

GF#0270622 ADOPTION AND ESTABLISHMENT OF RESTRICTIONS

STATE OF TEXAS §

COUNTY OF HOOD §

This Adoption and Establishment of Restrictions is executed by JOHNNY HOPPER and JO ANN HOPPER as the owners of the following described real property:

A 24.692 acre tract of land located in the William R. Prewitt Survey, Abstract No. 436 and the William Prewitt Survey, Abstract No. 449, Hood County, Texas and being more particularly described by metes and bound in that certain Warranty Deed recorded in Volume 1689, Page 173, Real Records Hood County, Texas (the "Property")

WHEREAS, it is the desire of the said JOHNNY HOPPER and JO ANN HOPPER to create and carry out an orderly plan for development and improvement of the Property

NOW THEREFORE, for and in consideration of the sum of \$10.00, the sufficiency of which is hereby acknowledged, JOHNNY HOPPER and JO ANN HOPPER declare that the Property is and shall be transferred, sold, conveyed and occupied subject to the covenants, restrictions and easements hereinafter set forth.

1. Upon the Property being subdivided, the entire 24.692 acre tract shall become subject to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens of Blue Branch Ranch, Hood County, Texas, (the "Declaration") recorded in Volume 1688, Page 203, Real Records Hood County, Texas.

2. Upon the Property being subdivided, application shall be made to annex the Property into Blue Branch Ranch Property Owner's Association, and if approved and annexed, the owners of lots within the subdivided Property will be required to pay dues to the Association at the current rate at the time of annexation.

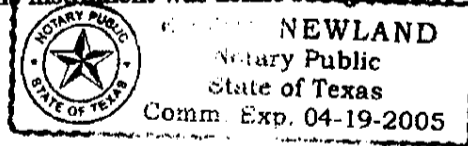
EXECUTED this the 11 day of September, 2002.

[Signature of Johnny Hopper]
JOHNNY HOPPER

[Signature of Jo Ann Hopper]
JO ANN HOPPER

STATE OF TEXAS
COUNTY OF HOOD

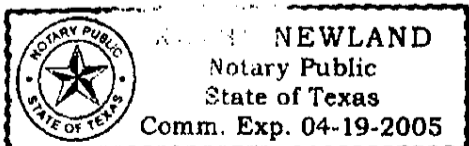
This instrument was acknowledged before me on the 11 day of September, 2002, by JOHNNY HOPPER.



[Signature of Kathy Newland]
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HOOD

This instrument was acknowledged before me on the 11 day of September, 2002, by JO ANN HOPPER.



[Signature of Kathy Newland]
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:
Johnny Hopper
3800 Finley Highway
Granbury, TX 76048
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Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under Federal law.
STATE OF TEXAS COUNTY OF HOOD
I hereby certify that this instrument was filed on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF HOOD COUNTY TEXAS, in the Volume and Page as shown hereon.



Sally Oubre
SALLY OUBRE, County Clerk
Hood County, Texas

FILED FOR RECORD
AT 4:00 P.M.

SEP 18 2002

Sally Oubre
County Clerk, Hood County, TX