

Deed Restrictions for:
1200 Block of FM 107,
Gatesville, TX 76528
14.368 Acres out of Randal D Heck Survey #469
(and all parts thereof)
Coryell County

1. No part of the property shall be used for manufacturing purposes, or for any commercial activities other than for agricultural purposes. All barns, workshops, outbuildings, and livestock pens shall be kept neat, sanitary, and well maintained so as not to be a nuisance or annoyance to neighboring property owners.
2. No trailer houses, mobile homes, modular homes, or premanufactured homes shall be allowed on the property.
3. Lions, tigers, bears, or similar animals shall not be raised or kept on this property. Vicious or potentially dangerous domestic pets or animals are not permitted. No portion of the property may be used for a commercial feed lot or any commercial feeding operation. This restriction shall not apply to the noncommercial feeding out of animals which are used for FFA or 4H projects. No more than 2 hogs may be kept on the property. No more than one horse per 1½ acres shall be allowed, and no roping arenas are permitted.
4. No unlicensed or inoperable vehicles, inoperable farm equipment, or any other junk may be kept on the property unless the owner is actively working to restore it to its usefulness. No commercial vehicle operations of any kind will be allowed. No mud tracks or race tracks are allowed. No tractor trailer trucks will be allowed.
5. No portion of the property shall be used a dumping ground or landfill. Trash, garbage or other waste shall be kept in sanitary containers and properly disposed of regularly.
6. This property shall be used for single family residential purposes only. Any residence must have a minimum of 1500 square feet of living space, exclusive of open or screened porches, garages, or carports. No more than one guest house will be permitted in addition to the main residence. Exterior walls shall be attractively finished with materials which are designed and manufactured for exterior residential use, and shall be of average or better quality.
7. All perimeter fences shall be substantial and built to professional standards.
8. This property may not be further subdivided into less than 1.000 acre tracts.

Invalidation of any of these covenants or restrictions by judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.