

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2022-00013513

As

Recorded On: 07/18/2022 04:50 PM Recordings - Land

Parties: MORGANS FUNKY DO RANCH

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 30.00

File Information:

Document Number: 2022-00013513

Receipt Number: 2022-14243

Recorded Date/Time: 07/18/2022 04:50 PM

Recorded By: Janice Hankins

*******DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



Mary Margaret Wright

County Clerk
Henderson County, Texas

Record and Return To:

BIG K SOMPSON RENTALS LLC
13530 FM 346 W

FLINT, TX 75762

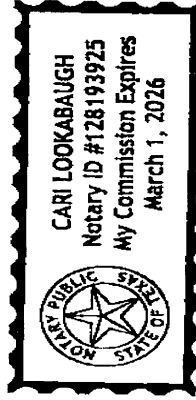


Restrictions, Covenants and Limitations are as follows, to-wit:

1. The restrictive covenants herein contained shall apply equally to said property.
2. No lot shall be used for anything other than for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than a single-family residence that is at minimum 1,300 sq. ft. Owner of the property lot shall be required to maintain such in generally clean condition, keeping it free from all unsightly undergrowth, weeds, and vegetation.
3. No structure of a temporary character shall be used on any lot at any time as a residence, either temporarily or permanently. No mobile homes or manufactured housing shall be placed on property at any time.
4. No fences shall be erected more than 6 feet in height. No fence shall be placed on the property in front of the back wall of the residence.
5. No signs shall be erected or maintained on any lot except for "For Sale" or "For Rent" sign, not exceeding five square feet in size.
6. Storage Buildings shall be located so that they are completely behind the dwelling and at least 15 foot from the lot lines. Buildings shall be no more than 40 feet by 60 feet in size. Buildings must be of a sturdy and permanent nature. No pole barn or lean to.
7. The following uses and activities are prohibited within the property except, if applicable, for certain reasonable activities and uses which may exist during any reasonable period of construction of improvements on any portion of property.
 - a. Any illegal, noxious, or offensive activity of any kind.
 - b. Any use which is offensive by reason of odor, fumes, vibrations, dust, smoke, radiation, noise, or pollution, or that is hazardous by reason of excessive danger of fire or explosion.
 - c. Any use which may cause or produce a nuisance as to any other portion of property.
 - d. Any commercial or business use, including, without limitation trailer park, slaughterhouse, tannery, cannery, junk yard, scrap metal or waste material or refuses, fire or bankruptcy sale or auction house operation, or establishment which sells alcoholic beverages.
 - e. No Overnight parking of storage of trucks one ton or larger in size.
 - f. Any oil exploration, any drilling or development operations, oil refining, quarrying, or mining operations of any kind, or shifts, of any operating derrick or other structure designated for use in boring for oil or natural gas.
8. Overnight parking or storage of campers, mobile homes, boats or trailers must be kept behind the dwelling and kept reasonable out of sight.
9. The keeping of automobiles or other vehicles which are not in road-worthy condition or which do not have a current inspection sticker or license must be kept out of public sight.

10. An owner can only keep horses, cattle, and domestic animals. However, they must be fenced in, maintained, and controlled at all times without exception. No Poultry, Swine, Pigs, Goats, Sheep, Emus, Exotic Animals, or dangerous animals may be kept or maintained on property.
11. Enforcement shall be by proceedings at law or in equity against any person or person violating or attempting to violate any covenant, either to restrain violation or to recover damages.
12. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.
13. The covenants, conditions, and restrictions of herein shall run with and bind the land and shall insure to the benefit of and enforceable by the Grantor.

Kari Lookabaugh



Cari Lookabaugh
Henderson County, TX
6-30-2022

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2022-00013512

Recorded On: 07/18/2022 04:24 PM As
Recordings - Land

Parties: SIMPSON KEVIN

To: MORGANS FUNKY DO RANCH Number of Pages: 11 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 1000.00

File Information:

Document Number: 2022-00013512

Receipt Number: 2022-14241

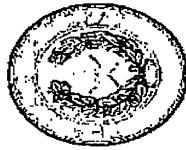
Recorded Date/Time: 07/18/2022 04:24 PM

Recorded By: Janice Hankins

*******DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



Mary Margaret Wright

County Clerk
Henderson County, Texas

Record and Return To:

KEVIN SIMPSON
BIG K SIMPSON RENTALS LLC
MORGANS FUNKY DO RANCH
CAB H SLIDE 85,



HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

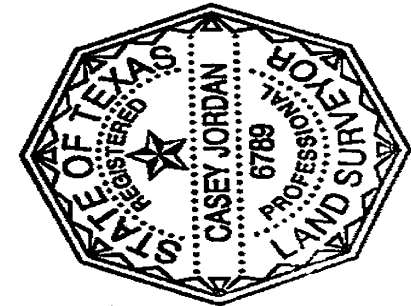
Henderson County Subdivision Variance Request

Date: 6/20/2022

I am the Subdivision Engineer/Surveyor representing the Messers Ferry De Ranch Subdivision in Henderson County on Placent Ridge Rd.. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.4.6 which states: Tracts equal to and more than 3,000 Ac. should have a minimum road frontage of 200'.

List Lot # and Reason for Variance Requested:

Lot 11 frontage is 167.87'.



Engineer/Surveyor signature and address:
[Signature]
10819 Hwy 69 N
Tyler, Tx 75706

HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 12th day of July, 2022

[Signature]
COUNTY JUDGE
[Signature]
ATTEST - COUNTY CLERK

HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

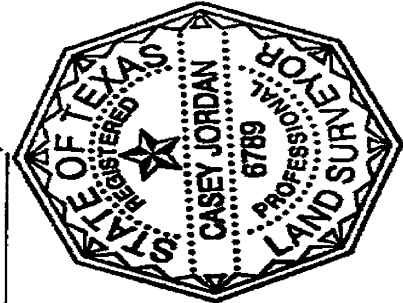
Henderson County Subdivision Variance Request

Date: 6/29/2022

I am the Subdivision Engineer/Surveyor representing the Margaret Early DeRoo Subdivision in Henderson County on 4217. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.41 which states: Tracts equal to and more than 1.000 ac. shall have a minimum road fringe of 120'.

List Lot # and Reason for Variance Requested:

Lot 1 fringe is 111.62'.



Engineer/Surveyor signature and address:
[Signature]
12819 Hwy 69 N.
Tyler, Tx. 75706

HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 12th day of July, 2022

[Signature]
COUNTY JUDGE
[Signature]
ATTEST - COUNTY CLERK

HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

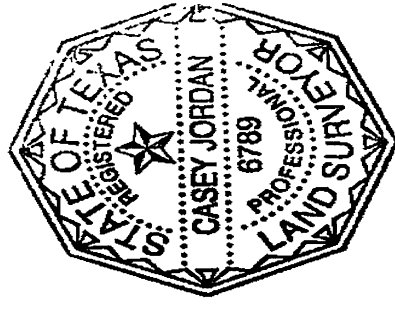
Henderson County Subdivision Variance Request

Date: 6/20/2022

I am the Subdivision Engineer/Surveyor representing the Morgan's Forky Do Road Subdivision in Henderson County on 4217. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.41 which states: Tracts equal to and more than 1,000 Ac. shall have a minimum road frontage of 120'.

List Lot # and Reason for Variance Requested:

Lot 2 frontage is 112.11'.



Engineer/Surveyor signature and address:



10819 Hwy 69 N.

Tyler, Tx. 75706

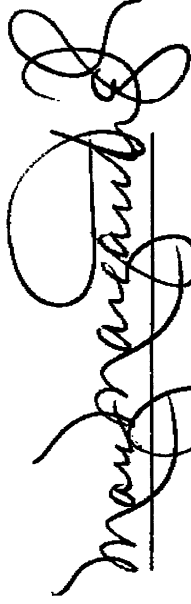
HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 18th day of July, 2022

Wade M. J.

COUNTY JUDGE



ATTEST - COUNTY CLERK

HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

Henderson County Subdivision Variance Request

Date: 6/20/2022

I am the Subdivision Engineer/Surveyor representing the Margaret's Family Do Rock Subdivision in Henderson County on 4217. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.41 which states:

Tracts equal to and more than 1.000 ac. shall have a minimum road frontage of 120'.

List Lot # and Reason for Variance Requested:

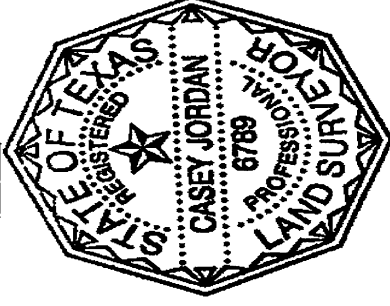
Lot 3 frontage is 112.60'.

Engineer/Surveyor signature and address:



10819 Hwy 69 W.

Tyler, Tx. 75706



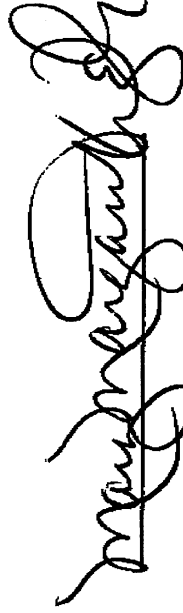
HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 12th day of July, 2022.



COUNTY JUDGE



ATTEST - COUNTY CLERK

HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

Henderson County Subdivision Variance Request

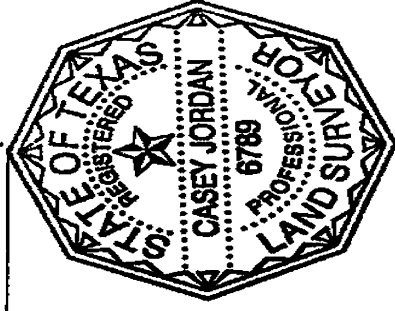
Date: 6/20/2022

I am the Subdivision Engineer/Surveyor representing the Margaret's Family De Remo Subdivision in Henderson County on 4217. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.41 which states: Tracts equal to and more than 1.000 Ac. should have a minimum road frontage of 120'.

List Lot # and Reason for Variance Requested:

Lot 4 frontage is 113.10'.

Engineer/Surveyor signature and address:





10819 Hwy 69 N.

Tyler, Tx. 75706

HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 12th day of July, 2022

Wade McDaniel Margaret's Family De Remo
COUNTY JUDGE ATTEST - COUNTY CLERK

HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

Henderson County Subdivision Variance Request

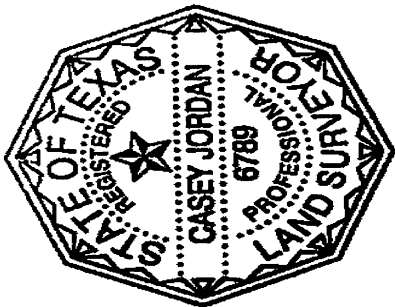
Date: 6/20/2022

I am the Subdivision Engineer/Surveyor representing the Margaret's Family Do Ranch Subdivision in Henderson County on 4217. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.41 which states: Tracts equal to and more than 1,000 ac. should have a minimum road frontage of 120'.

List Lot # and Reason for Variance Requested:

Lot 5 frontage is 113.61'.

Engineer/Surveyor signature and address:



[Signature]
10819 Hwy 69 N.
Tyler, Tx. 75706

HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 12th day of July, 2022

[Signature]

COUNTY JUDGE

[Signature]

ATTEST - COUNTY CLERK

HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

Henderson County Subdivision Variance Request

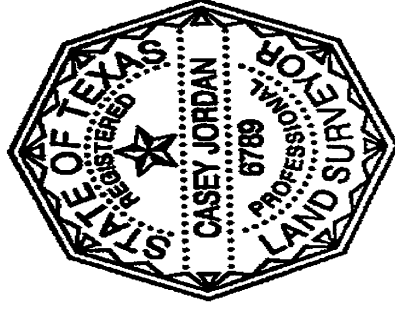
Date: 6/20/2022

I am the Subdivision Engineer/Surveyor representing the Magee's Ferry Do Real Subdivision in Henderson County on 4217. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.43 which states: Tracts equal to and more than 1,000 Ac. should have a minimum road frontage of 120'.

List Lot # and Reason for Variance Requested:

Lot 6 frontage is 114.15'.

Engineer/Surveyor signature and address: _____



10819 Hwy 69 N.

Tyler, Tx. 75706

HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 18th day of July, 2022

Wade McF

COUNTY JUDGE

Mary Margaret

ATTEST - COUNTY CLERK

HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

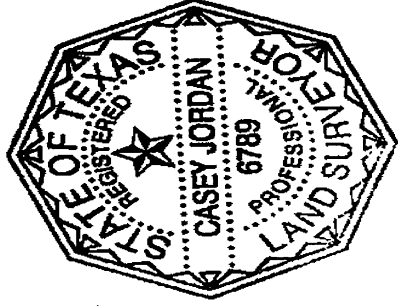
Henderson County Subdivision Variance Request

Date: 6/20/2022

I am the Subdivision Engineer/Surveyor representing the Morgan's Forky Dr. Road Subdivision in Henderson County on 4217. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.41, which states: Tracts equal to and more than 1.000 Ac. should have a minimum road frontage of 120'.

List Lot # and Reason for Variance Requested:

Lot 7 frontage is 114.92'.



Engineer/Surveyor signature and address: [Signature]
10819 Hwy 69 N.
Tyler, Tx. 75706

HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 12th day of July, 2022

[Signature]

COUNTY JUDGE

[Signature]
ATTEST - COUNTY CLERK

HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

Henderson County Subdivision Variance Request

Date: 6/20/2022

I am the Subdivision Engineer/Surveyor representing the Margaret's Family Deed Subdivision in Henderson County on 4217. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.41 which states: Tracts equal to and more than 1.000 Ac. shall have a minimum road frontage of 120'.

List Lot # and Reason for Variance Requested:

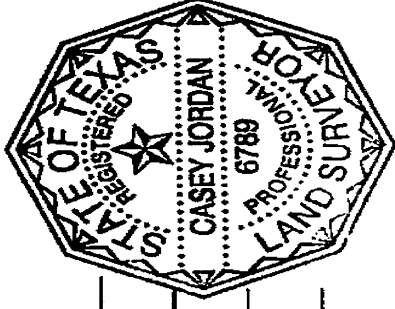
Lot 8 frontage is 115.76'.



Engineer/Surveyor signature and address:

10819 Hwy 69 N.

Tyler, Tx. 75706



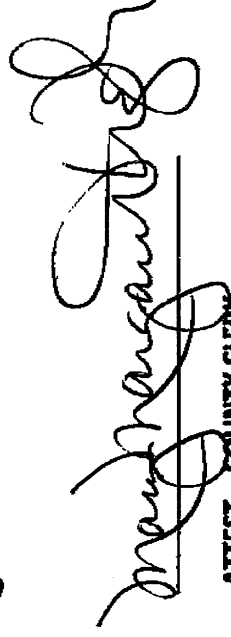
HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 12th day of July, 2022.



COUNTY JUDGE



ATTEST - COUNTY CLERK

HENDERSON COUNTY RESIDENTIAL
SUBDIVISION REGULATIONS

EXHIBIT "B"

Sample Variance

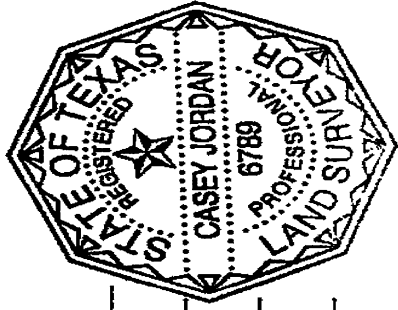
Henderson County Subdivision Variance Request

Date: 6/22/2022

I am the Subdivision Engineer/Surveyor representing the Maryes Valley Do Ranch Subdivision in Henderson County on Plasent Ridge Rd. I am requesting a variance from the most current Rules and Regulations for New Subdivisions in Henderson County, Texas, under Section 7.4.1 which states: Tracts equal to and more than 3.0024 ac. should have a minimum road frontage of 200'.

List Lot # and Reason for Variance Requested:

Lot 10 frontage is 167.68'.





Engineer/Surveyor signature and address:

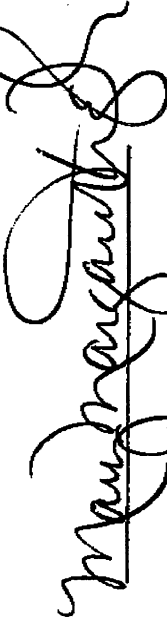
10819 Hwy 69 N

Tyler, TX 75706

HENDERSON COUNTY APPROVAL:

This variance is hereby approved by the Commissioners Court of Henderson County, Texas on this

The 12th day of July, 2022

COUNTY JUDGE

ATTEST - COUNTY CLERK