

NOTICE OF APPLICABILITY OF
MASTER DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
[43.68 ACRES]

This Notice of Applicability of Master Declaration of Covenants, Conditions, and Restrictions ("Notice of Applicability") is made and executed by SHELL RANCH DEVELOPMENT, INC., a Texas corporation ("Declarant") and is as follows:

1. Applicability of Master Declaration. This Notice of Applicability is filed with respect to approximately 43.68 acres of real property located in Williamson County, Texas, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property").

2. Pursuant to that certain Master Declaration of Covenants, Conditions and Restrictions Shell Ranch dated May 7, 1998 recorded in Document No. 9825733 of the Real Property Records of Williamson County, Texas (the "Master Declaration"), Declarant served notice that portions of the Property described in the Master Declaration, upon the filing of appropriate notices of applicability from time to time, may be made a part of the Development and thereby fully subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Master Declaration.

3. Property Incorporated into Development. The provisions of the Master Declaration shall apply to the Property. The Property is hereby included within and made a part of the Development, and is hereby subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Master Declaration.

4. Miscellaneous. This notice constitutes a notice of applicability under Section 9.05 of the Master Declaration. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Master Declaration.

EXECUTED to be effective as of the 7th day of May, 1998.

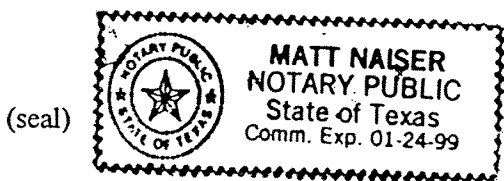
DECLARANT:

SHELL RANCH DEVELOPMENT, INC.,
a Texas corporation

By: [Signature]
James H. Mills, President

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on April 27, 1998, by James H. Mills, President of Shell Ranch Development, Inc., a Texas corporation, on behalf of said corporation.



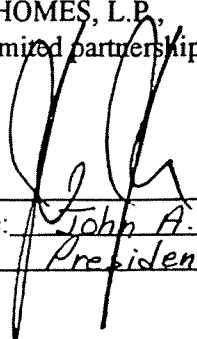
[Signature]
Notary Public Signature

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

CONSENT AND JOINDER OF OWNER

The undersigned, being the sole owner and holder of Lots 8 and 9, Block A, Shell Ranch Section Two-A, a subdivision in Travis County, Texas, according to the map or plat hereof recorded in Cabinet P, Slides 211-214, Real Property Records of Travis County, Texas (the "Lots"), which comprises a portion of the Property, hereby agrees that the Lots shall be governed by and fully subject to the Master Declaration.

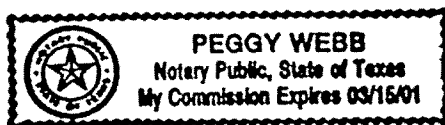
WEEKLEY HOMES, L.P.,
a Delaware limited partnership

By: ✓ 
Printed Name: John A. Johnson
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on May 1, 1998 by John A. Johnson, President, partner of WEEKLEY HOMES, L.P., a Delaware limited partnership.

(SEAL)



Peggy Webb
Notary Public Signature

AFTER RECORDING, RETURN TO:

Robert D. Burton
Armbrust Brown & Davis, L.L.P.
100 Congress Avenue, Suite 1300
Austin, Texas 78701

DOC# 9928036

NOTICE OF APPLICABILITY OF
MASTER DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
[SHELL RANCH, SECTION TWO-B]

This Notice of Applicability of Master Declaration of Covenants, Conditions, and Restrictions ("Notice of Applicability") is made and executed by SHELL RANCH DEVELOPMENT, INC., a Texas corporation ("Declarant") and is as follows:

1. Applicability of Master Declaration. This Notice of Applicability is filed with respect to Shell Ranch, Section Two-B, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet O, Slides 387-390, the Official Records of Williamson County, Texas (the "Property").

2. Pursuant to that certain Master Declaration of Covenants, Conditions and Restrictions Shell Ranch dated May 7, 1998 recorded as Document No. 9825732 of the Official Records of Williamson County, Texas (the "Master Declaration"), Declarant served notice that portions of the Property described in the Master Declaration, upon the filing of appropriate notices of applicability from time to time, may be made a part of the Development and thereby, fully subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Master Declaration.

3. Property Incorporated into Development. The provisions of the Master Declaration shall apply to the Property. The Property is hereby included within and made a part of the Development, and is hereby subjected to the terms, covenants, conditions, restrictions, reservations, easements, servitudes, liens and charges of the Master Declaration.

4. Miscellaneous. This notice constitutes a notice of applicability under Section 9.05 of the Master Declaration. Any capitalized terms used and not otherwise defined in this notice shall have the meanings set forth in the Master Declaration.

EXECUTED to be effective as of the 21st day of April, 1999.

DECLARANT:

SHELL RANCH DEVELOPMENT, INC.,
a Texas corporation

By: [Signature]
James H. Mills, President

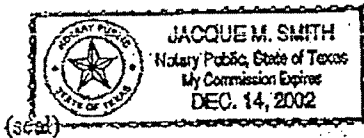
THE STATE OF TEXAS

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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on April 21, 1999, by James H. Mills, President of Shell Ranch Development, Inc., a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public Signature

Doc# 9928036
 # Pages: 2
 Date : 04-29-1999
 Time : 01:17:52 P.M.
 Filed & Recorded in
 Official Records
 of WILLIAMSON County, TX.
 NANCY E. RISTER
 COUNTY CLERK
 Rec. \$ 11.00

THE STATE OF TEXAS
 COUNTY OF WILLIAMSON
 This instrument was filed and
 recorded in the Public Records
 of Williamson County, Texas
 on 04/29/99 at 1:17:52 PM
 NANCY E. RISTER
 County Clerk
 Williamson County, Texas

①

AFTER RECORDING, RETURN TO:
 Robert D. Bueton
 Amhurst Brown & Davis
 100 Congress Ave, Ste. 1300
 Austin, TX 78701

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 17.7540 acre tract of land out of and a part of the Joseph Fish Survey No. 232, Williamson County, Texas, being a portion of that 42.775 acre tract conveyed to Rosemary Shell Tanner by deed of record in Volume 1872, Page 708 of the Williamson County Deed Records, and being a portion of that 195.137 acre tract conveyed to Joy Shell Adkins by deed of record in Volume 1872, Page 708 of said Deed Records, and being a portion of that 32.0976 acre tract conveyed to Shell Ranch Development, Inc. by deed of record in Document No. 9719696 of said Deed Records; said 17.7540 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the curving westerly right-of-way line of Shell Road (80' R.O.W.) as dedicated by deed of record in Volume 1751, Page 872 of said Deed Records, being the easterly line of said 42.775 acre tract, said iron rod being the southeasterly corner of said 32.0976 acre tract;

THENCE, along the curving westerly line of Shell Road, being the easterly line of said 42.775 acre tract, with a curve to the right having a radius of 2760.00 feet, a central angle of 18°04'14", a chord which bears S39°55'14"W a distance of 866.87 feet, for an arc distance of 870.48 feet to a ½" iron rod set for the southeasterly corner hereof, from which a calculated point, being the point of tangency of said curve to the right, bears with said curve to the right having a radius of 2760.00 feet, a central angle of 05°12'35", a chord which bears S51°33'38"W a distance of 250.87 feet, for an arc distance of 250.95 feet, from said point of tangency a ½" iron rod found bears S29°36'35"E, a distance of 0.26 feet;

THENCE, leaving the curving westerly line of Shell Road, being the easterly line of said 42.775 acre tract, over and across said 42.775 acre tract, the following sixteen (16) courses:

- 1) N73°24'28"W, a distance of 207.09 feet to a ½" iron rod set for an angle point;
- 2) N16°35'32"E, a distance of 60.00 feet to a ½" iron rod set for an angle point;
- 3) N73°24'28"W, a distance of 125.00 feet to a ½" iron rod set for an angle point;
- 4) S16°35'32"W, a distance of 5.00 feet to a ½" iron rod set for an angle point;
- 5) N73°24'28"W, a distance of 195.15 feet to a ½" iron rod set for an angle point;
- 6) N35°38'12"E, a distance of 134.13 feet to a ½" iron rod set in a curve to the left;

- 7) With said curve to the left having a radius of 175.00 feet, a central angle of $10^{\circ}28'28''$, a chord which bears $S62^{\circ}37'49''E$ a distance of 31.95 feet, for an arc distance of 31.99 feet to a $\frac{1}{2}$ " iron rod set for an angle point;
- 8) $N16^{\circ}35'32''E$, a distance of 124.18 feet to a $\frac{1}{2}$ " iron rod set for an angle point;
- 9) $N41^{\circ}39'26''W$, a distance of 44.92 feet to a $\frac{1}{2}$ " iron rod set for an angle point;
- 10) $N20^{\circ}58'03''W$, a distance of 121.89 feet to a $\frac{1}{2}$ " iron rod set for an angle point;
- 11) $N16^{\circ}35'32''E$, a distance of 244.74 feet to a $\frac{1}{2}$ " iron rod set for an angle point;
- 12) $N73^{\circ}24'28''W$, a distance of 137.50 feet to a $\frac{1}{2}$ " iron rod set for an angle point;
- 13) $S16^{\circ}35'32''W$, a distance of 30.00 feet to a $\frac{1}{2}$ " iron rod set for an angle point;
- 14) $N73^{\circ}24'28''W$, a distance of 50.00 feet to a $\frac{1}{2}$ " iron rod set for the beginning of a curve to the left;
- 15) With said curve to the left having a radius of 5.00 feet, a central angle of $90^{\circ}00'00''$, a chord which bears $N28^{\circ}24'28''W$ a distance of 7.07 feet, for an arc distance of 7.85 feet to a $\frac{1}{2}$ " iron rod set for the point of tangency;
- 16) $N73^{\circ}24'28''W$, a distance of 146.62 feet to a calculated point in the northwesterly line of said 42.775 acre tract, being the southeasterly line of said 195.137 acre tract, from which a $\frac{1}{2}$ " iron rod found for the common westerly corner of said 42.775 acre tract and said 195.137 acre tract bears $S46^{\circ}04'10''W$, a distance of 543.16 feet;

THENCE, leaving the common line between said 42.775 acre tract and said 195.137 acre tract, over and across said 195.137 acre tract, the following four (4) courses:

- 1) $N73^{\circ}24'28''W$, a distance of 118.38 feet to a $\frac{1}{2}$ " iron rod set for the point of curvature of a curve to the left;
- 2) With said curve to the left having a radius of 5.00 feet, a central angle of $90^{\circ}00'00''$, a chord which bears $S61^{\circ}35'32''W$ a distance of 7.07 feet, for an arc distance of 7.85 feet to a $\frac{1}{2}$ " iron rod set;
- 3) $N73^{\circ}24'28''W$, a distance of 60.00 feet to a $\frac{1}{2}$ " iron rod set for an angle point;
- 4) $N16^{\circ}35'32''E$, a distance of 85.00 feet to a $\frac{1}{2}$ " iron rod found in the southerly line of that 36.1820 acre tract conveyed to Shell Ranch Development, Inc. by deed of record in Document No. 9719696 of said Deed Records, from which a $\frac{1}{2}$ " iron rod

found for an angle point in the southerly line of said 36.1820 acre tract bears N73°24'28"W, a distance of 150.00 feet;

THENCE, along the southerly and easterly lines of said 36.1820 acre tract, the following two (2) courses:

- 1) S73°24'28"E, a distance of 60.00 feet to a ½" iron rod found for an angle point;
- 2) N16°35'32"E, a distance of 240.00 feet to a ½" iron rod found for the point of curvature of a curve to the right in the southerly line of said 32.0976 acre tract;

THENCE, leaving the easterly line of said 36.1820 acre tract, along the southerly line of said 32.0976 acre tract, the following five (5) courses:

- 1) With said curve to the right having a radius of 5.00 feet, a central angle of 90°00'00", a chord which bears N61°35'32"E a distance of 7.07 feet, for an arc distance of 7.85 feet to a ½" iron rod found for the point of tangency;
- 2) S73°24'28"E, a distance of 635.00 feet to a ½" iron rod found for the point of curvature of a curve to the right;
- 3) With said curve to the right having a radius of 5.00 feet, a central angle of 90°00'00", a chord which bears S28°24'28"E a distance of 7.07 feet, for an arc distance of 7.85 feet to a ½" iron rod found for the point of tangency;
- 4) S16°35'32"W, a distance of 10.00 feet to a ½" iron rod found for an angle point;
- 5) S73°24'28"E, a distance of 50.00 feet to a ½" iron rod found for an angle point;

THENCE, N16°35'32"E, continuing along the southerly line of said 32.0976 acre tract, passing at a distance of 30.00 feet a ½" iron rod found for an angle point in the southerly line of said 32.0976 acre tract, and continuing over and across said 32.0976 acre tract for a total distance of 36.00 feet to a ½" iron rod found for an angle point;

THENCE, S73°24'28"E, continuing over and across said 32.0976 acre tract, a distance of 125.00 feet to a ½" iron rod found for an angle point;

THENCE, S16°35'32"W, continuing over and across said 32.0976 acre tract, passing at a distance of 6.00 feet a ½" iron rod found for an angle point in the southerly line of said 32.0976 acre tract, and continuing along the southerly line of said 32.0976 acre tract for a total distance of 190.00 feet to a ½" iron rod found for an angle point;

THENCE, S73°24'28"E, continuing along the southerly line of said 32.0976 acre tract, a distance of 550.37 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 17.7540 acre tract and island area.

GEN. PROPERTY RECORDS
17.7540 ACRES

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

FIELDNOTE DESCRIPTION of a 25.9285 acre tract of land out of and a part of the Joseph Fish Survey No. 232 and the Leroy B. Lord Survey No. 407, Williamson County, Texas, being a portion of that 36.1820 acre tract conveyed to Shell Ranch Development, Inc. by deed of record in Document No. 9719696 of the Williamson County Official Deed Records, and being a portion of that 32.0976 acre tract also conveyed to Shell Ranch Development, Inc. by deed of record in Document No. 9719696 of said Deed Records; said 25.9285 acre tract is more particularly described in two (2) parcels by metes and bounds as follows:

PARCEL A - 25.7369 acres:

BEGINNING at a ½" iron rod found for the northeasterly corner of that 226.68 acre tract conveyed to Campbell - Georgetown #1 Limited Partnership by deed of record in Volume 1678, Page 9 of the Williamson County Official Deed Records, said iron rod being an angle point in the westerly line of said 36.1820 acre tract;

THENCE, N11°20'42"W, leaving the northeasterly corner of the said 226.68 acre tract, along the westerly line of said 36.1820 acre tract, a distance of 30.33 feet to a 60d nail found for the common southeasterly corner of Lot 15 and Lot 16 of Chaparro Estates, a subdivision of record in Cabinet D, Slide 276 of the Williamson County Official Plat Records;

THENCE, continuing along the westerly line of said 36.1820 acre tract, being the easterly line of said Lot 16, the following six (6) courses:

- 1) N04°16'54"W, a distance of 51.69 feet to a ½" iron rod found for an angle point;
- 2) N04°10'36"W, a distance of 134.75 feet to a ½" iron rod found for the southeasterly corner of that 1.02 acre tract conveyed to the Estate of Jonas Shell by deed of record in Volume 1148, Page 798 of the Williamson County Official Deed Records;
- 3) N05°21'26"W, along the easterly line of said 1.02 acre tract, a distance of 54.78 feet to a ½" iron rod found for the northeasterly corner of said 1.02 acre tract;
- 4) N04°49'41"W, a distance of 127.71 feet to a 60d nail found for an angle point;
- 5) N04°33'47"W, a distance of 329.22 feet to a tree found for an angle point;
- 6) N08°29'08"W, a distance of 62.12 feet to a ½" iron rod found for the common easterly corner of said Lot 16 and Lot 17 of said Chaparro Estates;

EXHIBIT A

