

residence (exclusive of porches, patios, garage, terraces, or driveways) on all other Lots shall not be less than One Thousand Eight Hundred (1,800) square feet.

Except as expressly amended herein, the Declaration shall remain as written and is hereby ratified and confirmed by Bullard Creek.

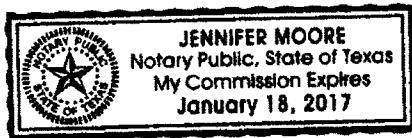
BULLARD CREEK RANCH ACQUISITIONS,
LLC, a Texas limited liability company

By: 
BRAD MORRIS, Member

THE STATE OF TEXAS §

COUNTY OF SMITH §

This instrument was acknowledged before me on the 13 day of February, 2014 by BRAD MORRIS as Member of BULLARD CREEK RANCH ACQUISITIONS, LLC, a Texas limited liability company.




NOTARY PUBLIC - STATE OF TEXAS

Consent and Subordination by Lienholder

American State Bank (the "Lienholder"), as the holder of a lien on the above-referenced property, consents to the terms and provisions of the Declaration, and Lienholder subordinates its lien to the terms and provisions of the Declaration, so that a foreclosure of the lien will not extinguish the Declaration.

AMERICAN STATE BANK

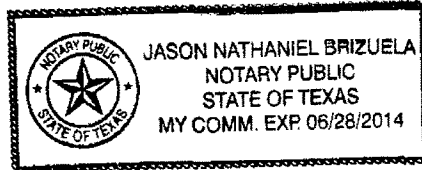
By: 
TOM W. STEWART, Senior Vice
President

STATE OF TEXAS §

COUNTY OF SMITH §

This instrument was acknowledged before me on the 18th day of February, 2014, by TOM W. STEWART, as Senior Vice President of AMERICAN STATE BANK.


NOTARY PUBLIC, STATE OF TEXAS



Filed For Record in:
Smith County, Texas
On Feb 19, 2014
at 04:07P

Receipt #: 682153
Recording: 34.00
Doc/Num : 00006193
Doc/Type: Recordings - Land
Deputy - Crystal Hahn

I hereby certify that this
instrument was filed and duly
recorded in the Official
Records of Smith County, Texas

Karen Phillips
County Clerk

EASEMENT AND RIGHT-OF-WAY

18802

THE STATE OF TEXAS
County of Smith

KNOW ALL MEN BY THESE PRESENTS:

That I, NONE O. T. DUMAS

Smith County, Texas, for and in consideration of \$.00 and the advantages which will accrue to me (us) by the construction of electric transmission and- or distribution line hereinafter described, have granted, sold and conveyed and by these presents do grant, sell and convey unto Southwestern Electric Service Company an easement and right-of-way for electric transmission and- or distribution line, consisting of poles, wires, guys and all necessary or desirable appurtenances, at or near the location and along the general course now located and staked out by said Company, over, across and upon the following described lands located in Smith County, Texas, to-wit:

Tract of 107.9 acres of land owned by O. T. DUMAS and located in the W. H. STEELE SURVEY, Abstract No. 20, Smith County, Texas.

Tract of land is located one mile West of Bullard on F.M. Road No. 344, Smith County, Texas.

This 20-foot Easement is to permit Southwestern Electric Service Company to install two poles and one anchor and downguy to construct a power distribution line to provide electrical service to Pecan Grove Subdivision, Smith County, Texas.

FILED
MARIE MORRIS
COUNTY CLERK
JAN 19 1981 4:59
SMITH COUNTY, TEXAS
BY [Signature]
DEPUTY

Together with the right of ingress and egress over my (ours) adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wires on, maintaining and removing said lines and appurtenances; the right to re-locate the lines in the same relative position to the adjacent road if and as widened in the future; the right to remove from said land all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency of said lines or their appurtenances.

TO HAVE AND TO HOLD the above described easement and rights unto the said Company, its successors and assigns, until said lines shall be abandoned.

And I (we) do hereby bind myself (ourselves), my (our) heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto the said Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS BY hand this day of May 19 81

Sealed and delivered in the presence of:

[Signature]
O. T. Dumas

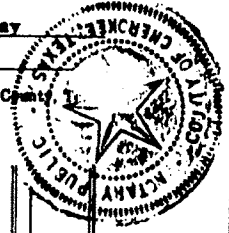
THE STATE OF TEXAS
County of Smith

BEFORE ME, Robert Byers, a Notary Public in and for
Cherokee County, Texas, on this day personally appeared
O. T. DUMAS

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of May
A. D. 1981

Robert Byers
Notary Public Cherokee County, Texas



*back in the car
to By 1810
Inchmanville By 75766*

1. _____
County Clerk in and for said County, hereby certify that the within conveyance was filed in my office for record this _____ day of _____ 19____ at _____ o'clock _____ M., and duly recorded by me on this _____ day of _____ 19____ in Book _____ Records of Deeds of said County, at Page _____
Given under my hand and seal of office this day and year last above written.
County Clerk, _____ County, Texas.
By _____ Deputy

STATE OF TEXAS }
Southwestern Electric Service Company }
FROM }
O. T. DUMAS }
TO }
Easement and }
Right of Way }
THE STATE OF TEXAS }
Smith }
County }
STATE OF TEXAS }
County of SMITH }
I hereby certify that this instrument was filed in my office for record on the _____ day of _____ 19____ at _____ o'clock _____ M. and duly recorded by me on this _____ day of _____ 19____ in Book _____ Records of Deeds of said County, at Page _____

JUN 23, 1981
MARY MORRIS
Notary Public, Cherokee County, Texas
Mary Morris

THE STATE OF TEXAS
County of _____

BEFORE ME, _____, a Notary Public in and for
_____ County, Texas, on this day personally appeared _____

wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purpose and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____
A. D. 19____

Notary Public _____ County, Texas

THE STATE OF TEXAS
County of _____

BEFORE ME, _____, a Notary Public in and for
_____ County, Texas, on this day personally appeared _____

President of _____ of the County and State aforesaid, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of _____ and as the President thereof, and for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____
A. D. 19____

Notary Public _____ County, Texas

EASEMENT AND RIGHT-OF-WAY

35236

VOL 2032 PAGE 335

THE STATE OF TEXAS

County of Smith

KNOW ALL MEN BY THESE PRESENTS:

That X (we) MRS. MARIE LONG and MR. O. T. DUMAS

of Smith County, Texas, for and in consideration of \$.00 and the advantages which will accrue to X (us) by the construction of electric transmission and-or distribution line hereinafter described, have granted, sold and conveyed and by these presents do grant, sell and convey unto Southwestern Electric Service Company an easement and right-of-way for electric transmission and-or distribution line, consisting of poles, wires, guys and all necessary or desirable appurtenances, at or near the location and along the general course now located and staked out by said Company, over, across and upon the following described lands located in Smith County, Texas, to-wit:

Tract of 107.9 acres of land owned by Mrs. Marie Long and Mr. O. T. Dumas and is located in the W. H. STEELE SURVEY, Abstract No. 20, Smith County, Texas.

Tract of land is located one mile West of Bullard on F.M. Road No. 344, Smith County, Texas.

This 10-foot Easement is to permit Southwestern Electric Service Company to install five (5) poles and three (3) anchors to construct a three-phase power distribution line to provide electrical service to a booster pump for the City of Bullard, Smith County, Texas.

GRANTEE: Southwestern Electric Service Company
P. O. Box 1810
Jacksonville, Texas 75766

FILED
HART MORRIS
COUNTY CLERK
SMITH COUNTY, TEXAS
BY [Signature]
DEPUTY
1982 SEP 30 AM 11:08

Together with the right of ingress and egress over my (our) adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wires on, maintaining and removing said lines and appurtenances; the right to re-locate the lines in the same relative position to the adjacent road if and as widened in the future; the right to remove from said land all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency of said lines or their appurtenances.

TO HAVE AND TO HOLD the above described easement and rights unto the said Company, its successors and assigns, until said lines shall be abandoned.

And X (we) do hereby bind ourselves, my (our) heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto the said Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR hand this 29 day of September 1982

Sealed and delivered in the presence of:

[Signature]
Mrs. Marie Long
[Signature]
Mr. O. T. Dumas

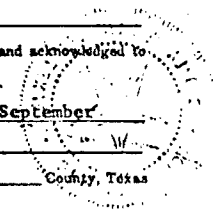
THE STATE OF TEXAS
County of Smith

BEFORE ME, Robert Byers, a Notary Public in and for
Cherokee County, Texas, on this day personally appeared
MRS. MARIE LONG & MR. O. T. DUMAS

known to me to be the person s whose names are subscribed to the foregoing instrument, and acknowledged to
me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of September
A. D. 1982

Robert Byers
Notary Public Cherokee County, Texas



THE STATE OF TEXAS
SMITH County

**Easement and
Right of Way**

FROM

MRS. MARIE LONG & MR. O. T. DUMAS

TO

Southwestern Electric Service Company

STATE OF TEXAS
County }

I, _____
County Clerk in and for said County, hereby certify
that the within conveyance was filed in my office for
record the _____ day of _____, 19____
at _____ o'clock _____ M., and duly recorded by me on
the _____ day of _____, 19____
in Book _____ Records of Deeds of said
County, at Page _____
Given under my hand and seal of office the day and
year last above written.

County Clerk, _____ County, Texas.
By _____ Deputy

*Southwestern Electric
P.O. Box 1510
Jacksonville, Va. 25766*

THE STATE OF TEXAS
County of _____

BEFORE ME, _____, a Notary Public in and for
_____ County, Texas, on this day personally appeared _____
wife of _____, known to me to be the person whose name is subscribed to the foregoing
instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to
her, she, the said _____, acknowledged such instrument to be her act and deed,
and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she
did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____
A. D. 19____
Notary Public _____ County, Texas

THE STATE OF TEXAS
County of _____

BEFORE ME, _____, a Notary Public in and for
_____ County, Texas, on this day personally appeared _____
President of _____ of the County and State aforesaid, known to me to be the per-
son whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the
act and deed of _____ and as the President thereof, and for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____
A. D. 19____
Notary Public _____ County, Texas

OCT 1 1982

MARY MORRIS
County Clerk, Smith County, Texas
By Mary Morris Deputy

KNOW ALL MEN BY THESE PRESENTS, that SYLVIA SEALE, (hereinafter called "Grantor") in consideration of one dollar (\$1.00) and other good and valuable consideration paid by CITY OF BULLARD, (hereinafter call "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said "Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace and remove 6" WATERMAIN, over and across 14.8 acres of land, more particularly described in instrument recorded in Vol. 3625 Page 508, Deed Records SMITH, County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structure referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises. This agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners of the above described lands.

EXHIBIT A--City of Bullard's letter of agreement of right of way easement.

EXHIBIT B--Sylvia Seale's letter of agreement of right of way easement.

EXHIBIT C--Map of 6" Watermain right of way easement.

IN WITNESS WHEREOF the said Grantees have executed this instrument this 16th day of May, 1996.


S. R. McLaughlin

MAYOR OF BULLARD, TEXAS

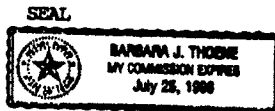
ACKNOWLEDGMENT

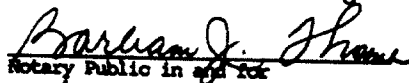
STATE OF TEXAS

COUNTY OF Smith

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared S. R. McLaughlin, known to me to be the person(s) whose name(s) is(are) subscribed to the foregoing instrument, and acknowledged to me that he(she)(they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16th day of May, 1996.




Notary Public in and for
Smith, County, Texas

VOL 3802 PAGE 462

IN WITNESS WHEREOF the said Grantors have executed this instrument on this 20 day of May, 1996.

Sylvia L. Seale

ACKNOWLEDGMENT

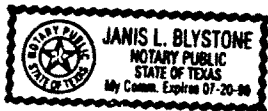
STATE OF TEXAS

COUNTY OF Jefferson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sylvia L. Seale, known to me to be the person(s) whose name(s) (is/are) subscribed to the foregoing instrument, and acknowledged to me that he(she)(they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 day of May, 1996.

SEAL



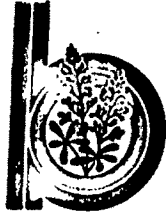
Janis L. Blystone
Notary Public in and for
Jefferson County, Texas

RETURN TO: CITY OF BULLARD
P.O. BOX 107
BULLARD, TEXAS 75757

Filed for Record in:
SMITH COUNTY, TEXAS
MARY MORRIS - COUNTY CLERK

On May 23 1996
At 10:29am

Deputy - Alexa Murray



CITY OF BULLARD
P.O. Box 107
Bullard, Texas 75757

April 30, 1996

Sylvia Seale
4695 Gladis
Beaumont, Texas 77706

Dear Sylvia:

This per our conversation with Bart Owens on April 29, 1996:

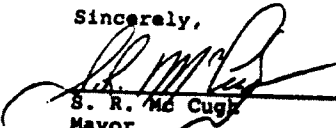
1. A map of the proposed easement line for the 6" water line. The City of Bullard shall be liable for any and all damages, if any occurs while the water line is in place on your property. This easement to be 15 feet wide.
2. The City will resurface the drive from FM 344 to a point where drive stops--at the house--this after the water well is completed and all drilling equipment is moved out. This along with a permanent access easement via driveway for daily check.

The City of Bullard shall be held liable for any and all damages, if any, incurred by the drilling company to the Seale property--while in the process of drilling the water well.

3. The City of Bullard agrees to supply water through one water meter to the residence now on the Seale property at no cost to the Seales. This is to remain in effect as long as the property is in the Seale estate.

If any additional information is required, please call 903-894-7223.

Sincerely,


S. R. Mc Cugh
Mayor
City of Bullard

SRM/bjt

Sylvia L. Seale
4695 Gladys
Beaumont, Texas

May 3, 1996

Honorable S.R. Mc Cugh
Mayor, City of Bullard, Texas
P.O. Box 107
Bullard, Texas 75757

RE: Terms Applicable to Water Well and Easement on Seale Estate


Dear Mayor,

Let this response be the agreeable and fair terms for the drilling of waterwell #2 located on Bullard Property in the Seale Estate.

1. We agree to the item of the 6" easement with boundaries extending to 15' for maintenance and construction purposes.
2. That the City of Bullard agrees to resurface the Driveway on the Seale Estate from F.M. 344 to the end of the existing pavement.
3. We understand and agree to the purpose for daily access and inspection of the well to be named as Bullard Well #2.
4. We must however ask that it be a fair request that The City of Bullard release and indemnify the Seale Estate and all of it's Family from any liability incurred as a result of any construction to be related to the City of Bullard Property (approximately 3.44 acres).
5. We also agree to and are very appreciative for water to be supplied to the existing residence located at the end of the driveway and understand that this agreement applies only as long as this property remains in the Seale Estate.

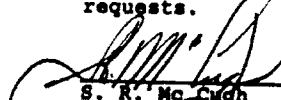
If we can supply you with any more information, please call myself or Bart L. Owens at 409-898-3487 or 409-899-1168. We hope that this project can now move forward and supply the citizens of Bullard with quality water. We hope these terms are agreeable and will allow Bullard to move forward with this project. If so please draft a final agreement and enclose to myself or Mr. Owens.

Sincere Thanks,


Sylvia L. Seale

cc: SLS/BLO/ aeo

The City of Bullard, Texas at its regular meeting held on Tuesday, May 14, 1996 voted to approve all of the above requests.

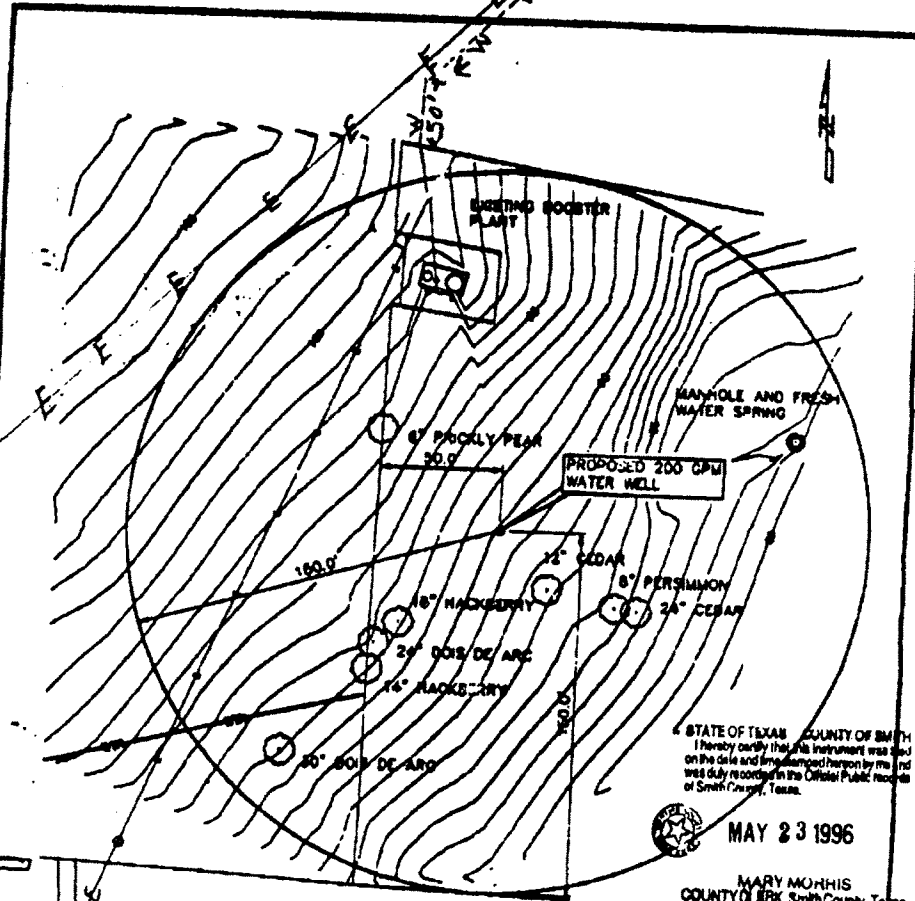

S. R. Mc Cugh
Mayor
City of Bullard

SRM/bjt

Seale Property

C.A. Bales

Proposed water line 630' W → W



STATE OF TEXAS COUNTY OF SMITH
 I hereby certify that this instrument was filed
 on the date and time stamped herein by me, and
 was duly recorded in the Official Public records
 of Smith County, Texas.

MAY 23 1996

MARY MORRIS
 COUNTY CLERK, Smith County, Texas
 By Mary Eddy Deputy

**CITY OF BULLARD
 PROPOSED WELL SITE**

Post-It® Fax Note	7671	Date	4/19/96
To	John Langston	From	Kick Freeman
On	EG&JAL	On	EG&JAL
Phone #	909.894.8169	Phone #	634.5524
		Phone #	634.7989

EVERETT GRIFFITH JR. & ASSOCIATES, INC.
 608 North Third Street
 Bullard, Texas 75812

EXAMINED BY	DATE	APPROVED BY	DATE
EGJ	4/19/96	EGJ	4/19/96