

FOR SALE

Quality 7.175 Acre Lot
Listed for \$609,892

Lot 5R-4, Martingale Trail
Oak Point, Texas



Conveniently located between Frisco and Denton, this nice 7.17-acre tract has a pond and is ideal for luxury residential or horse property.

Located in the small and desirable city of Oak Point, this tract is surrounded by estate-style custom homes on acreage and horse properties, is across from Prestonwood Polo, and just down from the Dallas Corinthian Yacht Club on Lake Lewisville.

This acreage is well balanced with a good building site and a nice area for pasture. It is deed restricted for one home per lot, and horses, cattle, and outbuildings are allowed.

Easily accessed from the Dallas North Tollway, I-35 via DNT's Lake Lewisville bridge, and less than 30 miles from the DFW International Airport, Oak Point offers a decent commute to North Dallas' business and entertainment corridors while still being considered a country-place with full-time police and fire protection.



DUTCH & CHERYL



KELLER WILLIAMS
REAL ESTATE

Dutch and Cheryl Wiemeyer
REALTORS®
Direct/Text (940) 391-9092
Office (940) 365-4687
info@texasliving.com
www.texasliving.com

Cross Property Customer Full View

MLS#: **14727893** **N** **Active** **Lot SR4 Martingale TRL** **Oak Point** **75068** LP: **\$609,892**



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$609,892
Area:	31/4			\$ / Acre:	\$85,002.37
Subdv:	Hunters Ridge	Lake Name:			
County:	Denton	Plan Dvlpmnt:			
Parcel ID:	988780	Legal:			
Lot: SR-4	Block: -	MUD Dst:	No	Unexempt Taxes:	
Multi Prcl:	No				

# of Lots:	Lots Sold Sep:	Lots Sld Pkg:
Road Frontage:	Feet to Road:	Road Asmt:

Land SqFt:	312,543 /	Acres:	7.175	\$/Lot SqFt:	\$1.95
Lot Dimen:		HOA Dues:		Subdivided:	
HOA:	None			Will Subdiv:	No
				Senior Community Y/N:	

Crop Retire Prog:		# Lakes:	Pasture Acres:
Land Leased:	No	# Ponds:	Cultivated Acres:
AG Exemption:	Yes	# Stock Tanks:	Bottom Land Acres:
		# Wells:	0
		# Wtr Meters:	0
			Irrigated Acres:

School Dist:	Little Elm ISD	Middle School:	Jerry Walker	High School:	Little Elm
Elementary School:	Oak Point				

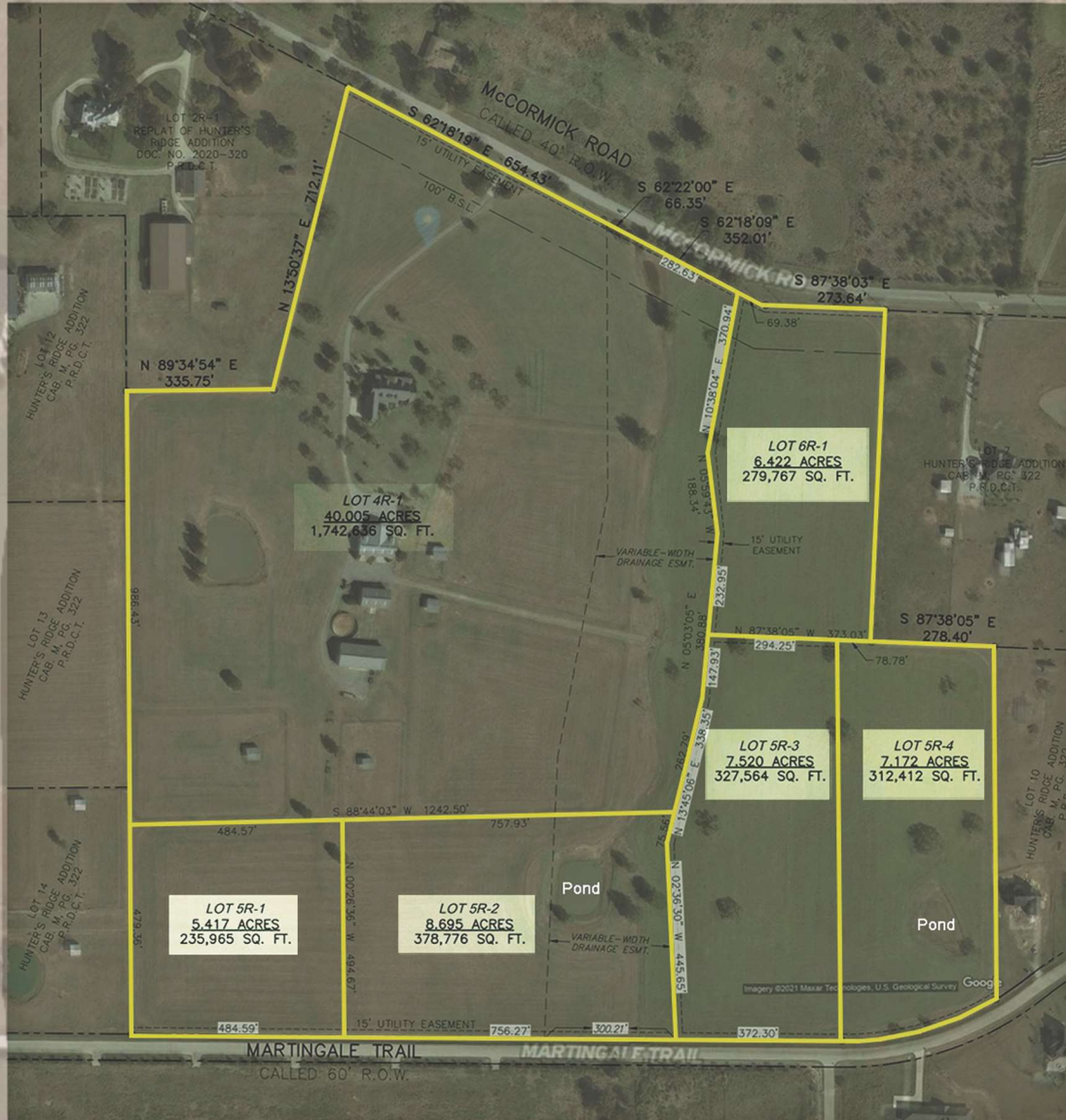
Lot Description:	Acreage, Horses Permitted, Interior Lot, Pasture, Subdivision, Tank/ Pond	Restrictions:	Deed, No Mobile Home
Lot Size/Acreage:	5 Acres to 9.99 Acres	Easements:	Utilities
Present Use:	Agriculture	Documents:	Plat Approved
Proposed Use:	Cattle, Equine, Grazing, Residential Single	Type of Fence:	Partially Fenced, Slick/Smooth Wire
Zoning Info:	Residential	Exterior Buildings:	None
Development:	City Limits, Plat Approved	Barn Information:	
Street/Utilities:	Co-op Water, Concrete, No Sewer, Underground Utilities	Common Features:	
Other Utilities:	Electric Avail. Off Site, No Water Meter, Propane Gas, Septic System Required	HOA Includes:	
Topography:	Level	Miscellaneous:	
Road Frontage Desc:	City, Concrete	Special Notes:	Deed Restrictions
Crops/Grasses:	Coastal Bermuda	Proposed Financing:	Cash, Conventional
Soil:	Other	Possession:	Closing/Funding
Surface Rights:	All	Showing:	

Property Description: Conveniently located between Frisco and Denton, this nice 7.17-acre tract with a pond is in the desirable city of Oak Point & ideal for luxury residential or horse property. Surrounded by estate-style custom homes on acreage & horse properties, this land is across from the Prestonwood Polo Club & ±2 miles from the Dallas Corinthian Yacht Club on Lake Lewisville. The property is deed restricted with outbuildings & horses allowed. This tract offers a great building site & good coastal grass. Easily accessed from the Dallas North Tollway, I-35 via DNT's Lake Lewisville bridge, and about 25 miles from the DFW International Airport, Oak Point is a city of approx 5,000 people with full-time police & fire protection.

Public Driving Directions: Located on the north side of Martingale Trail between Yacht Club Rd and Fm720

List Office Name: KELLER WILLIAMS REALTY	List Agent Name: DUTCH WIEMEYER
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DENTON COUNTY, TEXAS CITY OF OAK POINT



Lot 5R-1
5.417 AC
\$87,500/acre
\$473,988

Lot 5R-2
8.695 AC
\$84,500/acre
\$734,728

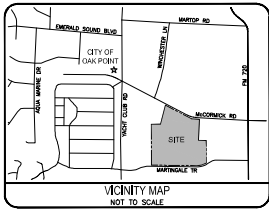
Lot 5R-3
7.52AC
\$85,000/acre
\$639,200

Lot 5R-4
7.175 AC
\$85,000/acre
\$609,892

Lot 6R-1
6.422 AC
\$84,000/acre
\$539,448

1. There is no water on McCormick Road. Mustang Water is available on the south side of Martingale Trail.
2. Electric has not been run to any properties, but Oncor and CoServ service the immediate area.
3. Septic system is required.
4. Per city zoning, the minimum tract size is one home per five acres.

DENTON COUNTY, TEXAS CITY OF OAK POINT



GENERAL NOTES

1. THE PURPOSE OF THIS REPLAT IS TO CREATE SIX LOTS FROM THE PREVIOUSLY PLATTED LOTS 4, 5, AND 6 OF HUNTER'S RIDGE ADDITION.
2. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4002), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MARCH 19, 2021.
3. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
4. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED "C" (AREA OF MINIMAL FLOOD HAZARD) AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 4921 (SHEET C) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED MAP DATE OF APRIL 15, 2011.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.
6. THIS REPLAT DOES NOT ATTEMPT TO AMEND OR REMOVE EXISTING COVENANTS OR RESTRICTIONS ON THE PROPERTY.
7. THE EXISTING DRAINAGE EASEMENT SHOWN TO BE ABANDONED BY THIS REPLAT IS TO BE REPLACED BY THE PROPOSED VARIABLE-WIDTH DRAINAGE EASEMENT SHOWN HEREON. THE INTENT IS TO RELOCATE SAID EASEMENT TO ALIGN WITH CURRENT DRAINAGE CHANNEL BASED ON CURRENT GROUND CONDITIONS, BASED ON A DRAINAGE ANALYSIS PERFORMED BY A/E ENVIRONMENTAL.
8. ALL LOTS ARE SUBJECT TO THE ELIGIBILITY REQUIREMENTS FOR PRIVATE SEPTIC SERVICE AS SET FORTH BY THE CITY OF OAK POINT AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR PRIVATE SEPTIC SERVICE.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

THAT I, Joe C. Vaughn, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Oak Point, Denton County, Texas.

JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5928
OCTOBER 4, 2021
FIRM REGISTRATION NO. 101193300

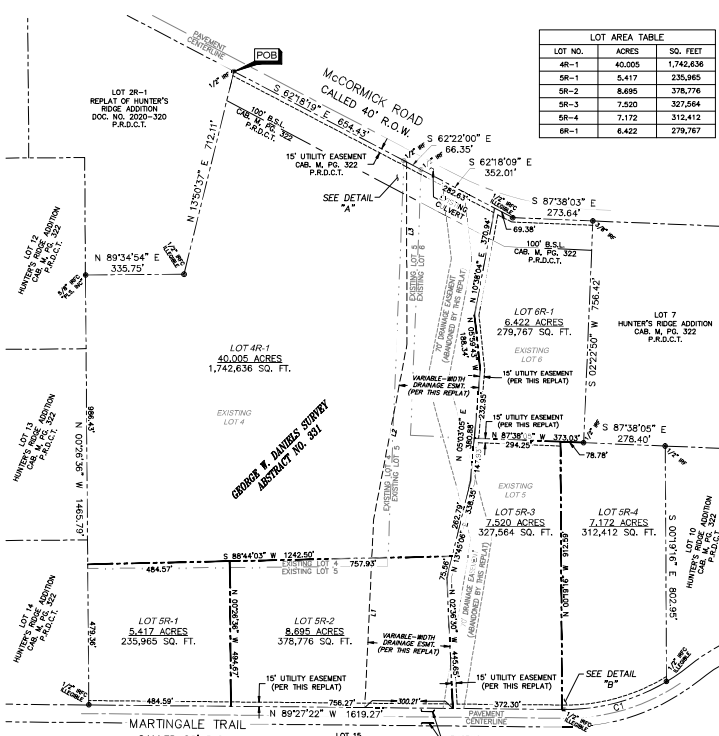
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joe C. Vaughn, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021

Notary Public in and for
the State of Texas



LOT AREA TABLE		
LOT NO.	ACRES	SQ. FEET
4R-1	40.005	1,742,636
5R-1	5.417	235,965
5R-2	8.695	378,776
5R-3	7.520	327,564
6R-4	7.172	312,412
6R-1	6.422	279,767

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, DAVID UNNERSTALL and RHONDA F. UNNERSTALL are the sole owners of a tract of land situated in the George W. Daniels Survey, Abstract No. 331, in the City of Oak Point, Texas, being all of Lots 4, 5, and 6 of Hunter's Ridge Addition, an addition to the City of Oak Point, Texas, according to the Plat thereof recorded in Cabinet M, Page 322 of the Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the South Right-of-Way line of McCormick Road (called 40' R.O.W.) for the Northwest corner of said Lot 4, and being the Northeast corner of Lot 5R-1 of the Replat of Hunter's Ridge Addition as recorded in Document No. 2020-320 of the Plat Records of Denton County, Texas;

1. THENCE South 62 degrees 18 minutes 19 seconds East, with the South line of McCormick Road and the North line of said Lot 4, a distance of 654.43 feet to a 1/2 inch iron rod found for the Northeast corner thereof and the Northeast Northwest corner of said Lot 5;
2. THENCE South 62 degrees 22 minutes 00 seconds East, with the South line of McCormick Road and a North line of said Lot 5, a distance of 86.35 feet to a 1/2 inch iron rod found for the Northeast corner thereof and the Northwest corner of said Lot 6;
3. THENCE South 62 degrees 18 minutes 09 seconds East, with the South line of McCormick Road and the North line of said Lot 6 a distance of 352.01 feet to a 1/2 inch iron rod found for the Northeast corner thereof and the Northwest corner of said Lot 6;
4. THENCE South 87 degrees 38 minutes 03 seconds East, continuing with the South line of McCormick Road and the North line of Lot 6, a distance of 273.64 feet to a 3/8 inch iron rod found for the Northeast corner thereof and the Northwest corner of said Lot 7;
5. THENCE South 02 degrees 22 minutes 05 seconds East, with the East line of said Lot 6 and the West line of Lot 7, a distance of 756.42 feet to a 1/2 inch iron rod with tieable plastic cap found in the North Right-of-Way line of Martingale Trail (called 60' R.O.W.) for the Southwest corner of Lot 5 and the Southwest corner of said Lot 10;
6. THENCE South 87 degrees 38 minutes 05 seconds East, with the South line of said Lot 7 and a North line of Lot 5, a distance of 278.40 feet to a 1/2 inch iron rod found for the Northeast corner thereof and the Northwest corner of Lot 10 of said Hunter's Ridge Addition;
7. THENCE South 00 degrees 19 minutes 16 seconds East, with the East line of Lot 5 and the West line of said Lot 10, a distance of 802.95 feet to a 1/2 inch iron rod with tieable plastic cap found in the North Right-of-Way line of Martingale Trail (called 60' R.O.W.) for the Southwest corner of Lot 5 and the Southwest corner of said Lot 10, and being at the beginning of a non-tangent curve to the right having a radius of 670.00 feet;
8. THENCE North 00 degrees 19 minutes 16 seconds East, with the East line of Lot 5 and the West line of said Lot 10, a distance of 802.95 feet to a 1/2 inch iron rod with tieable plastic cap found for an on-grade point thereon;
9. THENCE North 89 degrees 27 minutes 22 seconds East, continuing with the North line of Martingale Trail and the South line of Lot 5, a distance of 1,818.27 feet to a 1/2 inch iron rod with tieable plastic cap found for the Southwest corner thereof and the Southwest corner of Lot 14 of said Hunter's Ridge Addition;
10. THENCE North 00 degrees 26 minutes 36 seconds East, with the East line of said Lot 14 and a West line of Lot 5, passing the Westerly Northwest corner thereof and the Southwest corner of Lot 4, passing the Northeast corner of said Lot 14 and the Southwest corner of Lot 13 of said Hunter's Ridge Addition, passing the Northeast corner of said Lot 13 and the Southwest corner of Lot 12 of said Hunter's Ridge Addition, and continuing for a distance of 1,465.79 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC" found for the Westerly Northwest corner of said Lot 4 and the Southern Southwest corner of said Lot 20-1;
11. THENCE North 69 degrees 34 minutes 54 seconds East, with the South line of said Lot 20-1 and a North line of said Lot 4, a distance of 335.75 feet to a 1/2 inch iron rod with tieable plastic cap found for the east-end corner thereof and the Southeast corner of said Lot 20-1;
12. THENCE North 13 degrees 50 minutes 37 seconds East, with the West line of Lot 4 and the East line of said Lot 20-1, a distance of 712.11 feet to the POINT OF BEGINNING and containing, with the metes and bounds herein recited, 75.203 acres of land, or 3,277,112 square feet, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT David Unnerstall and Rhonda F. Unnerstall do hereby certify and adopt this plat designating the herein above described property as HUNTER'S RIDGE ADDITION, LOTS 4R-1, 5R-1, 5R-2, 5R-3, 6R-4, AND 6R-1, an addition to the City of Oak Point, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. David Unnerstall and Rhonda F. Unnerstall do hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Oak Point.
5. The City of Oak Point is not responsible for repairing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the installation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, sold use by public utilities being subordinate to the public's and City of Oak Point's use thereof.
7. The City of Oak Point and all public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths with may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Oak Point and all public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Oak Point.

David Unnerstall - OWNER

Rhonda Unnerstall - OWNER

DATE
STATE OF TEXAS
COUNTY OF DENTON

DATE
CERTIFICATE OF APPROVAL
Approved this _____ day of _____ 20____
by the City Council of Oak Point, Texas.

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Unnerstall and Rhonda Unnerstall, known to me to be the persons whose names are subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021

Notary Public in and for
the State of Texas

REPLAT
LOTS 4R-1, 5R-1, 5R-2,
5R-3, 6R-4, & 6R-1
A REPLAT OF LOTS 4-6
HUNTER'S RIDGE ADDITION
BEING 75.231 ACRES IN THE
GEORGE W. DANIELS SURVEY
ABSTRACT NO. 331
CITY OF OAK POINT
DENTON COUNTY, TEXAS

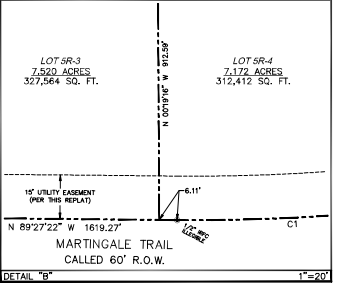
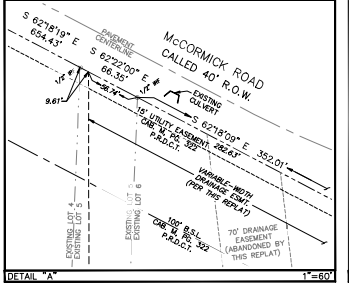
DATE OF PREPARATION: OCTOBER 2, 2021



- 100 0 100 200
GRAPHIC SCALE IN FEET
- PLEASE REFER TO THIS SCALE BECAUSE METES MAY HAVE BEEN REDDED OR CHANGED.
- LEGEND:
PROPERTY LINE
EASEMENT
ADDITIONAL EASEMENT LINE
DRAINAGE CHANNEL
ROAD
ROAD RIGHT OF WAY
ROAD CENTERLINE
CORNER MONUMENT
CORNER MONUMENT WITH IRON ROD FOUND
CORNER MONUMENT WITH MARKED TIE
CORNER MONUMENT WITH IRON ROD FOUND
IRON ROD FOUND
H.S. - IRON ROD SET
DRAINAGE CHANNEL
DRAINAGE CHANNEL
DRAINAGE CHANNEL
DRAINAGE CHANNEL
DRAINAGE CHANNEL
DRAINAGE CHANNEL
DRAINAGE CHANNEL

BOUNDARY CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	367.30'	670.00'	S 74°49'33" W	362.80'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°04'11" E	442.56'
L2	N 10°48'18" E	607.43'
L3	N 05°11'14" W	621.34'



DRAWN BY:
DAVID UNNERSTALL
RHONDA UNNERSTALL
450 MCCORMICK RD
OAK POINT, TX 75088
(214) 854-2375

SURVEYOR:
JOE C. VAUGHN, JR.
TEXAS R.P.S. NO. 5928
FIRM: LAND SERVICES, P.C.
(409) 908-1191
130 S. WOODROBE DR., #200
DENTON, TX 76205
FIRM REGISTRATION NO. 101203000

FIRM:
LAND SERVICES, P.C.
130 S. WOODROBE DR., #200
DENTON, TX 76205
FIRM REGISTRATION NO. 101203000

COVENANTS, CONDITIONS AND RESTRICTIONS 046920

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS
COUNTY OF DENTON)

WHEREAS, BRAUCAM INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP FOLLOWING DESCRIBED PROPERTY, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PREAMBLE

WHEREAS, BRAUCAM INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP, HEREINAFTER AS THE "SELLER OR DEVELOPER" DOES HEREBY FURTHER IMPRESS SAID PROPERTY WITH THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE TITLE TO SAID LAND AND SHALL BE BINDING UPON ALL PARTIES AND PERSONS CLAIMING SAID LAND OR ANY PART THEREOF UNTIL DECEMBER 31, 2010, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED IN SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY UNANIMOUS CONSENT OF THE OWNERS OF THE LOTS COMPRISING SAID SUBDIVISION IT IS THEN AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. ANY AND ALL OWNERS OF THE SAID LOTS COMPRISING SAID SUBDIVISION SHALL BE DEEMED TO BE SUBJECT TO THE RESTRICTIVE COVENANTS HEREIN SET FORTH, WHICH SHALL, FOR ALL LEGAL PURPOSES, BE CONCLUSIVELY DEEMED TO BE A PART OF EACH DEED OF CONVEYANCE OF ANY LOTS OR PORTION THEREOF IN SAID SUBDIVISION. INVALIDATION OF ANY ONE OF THESE COVENANTS OR RESTRICTIONS BY JUDGMENT OR ORDER OF THE COURT SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

- (1) ALL LOTS IN THIS SUBDIVISION SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY.
- (2) ANY ONE STORY RESIDENCE CONSTRUCTED ON THE PROPERTY SHALL HAVE A GROUND FLOOR AREA OF NOT LESS THAN 2,000 SQUARE FEET (ANY TWO STORY RESIDENCE CONSTRUCTED ON THE PROPERTY SHALL HAVE A GROUND FLOOR AREA OF NOT LESS THAN 1200 SQUARE FEET), EXCLUSIVE OF GARAGES, OPEN PORCHES, TERRACES, PATIOS, DRIVEWAYS, OR CARPORTS, AND SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS FROM STARTING CONSTRUCTION.
- (3) AT LEAST SEVENTY PERCENT (70%) OF THE EXPOSED EXTERIOR MUST BE OF BRICK, STONE, OR MASONRY CONSTRUCTION. VICTORIAN HOMES MAY BE OF FRAME CONSTRUCTION, UPON APPROVAL.
- (4) NO STRUCTURE SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF THE STREET.

- (5) NO TRADE OR BUSINESS OF ANY TYPE SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE ON ANY LOT WHICH MAY BE NOXIOUS OR OFFENSIVE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD SAVE AND EXCEPT 10 ACRES ON THE SOUTHWEST CORNER OF HWY 720 AND MCCORMICK.
- (6) LOTS MAY BE SUBDIVIDED INTO NO LESS THAN 2.5 ACRE LOTS.
- (7) OUTBUILDING (BARN, STALLS, TOOL SHEDS, AND ALL OTHER BUILDINGS EXCEPT A DETACHED GARAGE) SHALL BE LIMITED TO FOUR (4) BUILDINGS AND MUST BE OF NEW CONSTRUCTION.
- (8) NO STRUCTURE OF TEMPORARY CHARACTER (TRAILER, MOBILE HOME, BASEMENT, TENT, SHACK, GARAGE OR OTHER OUTBUILDING) SHALL BE USED ON THE PROPERTY AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
- (9) NO INOPERATIVE MOTOR VEHICLE(S) AND/OR MACHINERY AND/OR EQUIPMENT SHALL BE KEPT ON THE PROPERTY. ALL TOOLS, EQUIPMENT, AND MATERIAL(S), SHALL BE KEPT OUT OF SIGHT IN OUTBUILDINGS.
- (10) NO MOVE-IN HOMES, MOVE-IN GARAGES, OR MOVE-IN BUILDINGS SHALL BE PLACED ON THE PROPERTY.
- (11) NO SWINE SHALL BE RAISED, BRED, OR KEPT ON THE PROPERTY. EACH TRACT SHALL BE LIMITED TO TWO HEAD OF LIVESTOCK PER ACRE.
- (12) NO GARBAGE OR OTHER WASTE SHALL BE KEPT EXCEPT IN SANITARY CONTAINERS. NO TRACT OR PART THEREOF SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH OR TRASH.
- (13) EACH DWELLING SHALL CONTAIN IN-DOOR PLUMBING FIXTURE ATTACHED TO A SEWAGE DISPOSAL OR SEPTIC SYSTEM APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT, BEFORE BEING OCCUPIED. NO SEPTIC TANK OR LATERAL LINE CAN BE PLACED WITHIN ONE HUNDRED AND FIFTY (150 FEET OF A WATER WELL OR A PROPOSED WATER WELL.
- (14) 20' PUBLIC UTILITY EASEMENT ACROSS FRONT OF PROPERTY AND 5' PUBLIC UTILITY EASEMENT ON THE SIDES AND BACK. THE FOREGOING RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE ENFORCEABLE AGAINST THE GRANTEE, THE GRANTEE'S HEIRS, AND ASSIGNS.
- (15) THESE RESTRICTIONS MAY BE CHANGED UPON 75% OF LAND OWNERS' APPROVAL.
- (16) COVENANTS RUNNING WITH LAND. EXCEPT AS SPECIFICALLY PROVIDED TO THE CONTRARY HEREIN, ALL OF THE RESTRICTIONS, COVENANTS AND EASEMENTS HEREIN PROVIDED FOR AND ADOPTED SHALL APPLY TO EACH AND EVERY LOT IN THE SUBDIVISION AND

SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE OBSERVANCE AND PERFORMANCE OF SAME, SHALL HAVE THE RIGHT IN ADDITION TO ALL LEGAL REMEDIES OR REMEDIES ELSEWHERE PROVIDED HEREIN, TO ANY INJUNCTION EITHER PROHIBITIVE OR MANDATORY. THE OWNER OF ANY LOT OR LOTS IN THE SUBDIVISION AFFECTED SHALL LIKEWISE HAVE THE RIGHT EITHER TO PREVENT A BREACH OF ANY SUCH RESTRICTION OR COVENANT OR TO ENFORCE THE PERFORMANCE THEREOF.

(17) PARTIAL INVALIDITY. INVALIDATION OF ANY COVENANT, RESTRICTION, ETC. (BY COURT JUDGMENT OR OTHERWISE) SHALL NOT AFFECT, IN ANY WAY, THE VALIDITY OF ALL OTHER SUCH COVENANTS, RESTRICTIONS, ETC. - ALL OF WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. ACQUIESCENCE IN ANY VIOLATION SHALL NOT BE DEEMED A WAIVER OF THE RIGHT TO ENFORCE AGAINST THE VIOLATOR OR OTHERS THE CONDITIONS SO VIOLATED OR ANY OTHER CONDITIONS, AND THE DEVELOPER SHALL HAVE THE RIGHT TO ENTER THE PROPERTY OF THE VIOLATOR AND CORRECT THE VIOLATION OR TO REQUIRE THAT THE SAME BE CORRECTED.

(18) THE DEVELOPER MAY ASSIGN OR CONVEY BY APPROPRIATE INSTRUMENTS TO ANY PERSON OR CORPORATION, ANY OR ALL OF THE RIGHTS, RESERVATIONS, EASEMENTS AND PRIVILEGES HEREIN RESERVED BY IT, AND UPON THE RECORDATION OF SUCH ASSIGNMENT OR CONVEYANCE, THEIR ASSIGNS OR GRANTEEES, AT THEIR OPTION, MAY EXERCISE, TRANSFER OR ASSIGN SUCH RIGHTS, RESERVATIONS, EASEMENTS AND PRIVILEGES OR ANY ONE OR MORE OF THEM AT ANY TIME OR TIMES IN THE SAME WAY AND MANNER AS THOUGHT DIRECTLY RESERVED BY THEM IN THIS INSTRUMENT.

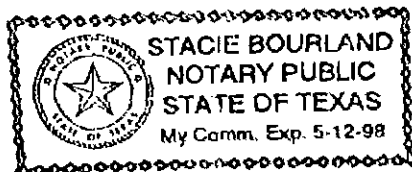
EXECUTED THIS THE 15th DAY OF July, 1996.

BY: Jerry Campbell
JERRY CAMPBELL,
VICE PRESIDENT OF
BRAUCAM INVESTMENTS, L.P.

STATE OF TEXAS X
COUNTY OF DENTON X

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JERRY CAMPBELL, VICE PRESIDENT OF BRAUCAM INVESTMENTS, L.P. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

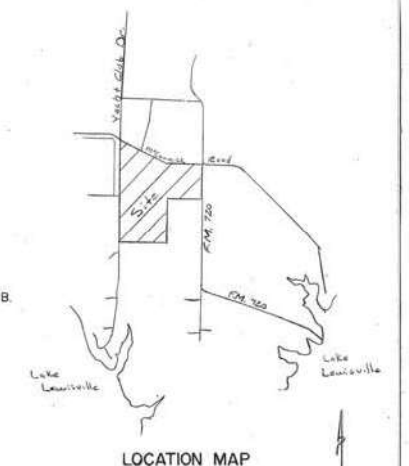
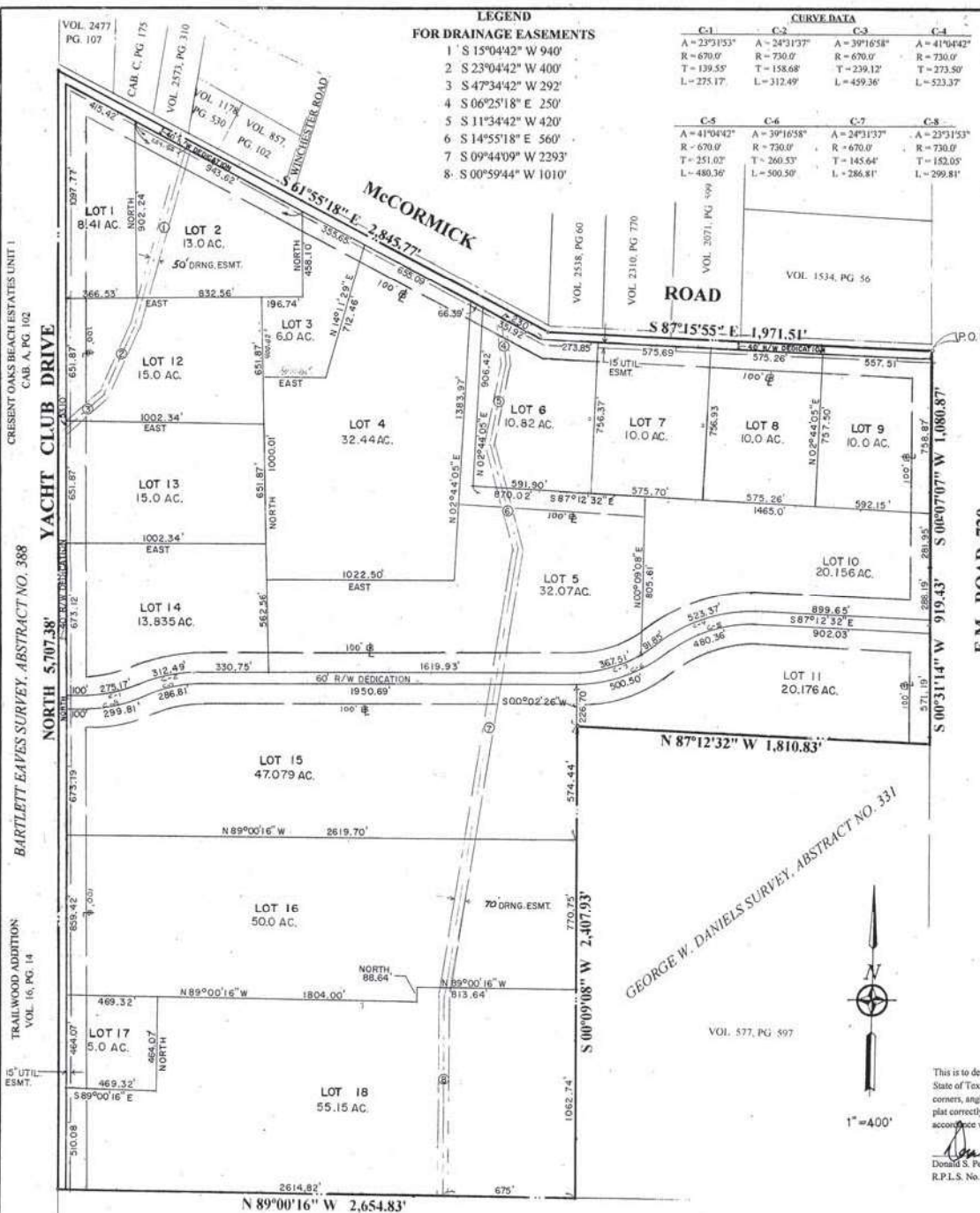
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1 DAY OF July, 1996.



Stacie Bourland
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 5-12-98

Cab M Pg 322

LEGEND FOR DRAINAGE EASEMENTS				CURVE DATA					
1	S 15°04'42" W 940'	C-1	A = 23°31'53" R = 670.0' T = 139.55' L = 275.17'	C-2	A = 24°31'37" R = 730.0' T = 158.68' L = 312.49'	C-3	A = 39°16'58" R = 670.0' T = 239.12' L = 459.36'	C-4	A = 41°04'42" R = 730.0' T = 273.50' L = 523.37'
2	S 23°04'42" W 400'	C-5	A = 41°04'42" R = 670.0' T = 251.02' L = 480.30'	C-6	A = 39°16'58" R = 730.0' T = 260.53' L = 500.50'	C-7	A = 24°31'37" R = 670.0' T = 145.64' L = 286.81'	C-8	A = 23°31'53" R = 730.0' T = 152.05' L = 299.81'
3	S 47°34'42" W 292'								
4	S 06°25'18" E 250'								
5	S 11°34'42" W 420'								
6	S 14°55'18" E 560'								
7	S 09°44'09" W 2393'								
8	S 00°59'44" W 1010'								



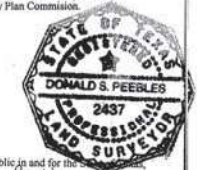
Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY CLERK
On Oct 21 1996
At 1:22pm
Doc/Num : 96-RB075158
Doc/Type : 91.0
Recording : 20.00
Doc/Hgmt : 6.00
Receipt #: 32893
Deputy - HARY

APPROVED BY:
PLANNING & ZONING COMMISSION
CITY OF OAK POINT
BY: Susan K. Sizemore 10-10-96
Chairman Date
CITY COUNCIL
BY: Kent Goldswill 10-18-96
Mayor Date

SURVEYOR'S CERTIFICATE

This is to declare that I, Donald Stewart Peebles, a Registered Professional Land Surveyor of the State of Texas, having prepared this drawing from an actual on the ground survey, and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents the survey made by me or under my direction and supervision in accordance with the Planning Board Regulations of the City Plan Commission.

Donald S. Peebles 10-11-96
Donald S. Peebles Date
R.P.L.S. No. 2437



STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Donald S. Peebles known to me to be the person whose name is subscribed to the above instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11 day of Oct, 1996
SCOTT GERVAIS
MY COMMISSION EXPIRES
February 22, 1998
Scott Gervais
Notary Public in and for the State of Texas

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT BRAUCAM INVESTMENTS, L.P. A Texas Limited Partnership by and through the undersigned does hereby adopt this plat designating the above described property as the HUNTER'S RIDGE ADDITION, an addition to the City of Oak Point, Denton County, Texas and do hereby dedicate the easements shown on this plat for the mutual use and accommodation of the public utilities desiring to use same.

WITNESS our hands at Denton County, Texas, this the 13 day of Oct, 1996

Jerry Campbell
JERRY CAMPBELL
Vice President
David J. & Barbara J. VanLacken
DAVID J. & BARBARA J. VANLACKEN
Victor J. & Frances S. Ramon
VICTOR J. & FRANCES S. RAMON
Gerald C. & Genevieve M. Golden
GERALD C. & GENEVIEVE M. GOLDEN

STATE OF TEXAS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JERRY CAMPBELL, DAVID J. & BARBARA J. VANLACKEN, VICTOR J. & FRANCES S. RAMON, GERALD C. & GENEVIEVE M. GOLDEN

known to me to be the person whose name is subscribed to the above instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of Oct, 1996

Scott Gervais
SCOTT GERVAIS
MY COMMISSION EXPIRES
February 22, 1998
Notary Public in and for the State of Texas

OWNER
BRAUCAM INVESTMENTS, L.P.
P.O. BOX 1706, LEWISVILLE, TX. 75067
(214) 724 - 1226

OWNER'S CERTIFICATE

WHEREAS JERRY CAMPBELL INVESTMENTS are the owners of a 390.00 acre tract of land situated in the George W. Daniels Survey, Abstract No. 331 as recorded in Volume 3243, Page 917 of the Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a found 3/8" iron rod at the northeast corner of said 390.00 acre tract, same being the intersection of the approximate centerline of McCormick Road and the west line of F.M. Road 720;

THENCE S 00°07'07" W along the said west line of F.M. 720 for 1080.87' to a found wooden Hwy. Monument;

THENCE S 00°31'14" W continuing along said west line for 919.43' to a set 1/2" iron rod;

THENCE N 87°12'32" W leaving said west line and along the most northerly, south line of said 390.00 acre tract for 1810.83' to a set 1/2" iron rod;

THENCE S 00°09'08" W along the most westerly, east line of said 390.00 acre tract for 2407.93' to a set 1/2" iron rod at the southeast corner of said 390.00 acre tract;

THENCE N 89°00'16" W along the south line of said 390.00 acre tract for 2654.83' to a set 1/2" iron rod at the southwest corner of said 390.00 acre tract, same being the approximate centerline of Yacht Club Drive, and the recognized west line of said Daniels Survey;

THENCE Due north along the west line of said 390.00 acre tract and said Survey Line for 5707.38' to a found R.R. spike in the said approximate centerline of McCormick Road;

THENCE S 61°55'18" E along the said approximate centerline of McCormick Road for 2845.77' to a found 1/2" iron rod;

THENCE S 87°15'55" E continuing along said approximate centerline for 1971.51' to the POINT OF BEGINNING and CONTAINING 16,988,373 square feet or 390.00 acres of land more or less.

FINAL PLAT
HUNTER'S RIDGE ADDITION
GEORGE W. DANIELS SURVEY, ABSTRACT NO. 331
CITY OF OAK POINT
DENTON COUNTY, TEXAS

PEEBLES & ASSOCIATES
CIVIL ENGINEERS / LAND SURVEYORS
530 BEDFORD ROAD
BEDFORD, TEXAS 76022
METRO (817) 268-3316

DRAWN BY: P&A PROJECT NO. SHEET 1 OF 1
DATE: 10-9-96 FILE NO.

FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS

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

THIS FIRST AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS (this "First Amendment") is made to be effective as of the 1st day of June, 2011.

WITNESSETH:

WHEREAS, the Covenants, Conditions and Restrictions for the Hunters Ridge Subdivision of Oak Point, Texas (the "Subdivision"), dated July 1, 1996, were recorded under document number 96-R0046920 of the Real Property Records of Denton County, Texas attached hereto as *Exhibit "B"* (the "Restrictions"); and

WHEREAS, the Restrictions provide that they may be changed "upon 75% of land owners' approval"; and

WHEREAS, the undersigned owners shown on *Exhibit "A"*, attached hereto, collectively own more than 75% of the land in the Subdivision and/or represent 75% of the land owners' (each, an "Owner", and collectively, the "Owners") hereby agree to amend the Restrictions by this First Amendment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Restrictions are hereby amended as follows:

1. Unless otherwise specifically set forth herein, all capitalized terms herein shall have the same meaning as set forth in Restrictions.
2. Notwithstanding anything contained in the Restrictions to the contrary, in addition to the uses permitted by the Restrictions, each lot, parcel or property in the Subdivision may be used for: (a) general recreational use, (b) polo club, country club or equestrian club purposes, (c) veterinary services, (d) agricultural and farm uses including crop sales, (e) animal boarding and/or related amenities and services, (f) church, and (g) any use permitted by the City of Oak Point.
3. Each property owner shall be entitled to obtain zoning of their own choosing for their respective property from the City of Oak Point, and to the extent that such zoning, development codes and/or requirements differ from the Restrictions, then the approved zoning or development code or requirements will prevail and supersede the applicable provision of the Restrictions.
4. In accordance with Section 201.005 of the Texas Property Code any Owner is authorized to execute on behalf of the Owners a petition to amend the Restrictions in accordance with this First Amendment, and to cause the petition and First Amendment to be recorded in the Real Property Records of Denton County, Texas.
5. This First Amendment shall in all respects be governed by the laws of the State of Texas Except as expressly modified herein; the Restrictions shall remain in full force and effect.

(SIGNATURE PAGE FOLLOWS)