

Wilks

VARIANCE

THIS VARIANCE is hereby made by LSLP Hidden Shores, LLC, a Delaware Limited Partnership, the Declarant in the Declaration of Covenants, Conditions, and Restrictions for Hidden Shores on Lake Cisco Subdivision filed of record under Instrument No. 2018-003224 of the Official Records of the Eastland County Clerk, Eastland County Texas, herein referred to as "Declarations", covering the property described in the plat of Hidden Shores on Lake Cisco Subdivision filed of record under Instrument No. 2018-003223 of the Map and Plat Records of Eastland County, Texas.

Farjo Ranch, LLC , the owner of Lots 71, 72, 87 and 88 located in Hidden Shores on Lake Cisco Subdivision, has requested a variance to increase lot size by combining two lots for one building site. Farjo Ranch, LLC desires to combine lots 71 and 72 to make one building site and Lots 87 and 88 to make one building site. Declarant grants this variance to allow the lots to be combined.

Upon combination of the Lots, the building line requirements prescribed in the Declarations shall apply and the easements reserved in the Declarations shall be applicable to the rear, side and front Lot lines of such combined Lot. The resulting building site and structures erected thereon must otherwise comply with the Declarations and the new property line of the resulting building site shall be used to compute the set-back lines as set forth herein. Annual assessments are applicable on each individual Lot as originally recorded by Declarant, so the Owner will still be obligated to pay assessments on four lots.

IN WITNESS WHEREOF, The Declarant, LSLP Hidden Shores, LLC, has caused this instrument to be executed by its proper officers on the 5th day of AUGUST 2019.

LSLP Hidden Shores, LLC a Delaware Limited Liability Company

by: American Land partners, Inc., a Delaware corporation, Manager

By: Pricc Keever
Printed Name: Pricc Keever
Title: Authorized Agent

STATE OF TEXAS

COUNTY OF EASTLAND

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Before me, the undersigned Notary Public, on this day personally appeared Davy Roberts who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the Authorized Agent as set forth above and that by authority duly given has executed this instrument for the purposes and considerations expressed.

Witness my hand and official stamp or seal this 5th day of August 2019.

A handwritten signature in cursive script that reads "Michelle Ann Ferguson". The signature is written in dark ink and is positioned above a horizontal line.

Notary Public
The State of Texas