

Clauses, and Covenants Definitions

1. Prohibited Activities include:
 - A. Any activity that is otherwise prohibited by this declaration
 - B. Any illegal activity
 - C. No noxious or offensive activity
 - D. No dumping of rubbish, trash, or other hazardous waste materials
 - E. Any storage of, Building materials except during the construction or renovation of a residence or a structure.
 - i. Inoperable vehicles, except in a garage or Structure.
 - F. The property may not be used as a travel trailer park.
 - G. Moving a previously constructed house onto a lot, , except for modular homes.
 - H. No pig farms, commercial feed lots.
 - I. No commercial business that would be an annoyance or nuisance to neighborhood.
 - J. No signs or advertising of business
 - K. No cesspools and no drainage of sewage waste
2. Construction and Maintenance Standards
 - A. Lots
 - i. Consolidation of lots: An owner of adjoining lots may consolidate those lots into one site for the construction of a residence.
 - ii. No lot may be further subdivided.
 - iii. Easements: No easement in a lot may be granted.
3. Residences and Structures
 - A. Damaged or destroyed residences and structures: Any residence or structure that is damaged must be repaired within 120 days and the lot restored to a clean, orderly, and attractive condition. Any residence or structure that is damaged to the extent that repairs are not practicable must be demolished and removed within 180 days and the lot restored to a clean and attractive condition.
 - B. Temporary residences: No camps, tents, shacks, travel trailers, motor homes or any structure of temporary nature may be used as a permanent residence.
 - C. Property lines: No residence, building, barn, garage or other outbuilding shall be located nearer than fifty (50) feet to the front property line and twenty (20) feet to either side and rear of property.
 - D. Mobile/Manufactured/Modular Homes. No single wide manufactured home or mobile home may be used or located on the property.
 - i. No double wide manufactured homes or mobile homes older than five (5) years may be used or located on the property. Moreover, the double wide manufactured home or mobile home must be skirted with a porch.

Buyer

Date

Buyer

Date

Seller

Date

CONCEPT PLAN

1/18/2024
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LINE DATA TABLE		
LINE	BEARING	DISTANCE
1	N 30° 35' 00" W	111.55
2	S 58° 46' 45" W	111.43
3	N 30° 35' 00" E	111.43
4	S 58° 46' 45" E	111.43



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
 Surveyor: R. Zane Griffin
 Registered Professional Land Surveyor No. 6810
 Review Date: 07/19/2023

CONCEPT PLAN

178.64 Acres
John Keller Survey, Abstract No. 460
Erath County, Texas

LEGEND

CRS Capped Iron Nail Found Marked "PRICE SURVEYING"
EM Electric Meter
FCP Fence Corner Post
RW Right of Way
IRW Iron Road Right of Way
L Light Pole
CR Corner
D Downspout Outlet
PD Phone Pedestal
PWC Point for Corner
PP Power Pole
RIS Railroad Spike Found
RECT Exact Records, Erath County, Texas
W Wire Fence

NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4208) NAD83 as established during the John Keller Survey, Abstract No. 460.
2. As shown on the plat, the survey is a subdivision of the John Keller Survey, Abstract No. 460, into 12 tracts of land.
3. The survey is a subdivision of the John Keller Survey, Abstract No. 460, into 12 tracts of land.
4. This survey was prepared without the benefit of a current commitment for title insurance. Additional easements and/or restrictions may affect this property.
5. See separate notes and boundary description prepared with this plat.

LINE DATA TABLE

NO.	BEARING	DIST.
1	N59°33'53"E	68.31'
2	N58°33'25"E	67.98'



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