

FOR SALE

1.88 Acres
Listed for \$235,000

885 Vest Lane
Pilot Point, Texas



885 Vest Lane is a choice 1.88-acre lot located in an exclusive 33-lot acreage development with quick and easy access to Lake Ray Roberts.

Embrace the freedom of customizing your dream home within the 2500 square feet minimum deed-restricted guideline that also allows horses, barns, and shops. Nestled in the community of Pilot Point, the neighborhood features city water, underground utilities, hi-speed internet, and concrete streets for added convenience. You'll also enjoy a relaxing nature walk on the neighborhood's hiking/equestrian trail that leads through the trees to the edge of the Corps of Engineer land.

With Jordan Creek State Park and The Lone Star Marina and Lodge being an easy three-mile drive, residents of The Hills at Pilot Point have quick access to a multitude of recreational opportunities, from fishing and boating on the 29,000-acre Lake Ray Roberts, to hiking, biking, and horseback riding on the lakeside trails that connect two state parks.



SCAN CODE



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

885 Vest Lane, Pilot Point, Texas 76258

MLS#: 20391130 **N** Active
Property Type: Land

[885 Vest Lane Pilot Point, TX 76258](#)
SubType: Unimproved Land

LP: \$235,000



Subdivision: The Hills at Pilot Point
County: Denton
Country: United States
Parcel ID: [970877](#)
Lot: 9 **Block:** A

Lst \$/Acre: \$125,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 81,893 **Acres:** 1.880 **\$/Lot SqFt:** \$2.87
Lot Dimen: 1.88 Acres **Will Subdv:** No

HOA: None

HOA Co:

General Information

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Pilot Point ISD
Elementary: Pilot Point
Intermediate: Pilot Point

Middle: Pilot Point

High: Pilot Point

Features

Lot Description: Acreage, Few Trees, Subdivision, Varied
Lot Size/Acres: 1 to < 3 Acres
Present Use:
Proposed Use: Single Family
Zoning Info: Residential
Development: City Limits, Plat Approved, Zoned
Street/Utilities: Aerobic Septic, City Water, Concrete, Electricity Available, Propane, Sewer Not Available, Underground Utilities
Road Front Desc: City Street
Road Surface: Concrete
Soil:
Surface Rights:
Waterfront:
Horses: Yes **Dock Permitted:**

Restrictions: Deed, No Mobile Home
Easements: Drainage, Utilities
Documents: Plat Approved
Type of Fence: None
Exterior Bldgs: None
Miscellaneous:
Road Frontage:
Prop Finance: Cash, Conventional
Possession: Closing/Funding
Showing: Go Show-No Appt. Needed
Lake Pump:

Remarks

Property Description: 885 Vest Lane is a choice 1.88-acre lot located in an exclusive 33-lot acreage development with quick and easy access to Lake Ray Roberts. Embrace the freedom of customizing your dream home within the 2500 sq ft minimum deed-restricted guideline that also allows horses, barns, and shops. Nestled in the desirable community of Pilot Point, the neighborhood features city water, underground utilities, high-speed internet, and concrete streets for added convenience. You can also enjoy a nature walk on the neighborhood's hiking & equestrian trail that leads through the trees to the edge of the Corps of Engineers land. With Jordan Creek State Park and The Lone Star Marina and Lodge being a simple three-mile drive, residents of The Hills at Pilot Point have quick access to a multitude of recreational opportunities, from fishing and boating on the 29,000-acre Lake Ray Roberts, to hiking, biking, and horseback riding on the lakeside trails that connect two state parks.

Public Driving Directions: Massey Rd into the neighborhood, turn left on Vest Lane. Property on the south side of Vest Lane.

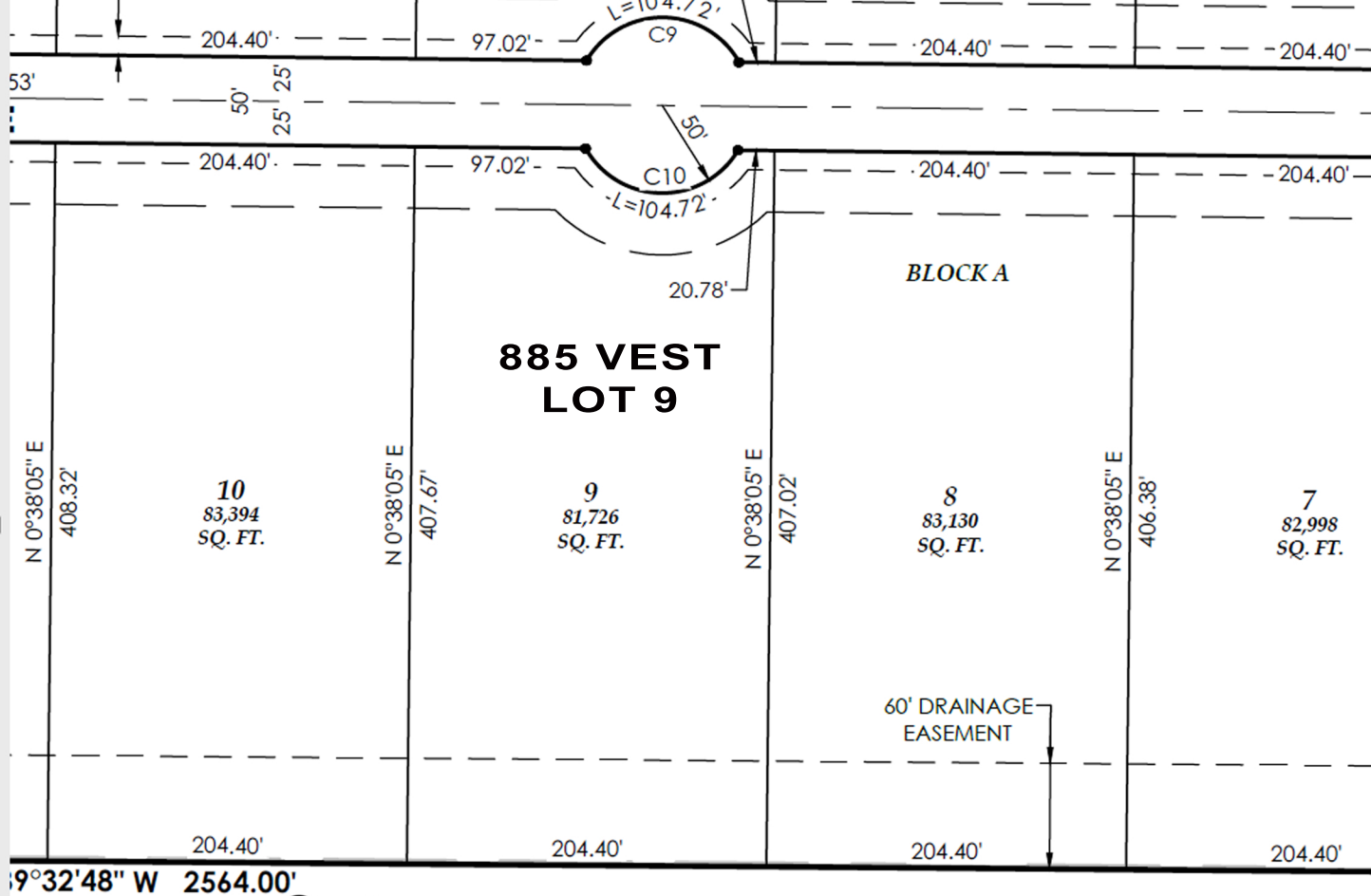
Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 07/26/2023 20:45

Information Deemed Reliable, but not Guaranteed. Copyright: 2023 NTREIS.



**Denton County
Juli Luke
County Clerk**

Instrument Number: 179055

ERecordings-RP

RESTRICTIONS

Recorded On: September 29, 2021 01:04 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 179055
Receipt Number: 20210929000508
Recorded Date/Time: September 29, 2021 01:04 PM
User: Kraig T
Station: Station 25

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

320528

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RESTRICTIVE COVENANTS

These Restrictive Covenants are entered into by the undersigned, being the owners of the following described Property:

Lots 1 thru 29, Block A; and Lots 1 thru 4, Block B, the Hills of Pilot Point, an Addition to the City of Pilot Point, Denton County, Texas according to the Map or Plat thereof recorded in County Clerk's File Number 2021-90, of the Map and/or Plat Records, Denton County, Texas.

The undersigned do hereby approve and adopt the following covenants and restrictions:

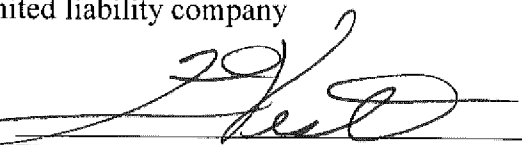
1. No commercial or industrial use allowed.
2. No pre manufactured homes.
3. No outside storage or inoperable or junk vehicles, trailers, or RV's.
4. Prohibited sale or transferring of property to a government agency for public use.
5. All exterior walls of residence shall be of fire-resistant material.
6. All accessory building shall be of same construction type as main building.
7. Minimum 2500 living square footage.
8. Minimum 2 car garage.
9. No front entry garage.
10. Minimum 300 lb. composition roof.
11. All roof colors must be approved by developer.
12. Roof pitch must be 8\12 or greater.
13. No visible antennas.
14. No visible clotheslines.
15. Minimum of 9' plateline.
16. Builder to provide dumpster on property thru duration of construction.
17. Builder must keep project clean of blowing debris.
18. Builder is responsible for all damage to water and sewer taps.
19. All homes must be landscaped with shrubs, grass and trees in front yard.
20. Gutters are required on all homes.
21. No toys or play equipment may be stored in front or side yard. This includes but not limited to: trampolines, swing sets, or tree swings.
22. All concrete driveway to main structure.
23. Minimum of 75' front building setback.
24. No accessory building closer than 20' to any property line.
25. No swine allowed.
26. No chickens or fowl allowed.

27. No sheep allowed.
28. No goats allowed
29. No. breeding operations.
30. Large animals allowed are horses or cattle.
31. Only one large animal per $\frac{3}{4}$ acre.
32. No fences allowed in 75' front setback.
33. All fences to be pipe & cable or wrought iron.
34. All culvert ends to be sloped and concrete.
35. All building plans & materials to be approved by developer.
36. All builders to be approved by developer.
37. All exterior fencing must be painted black.
38. In Block B, Lot 1 may have an 8' screening fence on its South and East property line. Lots 2&3 may have an 8' screening fence on east property line and Lot 4 may have an 8' screening fence on its North and East property line.
39. No buildings may be put on property until main structure is built.
40. No more than two outbuildings on property without developer permission.
41. No above-ground swimming pools.
42. All dogs must be contained on property.
43. No yard signs permitted except Realtors for sale, Builders and political during election.
44. All other City of Pilot Point ordinances are in full effect.

All of the hereinabove set out restrictions, reservations and covenants are to run with the land and shall be binding on all future purchasers, their heirs, assigns, and successors, and all persons claiming under them, or until such time as the majority of the then owners of the hereinabove described real property agree to change said restrictions, reservations and covenants in whole or in part, by agreement signed by the majority of the then owners of said land, and filed in the Official Public Records of Denton County, Texas.

EXECUTED this 24 day of Sept, 2021.

F.M.B. PROPERTY HOLDINGS, LLC,
a limited liability company

BY: 
FREDDY VEST, MANAGING MEMBER

BY: 
MIKE FRITZ, MANAGING MEMBER

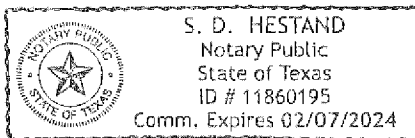
BY: 
CLARENCE (BUSTER) CHANDLER,
MANAGING MEMBER

STATE OF TEXAS)

COUNTY OF DENTON)

Before me, the undersigned, on this day personally appeared FREDDY VEST, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of F.M.B. PROPERTY HOLDINGS, LLC, a limited liability company, as its MANAGING MEMEBER, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27 day of Sept, 2021.



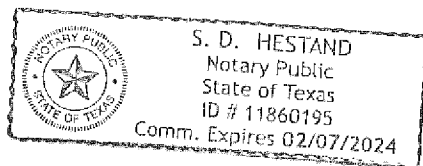
[Signature]
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF DENTON)

Before me, the undersigned, on this day personally appeared MIKE FRITZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of F.M.B. PROPERTY HOLDINGS, LLC, a limited liability company, as its MANAGING MEMEBER, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of Sept, 2021.



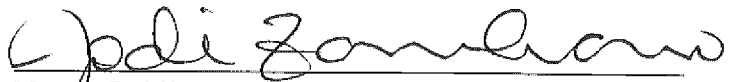
[Signature]
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF DENTON)

Before me, the undersigned, on this day personally appeared CLARENCE (BUSTER) CHANDLER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of F.M.B. PROPERTY HOLDINGS, LLC, a limited liability company, as its MANAGING MEMEBER, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29 day of Sept, 2021.

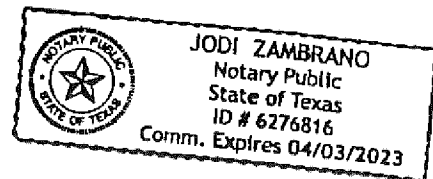


Notary Public, State of Texas

My commission expires: _____

PREPARED IN THE OFFICE OF:

ADAMS, BENNETT, DUNCAN & HENLEY
2745 Wind River Lane
Denton, Texas 76210
Phone: (940)566-6221
Fax: (940)566-4977



AFTER RECORDING, RETURN TO:

