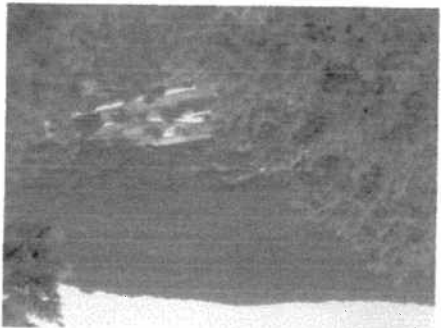


MLS #: G50425A (Active) List Price: \$175,000 000 E Pipe Springs DR, Lake Hills, TX, 78063



STYLE OF MAIN HOUSE: None
STORES MAIN HOUSE: None
APX YEAR BUILT: 0
APX TOTAL SQFT: 0
BEDROOMS: 0
FULL BATHS: 0
HALF BATHS: 0
APX ACREAGE: 23.06
SUITABLE USE: Hunting, Recreational,
 Residential
BUILDINGS: None
PRICE PER ACRE: \$7,588.90

ZONING/DISTRICT: N/A
LOT SIZE: 23 Acres
ETJ: No
CITY LIMITS: No
LIVE WATER: No
TOP/LAND DESC: Hunting Permitted, Rough Rolling, Steep, Wooded
WATER FEATURES/LOCATION: Water Access, None
APX DISTANCE TO CITY CENTER: 10
LOT: 21 & 29
APPRaisal DISTRICT ID#: N/A
BLOCK:

GAS SUPPLIER: Private
SEWER SUPPLIER: N/A
ELECTRIC SUPPLIER: Coop
WATER SUPPLIER: N/A

Building	Apx SqFt	Description	Equipment Included
Building 1:	0		
Building 2:	0		
Building 3:	0		
Building 4:	0		
Building 5:	0		

LEGAL OWNER'S NAME: Call List Broker
SUB AGENCY: Yes
SUB AGENCY #: 0535211
LOCKBOX: No
VACANT: Yes
TITLE COMPANY: Bandera
SOURCE SQFT: Other
FOR SALE/RENT/BOTH: S
SHOWING INSTRUCTIONS: Call Listing Office
DOCS ON FILE: Legal Description
EQUIPMENT INCLUDED: None
FENCING: None
MISCELLANEOUS: Deed Restrictions
ACCESS/ROAD SURFACE: County Road, Asphalt
LEGAL DESCRIPTION: Part of Lot 21 & 29 MountainView #1

REMARKS: Beautiful 360 degree view with sm. view of Medina Lk. Old road to top of hill, but needs some repair. Many hardwood trees, cedar abundant wildlife, many bldg. sites. EZ commute to San Antonio and Boerne.
DIRECTIONS: From Lake Hills take PR 37 3 miles left on Scenic Mountain, turn left on Pipe Springs DR., property on right.
AGENT REMARKS: Buyers agent must be present at all showings to review full commission.

LIST DATE: 7/9/2007
EXPIRE DATE: 7/9/2008
CONTRACT DATE:
DAYS ON MARKET: 334
INTERNET: Yes
OFFICE NAME: Teich Properties, LLC (#:1006)
MAIN: (830) 460-4166
FAX: 0-
AGENT EMAIL: babo@teichproperties.com
CELL: (210) 218-9769
LISTING AGENT: Babo Teich (#:3)

Information Herein Deemed Reliable but Not Guaranteed

(1) Lot shall mean any platted lot as shown in the plat

DEFINITIONS

I

each owner thereof.

and conditions shall inure to the benefit or
and their heirs, successors, and assigns, and which restrictions,
in or to the above described property or any part thereof,
the binding on all parties having any right, title, or interest
of, and which shall run with, the real property and shall
which are for the purpose of protecting the value and desirability
subject to the following restrictions, covenants, and conditions,
property described above shall be held, sold and conveyed

NOW, THEREFORE, it is hereby declared that all of the
set forth;
protective covenants, conditions, and restrictions, as hereinafter
property as Mountain View Subdivision, subject to certain
WHEREAS, the declarant will convey the above described

601.066 acres of land situated in Bandera
County, Texas about 11.8 miles S 56°
E of the County seat in Bandera, Texas
and being 117.190 acres out of the G.C.S.D.
a R.G.N.G.R.R. Co. Survey No. 297, 49.767
acres out of the G.C. & S.P.R.R. Co.
Survey No. 299, 155.056 acres out of
the NE 1/4 of the George T. Lincoln
Survey No. 302, 122.703 acres out of
the SE 1/4 of the George T. Lincoln
Survey No. 302 and 156.350 acres out
of the G.C. & S.P.R.R. Co. Survey No.
303.

as follows:
certain real property located in Bandera County, Texas described

hereinafter called the Declarant, is the owner of all that
for Bandera 605 Acre Joint Venture, a Texas Partnership,
THAT WHEREAS, William E. Lohr, Trustee, as Trustee

THE STATE OF TEXAS § KNOW ALL MEN BY THESE
COUNTY OF BANDERA § PRESENTS:

AND RESTRICTIONS

DECLARATION OF COVENANTS, CONDITIONS

MOUNTAIN VIEW SUBDIVISION

1088

205/1088

1088

(1) All lots shall be used for residential and recreational purposes only, and no building shall be erected, altered, placed, or permitted to remain on any lot other than a single family dwelling. No shack, shanty, or lean-to shall be erected thereon. Notwithstanding the foregoing stock animals and horses may be allowed on any lot provided they are fenced or corralled and not allowed to run wild. A prefabricated structure, mobile home or trailer may be considered a single family dwelling and may be situated upon any lot, provided such prefabricated structure, mobile home or trailer will contain a minimum of 700 square feet. Said prefabricated

USE RESTRICTIONS

II

successors and assigns.

(3) "Declarant" shall mean and refer to William E. Lehn, Trustee, as Trustee for Bandera 605 Acre Joint Venture, its

(2) "Owner" shall mean and refer to the record owner, whether one or more persons, or entities, of a fee simple title to any lot in said subdivision, not excluding those having such interest merely as security for the performance of an obligation. It is specifically understood that a portion of the lots of the Mountain View Subdivision may be sold to the Veterans Land Board of Texas. Notwithstanding the interest of the Board arising from such sales, the Board shall not be considered to be an "owner" under the terms of this Declaration. Instead, the veteran contracting to purchase any lot from the Board shall be considered as the "owner" of any such lot. The mere execution of the contract of sale between a Veteran and the Veterans Land Board of Texas for any lot in the Mountain View Subdivision shall signify that such Veteran accepts, ratifies and will comply with the terms of this Declaration.

(1) "Owner" shall mean and refer to the record owner, whether created from any platted lot within Mountain View Subdivision, lot as shown in the plat of any subdivision hereinafter and Plat Records of Bandera County, Texas, or any platted and Mountain View Subdivision, to be recorded in the Map

structure, mobile home or trailer must also be situated upon a firm and permanent foundation with any wheels removed. Any prefabricated structure, mobile home or trailer shall be "skirted", which skirting will be placed around the entire base of the prefabricated structure, mobile home or trailer and shall extend to the ground.

(2) No temporary structure shall be placed or erected on any lot for longer than any two week period. Neither a prefabricated building nor a mobile home or trailer shall be considered a temporary structure for the purposes of this restriction provided it meets the standards for a single family dwelling as described under Article II (1) above.

(3) No building shall be located on any lot any closer than 150 feet from any public road and no closer than 50 feet from any lot property line. Provided, however, if adjoining lots are purchased by one owner, the 50 foot building setback line requirement shall be inapplicable to the adjoining property line between said lots.

(4) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the subdivision. No lot shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All equipment for storage and disposal of such materials shall be kept in a clean and sanitary condition.

(6) No signs of any character shall be allowed on any lot except signs of the owner or his real estate agents or broker advertising the property for sale or rent, provided however, this restriction shall not apply to property owned by the Declarant during the sales period of this subdivision.

(7) No oil well drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on a lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted on any lot.

1090

1091

Declarant shall maintain the roads to be situated on the above described property as shown on the Map or Plat of Mountain View Subdivision to be recorded in the Map or Plat Record of Bandera County, Texas until such time as the County undertakes maintenance, or Declarant has sold to Lot purchasers sixty percent (60%) of the Lots within the Subdivision, whichever occurs sooner. Upon sale of sixty percent (60%) of the Lots within the Subdivision prior to the County undertaking road maintenance, individual Lot owners shall be legally responsible and personally liable for road maintenance expenses in such amount as the total area of any such owners' Lot bears to the total Lot area of the Subdivision. Declarant shall be considered to be the owner of any Lots which Declarant owns. Declarant shall determine the amount of road maintenance expenses any Lot owner is responsible for and shall collect and administratively

ROAD MAINTENANCE

V

Invalidation of any one of these covenants, conditions, or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

SEVERABILITY

IV

Any platred Lot may be subdivided by its owner, and each lot so created shall be subject to these covenants, conditions, and restrictions as if such created lot had been originally platred as a Lot of the Mountain View Subdivision, provided however, no lot so created shall be less than one (1) acre in area.

SUBDIVISION OF LOTS

III

No derrick or other structure designed for the use in boring for oil, natural gas, or other minerals shall be erected, maintained, or permitted on any Lot.

1093

STATE OF TEXAS
County of Bandera

I, OLGA SCHMIDT, Clerk of the County Court of said County do hereby certify that the foregoing INSTRUMENT OF WRITING, A.D. 19 81 with its certificate of authentication was filed for record on the 10th day of JULY 1981 in my office the 20th day of JULY A.D. 19 81 at 10:20 o'clock A.M. and duly filed the 24th day of JULY A.D. 19 81 at 3:45 o'clock P.M. in the Record of said County in Volume 205 on Page 1089-1093 and the same shall be a part of the public records of said County of Bandera the day and year last above written.

OLGA SCHMIDT
Clerk County Court, Bandera County, Texas.

[Signature]
Deputy

[Handwritten signature]
[Handwritten text]

WILLIAM B. EBEL, Trustee,
As Trustee for Bandera 605
Agre Joint Venture

[Signature]

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto caused this instrument to be executed this 10th day of July, 1981.

809

WHEREAS, said Declaration provides for amendment during the first twenty (20) year period by instrumente signed by not less than seventy-five percent (75%) of the lot owners of platred lots created from the above described property; and

WHEREAS, the undersigned are record owners of an amount in excess of seventy-five percent (75%) of all platred lots within said subdivision and wish to amend the Declaration heretofore filed pertaining to the above described property; NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, said Declaration

601.066 acres of land situated in Bandera County, Texas about 11.8 miles S 56 E of the County seat in Bandera, Texas and being 117.190 acres out of the G.C.S.D. & M.G.M.C.R.R. Co. Survey No. 297, 49.767 acres out of the G.C. & S.F.R.R. Co. Survey No. 299, 155.056 acres out of the NE 1/4 of the George T. Lincoln Survey No. 302, 122.703 acres out of the SE 1/4 of the George T. Lincoln Survey No. 302 and 156.350 acres out of the G.C. & S.F.R.R. Co. Survey No. 303.

WHEREAS William E. Laht, Trustee, as Trustee for Bandera 605 Acre Joint Venture, a Texas Partnership, did file a Declaration of Covenants, Conditions, and Restrictions pertaining to Mountain View Subdivision, which Declaration is of record in Volume 205, page 1089 of the Deed Records of Bandera County, Texas, under which the following described property was declared to be subject to a certain protective covenants, conditions, and restrictions therein set forth, which property is described as follows:

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS §
COUNTY OF BANDERA §

30824

AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

MOUNTAIN VIEW SUBDIVISION

10/20/89

heretofore filed is amended as follows, and as so amended it is hereby declared that all of the property described above shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title, or interest in or to the above described property or any part thereof, and their heirs, successors, and assigns, and which restrictions, covenants, and conditions shall inure to the benefit of each owner thereof.

I.

Article II (3) of the Declaration heretofore filed is omitted in its entirety, and the following Article II (3) is substituted in lieu thereof:

(3) No building shall be located on any lot any closer than 100 feet from any public road and no closer than 50 feet from any lot property line.

II.

The property described in the Declaration heretofore filed of record in Volume 205, page 1089 of the Deed Records of Bandera County, Texas, and described above, shall be known as Mountain View Subdivision, which property will be more particularly described and placed in such name in the map and plat records of Bandera County, Texas.

III.

All other provisions of said Declaration heretofore filed are carried forward, ratified, affirmed and adopted, as if said provisions were copied verbatim herein. signed this 11th day of August, 1981, to be effective July 10, 1981.

BANDERA 605 ACRE JOINT VENTURE

William E. Lehn, AS Trustee
for Bandera 605 Acre Joint Venture
 General Partner

830

811

STATE OF TEXAS
COUNTY OF BANDERA

I, OLGA SCHMIDT, Clerk of said County do hereby certify that the foregoing INSTRUMENT OF WRITING, dated on the 13th day of December, A. D. 18 81 with its certificate of authentication was filed for record in my office the 17th day of December, A. D. 18 81 at 4:31 o'clock P. M. and duly recorded the 3rd day of December, A. D. 18 81 at 4:35 o'clock P. M. in the Record of said County in Volume 208 on pages 809-811.

WITNESS MY HAND AND SEAL OF SAID COUNTY OF BANDERA this day and year first above written.

OLGA SCHMIDT
Clerk County Court, Bandera County, Texas.

Bonnie Bruce
Deputy

My Comm. Expires Date 1/1/82
 Notary Public in and for
 Bandera County, Texas

day of December, 1881.
 Given under my hand and seal of office on this 13th
 day of December, 1881, and as to out and seal of said County.
 the purpose and consideration therein expressed, in the copy by
 instrument, and acknowledged to me that he executed the same for
 to me to be the person whose name is subscribed to the foregoing
 appeared William H. Little, a Joint Venture known
 before me, the undersigned authority, on this day personally

My Comm. Expires Date 1/1/82
 Notary Public in and for
 Bandera County, Texas

day of December, 1881.
 Given under my hand and seal of office on this 13th
 day of December, 1881, and as to out and seal of said County.
 the purpose and consideration therein expressed,
 to me that he executed the same for the purpose and consideration
 name is subscribed to the foregoing instrument, and acknowledged
 appeared William H. Little, known to me to be the person whose
 before me, the undersigned authority, on this day personally