

**AMENDED, RESTATED AND CONSOLIDATED
PROPERTY RESTRICTIONS AND RESERVATIONS**

FOR

**TONKAWA SPRINGS, TONKAWA VILLAGE,
TONKAWA VILLAGE – SECTION TWO
AND TONKAWA LAKE**

STATE OF TEXAS	§	
	§	KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF WILLIAMSON	§	
	§	

THAT THESE AMENDED, RESTATED AND CONSOLIDATED PROPERTY RESTRICTIONS AND RESERVATIONS are hereby made and set forth by the Tonkawa Springs Homeowners Association to amend, restate and consolidate in their entirety all previously recorded property restrictions for the subdivisions set forth below. These Amended, Restated and Consolidated Property Restrictions and Reservations (the “Property Restrictions and Reservations”) shall be effective as of the date they are filed on record in the Williamson County, Texas real property records (the “Effective Date”).

WHEREAS, property restrictions and reservations (each a “Restriction” and collectively, the “Restrictions”) were established by Tonkawa Springs, Inc., a Texas corporation, for the Tonkawa Springs, Tonkawa Village, Tonkawa Village - Section Two and Tonkawa Lake subdivisions; and

WHEREAS said Restrictions are filed of record in the Williamson County, Texas real property records as set forth in Attachment “A” attached hereto and made a part hereof for all purposes; and

WHEREAS the Tonkawa Springs Homeowners Association (“TSHOA”) as successor to Tonkawa Springs, Inc. has the power and authority to implement and enforce said Restrictions as set forth in that certain Articles of Incorporation dated July 12, 1981, and filed with the Office of the Secretary of State of Texas; and

WHEREAS in accordance with Paragraph 29 in each Restriction the owners of legal title to 51% of the lots or tracts in each of the above-referenced subdivisions may amend and modify their applicable Restriction;

NOW THEREFORE, the owners of legal title to 51% of the lots or tracts do hereby make and file the following declarations, reservations, covenants, limitations, conditions and restrictions governing the use, development, improvement and occupancy of the tracts or lots

located in the Tonkawa Springs, Tonkawa Village, Tonkawa Village-Section Two and Tonkawa Lake subdivisions (collectively, the “Tonkawa Springs subdivisions”) shown in the plats included in Attachment “A”, the structures to be placed thereon, and the development of the platted areas in their entirety as follows:

1. Property Use: Each lot or tract shown on the Tonkawa Springs subdivisions plats (hereinafter each a “Lot” and collectively, the “Lots”) shall be used only for single family residential purposes and, except as otherwise provided herein, shall only be used for the construction of a detached, single-family residential structure. As used herein, the phrase, “single family residential purposes” shall mean the use and occupancy of a detached single-family residential structure as a residence by: (i) the Owner(s) of the Lot and/or the Lot Owners’ family member(s); or (ii) an Owner’s renter or lessee as a temporary residence for a period or term of not less than six (6) months. Rental or leasing of single-family residences in Tonkawa Springs subdivisions for a period or term of less than six (6) months is prohibited.

Upon written request from the TSHOA Board of Directors (the “TSHOA Board” or the “Board”), an Owner renting or leasing their residence must provide: (i) the contact information (name, phone number, email address) of the person(s) inhabiting the residence; and (ii) the commencement date and term of their lease.

No part of any Lot may be used as a stand-alone site or location for a business or for commercial activity to which the general public is invited. Anything in this Paragraph 1 to the contrary notwithstanding, an Owner may conduct “discrete business activities” within the residence on their Lot so long as: (i) the existence or operation of the business activity is not apparent or detectable from outside the residence; (ii) the business activity does not involve regular visitation from multiple third-parties to the residence; and (iii) the business activity does not violate any other term or provision of these Property Restrictions and Reservations.

2. Resubdivision: In no event shall any Lot be subdivided or apportioned into two or more smaller Lots, provided however that with the prior written approval of the TSHOA Board, a Lot may be subdivided: (i) in the event that it is to be added to, or used in conjunction with, an adjoining Lot or Lots; or (ii) a Lot greater than or equal to two (2) acres in area may be subdivided into Lots of not less than one (1) acre in area.
3. Structures and Improvements: Construction or placement of proposed structures or improvements on a Lot and/or any requests for deed restriction variances are subject to the applicable requirements in Texas Property Code Chapter 209 (or its successor statute) and the TSHOA dedicatory instruments as that term is defined in Texas Property Code Chapter 209 (or its successor statute).

Prior to beginning construction or placement of any structure(s) or improvement(s) on a Lot which may materially affect the use, condition or appearance of the Lot, the Lot

Owner must provide written notice to the TSHOA Architectural Control Committee (the "ACC") describing the proposed construction or placement activities, including any request for a variance from the Property Restrictions and Reservations, for ACC review for compliance with these Property Restrictions and Reservations. Construction or placement of structures or improvements requiring ACC review include, but are not limited to: (i) construction of a residence; (ii) addition to, or expansion of, a residence; (iii) conversion of a garage to living space; (iv) construction or placement of separate living quarters, guest house or detached garage; (v) construction or installation of storage sheds; and (vi) above ground swimming pool installation.

4. Permanent Residences: All permanent residences constructed on a Lot and any subsequent additions or improvement thereto, must be of new construction of a quality and nature compatible with the nature of the Tonkawa Springs subdivisions and with the value and quality of the other homes therein and constructed in compliance with the requirements in this Paragraph 4 and any other applicable requirements set forth in these Property Restrictions and Reservations. The residence on each Lot must be constructed facing the front of the Lot as indicated on the applicable subdivision plat. All homes, garages, outbuildings or other structures built or placed on a Lot shall be limited to, and not exceed, two standard stories in height.

All one-story residences must contain a minimum of 2000 square feet of living area, exclusive of garages and porches. Two-story residences must contain a minimum of 2300 square feet of living area, exclusive of garages and porches. A minimum of 75% of the exterior of any residence in the Tonkawa Springs subdivisions must be constructed and composed of brick, stone or masonry. Windows and door openings are excluded from the exterior walls area calculation for purposes of compliance with this requirement.

Variances from the construction requirements of this Paragraph 4 may be granted in individual cases where: (i) construction or improvements of equal or greater value, aesthetic appeal and attractiveness are planned; and (ii) with prior ACC review and approval as provided in Paragraph 3 above.

5. Garages: All garages must be constructed as "side-entry" garages to minimize and avoid, to the extent possible, garage openings facing a street. Variances from this requirement may be granted in situations where Lot size, configuration or topography preclude construction of a side-entry garage as provided in Paragraph 3 herein. Garage capacity shall be limited to holding no more than four (4) cars and shall not exceed two standard stories in height.
6. Separate Structures: Any guest house or other detached building constructed or placed on a Lot must be constructed of the same building material as the main residence, or of building material of equal quality and aesthetic appeal and be compatible in appearance with the main residence on the Lot and with the nature and quality of the residences in

the Tonkawa Springs subdivisions. Any detached buildings constructed on a Lot shall not exceed two standard stories in height. Construction or placement of any separate structure on a Lot is subject to ACC review and approval as specified in Paragraph 3 herein.

Small custom-built or manufactured storage sheds of quality construction and appearance may also be placed or installed on a Lot subject to Paragraph 3 herein. Any such storage sheds shall be limited to one-story in height.

7. Mobile or Manufactured Housing: No mobile homes or manufactured housing of any kind may be installed, erected, or placed on any Lot in the Tonkawa Springs subdivisions at any time.
8. Temporary Structures: No campers, camper trailers, shacks, barns, tents, or other outbuildings of a temporary character may be permanently or temporarily installed or erected for residential use on any Lot in the Tonkawa Springs subdivisions at any time.
9. Setback Requirements: No buildings or structures may be located on any Lot closer than fifty (50) feet from the front Lot property line, nor closer than ten (10) feet to any Lot side or back property line, provided however that a fifteen (15) foot setback from the right-of-way line of Spring Creek Drive shall apply for buildings or structures on any Lot with a side property line contiguous with and adjacent to, Spring Creek Drive. Variances from the setback requirements in this paragraph are subject to ACC review under Paragraph 3 herein.
10. Time for Completion: Construction of any residence or other structure or building on a Lot must be performed with reasonable diligence and construction of any such structure must be completed as to its exterior no later than six (6) months from the commencement date of said construction. Variances or exceptions to these requirements may be granted as provided in Paragraph 3 herein.
11. Driveways: All houses in the Tonkawa Springs subdivisions shall be constructed with a driveway of either concrete or asphalt at least ten (10) feet in width running from the street to the garage.
12. Swimming Pools: Subject to review and approval under Paragraph 3 herein, above-ground swimming pools may be installed on a Lot provided the design and construction of the above-ground pool is compatible in quality and appearance with the residence on the Lot and with the residences in the Tonkawa Springs subdivisions; said design and construction may include, but not be limited to, decking, fencing or enclosures of a quality and nature as is permitted under these Property Restrictions and Reservations.

13. Fences: All fencing must be of quality construction compatible with the quality of the homes in the TSHOA subdivisions. Acceptable fencing material includes, cedar, redwood, composite wood, welded wire grid, plank, or rail or such other similar type that will add to and enhance the appearance of the residence. Fence color shall be limited to white, black, or natural-wood colors only. Fences constructed of farm or ranch type fence posts and/or fencing, including, but not limited to, T-posts and barbed wire, are prohibited.

No fencing may be constructed nearer any street line than the setback requirements applicable to the Lot as set forth in Paragraph 9 herein.

14. Mailboxes: All mailboxes must be of a type and design that is compatible with the appearance and construction of the residence it serves.

15. Satellite Dishes and Antennas: Unless impracticable, or a violation of any State or Federal law or regulation, any satellite dish, electronic antenna, or similar device of any type, including, but not limited to, an antenna or satellite dish for receiving radio and television signals installed at any structure on a Lot must be installed at the rear of the structure and not be visible from the street the residence faces.

16. Repair and Upkeep: All residences, detached structures, fences, mailboxes, yards, landscaping, shrubs, flower beds, trees and lawns must be upkept and maintained in a proper state of repair and condition as necessary to preserve the appearance and attractiveness of the residences and neighborhoods in the Tonkawa Springs subdivisions. This Paragraph 16 will be enforced in accordance with the provisions of Paragraph 33 herein.

17. Septic Tanks and Water Wells: All residences in the Tonkawa Springs subdivisions must be served with a septic system designed and installed in compliance with all applicable requirements of the State of Texas, the Williamson County and Cities Health District (WCCHD), and generally accepted engineering standards applicable at the time of septic system installation. Any water wells drilled and constructed on a Lot must obtain any necessary state, conservation district, or county authorization and be registered with the Texas Water Development Board.

18. Drainage Structures and Ditches: Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of stormwater runoff from typical rain events without backwater. Such structures, where needed, are to be installed at the expense of the Lot Owner. Natural and existing drainage patterns in the TSHOA subdivisions shall not be altered or disturbed without the prior review and written approval of the ACC. A ten (10) foot drainage easement is reserved from any and all street right-of-way lines and five (5) feet on either side of certain common Lot lines for each of the respective subdivisions comprising the Tonkawa Springs subdivisions. No fence, shrubs, trees, hedges, or structures may be placed or allowed to

remain within any drainage right-of-way designated herein which would impede or interfere with the free flow of drainage or with the maintenance of drainage. Common Lot line drainage easements specific and applicable to each of the individual Tonkawa Springs subdivisions are set forth in Attachment "B" attached hereto and made a part hereof for all purposes.

19. Parking: Automobiles and other passenger vehicles owned and/or registered to the Owner or any resident of a Lot must be parked in the garage or on a driveway constructed, at a minimum, in accordance with the requirements of Paragraph 11 herein. No automobiles or other passenger vehicles may be parked on or along the street of any street in the Tonkawa Springs subdivisions except temporarily when no off-street parking is available on the Lot and for a period not to exceed five (5) consecutive days. Temporary exceptions to the requirements in this Paragraph 19 will apply for holiday, family and similar gatherings and occasions.
20. Boats, Trailers and Recreational Vehicles: Except as otherwise provided in this Paragraph 20, no boat, trailer, golf cart, recreational vehicle, campers, camper trailers, bus, commercial vehicle, self-propelled or towable equipment or machinery of any kind or nature may be stored or parked on any street in the Tonkawa Springs subdivisions for more than three (3) consecutive days or allowed to remain in the driveway, front yard, or any other location on a Lot in which it is fully visible from the street the residence faces, for more than one (1) week. A longer parking period may be approved by the ACC for holiday, family or similar gatherings or occasions.

Any vehicle or equipment subject to this Paragraph 20 that an Owner intends to remain on a Lot for periods greater than one (1) week may only be stored behind a gate or fence constructed of opaque or visually impervious material in a location such that it is not fully visible from the street the residence faces and no closer to the street the residence faces than the front corner of the residence. Construction of such fences or gates are subject to the requirements of Paragraph 13 herein.

During the construction of improvements on a Lot the requirements in this Paragraph 20 will not apply to necessary construction vehicles or equipment which may be parked on a Lot during the time necessary to complete the improvements.

21. Unused Cars: Cars or other motorized vehicles may not be stored on any Lot except as otherwise provided herein, nor shall any car or motorized vehicle that is not in running condition be allowed to remain on any portion of a Lot where it is visible from a street for more than one (1) week. No repairing of motor vehicles beyond routine maintenance is permitted on any Lot provided; however, vehicle repair and restoration activities may be conducted in a garage or similar enclosed structure on a Lot.
22. Pets and Animals: Dogs, cats or other common household pets may be kept on a Lot so long as they are not kept, bred, or maintained for any commercial purpose. Any

allowable pets must be confined to its Owner's Lot by a backyard fence, restrained with a leash, or kept within the residence. No pet or animal is permitted to run freely from its Owner's Lot and must always be controlled with a leash when it is not on its Owner's Lot. Chickens (excluding roosters), quail and rabbits for personal use only, and not for any commercial purpose, may also be kept on a Lot. Keeping of large animals on a Lot, including sheep, goats, cattle, and pigs is prohibited, provided however that Owners with Lots of one (1) acre or larger may keep on their Lot: (i) one (1) pleasure horse for personal use; or (ii) an FFA, or similar project, lamb or calf.

Pets and animals kept or present on any Lot must be always maintained in a healthy and sanitary condition, and any constant or frequent barking, crowing, noise, dust, odors or other unsanitary or offensive conditions that may constitute a nuisance to neighbors or other Tonkawa Springs subdivisions residents must be controlled or remedied.

23. Signs and Displays: Small, temporary signs of a size not more than 24 inches by 30 inches: (i) advertising a residence for sale or rent; (ii) advertising a contractor or builder performing work on a Lot; (iii) reflecting school activities or events; or (iv) displaying social, civic or political affiliations or messages may be installed or displayed on a Lot. The requirements of this Paragraph 23 do not apply to "no trespassing" signs displayed on Lots accessible to, or experiencing trespass from, the general public.
24. Utility Easement: An easement ten (10) feet in width along all front Lot lines or street right-of-way lines and five (5) feet on either side of all rear Lot lines is expressly reserved for the installation and maintenance of water lines, electric power lines, telecommunication lines and any other necessary lines and related appurtenances as may be necessary to provide and supply any public or private utility service to Tonkawa Springs subdivisions Lots.
25. Channel Easement: A channel and flowage or lake easement is reserved 125 feet from the centerline of the creek bed on all Lots abutting, joining or having a property boundary line on, the water bodies designated, known as, or depicted on maps as, "Beaver Creek" or "Beaver Lake". No permanent improvement, structures or devices may be placed or constructed in said easement which would impede, interfere with or have a deleterious effect on, the free flow of water in and along the easement. The language in this Paragraph 25 to the contrary notwithstanding, no channel easement shall be reserved for Lots 1, 2 and 3 in the Tonkawa Springs subdivision.

No septic tank or system shall be placed or constructed within the channel easement reserved in this Paragraph 25 or placed or constructed in such a manner that drainage or seepage from such septic tank or system would drain or seep into the above-referenced lake or creeks. No changes or alterations on dams located within the easement reserved herein shall be made without the express and prior written consent of the TSHOA Board.

26. Common and Shared Features, Ponds, Facilities and Areas: Activities and uses of Tonkawa Springs subdivisions common facilities, common area and the common area adjacent pond, will be managed by the TSHOA Board for the use, enjoyment, and benefit of TSHOA subdivisions Owners and residents. Common areas or facilities subject to TSHOA Board management include the common area park, tennis courts, and the pond adjacent to the common area park. Removal of water from the common area pond for use on a Lot or other personal use requires a permit from the Texas Commission on Environmental Quality or other regulatory body or agency. Fishing in the common area pond specified in this Paragraph 26 is permitted only for Tonkawa Springs subdivisions residents and guests. Fishing is limited to recreational use. Catching and removing fish or other aquatic life from the water bodies specified in this Paragraph 26 for personal consumption or use is prohibited.

Shared features include ponds located within the boundaries and confines of the TSHOA subdivisions and which are: (i) bordered by, immediately adjacent to, contiguous with, or located on, two or more Lots; and (ii) readily accessible to two or more Lot Owners or residents. Shared features within the Tonkawa Springs subdivisions will be managed by the TSHOA Board for the use, enjoyment and benefit of those Owners or residents whose Lots border, are adjacent to, contiguous with, or include any such shared feature. Any action or activity by a resident or Owner which will or may materially alter or affect (i) the condition of a shared pond ; (ii) the use and enjoyment of a shared pond by the other Lot Owners or residents; or (iii) access of the other Lot Owners or residents sharing the pond, requires the prior review and written approval of the TSHOA Board. Actions or activity requiring prior written TSHOA Board approval include, but are not limited to placing fill material in a pond or constructing barriers or structures in a pond. Placing debris, rubbish, trash or animal waste in a pond is prohibited.

27. Public Nuisance: No public nuisance may be created, allowed or maintained on any Lot in the Tonkawa Springs subdivisions. For purposes of these Property Restrictions and Reservations, a public nuisance shall be as defined in sections 343.002 and 343.011 of Texas Health & Safety Code Chapter 343. Activities which are public nuisances prohibited under Chapter 343 include, but are not limited to: (i) accumulation of unenclosed garbage, rubbish or debris; (ii) allowing unsanitary conditions that may attract vermin, mosquitoes or other undesirable animals or insects; and (iii) uncontrolled weed growth. Assessment and enforcement of public nuisances will be conducted in accordance with the provisions of Paragraph 33 herein.

If an Owner has not abated or begun to abate a public nuisance within a reasonable time, not to exceed ten (10) days, after a final determination of a public nuisance under Paragraph 33 herein, the TSHOA Board may avail itself of any remedies set forth herein, Texas Health & Safety Code Chapter 343, or otherwise available at law or equity, to enforce this prohibition of nuisances. The TSHOA Board also reserves the right to undertake such actions as are reasonably necessary to abate the nuisance and recover the costs of such abatement from the Owner.

28. Private Nuisance: Activities, actions or behavior which substantially and unreasonably interfere with another Owner's or resident's use or enjoyment of their property are prohibited. The ACC and TSHOA Board are authorized to determine what constitutes a violation of this provision in accordance with the provisions of Paragraph 33 herein. Late-night loud parties, prolonged loud music, and constantly barking dogs are examples of what may be considered private nuisances.

If an Owner has not abated or begun to abate a private nuisance within a reasonable time, not to exceed ten (10) days, after a final determination of a private nuisance under Paragraph 33 herein, the TSHOA Board may avail itself of any remedies set forth herein, or otherwise available at law or equity, to enforce this prohibition of nuisances. The TSHOA Board also reserves the right to undertake such actions as are reasonably necessary to abate the nuisance and recover the costs of such abatement from the Owner.

29. Firearms: The discharge of firearms within the Tonkawa Springs subdivisions is expressly prohibited unless otherwise allowed pursuant to State or Federal law.

30. Oil, Natural Gas, Mineral and Mining Operations: No exploration or production operations of any kind for crude oil, condensate, natural gas or minerals of any kind or nature may be conducted upon any Lot or within the confines of the Tonkawa Springs subdivisions.

31. Maintenance Fund: A maintenance fund to manage, maintain, repair or improve the entrances, amenities and common areas in the Tonkawa Springs subdivisions shall be established by a majority vote of the TSHOA Owners and maintained through a monthly assessment of \$15.00 per month (\$180/yr.) on each Lot in the Tonkawa Springs subdivisions. Williamson County has responsibility for street maintenance in the Tonkawa Springs subdivisions.

The monthly maintenance assessment set forth in this Paragraph 31 may be increased periodically for budgetary needs by a majority vote of the TSHOA Owners but may not exceed \$30.00 per month (\$360/yr.). The maintenance funds shall be placed in a trust account and shall be administered by the TSHOA Board. The maintenance fund assessments shall be secured by a continuing lien in favor of the TSHOA placed against each Lot and all improvements thereon.

32. Amendments: The Owners of legal title to 51% of the Lots in the Tonkawa Springs subdivisions may amend these Property Restrictions and Reservations or any conditions, restrictions or matters set forth therein by filing an instrument containing such amendments in the real property records of Williamson County, Texas.

33. Enforcement of Property Restrictions and Reservations: These Property Restrictions and Reservations shall apply to and govern alleged Property Restrictions and Reservations violations arising after the Effective Date set forth herein.

In the event any Owner or resident in the Tonkawa Springs subdivisions violates, or demonstrates an intention to violate, these Property Restrictions and Reservations, the TSHOA Board may enforce these Property Restrictions and Reservations in accordance with any applicable procedures, provisions or requirements in: (i) Texas Property Code Chapter 209 (ii) these Property Restrictions and Reservations; and (iii) the TSHOA By-Laws and any penalty policy promulgated by the TSHOA Board thereunder.

In addition to any other remedies set forth herein, the TSHOA Board may avail itself of, seek, and pursue, any remedies available at law or equity to enforce these Property Restrictions and Reservations and ensure compliance therewith.

Any penalties or fines assessed, or any costs incurred by the Board, to remedy or abate a violation of these Property Restrictions and Reservations or collect monthly maintenance assessments, including, but not limited to, actual abatement or remediation costs, court costs, collection costs, attorneys' fees and litigation expenses may be assessed against a Lot Owner and secured by a continuing lien in favor of the TSHOA placed against their Lot and all improvements thereon as provided in Paragraph 31 herein.

Except for the collection of monthly maintenance assessments, any person owning a property interest in a Lot in the Tonkawa Springs subdivisions, may enforce these Property Restrictions and Reservations or any provision therein by seeking redress from the TSHOA Board and/or by initiating legal proceedings in the county or district courts of Williamson County, Texas.

34. Covenants Running with the Land: These TSHOA Property Restrictions and Reservations are covenants running with the land and shall inure to the benefit of, and be binding upon, each and all Owners or any persons owning an interest in any Lot located in the Tonkawa Springs subdivisions and each and any of their heirs, successors, and assigns. Filing of these Property Restrictions and Reservations in the real property records of Williamson County, Texas shall serve as constructive notice of these restrictions and reservations to any Lot Owner and their heirs, successors, and assigns.

35. Choice of Law and Venue: These Property Restrictions and Reservations shall be interpreted in accordance with the laws of the State of Texas and any suit or legal action arising under or involving these Property Restrictions and Reservations shall be adjudicated under, and in accordance with, the laws of the State of Texas and exclusive venue for any such suit or legal action arising hereunder shall be the county or district courts of Williamson County, Texas.

36. Definitions: Defined terms used in these Property Restrictions and Reservations shall have the meanings ascribed to them in Texas Health & Safety Code Chapter 209, section 209.002 unless otherwise defined herein.
37. Invalidation and Severance: If any of the restrictions, reservations, conditions, or provisions herein shall be deemed invalid by any court judgment or order, the remaining restrictions, reservations, conditions, and provisions shall not be affected and shall remain in full force and effect.
38. Waiver: Failure to enforce any right, provision, restriction, or condition herein shall not constitute waiver of any such right, provision, restriction or condition.

SIGNED AND EXECUTED this ___ day of _____, 2022

TONKAWA SPRINGS HOMEOWNERS ASSOCIATION

By: _____
 _____, President

ACKNOWLEDGEMENTS

STATE OF TEXAS §
 §
 COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2021,
 by _____, as President of the Board of Directors of the Tonkawa
 Springs Homeowners Association, a Texas nonprofit corporation.

 Notary Public, State of Texas

 Typed or Printed Name
 My Commission Expires: _____

ATTACHMENT "A"

**DOCUMENT RECORDING INFORMATION
AND SUBDIVISION PLATS**

Tonkawa Springs Property Restrictions
Recording Information

Tonkawa Springs Volume 672, Page 619, *et seq.*, in the Official Public Real Property Records of Williamson County, Texas.

Tonkawa Village Volume 712, Page 672, *et seq.*, in the Official Public Real Property Records of Williamson County, Texas.

Tonkawa Village-Section Two Volume 887, Page 596, *et seq.*, in the Official Public Real Property Records of Williamson County, Texas.

Tonkawa Lake Volume 893, Page 564, *et seq.*, in the Official Public Real Property Records of Williamson County, Texas.

Volume 1354, Page 691, *et seq.*, in the Official Public Real Property Records of Williamson County,

ATTACHMENT "B"

SUBDIVISION – SPECIFIC DRAINAGE EASEMENTS

Tonkawa Springs

A ten (10) foot easement is reserved on either side of the common Lot line between Lots 8 and 9, between Lots 12 and 13, and between Lots 15 and 16, for the purpose of constructing and/or maintaining drainage ways, ditches, or culverts.

Tonkawa Village

A five (5) foot easement is reserved on either side of the common Lot line between Lots K and J, between Lots L and I, between Lots B and C, between Lots I and H, between Lots L and M, and between Lots 4 and 5 for the purpose of constructing and/or maintaining drainage ways ditches, or culverts.

Tonkawa Village – Section Two

A five (5) foot easement is reserved on either side of the common Lot line beginning at the back or rear side of each cul-de-sac street and extending into Brushy Creek or Beaver Creek for the purpose of constructing and/or maintaining drainage ways, ditches, or culverts.

Tonkawa Lake

A five (5) foot easement is reserved on either side of the common Lot line beginning at the back or rear side of each cul-de-sac street and extending into Brushy Creek or Beaver Creek for the purpose of constructing and/or maintaining drainage ways, ditches, or culverts.