


Dedication of Covenants

The Doris L. Mahler Pappan Trust, dealing its sole and separate property and estate, being sole owner of the following described real estate, hereby dedicate the following Declaration of Covenants, Conditions, Limitations, Restrictions, and Easements, which said declarations shall constitute covenants to run with all of the following described land and shall be binding upon all persons and parties acquiring an interest therein and for the benefit of and limitation upon all future owners of said land and premises, this declaration of restrictions being designed for the purpose of preservation of the homesite character of the land located: **See attached "Exhibit A" Legal Description – Lots 4-13, Archer County, Texas, and a part of this document.**

1. RE-SUBDIVIDING. Said land parcel shall not be re-subdivided by anyone other than the seller.
2. USE OF LAND. This said land parcel shall only be used for private, residential purposes of a single-family after the sale of said land parcel by the Seller. No building shall be erected, altered, placed, or permitted to remain on said land parcel in-excess-of two and one-half (2-1/2) stories high.
3. TEMPORARY STRUCTURE. No structure of a temporary character: travel home, mobile home, basement home, tent, shack, garage, barn, or other outbuilding shall be used on said land parcel at any time as a residence, either temporarily or permanent, including module homes or trailer homes.
4. COMMERCIAL STRUCTURES. No building or structures of any sort shall ever be placed, erected, or used for business, professional, trade, or commercial purposes on any portion of this said land parcel.
5. COVENANT TO ABIDE. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in said land parcel whether by descent, devise, purchase, or otherwise, and any person by the acceptance of title to said land parcel and hereby agree the covenant to abide by and fully perform the foregoing restrictions and covenants.
6. DURATION. These restrictions shall be deemed covenants running with this said land parcel and shall remain in effect without expiration.

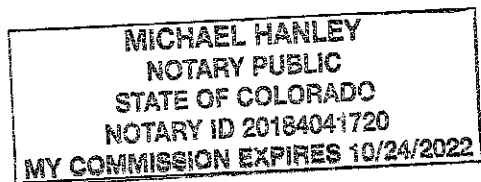
C. Martin Harper, Trustee of the Doris Mahler Pappan Trust

 Trustee
By: C. Martin Harper, Trustee

STATE OF COLORADO

COUNTY OF EL PASO

This instrument was acknowledged before me on January 12, 2022, by **C. Martin Harper, Trustee** of the **Doris Mahler Pappan Trust** on behalf of said trust.



A handwritten signature in black ink, appearing to be "MH", written over a horizontal line.

Notary Public, State of Colorado

My commission expires: 10-24-2022

After Recording Return to:

Martin Harper, P.C.
C. Martin Harper, Trustee
3 East Ramona Avenue
Colorado Springs, CO 80905

"Exhibit A" Legal Description – Lots 4-13

A 95.10-acre tract out the Houston & Texas Central Railroad Co. Survey No. 18, Block 1, Certificate 32/3066, Abstract No. 898, Archer County, Texas, being all of Lots 4-13 as shown on an unrecorded plat by Crossroads Surveying, LLC, in December of 2021 for the Doris Pappan Trust, being out of that certain 177.59-acre tract as described in deed to the Doris Pappan Trust from Doris L. Mahler Pappan on October 16, 2012, as recorded in Volume 754, Page 770, Archer County Official Public Records, and being more specifically described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found on the west right-of-way line of State Highway 79, a dedicated state highway right-of-way commonly known as Archer City Highway, being the northeast corner of that certain 6.53-acre tract described in deed to Darin & Holly Dye from the Doris Pappan Estate as recorded on Instrument No. 2020-151576, Archer County Official Public Records, and lying NORTH 35°24'59" EAST 1,551.50 feet from a 1/2-inch iron rod found on the north line of the McKinney & Williams Survey, Abstract No. 311, on the south line of said Abstract No. 898, and on the east line of that certain 527.11-acre tract deeded to Clay & Pam Jackson from the Donald Davis Exemption Trust on June 25, 1999, as recorded in Volume 586, Page 575, Archer County Official Public Records, being the southeast corner of Survey No. 19 of said Abstract No. 898, the southwest corner of said Survey No. 18, the south corner of Lot 1 of said unrecorded plat, and the south corner of said Pappan tract, for the southeast corner and POINT OF BEGINNING of this tract;

THENCE leaving the northwest right-of-way line of said Highway, NORTH 54°35'17" WEST 1,104.35 feet to a 1/2-inch iron rod found on the east line of said Jackson tract and the west line of said Pappan tract being the northwest corner of said Dye tract for the southwest corner of this tract;

THENCE NORTH 00°01'41" WEST 1,989.30 feet along the west line of said Pappan tract and the east line of said Jackson tract to a nail found at the southwest corner of that certain 5.00-acre tract described in deed to Kirk & Melissa Bowles as recorded in Volume 688, Page 188, Archer County Official Public Records, for the northwest corner of this tract;

THENCE leaving the west line of said Pappan tract and the east line of said Jackson tract, SOUTH 81°26'52" EAST 577.57 feet along the south line of said Bowles tract to a 1/2-inch iron rod found at the southeast corner of said Bowles tract, same being the southwest corner of that certain 57.40-acre tract described in deed to Cynthia Masters from Doris Pappan, as recorded on Instrument No. 2021-151664, Archer County Official Public Records; for an angle point in the north line of this tract;

THENCE SOUTH 83°15'46" EAST 1,202.79 feet along the south line of said Masters tract to a 1/2-inch iron rod found at an angle point in the south line of said Masters tract for an angle point in the north line of this tract;

THENCE NORTH 85°55'38" EAST 890.83 feet along the south line of said Masters tract to a 1/2-inch iron rod found on the northwest right-of-way line of said Highway 79 and the southeast line of said Pappan tract being the southeast corner of said Garrison tract for the northeast corner of this tract;

THENCE SOUTH 35°24'59" WEST 3,025.27 feet along the northwest right-of-way line of said Highway 79 and the southeast line of said Pappan tract to the POINT OF BEGINNING and containing 7.79 acres, more or less.