

**DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR COMMERCIAL RESERVE D OF SPRING
BRANCH CROSSING SECTION 1**

Basic Information

Date: March 15, 2024

Declarant: SPRING BRANCH 630, LTD.

Declarant's Address:

P. O. Box 247
Conroe, Texas 77305

Property: Commercial Reserve D of Spring Branch Crossing, Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z Sheet 8535 of the Map/Plat Records of Montgomery County, Texas.

Clauses and Covenants

A. Imposition of Covenants

1. Declarant imposes the following covenants, conditions and restrictions (the "Covenants") on the Property. All Owners and other occupants of the Property by their acceptance of their deeds, leases, or occupancy of the Property, or any part thereof, agree that the Property is subject to the Covenants.

2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of all existing and future sections of the Spring Branch Crossing Subdivision (collectively, the "Subdivision") for the benefit of all Owners of any part of the Subdivision. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in the Property or any part thereof.

3. Each Owner and occupant of the Property or any part thereof agrees to comply with the Covenants.

B. Use and Activities

1. No sex related industries or businesses shall be allowed on the Property or any part thereof;

2. No junkyard shall be allowed on the Property or any part thereof;

3. The storing of inoperable or unlicensed vehicles on the Property, or any part thereof, is strictly prohibited;

4. The raising or keeping of farm animals on the Property, or any part thereof, is strictly prohibited; and

5. No convenience stores or meat markets shall be permitted on the Property.

C. Enforcement

These Covenants are enforceable by any and all current and future owners of lots, tracts, or parcels of land located in the Spring Branch Crossing Subdivision, as well as any property owners association currently or hereinafter serving the Spring Branch Crossing Subdivision.

SPRING BRANCH 630, LTD.,
a Texas limited partnership

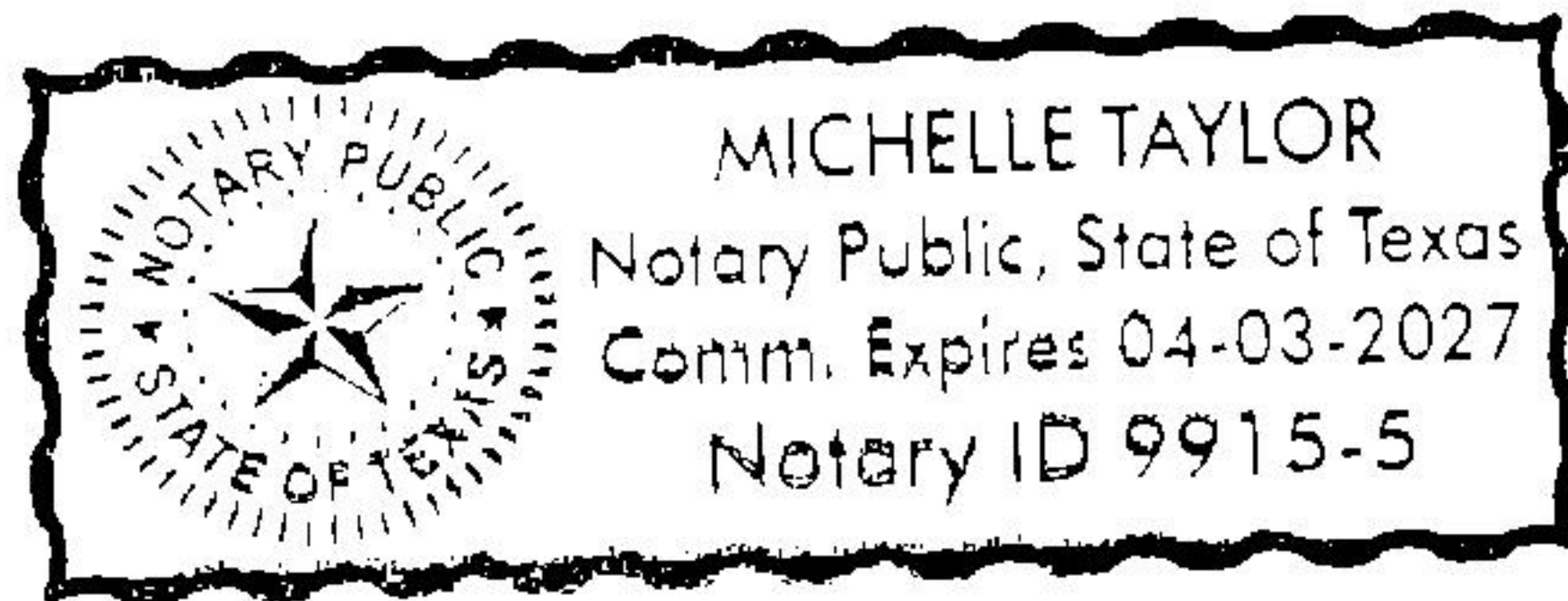
By: MBS 2090 INVESTMENTS, LLC
a Texas limited liability company,
its General Partner


By: 
Scott Stevens, Manager

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 18 day of March, 2024, by SCOTT STEVENS, Manager of MBS 2090 INVESTMENTS, LLC., a Texas limited liability company, on behalf of said company, as General Partner and on behalf of SPRING BRANCH 630, LTD., a Texas limited partnership.




Notary Public – State of Texas

AFTER RECORDING RETURN TO:

Spring Branch 630, Ltd.
P. O. Box 247
Conroe, Texas 77305

E-FILED FOR RECORD

03/20/2024 09:46AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

03/20/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas