



DEDICATION DEED & COMMUNITY GUIDELINES

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

Date: April 21, 2014

KNOW ALL MEN BY THESE PRESENTS:

This deed and the restrictions cited herein contain provisions by which buyers of lots (hereinafter called "Lots" or "Lot" or "Subject Lots") in the subdivision hereinafter called "Milwaukee Ridge," consisting of Lots 246-366, all inclusive, waive certain important rights which otherwise might be applicable, and agree to certain limitations on their remedies in the event of a breach of any of the provisions set forth herein. Specific provisions set forth herein (in particular, the WAIVER OF IMPLIED WARRANTIES FOR HOMES CONSTRUCTED which immediately follows) should be reviewed prior to purchasing a Lot in the Subdivision.

WAIVER OF IMPLIED WARRANTIES FOR HOMES CONSTRUCTED

Each Lot shall be sold subject to the limitation that in such sale all express and implied warranties regarding the Lot and the improvements constructed thereon (including, without limitation, all warranties of habitability, merchantability and fitness for a particular purpose) are disclaimed and released by the parties to any such sale, except for any express written warranties provided by the seller to the buyer in the transaction and for any warranty of title contained in the deed conveying the Lot. This limitation shall apply not only to the initial sale of a Lot and improvements by the Dedicator named below but also to each and every subsequent sale of such Lot and improvements during the term of this deed and its provisions.

Any controversy or claim between Dedicator and any owner of a Lot or Lots, arising from or relating specifically to the provisions of this "WAIVER OF IMPLIED WARRANTIES FOR HOMES CONSTRUCTED," shall be settled by arbitration, and judgments on any awards rendered by arbitrator(s) may be entered in any court having jurisdiction thereof. Any such arbitration shall be administered by the American Arbitration Association under its then-current arbitration rules or guidelines specific to the real estate industry, provided, however, that in the event of the unavailability of arbitration through said American Arbitration Association, same shall be administered by a similar organization or by a specific arbitrator(s) agreed to by the parties or appointed by a court having appropriate jurisdiction. In any such arbitration, each party shall bear its own costs and expenses incurred with respect to same, including arbitrator's and attorney's fees, except that if any party to such a claim or controversy fails to submit to arbitration following a proper demand to do so, that party shall bear all costs and expenses, including reasonable attorney's fees, incurred by the party compelling the arbitration. All such arbitration will be governed by applicable State and Federal law.

By acceptance of a deed to a Lot, the buyer thereof is conclusively deemed to have agreed to the provisions of this paragraph the same as if such provisions were set forth in the deed conveying the Lot and improvements to such buyer.

This is to certify that REAL PROPERTY RESOURCES, INC., a Texas Corporation, hereinafter referred to as "Dedicator", is the sole owner of a tract of land more particularly described as follows:

PLAT LIMITS DESCRIPTION OF MILWAUKEE RIDGE, LOTS 246 THROUGH 366 AND TRACTS E AND F, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, SITUATED IN SECTION 38, BLOCK AK, ABST. 689, LUBBOCK COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AND RECORDED IN COUNTY CLERK'S FILE NUMBER 2006032155 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS, SAID PLAT LIMITS CONTAIN 31.2456 ACRES OF LAND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET IN THE NORTH RIGHT-OF-WAY LINE OF THE WEST TEXAS AND LUBBOCK RAILROAD, ACCORDING TO THE DEED RECORDED IN VOLUME 5007, PAGE 207 OF THE REAL PROPERTY RECORDS OF LUBBOCK COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF SAID PARENT TRACT AND THE SOUTHEAST CORNER OF THESE PLAT LIMITS, SAID BEGINNING POINT HAVING COORDINATES OF NORTHING: 7,267,037.75 AND EASTING: 912,828.80, TEXAS COORDINATE SYSTEM, TXNC ZONE 4202, NAD83, WHENCE A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 38 BEARS N. 01° 58' 37" E. A DISTANCE OF 2069.25 FEET AND N. 88° 01' 23" W. A DISTANCE OF 2565.74 FEET;

THENCE N. 70° 06' 37" W., ALONG THE SOUTH LINE OF SAID PARENT TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID WEST TEXAS AND LUBBOCK RAILROAD, A DISTANCE OF 447.22 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 75° 51' 07" W., ALONG THE SOUTH LINE OF SAID PARENT TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID WEST TEXAS AND LUBBOCK RAILROAD, A DISTANCE OF 591.66 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "H.R. & ASSOC." FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 75° 57' 04" W., ALONG THE SOUTH LINE OF SAID PARENT TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID WEST TEXAS AND LUBBOCK RAILROAD, A DISTANCE OF 408.25 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "H.R. & ASSOC." FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 70° 07' 32" W., ALONG THE SOUTH LINE OF SAID PARENT TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID WEST TEXAS AND LUBBOCK RAILROAD, A DISTANCE OF 402.86 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET FOR THE SOUTHWEST CORNER OF THESE PLAT LIMITS, SAID SOUTHWEST CORNER HAVING COORDINATES OF NORTHING: 7,267,570.43 AND EASTING: 911,060.09, TEXAS COORDINATE SYSTEM, TXNC ZONE 4202, NAD'83;

THENCE N. 19° 52' 28" E. A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR CORNER OF THESE PLAT LIMITS;

THENCE N. 85° 06' 03" E. A DISTANCE OF 18.16 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 60° 19' 38" E. A DISTANCE OF 217.80 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 11° 57' 07" E. A DISTANCE OF 13.29 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE NORTHWESTERLY, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 114.81 FEET, SAID CURVE HAVING A RADIUS OF 326.00 FEET, A DELTA ANGLE OF 20° 10' 41", A CHORD DISTANCE OF 114.22 FEET AND A CHORD BEARING OF N. 25° 27' 19" W., TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF TANGENCY FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 15° 21' 59" W. A DISTANCE OF 18.02 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 62° 48' 13" W. A DISTANCE OF 20.29 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 21° 19' 54" W. A DISTANCE OF 52.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.11 FEET, SAID CURVE HAVING A RADIUS OF 446.00 FEET, A DELTA ANGLE OF 03° 59' 46", A CHORD DISTANCE OF 31.10 FEET AND A CHORD BEARING OF N. 70° 39' 59" E., TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 30° 46' 09" E. A DISTANCE OF 14.74 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 75° 14' 08" E. A DISTANCE OF 20.03 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 57° 18' 07" E. A DISTANCE OF 14.01 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 9.37 FEET, SAID CURVE HAVING A RADIUS OF 446.00 FEET, A DELTA ANGLE OF 01° 12' 14", A CHORD DISTANCE OF 9.37 FEET AND A CHORD BEARING OF N. 78° 24' 32" E., TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF REVERSE CURVATURE FOR A CORNER OF THESE PLAT LIMITS;

THENCE NORTHEASTERLY, ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 280.82 FEET, SAID CURVE HAVING A RADIUS OF 414.00 FEET, A DELTA ANGLE OF 38° 51' 51", A CHORD DISTANCE OF 275.47 FEET AND A CHORD BEARING OF N. 59° 34' 44" E., TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT THE SOUTHWEST CORNER OF THE PLAT LIMITS OF MILWAUKEE RIDGE, LOTS 212 THROUGH 245, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK, COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN PLAT AND DEDICATION NUMBER 2013024848 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, AT A POINT OF INTERSECTION FOR THE MOST WESTERLY NORTHWEST CORNER OF THESE PLAT LIMITS;

THENCE S. 49° 32' 22" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 52.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 85° 07' 46" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 14.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 49° 18' 30" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 79.26 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 05° 44' 52" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 14.49 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 49° 18' 30" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 20.03 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 84° 15' 08" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 13.78 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 49° 18' 30" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 277.21 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 02° 01' 19" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 13.57 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 44° 44' 09" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT THE SOUTHEAST CORNER OF THE PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245 FOR AN ELL CORNER OF THESE PLAT LIMITS;

THENCE N. 45° 15' 51" E., ALONG THE EAST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 21.80 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 34° 14' 26" E., ALONG THE EAST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 397.79 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 79° 41' 19" E., ALONG THE EAST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 14.03 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 34° 14' 26" E., ALONG THE EAST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 10° 18' 41" W., ALONG THE EAST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 14.25 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 34° 14' 26" E., ALONG THE EAST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 254.17 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 63° 06' 32" E., ALONG THE EAST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, A DISTANCE OF 17.51 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT THE NORTHEAST CORNER OF THE PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 212 THROUGH 245, IN THE SOUTH PLAT LIMITS OF MILWAUKEE RIDGE, LOTS 151 THROUGH 192, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN PLAT AND DEDICATION NUMBER 2008002962 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THESE PLAT LIMITS;

THENCE S. 88° 01' 23" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 151 THROUGH 192, A DISTANCE OF 464.02 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR THE MOST NORTHERLY NORTHEAST CORNER OF THESE PLAT LIMITS;

THENCE S. 43° 01' 23" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 151 THROUGH 192, A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT THE SOUTHEAST CORNER OF THE PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 151 THROUGH 192, IN THE WEST PLAT LIMITS OF MILWAUKEE RIDGE, LOTS 1 THROUGH 150 AND TRACTS A THROUGH D, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 10271, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS, FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 01° 58' 37" W., ALONG THE WEST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 1 THROUGH 150 AND TRACTS A THROUGH D, A DISTANCE OF 357.50 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 46° 58' 37" W., ALONG THE WEST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 1 THROUGH 150 AND TRACTS A THROUGH D, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 01° 58' 37" W., ALONG THE WEST PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 1 THROUGH 150 AND TRACTS A THROUGH D, A DISTANCE OF 56.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" FOUND AT THE SOUTHWEST CORNER OF THE PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 1 THROUGH 150 AND TRACTS A THROUGH D FOR AN ELL CORNER OF THESE PLAT LIMITS;

THENCE S. 88° 01' 23" E. A DISTANCE OF 37.60 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 43° 01' 23" E. A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 88° 01' 23" E. A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE N. 46° 58' 37" E. A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET IN THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE LOTS 1 THROUGH 150 AND TRACTS A THROUGH D AT A POINT OF INTERSECTION FOR A CORNER OF THESE PLAT LIMITS;

THENCE S. 88° 01' 23" E., ALONG THE SOUTH PLAT LIMITS OF SAID MILWAUKEE RIDGE, LOTS 1 THROUGH 150 AND TRACTS A THROUGH D, A DISTANCE OF 31.40 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET FOR THE MOST EASTERLY NORTHEAST CORNER OF THESE PLAT LIMITS;

THENCE S. 01° 58' 37" W., ALONG THE EAST LINE OF SAID PARENT TRACT, A DISTANCE OF 880.25 FEET TO THE POINT OF BEGINNING. BEARINGS ARE GRID BEARINGS RELATIVE TO THE TEXAS COORDINATE SYSTEM, TXNC ZONE, NAD83. CONVERGENCE TO TRUE NORTH BEARINGS IS -01°53'27".

The undersigned does hereby plat the above described properties into Lots, known as Lots 246-366, all inclusive, designating streets, alleys, easements (surface and/or underground), and other public properties as therein shown in accordance with the maps prepared by Stevens Surveying, Inc. on April 25, 2014, and approved by the Planning Commission of the City of Lubbock on April 28, 2014 and recorded in the Official Public Records, City of Lubbock, Lubbock County, Texas, and desiring to have the said properties platted and duly filed for record as required by law, all as shown on said maps.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the special benefits to the remainder of its property, the undersigned does hereby dedicate all the streets, alleys, easements (surface and/or underground) and other public property shown and designated upon said maps, located within the above described properties, to the public for public use forever; and by these presents does impress the name of "**Milwaukee Ridge**," an Addition to the City of Lubbock, Lubbock County, Texas, upon said property for the correct reference and description thereto by Lots as indicated upon said maps, and the undersigned does hereby adopt the name hereinabove stated and impress the same upon said land, incorporating said maps as a part of this dedication.

The following covenants, conditions, and restrictions are hereby impressed upon the land described and platted in this instrument as **Milwaukee Ridge**. Such restrictions shall constitute covenants running with the land, and shall be binding on all parties, grantees, and persons claiming under the Dedicator as hereinafter set forth.

SUBROGATION WAIVER

Each owner of any Lot hereby waives all rights of subrogation against any previous owner of said Lot for any insurance and/or other claims filed and/or paid by any insurer or other third party.

LAND USE AND BUILDING TYPE

All of the Subject Lots shall be used, known, and described as residential lots. Lots may **NOT** be further subdivided and except for the powers and privileges herein reserved by the Dedicator, the boundaries between Lots shall not be relocated. No building shall be erected, altered, placed or permitted to remain on any Lot, other than one detached single-family dwelling per Lot (not to exceed two stories in height) with an attached garage, plus any outbuilding or storage building used in connection with the single family dwelling.

Each single family dwelling constructed or existing on any Lot shall be constructed in such a manner that at a total of at least seventy percent (70%) of the exterior walls on all sides of the first floor, exclusive of door and window areas, are masonry or brick veneer construction. Masonry or brick veneer construction shall include only clay brick, stucco, synthetic stucco, synthetic stone veneer, or natural stone. Concrete block, cinder block or asbestos siding shall not be permitted to be visible in or on any structure. In addition, the main roof of each single family dwelling and garage shall be built with either wood shingles having a natural wood color (and shall not be painted), or clay or concrete tile or asphalt composition shingles. Replacement shingle must also meet these

restrictions. No dwelling or garage shall ever be built having a roof of crushed stone, gravel or roll roofing. No portable or "move-in" houses shall be allowed on any Lot.

The term "outbuilding" shall include a detached garage, children's playhouse, a shelter house, and a pool house, provided any such outbuilding is used for the convenience and pleasure of the family living in the single family dwelling. Any outbuilding shall be constructed such that the highest point of its roof shall not exceed the highest point of the roof of the dwelling. The outside wall height of any such building shall not exceed 10 feet in height and the exterior walls and roof of any such outbuilding shall be constructed of the same materials as the primary dwelling and in accordance with the limitations set forth for the primary dwelling.

A "storage building" will be allowed as long as its total height does not exceed 10 feet, and the total floor space of such storage building does not exceed 200 square feet. Any building other than the primary dwelling that exceeds 200 square feet of floor space or a total height of 10 feet will be considered an outbuilding and will be subject to the requirements placed on an outbuilding.

Any outbuilding or storage building must be in the back yard of the lot and must be completely screened with a fence that meets all of the requirements in the "Fences" section of this document except in the event that the building has an overhead door and in that case an opening can be left in the screening fence to access the overhead door. All outbuildings and storage buildings shall comply with relevant ordinances established by the City of Lubbock; provided, however, that in the event the requirements of this paragraph are more restrictive than those established by the City of Lubbock, the requirements of this "Land Use and Building Type" provision shall prevail. Any "outbuilding" or "storage building", shall be reviewed by the Architectural Review Committee formed by the Milwaukee Ridge H.O.A. after transfer of ownership from Real Property Resources to said Homeowner.

Any in-ground pool must be in the back yard of the lot and must be completely screened with a fence that meets all of the requirements in the "Fences" section of this document except in the event that the building has an overhead door and in that case an opening can be left in the screening fence to access the overhead door. All in-ground pools shall comply with relevant ordinances established by the City of Lubbock; provided, however, that in the event the requirements of this paragraph are more restrictive than those established by the City of Lubbock, the requirements of this "Land Use and Building Type" provision shall prevail.

Landscape lighting and maintenance is allowed as long as it complies with city electrical and structural requirements. All landscape lighting shall comply with relevant ordinances established by the City of Lubbock; provided, however, that in the event the requirements of this paragraph are more restrictive than those established by the City of Lubbock, the requirements of this "Land Use and Building Type" provision shall prevail.

LANDSCAPING

Landscaping of front yard and side yard shall be required on all Lots and shall be completed no later than one year after final transfer of ownership to owner, weather permitting. Landscaping must: (1) permit reasonable access to public and private utility lines and easements for installation and repair; (2) provide an aesthetically pleasing variety of hardscape, trees, shrubs, ground cover and plants or a xeriscape plan that incorporates aesthetically pleasing variety of trees, shrubs, natural organic and inorganic mulches, and plants; and (3) provide for landscaping of all portions of the Lot not enclosed by solid fencing and not covered by the Improvements. Except for typical garden hoses and common portable sprinklers that may be attached to such hoses, no pipes, hoses, sprinklers or other parts of any irrigation system for watering of landscaping on a Lot shall be visible above ground.

USE OF PREMISES

No building or structure intended for or adapted to business or commercial purposes shall be erected, placed, permitted, or maintained on any lot, or any part thereof, save and except those related to development, construction, and sales purposes of the Dedicator or any homebuilder who has received Dedicator's permission for temporary construction or sales facilities. Further, no occupation of any kind shall be allowed on any lot which requires any structural alteration of or to any dwelling or room on the lot, or that requires the installation of machinery or equipment, or that requires exterior storage of equipment or materials. No professional, business, or commercial activity to which the general public is invited shall ever be conducted on any lot save and except activities related to development, construction, and sales purposes of the Dedicator or any homebuilder who has received Dedicator's permission.

DWELLING SIZE

Each single family dwelling built on Lots 246-366, all inclusive, shall contain a minimum of 1,200 square feet of heated and air conditioned floor space measured over brick, exclusive of garages and open porches.

GARAGES

All Subject Lots shall have an attached garage sufficient in size to accommodate no less than two (2)

automobiles. The exterior of each attached garage shall be constructed of materials of substantially the same composition, and of compatible color and style, as the materials with which the exterior of the home served by said garage is constructed. The roof of every garage shall comply with the restrictions set forth in "LAND USE AND BUILDING TYPE" above regarding allowable roof materials. Any garage constructed to standards above, shall not be required to install an automatic opener.

SETBACKS

Each primary dwelling shall face the street which abuts the front of the Lot upon which the dwelling is to be situated. No Structure shall be placed within any setbacks requirement imposed by the City of Lubbock, Texas.

SIDEWALKS

All sidewalks on lots 246-366, shall be five feet in width abutted to the back of curb, leaving a parkway between the sidewalk and property line. No vehicle shall be kept at any time in a manner in which it partially or completely is parked on or blocks the sidewalk that is adjacent to the Lot.

FENCES

All fences installed within, or around the perimeter of, all Lots shall comply with relevant ordinances established by the City of Lubbock; provided, however, that in the event the requirements of this paragraph are more restrictive than those established by the City of Lubbock, the requirements of this "Fences" provision shall prevail.

Fences may be built of the following materials: 1) wood, in which case the wood may be allowed to age naturally, without stain or paint, or may be stained or painted, provided, however, that only stain or paint resulting in a natural, wood-like or earth-tone appearance shall be used; 2) brick, in which case the brick shall be substantially the same color and type, or a compatible color and type, as the brick and/or stone used in construction of the home; 3) natural stone, in which case the stone shall be substantially the same color and type, or a compatible color and type, as the brick and/or stone used in construction of the home; 4) vinyl, in which case the vinyl shall be only white or earth-tone in color. Use of stucco in fence construction is allowed, providing that the color of such stucco shall be wood-like or earth-tone; 5) Concrete "Rock Face" or "Split Face" Block may be used providing the "Rock Face" or "Split Face" is visible to the neighborhood from any view. Regular concrete block, also known as cinder block, shall not be used in the construction of any fence. Gates shall be constructed of material of the same type and color as the adjacent fence or fences, except for necessary hardware.

No fence constructed of metal, chain link, or wire materials, including but not limited to those intended for pets, shall be installed within, nor around the perimeter of, any Lot unless such fence is in the back yard and is not, under normal circumstances, visible from outside the Lot on which such fence is constructed. This provision shall not prohibit use of metal hardware for fences and gates.

Fences shall not be allowed in the front yard of any Subject Lot. In no case shall chain link or wire or metal fences be installed in the front yard of said Lots.

No fence shall be more than eight (8) feet in height.

All fences shall be maintained in such a manner as to prevent and remedy any unsightly deterioration or disrepair.

Any fence of said and allowed material in the "fences" section, shall be submitted for approval of use by Milwaukee Ridge Architectural Review Committee formed by the Milwaukee Ridge H.O.A. after transfer of ownership from Real Property Resource to said Homeowner.

SEPTIC SYSTEMS

No cesspool, outhouse or outside toilet shall be permitted on any Lot. Toilets located in any Structure shall be connected to an approved public sewage disposal system. Sewage disposal facilities must comply in all respects with all applicable state, county and/or governmental laws, rules and regulations.

EASEMENT

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat and this Dedication Deed. Right-of-Way for ingress and egress shall be had at all times over any dedicated easements, and for the installation, operation, maintenance, repair, or removal of any utility, together with the right to remove any obstruction that may be placed in or on such easements which would constitute interference with the use, maintenance, operation, or installation of such utility.

All power and utility lines, T. V. cables, and all other like wires and lines shall be brought underground from the alley servicing each lot to the dwelling, garage, or outbuilding on such lot, unless otherwise indicated on the Plat and this Dedication Deed.

NUISANCES

No noxious or offensive activity shall be conducted on any Lot, nor shall anything be done thereon which would or may become an annoyance to the neighborhood.

In keeping with the spirit of Lubbock City Ordinance No. 9092 concerning the parking of recreational vehicles and recreational equipment or trailers, no recreational vehicles, including but not limited to boats, mobile trailers, and camping vans, shall be parked, maintained, stored or kept on any Lot, unless such vehicle is maintained in the rear portion of a Lot, on a concrete paved surface, and within the rear yard fence, and additionally, shall be located no closer to a side street or public right-of-way than ten (10) feet to the Lot line, and shall be located no closer than five (5) feet to an exterior Lot line.

No bus, commercial truck, nor commercial trailer, nor any other like vehicle or equipment, shall be parked in the street in front of any Lot or be parked on the driveway or on any portion of any Lot in such manner as to be visible from the street, except for construction and repair equipment while a dwelling is being built or repaired.

No vehicle shall be kept at any time in a manner in which it partially or completely is parked on or blocks the sidewalk that is adjacent to the Lot.

No junk vehicles or abandoned vehicles shall be stored or parked in the street in front of any Lot or be parked on the driveway or on any portion of any Lot in such manner as to be visible from the street. For the purposes of this provision, any vehicle which is in a non-operating condition for five (5) consecutive days, or any such vehicle which does not have a current state inspection sticker or license plate, shall be in violation of this restriction.

The owner of each Lot shall keep all weeds and grass thereon (and adjacent easements) cut in a sanitary, healthful and attractive manner and shall in no event permit the accumulation of garbage or rubbish of any kind thereon. In the event of default by the owner regarding any such requirements, the Dedicator may, without liability to the owner, in trespass or otherwise, enter upon said Lot or easement, cut or cause to be cut such weeds and grass, remove or cause to be removed such garbage, trash, rubbish and other materials as to place said Lot in a neat, attractive, healthful and sanitary condition, and may bill and collect the cost for same from the owner, who agrees by the purchase of such Lot to pay the cost of any such work immediately upon receipt of a statement or invoice for same.

Any activity or non-activity which, as a result thereof, violates the provisions of these covenants, conditions and restrictions, entitled "Nuisances", shall be considered as offensive and shall be and is hereby deemed a nuisance.

TEMPORARY STRUCTURES

No outbuilding, nor any structure of a temporary character such as a recreational vehicle, trailer or tent, shall ever be used on any Lot at any time as a residence, either temporarily or permanently.

SIGNS

No sign of any kind shall be displayed to the public view on any Lot, except one sign of not more than five square feet, advertising the property for sale. This restriction shall not apply to signs used by the Dedicator. Dedicator may also permit builders to display signs of a size determined by Dedicator on any Lot or Lots for the purpose of selling homes or advertising model homes, provided such permission shall be granted in writing. Such permission may be withdrawn by written notification to such builder or builders at any time at the discretion of Dedicator.

No sign of any kind shall be displayed to the public view on any Lot at any time advertising the property for rent or lease.

OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, or quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall ever be raised, bred, or kept on any Lot, except dogs, cats or other household pets, provided that they are not kept, bred, or maintained for commercial purposes.

GARBAGE AND REFUSE DISPOSAL

No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste; such garbage, trash and waste shall be kept in sanitary containers. All containers and other equipment for storage or disposal of such waste materials shall be kept in a clean and sanitary condition.

ANTENNAS

No radio, television or other antennas or satellite dishes shall extend to a height higher than the highest point of the roof of any building and no such antenna or satellite dish shall be maintained on any Lot not containing a dwelling. No antenna or satellite dish shall be placed within 60' of the front property line of any lot.

TERM

These covenants are to run with the land described on page one hereinabove and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date on which these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the Lots has been recorded agreeing to change said covenants in whole or in part. This declaration may be amended at any time by an instrument signed by not less than seventy-five per cent (75%) of all the Lot owners. Notwithstanding the above, Dedicator may modify or amend any of these restrictions and /or covenants during the time Dedicator owns any lot affected thereby.

ENFORCEMENT

The Dedicator, or the owner of any Lot or Lots, shall have the right to enforce by any proceeding at law, or in equity, all restrictions, covenants, conditions and reservations now or hereafter imposed. Failure to enforce any covenant or restriction herein contained shall not be deemed a waiver of the right to do so thereafter.

SEVERABILITY

Invalidation of any of these covenants, conditions, or restrictions by judgment or court order shall not affect any of the other provisions, which shall remain in full force and effect.

[Signatures on Following Page]

IN WITNESS WHEREOF, these presents are signed at Lubbock, Texas on April 21, 2014.

DEDICATOR:

Real Property Resources, Inc

Chris Berry
Chris Berry, Vice-President

THE STATE OF TEXAS §
§
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on April 21, 2014 by Chris Berry, Vice-President of Real Property Resources, Inc. and in the capacity therein stated.

Kalee Rich
Notary Public, State of Texas



LENDER, holder of liens of record against portions the above referenced property, joins in this dedication deed for the sole purpose of showing its consent thereto, and that it has no objection to the granting of easements and public roadways herein dedicated and subordinates its liens upon those portions of the property within the easements and roadways as shown on the attached plat.

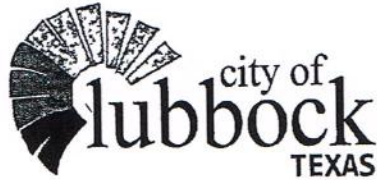
Betenbough Capital, Inc.
Jon Jackson
Jon Jackson, Vice-President

THE STATE OF TEXAS §
§
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on April 21, 2014 by Jon Jackson, Vice-President of Betenbough Capital, Inc. and in the capacity therein stated

Kalee Rich
Notary Public, State of Texas





April 28, 2014

File No. 1692.07

County Clerk
Lubbock County Court House
904 Broadway
Room 207
Lubbock, Texas 79401

Dear Sir or Madam:

This is to certify that a plat titled **Milwaukee Ridge Addition, Lots 246 through 366**, prepared by Samuel Wyatt of Stevens Surveying on April 25, 2014 was approved by the Planning and Zoning Commission on April 28, 2014.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Paxton".

Andrew Paxton
Interim Director of Planning

Acreage of recorded plat: 31.2456 acres

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, appearing to read "Kelly Pinion".

Kelly Pinion, County Clerk
Lubbock County TEXAS

April 28, 2014 03:42:39 PM

FEE: \$105.00

2014014338

TAX CERTIFICATE

Lubbock Central Appraisal District

2109 Ave Q
 PO Box 10568
 Lubbock, TX 79408-3568
 Ph: 806-762-5000 x6 Fax:

This certificate includes tax years up to 2013

Entities to which this certificate applies:

GLB - Lubbock County
 SFR - Frenship ISD

CLB - City Of Lubbock
 HSP - Lubb Cnty Hospital
 WHP - Hi Plains Water

Property Information

Property ID : AC12038-90689-12110-000
 Quick-Ref ID : R311845

Value Information

Land HS : \$0.00
 Land NHS : \$0.00
 Imp HS : \$0.00
 Imp NHS : \$0.00
 Ag Mkt : \$1,105,170.00
 Ag Use : \$16,873.00
 Tim Mkt : \$0.00
 Tim Use : \$0.00
 HS Cap Adj : \$0.00
 Assessed : \$16,873.00

BLK AK SEC 38 AB 689 TR
 11A2 11A1A & 12B1
 LOWERY SUB AC: 65.011

Owner Information

Owner ID : OO191248

REAL PROPERTY RESOURCES INC
 6305 82ND ST
 LUBBOCK, TX 79424

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
CLB	2014	3,543.85	0.00	0.00	0.00	3,543.85
GLB	2014	2,514.12	0.00	0.00	0.00	2,514.12
HSP	2014	899.86	0.00	0.00	0.00	899.86
SFR	2014	11,239.68	0.00	0.00	0.00	11,239.68
WHP	2014	58.74	0.00	0.00	0.00	58.74
CLB	2013	85.11	0.00	0.00	0.00	0.00
GLB	2013	58.27	0.00	0.00	0.00	0.00
HSP	2013	19.98	0.00	0.00	0.00	0.00
SFR	2013	253.11	0.00	0.00	0.00	0.00
WHP	2013	1.37	0.00	0.00	0.00	0.00

Total for current bills if paid by 4/30/2014 : \$0.00

Total due on all bills 4/30/2014 : \$18,256.25

2013 taxes paid for entity CLB \$85.11
 2013 taxes paid for entity GLB \$58.27
 2013 taxes paid for entity HSP \$19.98
 2013 taxes paid for entity SFR \$253.11
 2013 taxes paid for entity WHP \$1.37

2013 Total Taxes Paid : \$417.84

Date of Last Payment : 02/01/14

If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.

Lee Filand

Signature of Authorized Officer of the Tax Office



Date of Issue : 04/21/2014
Requestor : TITLE ONE
Ref. Number :
Fee Paid :
Payer :

