining restrictions.
25. All references herein to "Developer" shall be to Austin Settlement, LP., a Texas Limited Partnership, its successors or assigns.

EXECUTED on _____, 2020.

Austin Settlement, LP.,
A Texas Limited Partnership

BY _____
William E. King, Managing Director of
Austin Settlement Management, LLC.,
its General Partner

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 2020 by William E. King, as Managing Director of Austin Settlement Management, LLC., the General Partner of Austin Settlement, LP., a Texas Limited Partnership.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
NOTARY'S TYPED OR PRINTED NAME:

NOTARY'S COMMISSION EXPIRES:
