

# HOCKLEY, TX

## For Sale

**\$695,000**

Listing Agent/Owner:  
Gabri R. Means, REALTOR®  
Market Realty, Inc.  
979.277.8687  
[gabrimeans@gmail.com](mailto:gabrimeans@gmail.com)



## Property Details

2.1 ACRES  
2400 SQ FT BARND  
3 BEDROOMS  
2.5 BATHROOMS  
FIREPLACE  
SPACIOUS LIVING AREA

## **24609 Pine Ridge Road, Hockley, TX - Waller County**

SUPER RARE FIND! This custom home is privately tucked away on 2.1 peaceful acres of mixed pines and hardwoods AND situated on a dead-end road that backs up to 100 acres of woods! Enjoy your morning cup of coffee under one of two covered porches while viewing the beautiful scenery and abundant wildlife! Inside this gorgeous barndominium you'll find vaulted ceilings in the kitchen/living/dining area, a wood-burning fireplace, custom cabinets, granite countertops and a professional-grade range in the kitchen, spacious bedrooms and closets, and a spiral staircase at the end of the hallway leading to attic space that could be converted to your new home office or even a 4th bedroom. The utility room boasts tons of extra storage and room for a second refrigerator. Entertain your friends and family with a backyard barbecue and then invite them to camp out using your 50 amp RV hookup. You truly get the best of both worlds here in Hockley, TX...quiet, country living, but just a short drive to HWY 290 and Grand Parkway! WELCOME HOME!

\*Cannon safe, entertainment center, gas washer and dryer, deer feeder, and green 40 ft storage container are negotiable non-realty items. The tan 20 ft storage container and brush/wood pile will be removed from the property prior to closing.

## **24609 Pine Ridge Road, Hockley, TX - Waller County**

- 2400 Sq Ft barndominium on 2.1 acres
- 600 sq ft covered porches on front and back (front door faces N)
- 3 bedroom, 2.5 bath, and option to build out attic space for home office or 4th bedroom
- Metal building with metal roof (2012)
- Slab on sandy soil
- 2 AC units
- New water heater (2022)
- Well & Septic
- 50 Amp RV full hookup
- Mixed Pines and Hardwoods
- Not in flood zone, never flooded
- Dead-end road that backs up to 100 acres owned by San Jacinto Girl Scouts Inc...very private and peaceful with abundant wildlife
- 500 Gal (owned) LP tank
- Wood-burning fireplace with gas start
- Flooring - luxury vinyl plank and stained concrete
- Custom cabinets, granite countertops, and pro range in kitchen
- Spacious kitchen/living/dining area with vaulted ceilings
- June 2022 electric bill around \$250, very well insulated
- New survey provided (June 2022)
- 20 minute drive to HWY 290 & Grand Parkway

### **APPROX. ROOM MEASUREMENTS:**

Primary Bedroom - 16 x 20

Primary Bathroom - 10 x 14

Bedroom #1 - 12 x 13

Bedroom #2 - 12 x 13

Guest Bathroom - 8 x 10

Utility Room - 7 x 20

Dining Room - 11 x 20

Kitchen - 11 x 20

Living - 20 x 22



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



## SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 24609 PINE RIDGE ROAD, HOCKLEY  
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? 2 WEEKS

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u>Y</u> Range	<u>Y</u> Oven	<u>N</u> Microwave
<u>Y</u> Dishwasher	<u>N</u> Trash Compactor	<u>Y</u> Disposal
<u>Y</u> Washer/Dryer Hookups	<u>N</u> Window Screens	<u>Y</u> Rain Gutters
<u>N</u> Security System	<u>Y</u> Fire Detection Equipment	<u>N</u> Intercom System
	<u>Y</u> Smoke Detector	
	<u>N</u> Smoke Detector-Hearing Impaired	
	<u>Y</u> Carbon Monoxide Alarm	
	<u>N</u> Emergency Escape Ladder(s)	
<u>Y</u> TV Antenna	<u>Y</u> Cable TV Wiring	<u>N</u> Satellite Dish
<u>Y</u> Ceiling Fan(s)	<u>N</u> Attic Fan(s)	<u>Y</u> Exhaust Fan(s)
<u>Y</u> Central A/C	<u>Y</u> Central Heating	<u>N</u> Wall/Window Air Conditioning
<u>Y</u> Plumbing System	<u>Y</u> Septic System	<u>N</u> Public Sewer System
<u>N</u> Patio/Decking	<u>N</u> Outdoor Grill	<u>N</u> Fences
<u>N</u> Pool	<u>N</u> Sauna	<u>N</u> Spa <u>N</u> Hot Tub
<u>N</u> Pool Equipment	<u>N</u> Pool Heater	<u>N</u> Automatic Lawn Sprinkler System
<u>Y</u> Fireplace(s) & Chimney (Wood burning)		<u>N</u> Fireplace(s) & Chimney (Mock)
<u>N</u> Natural Gas Lines		<u>Y</u> Gas Fixtures
<u>Y</u> Liquid Propane Gas	<u>N</u> LP Community (Captive)	<u>Y</u> LP on Property
Garage: <u>N</u> Attached	<u>N</u> Not Attached	<u>N</u> Carport
Garage Door Opener(s):	<u>N</u> Electronic	<u>N</u> Control(s)
Water Heater:	<u>Y</u> Gas	<u>N</u> Electric
Water Supply: <u>N</u> City	<u>Y</u> Well <u>N</u> MUD	<u>N</u> Co-op
Roof Type: <u>METAL</u>	Age: <u>10</u>	(approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☒ Yes ☐ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary):

HOME HAS 2 CENTRAL HVAC UNITS. ONE IS NOT COOLING PROPERLY AND REPAIRS  
ARE CURRENTLY IN PROGRESS.



2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?\* ☒ Yes ☐ No ☐ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): \_\_\_\_\_

- \* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>Y</u> Interior Walls	<u>N</u> Ceilings	<u>Y</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>Y</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures

Y Other Structural Components (Describe): \_\_\_\_\_  
SURFACE CRACKS IN FIBERGLASS TUB IN THE GUEST BATHROOM.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): DOGS CHEWED WALLS AND BASEBOARDS IN UTILITY ROOM. SOME SEALER PEELING ON CONCRETE FLOORS.  
SMALL CHIP IN FRONT BEDROOM WINDOW.

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Improper Drainage	<u>N</u> Radon Gas
<u>N</u> Water Damage Not Due to a Flood Event	<u>N</u> Lead Based Paint
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Aluminum Wiring
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Fires
	<u>N</u> Unplatted Easements
	<u>N</u> Subsurface Structure or Pits
	<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware)  
☒ No (if you are not aware). If yes, explain (attach additional sheets if necessary). \_\_\_\_\_

6. Are you (Seller) aware of any of the following conditions?\* Write Yes (Y) if you are aware, write No (N) if you are not aware.  
☐ Present flood insurance coverage  
☐ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir  
☐ Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- ☐ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)  
☐ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))  
☐ Located ☐ wholly ☐ partly in a floodway  
☐ Located ☐ wholly ☐ partly in a flood pool  
☐ Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;  
 (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and  
 (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and  
 (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\* ☐ Yes ☐ No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- N Homeowners' Association or maintenance fees or assessments.
- N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.
- N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Authentisign  
*Gabri Ripple Means*  
Signature of Seller

07/21/2022

Date

Authentisign  
*Quentin Taylor Means*  
Signature of Seller

07/21/2022

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H



## INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc., 2004

### CONCERNING THE PROPERTY AT

24609 Pine Ridge Rd  
Hockley, TX 77447-5001

#### A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Conventional ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Tank and field lines are located approx 30' feet east of residence ☐ Unknown
- (4) Installer: Quentin Means ☐ Unknown
- (5) Approximate Age: 10 years ☐ Unknown

#### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No  
If yes, name of maintenance contractor: N/A  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? \_\_\_\_\_
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

#### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ \_\_\_\_\_
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

(TXR-1407) 1-7-04

Initialed for Identification by Buyer \_\_\_\_\_, \_\_\_\_\_ and Seller GRM, QJM

Page 1 of 2



24609 Pine Ridge Rd  
Hockley, TX 77447-5001

Information about On-Site Sewer Facility concerning \_\_\_\_\_

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

**This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.**

Authentisign 07/21/2022  
Gabri Ripple Means  
Signature of Seller \_\_\_\_\_ Date






















Authentisign 07/21/2022  
Guertin Taylor Means  
Signature of Seller \_\_\_\_\_ Date

Receipt acknowledged by:

Signature of Buyer \_\_\_\_\_ Date

Signature of Buyer \_\_\_\_\_ Date

## LEGEND

- |   |                          |
|---|--------------------------|
|  | CONTROL POINT            |
|  | PROPERTY CORNER FOUND    |
|  | PROPERTY CORNER SET [1]  |
|  | CALCULATED POINT         |
|  | CONCRETE MONUMENT        |
|  | FENCE POST               |
|  | AIR CONDITIONER          |
|  | IRRIGATION CONTROL VALVE |
|  | MAILBOX                  |
|  | SIGN                     |
|  | FIRE HYDRANT             |
|  | MANHOLE                  |
|  | WATER VALVE              |
|  | WATER METER              |
|  | GAS METER                |
|  | ELECTRIC METER           |
|  | POWER POLE               |
|  | LIGHT POLE               |
|  | GUY ANCHOR               |
|  | UTILITY PEDESTAL         |
|  | UTILITY MARKER           |

1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (2011 ADJUSTED) CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE.

2. ACCORDING TO MAP NO. 48473C0200E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR WALLER COUNTY, TEXAS, DATED 01/18/2009, THE SUBJECT TRACT IS SITUATED WITHIN X ZONE; DEFINED AS AREAS "DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY SCALING FROM SAID FLOOD INSURANCE RATE MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. ALPHA INFRASTRUCTURE LLC. ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.


3. THIS SURVEY WAS COMPLETED WITHOUT THE BEFIT OF A CURRENT ABSTRACT OF TITLE. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY ALPHA INFRASTRUCTURE LLC.

4. TRACT IS SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF ALL ZONING LAWS, REGULATIONS, AND ORDINANCES OF MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITIES, RELATING TO THE SUBJECT PROPERTY SHOWN HEREON.

5. THIS SURVEY IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

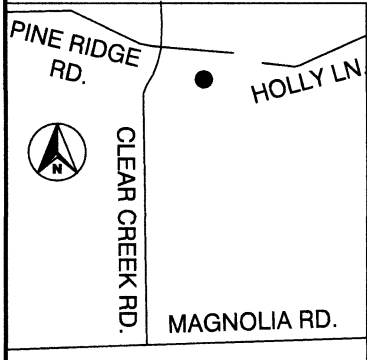
**2.105 ACRES, BEING LOT TWO (2) IN CLEAR CREEK FOREST, A SUBDIVISION IN WALLER COUNTY, TEXAS  
ACCORDING TO THE MAP RECORDED IN VOLUME 200, PAGE 278 OF THE MAP RECORDS OF WALLER  
COUNTY, TEXAS.**

I, JEFFREY A. BARRON, DO HEREBY CERTIFY THAT THE FOREGOING PLAT REPRESENTS A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION ON 06/16/2022, AND MEETS OR EXCEEDS THE MINIMUM PROFESSIONAL AND TECHNICAL STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. SUBJECT TO THE NOTES SHOWN HEREON.

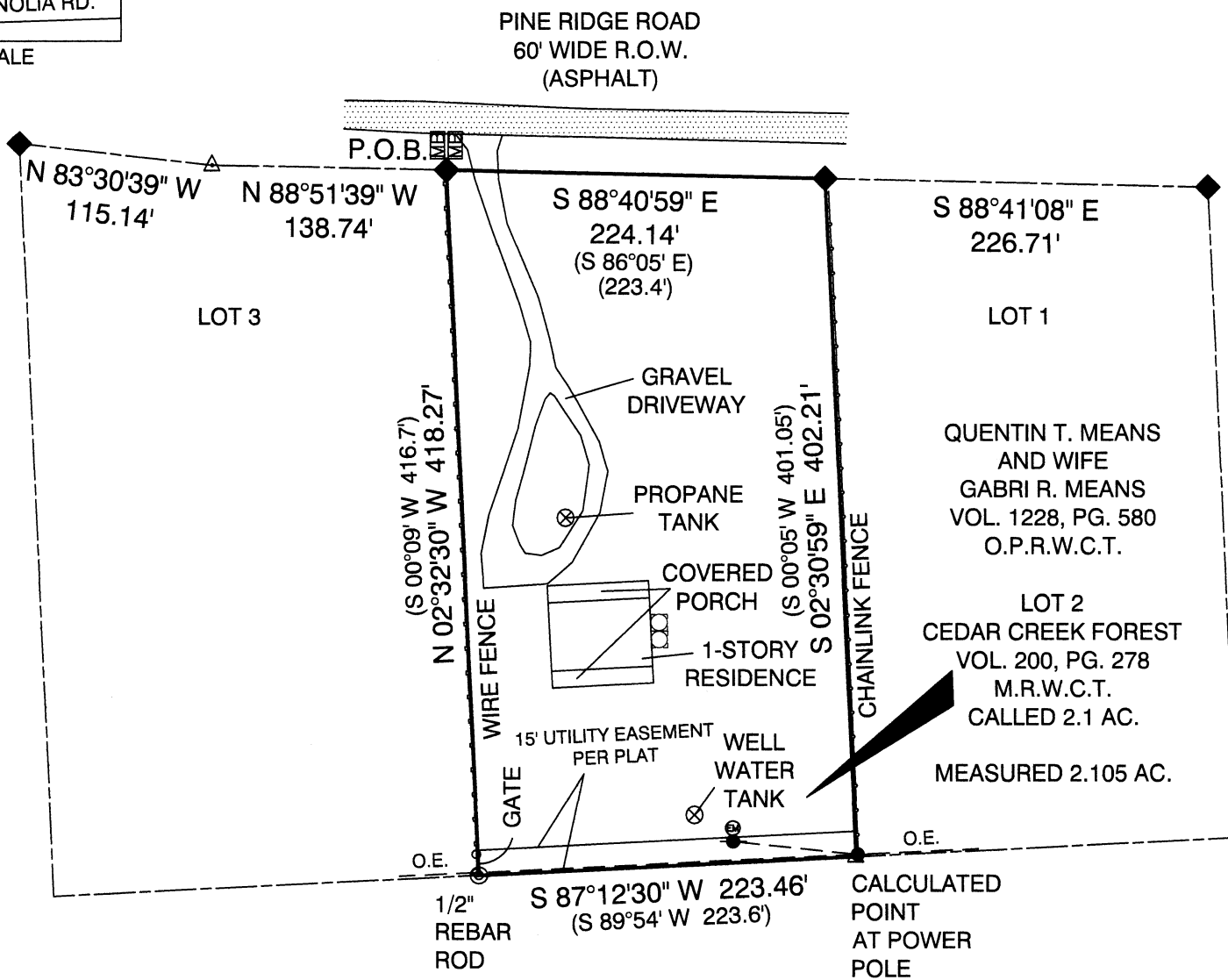
  
JEFFREY A. BARRON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6515



### VICINITY MAP



NOT TO SCALE



SAN JACINTO GIRL SCOUTS INC  
VOL. 484, PG. 5  
D.R.W.C.T.

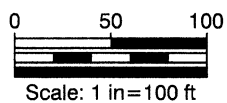
Sheet Number: 01 of 01

**ALPHA  
Infrastructure LLC.**



**AiSurveyors.com**

TBPELS Survey Firm: 10194741



**ALPHA Infrastructure LLC.:**  
4340 Decatur Dr., #2114  
College Station, TX  
Phone: (979) 450-0062  
Email: [jeff.barron@AiSurveyors.com](mailto:jeff.barron@AiSurveyors.com)

[illegible]

24609 Pine Ridge Rd.  
Hockley, TX 77447

Project No: TX01-P2200068  
Date: June 27, 2022

Surveyor	Drawn By	Checked By
JAB	JMB	JAB

DEED RECORDS  
VOL. 200 PAGE 273

59632

RESTRICTIONS  
CLEAR CREEK FOREST SUBDIVISION,  
SECTION 1

THE STATE OF TEXAS |

COUNTY OF WALLER |

KNOW ALL MEN BY THESE PRESENTS:

THAT, in order to insure to all purchasers of property in the above described CLEAR CREEK FOREST SUBDIVISION, SECTION 1, a Subdivision in the Lacy Pearsall Survey, Abstract No. 237, Waller County, Texas, according to the map or plat thereof recorded in Waller County, Texas, that all properties situated therein will be developed and maintained in a uniform manner to the mutual benefit of all owners and future owners thereof, MITCHELL & MITCHELL LAND DEVELOPMENT CO., a Texas corporation with offices and principal place of business in Houston, Harris County, Texas, the present owner of all of said properties, acting herein by and through its duly authorized officers, does hereby ADOPT, ESTABLISH and IMPOSE the following reservations, restrictions, covenants and conditions upon said properties which shall constitute covenants running with the land and shall be binding upon and inure to the benefit of the present owners, their respective successors and assigns, and to each and every purchaser of any of said properties, their respective heirs, legal representatives, successors and assigns, to-wit:

1. These conditions and restrictive covenants shall be binding upon the land and the purchasers thereof until January 1, 1987, and shall be automatically extended for successive ten (10)-year periods thereafter unless on or before one (1) month prior to the end of any such period of time three-fourths (3/4ths) of the owners of tracts of land in said subdivision shall agree in writing, properly executed and recorded in the office of the County Clerk of Waller County, Texas, to amend or repeal such restrictions.

2. All lots in Clear Creek Forest, Section 1, shall be used for residential purposes only. No noxious or offensive trades or activities shall be carried on on any of the lots or tracts in said subdivision, nor shall anything be done thereon which will cause a nuisance or be offensive to

## DEED RECORDS

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residents of usual sensitivities in the area. No lot or tract shall be used or occupied for any vicious or immoral purpose, nor for any use or purpose in violation of the laws of the local, State or Federal governments. No animals shall be raised or maintained on the property in such manner or with such lack of care as to cause offensive odors or noises or so as to otherwise be a nuisance or annoyance to persons of ordinary sensitivity.

3. No residence shall be built or maintained on any lot in said subdivision having less than eight hundred square feet of living area, exclusive of garages and open porches. Residences shall be built at least seventy-five (75) feet from the nearest right-of-way line of any dedicated roadway. The exterior of each residence shall be finished and if of a material other than brick, stone, asbestos or material not commonly decorated or painted, shall be painted with at least two coats of paint. No tent, trailer, bus, basement, shack, barn, portable structure, or other outbuildings shall at any time be used as a residence, either temporarily or permanently. All outbuildings shall be located to the rear of the residence except that garages may be attached to the residence. Purchaser shall submit to and obtain approval of the subdivider of any plans for primary or secondary buildings, before commencement of work, to determine architectural suitability and conformity with restrictions. Should the Subdivider not disapprove plans so submitted within twenty (20) days from submission, such plans will be deemed to have been approved. When construction of any improvement is begun it shall be completed with reasonable diligence and no construction material or equipment shall be stored on the property except as construction is begun and continued with reasonable diligence. Only one main residence and one secondary residence (for guests or servants) shall ever be built or maintained on any tract or building site. The moving of used buildings onto any building site in the subdivision is prohibited unless such building is first inspected and approved in writing by the Subdivider. This right of inspection and right to approve plans may be delegated to a successor by written recorded instrument, and such successor may be a person, persons, corporation or civic club.

4. Whenever a residence is established on any tract it shall provide an inside toilet and shall be connected with a septic tank and drain field until such time as sanitary sewers may be available for use in connection with such tract. No cesspool shall ever be dug, used or maintained on any parcel of land in said subdivision, and drainage of septic tanks or sewerage into roads, streets, alleys, ditches, ravines, or upon the

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open ground shall be prohibited and such prohibitions shall be enforceable as any other violation of these restrictions by any resident in the subdivision or by public body. The purchaser of a parcel of land in said subdivision shall, upon constructing any residence upon his tract, or any person making use of his tract of land, place a culvert of sufficient size to permit the free flow of water at a point between the roadway and his property and shall fill in sufficient dirt over and around same to construct a driveway to the premises. The inside bottom of said culvert must be even with or below the level of the ditch.

5. No tract in said subdivision shall ever be subdivided or resubdivided into smaller tracts or parcels of land, each tract in said subdivision as shown on the recorded subdivision plat constituting one and only one building site.

6. An easement thirty feet in width measured southward from the South bank and extending the full length of its passage through said Subdivision is hereby reserved adjacent to the South side of the creek running through said Subdivision for the purpose of insuring that all owners of tracts of land in said subdivision shall at all times have full and complete access to said creek.

7. No road, street, or other vehicular passageway shall ever be opened through any tract in said subdivision, it being intended that no road, street or other vehicular passageway shall ever be opened, maintained or utilized in said Subdivision other than those shown on the subdivision plat.

8. All tracts in said subdivision are sold subject to easements for public utilities as may be already existing, or as may become reasonably necessary for the subdivider, its successors or assigns, to create in the future, right to do so being hereby reserved, so as to permit good development of the subdivision and provide the necessary utilities.

9. All tracts of land in said subdivision are sold subject to roads, easements and building lines as shown on the plat of said Section 1 of Clear Creek Forest Subdivision as referred to above.

10. The subdivider or any owner in the subdivision shall have the right to prosecute any proceeding, at law or in equity, against any person violating or attempting to violate any of the covenants or restrictions, and either prevent such person, or persons, from so doing by prohibitive or mandatory injunction, and to recover damages for such violation. It is further stipulated that the invalidation of any one or more of these covenants, restrictions or conditions by any judgment or court order shall in no wise affect or invalidate



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any of the other provisions, but all such other provisions shall remain in full force and effect.

In Witness Whereof, MITCHELL & MITCHELL LAND DEVELOPMENT CO., herein sometimes referred to as "Subdivider," has caused these presents to be executed by its duly authorized officers and its corporate seal to be hereunto affixed on this the 21<sup>st</sup> day of March, 1967.

ATTEST:

[Signature]  
Assistant Secretary

MITCHELL & MITCHELL LAND DEVELOPMENT CO.

By: [Signature]

THE STATE OF TEXAS |

COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared M. D. Thompson, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, as Vice President of MITCHELL & MITCHELL LAND DEVELOPMENT CO., a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 21<sup>st</sup> day of March, A. D. 1967.

[Signature]  
Notary Public in and for  
Harris County, Texas

The undersigned owners and holders of a first lien on the property described in the foregoing restrictions join herein for the purpose of subordinating such lien to the foregoing restrictive provisions and covenants.

[Signature]  
O. M. Dinkins

[Signature]  
Elsie Dinkins Elliott



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date