

F.M. 1291

295.47'

N 87°41'25" E 450.00'

L1 N 87°40'43" E

L2 L3

C1

L4 L5

REM. 1 ACRE TRACT SCHOOL DIST. 28 VOL. 13 PG. 53 D.R.C.C.TX.

POINT OF BEGINNING TRACTS 2A & 2B
Y = 13,880,356.96
X = 2,737,794.39

N 00°25'17" E 594.27'

450.00'
S 87°41'11" W

TRACT 2A
6.13 ACRES

S 00°25'17" W 594.24'

450.01'
S 87°41'11" W

TRACT 2B
6.13 ACRES

S 00°25'17" W 594.27'

S 81°52'14" E
492.86'

TRACT 2C
6.13 ACRES

POINT OF BEGINNING TRACTS 2C & 2D
Y = 13,879,711.21
X = 2,738,727.56

N 00°25'17" E 590.55'

J. CUMMINS
A-14

TRACT 2D
17.25 ACRES

S 84°41'07" W 1416.11'

35.89 ACRES
GREGORY REISING
VOL. 864, PG. 795
O.R.C.C.,TX.

35.89 ACRES
PATRICK H LEMING SR TRUSTEE
VOL. 959, PG. 329
O.R.C.C.,TX.

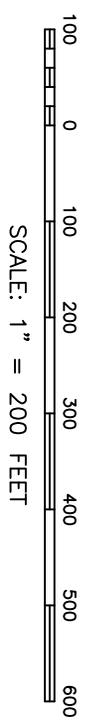
22.01 ACRES
BRETT M JANECKA & DONALD J WILSON
VOL. 992, PG. 619
O.R.C.C.,TX.

8.93 ACRES
KERRIANN S GRAHAM
VOL. 992, PG. 751
O.R.C.C.,TX.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	214.64'	465.62'	26°24'44"	S 81°41'11" E	212.74'
C2	48.84'	256.55'	10°54'29"	S 22°25'18" E	48.77'
C3	133.26'	657.43'	11°36'50"	S 11°09'38" E	133.03'

LINE	BEARING	DISTANCE
L1	N 87°41'25" E	114.45'
L2	N 87°40'43" E	40.09'
L3	N 87°44'37" E	77.03'
L4	S 02°29'11" E	129.54'
L5	N 87°30'49" E	131.58'

LEGEND
○ SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368"



OWNER:
AVANTERRA GROUP FM 1291, LLC,
620 WEST 21ST STREET
HOUSTON, TX. 77008

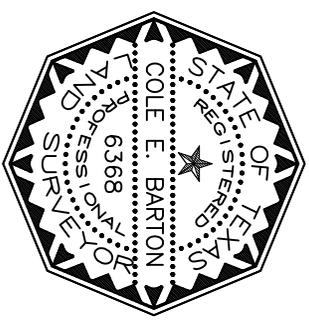
FLOOD CERTIFICATION:
FIRM NO.: 48089C0050D (MAP REVISION DATED FEBRUARY 4, 2011)
THE SUBJECT PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD.

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 09/14/22. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
[Signature]

COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6368



LIMITED LAND DIVISION OF 35.65 ACRES
BEING OUT OF THE JAMES CUMMINS SURVEY, ABSTRACT 14, COLORADO COUNTY, TEXAS, ALSO BEING A SUBDIVISION OF A 35.65 ACRE TRACT CONVEYED BY JEROME AND JOSEPHINE CANIK TO AVANTERRA GROUP FM 1291, LLC, IN WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 25, 2022 AND RECORDED IN VOLUME 995, PAGE 145 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

Completion Date:	09/20/22	File Name:	35.65AC
Scale:	1"=200'	Surveyed by:	LB/CB
Drawn by:	DJ	Checked by:	AF/CB

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
PROPERTY LOCATED ON FM 1291 (A014 J CUMMINS, ACRES 35.648 TRACTS
2A, 2B, 2C, 2D)

The Following restrictions shall be in place for 30 years beginning April 1st
2023

1. MOBILE HOMES: No mobile home or similar temporary structures shall be permitted on the property at any time. No travel trailer or other manufactured housing can be used as a permanent residence.
2. SUBDIVISION: Property may not be subdivided into less than 5 acres.
3. SETBACKS: No residential structure shall be erected on any tract closer than thirty feet (30') from any property line.
4. PROPERTY USE: All tracts shall be used for single family residential purposes only and no tract shall be used for multi-family, business, professional, commercial or manufacturing purposes except as (a) use of the residence as a family atmosphere Bed and Breakfast. Retail sales to the general public are not permitted from the property.
5. ANIMALS: There shall be no commercial raising or feeding operations of any animal on any tract. Horses, cattle, goats, sheep or chickens may be kept on any tract, but the tract on which such animals are kept must be securely fenced so that the animals are restricted to their owner's tract. No swine may be kept on any tract
6. WASTE: No trash, ashes, garbage or any property and no property shall be used or maintained as dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Each property owner has the right to enforce these restrictions and protective covenants.