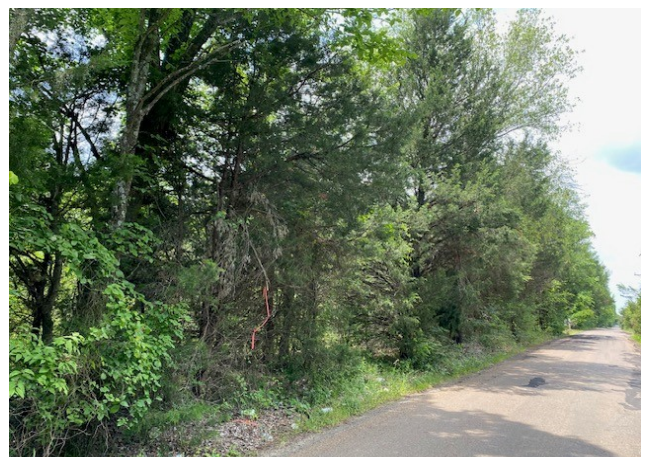


**PROPERTY INFORMATION BROCHURE ON:  
APPROXIMATELY 2 ACRES  
LOCATED IN THE JOSE M. BERTRAN SURVEY A-60  
BEING LOCATED ON OAK STREET  
EUSTACE, HENDERSON COUNTY, TEXAS 75124**



**PROPERTY INFORMATION BROCHURE ON:  
APPROXIMATELY 2 ACRES  
LOCATED IN THE JOSE M. BELTRAN SURVEY A-60  
BEING LOCATED ON OAK STREET  
EUSTACE, HENDERSON COUNTY, TEXAS 75124**

- I.     **LOCATION:**           The subject property is located on Oak Street in Eustace.
- A.     Directions:    From Athens take US Highway 175 to FM 316. Turn south on FM 316, cross intersection and turn right on Oak Street, property is on the left.
- B.     Latitude:     32.305657  
            Longitude:    -96.015178
- II.    **ASKING PRICE:**   See website for pricing.
- III.   **FINANCING INFORMATION:**
- A.     Existing—None
- B.     Terms—
1.     Cash
2.     Conventional
- IV.    **PROPERTY DESCRIPTION:**
- A.     Improvements—None-Vacant Land only. Property is partially fenced with barbwire perimeter fence.
- B.     Terrain —
1.     Sandy loam/gray soil
2.     Flat with hardwoods
- Partially open/wooded—Approximately 85% wooded.
3.     % in Production – None
4.     Road Frontage—Approximately 154.71’ frontage on Oak Street. See survey/plat included herein.
- C.     Water Source—
1.     City Water—Located at property
2.     Lake, Creek, Pond—None
- D.     Other Information—
1.     Utilities—
- a.     Electric—Oncor (888-313-6862)
- b.     Telephone—CenturyLink (800-788-3500)
- c.     Sewer—City of Eustace (903-425-4702)
- d.     Water —City of Eustace (903-425-4702)
- e.     Gas—Atmos Energy (888-286-6700)
- \*Note: Broker does not warrant utilities. Broker advises any prospective Buyer to verify availability of utilities with various utility companies.*
2.     Easements—
- a.     138 K. V. Powerline Transmission Easement
- b.     Atmos Energy Pipeline Easement
- c.     Subject to all visible and apparent easements and any easements of record.

3. Restrictions—Subject to any restrictions of record and any visible and apparent easements. See proposed restrictions included herein.
4. Zoning—Manufactured Home District (MH-1) per the City of Eustace Zoning Code

**V. TAXING AUTHORITY AND TAXES:**

- A. Henderson County
- B. Athens Independent School District
- C. City of Athens
- D. Total Estimated Taxes—Approximately \$377.57 with exemptions per the Henderson County Appraisal District.

***Note: Prospective Buyer is hereby given notice that the property could be subject to a Roll Back tax and broker advises any prospective Buyer to consult the Henderson County Appraisal District.***

**VI. MINERALS:**

- A. Oil and Gas Minerals—Owner to reserve all oil, gas and other minerals not previously reserved or conveyed by Seller's predecessors in title.
- B. Surface Minerals—100% of all surface minerals owned to be conveyed. Surface minerals including but not limited to clay, lignite, iron ore, top soil, sulfur or any mineral which if mined is done by surface mining operations.

**VII. REMARKS:**

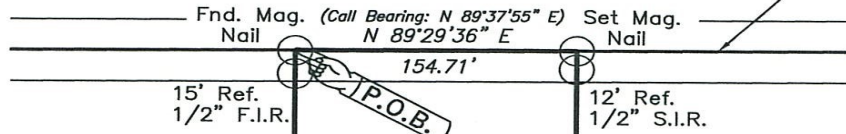
TWO ACRES IN EUSTACE - Located on Oak Street, this tract is near schools and is ideal for a residential home site. Mostly wooded with some open areas with city utilities located nearby.

***\*\* Note: This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice.***



**Line of Directional Control  
based upon GPS Observation  
Nad 83, State Plane Zone 2,  
Zone 5351, FIPS 4202,  
Texas-North Central**

**Oak Street**  
(centerline)



15' Ref.  
1/2" F.I.R.

12' Ref.  
1/2" S.I.R.

NOTE\*\* THERE MAY BE ADDITIONAL  
EASEMENTS OR ENCUMBRANCES AFFECTING  
THIS TRACT THAT ARE NOT SHOWN HEREON.

**2.00 Ac.**

Travis Guthrie  
Pt. 5.61 Acres  
2022-00010428

Jesus Hernandez  
6.00 Acre Tract  
2022-00004156

Travis Guthrie  
5.61 Ac. Tract  
2022-00010428

NOTE: THIS SURVEY WAS PREPARED WITHOUT  
BENEFIT OF A TITLE COMMITMENT OR  
TITLE REPORT, THERE MAY BE ADDITIONAL  
EASEMENTS OR ENCUMBRANCES AFFECTING  
THIS TRACT THAT ARE NOT SHOWN HEREON.

Eustace Independent  
School District  
7.88 Acre Tract  
2022-00002592

Eustace Independent  
School District  
7.02 Acre Tract  
2022-00002592

**Legend**

- I.C.V. = Irrigation Control Valve
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- B.C.S. = Buried Cable Sign
- U/G = Underground Electric
- W/M = Water Meter
- W/V = Water Valve
- F.I.R. = Found Iron Rod
- S.I.R. = Set Iron Rod
- F.I.P. = Found Iron Pipe
- TEL. = Telephone
- A/C = Air Conditioner
- C/O = Cleanout
- \* = Fire Hydrant
- X-X- = Fence
- E- = Powerline

Note: Development and or division of real estate has  
regulations from the state, county and city. Anyone using  
this survey to develop and or divide land should consult  
with the appropriate entity to see what regulations apply.  
Failure to do so could result in legal action being taken.

Scale: 1" = 100'

County: Henderson

Acreage: 2.00 Ac.

Survey: Jose M. Bertran A-60

Description: Inst. No. 2022-00010428

Surveyed for: Travis Guthrie

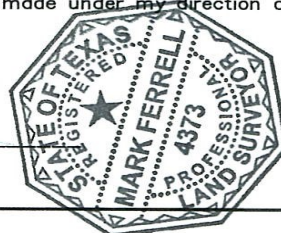
Drawn by: L.P. 002

On the ground Field Tech: S.G.

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby  
certify that the above survey plat and notes of even date represent  
the results of an on the ground survey made under my direction and  
supervision.

This the 2nd Day of June, 2022.

Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373



**HEARN SURVEYING ASSOCIATES**

Firm Number: 10019900

108 W. Tyler St.  
Athens, Tx. 75751-2045  
(903) 675-2858

800-432-7670

Use or reproduction of this Survey for any purpose by other  
parties IS PROHIBITED. Surveyor is NOT RESPONSIBLE for any loss  
resulting therefrom.

FIELD NOTES

*Guthrie Tract  
2.00 Acres*

*Jose M. Beltran Survey  
Abstract No. 60*

HENDERSON COUNTY

All that certain lot, tract, or parcel of land situated in the Jose M. Beltran Survey, Abstract No. 60, Henderson County, Texas, and being part of the Travis Guthrie 5.61 acre tract, recorded in Instrument No. 2022-00010428 of the Henderson County Deed Records, and being more fully described by metes and bounds as follows:

Beginning on a Mag Nail found at or near the centerline of Oak Street for the northwest corner of this tract, and being the northwest corner of said 5.61 acre tract; said point being the northeast corner of the Jesus Hernandez 6.00 acre tract, described by Deed, recorded in Instrument No. 2022-00004156 of said Deed Records; Reference: S 00° 05' 20" W 15.00 feet to a ½" Iron Rod found in the south line of said Oak Street;

Thence N 89° 29' 36" E 154.71 feet with said centerline of Oak Street to a Mag Nail set for the northeast corner of this tract;  
Reference: S 00° 05' 20" W 12.00 feet to a ½" Iron Rod set in the south line of said Oak Street;

Thence S 00° 05' 20" W 563.66 feet along the east line of this tract to a ½" Iron Rod set for the southeast corner, and located in the north line of the Eustace Independent School District 7.02 acre tract, described by Deed, recorded in Instrument No. 2022-00002592 of said Deed Records;

Thence S 89° 53' 48" W 154.71 feet with the north line of said Eustace tract to a ½" Iron Rod found for the southwest corner of this tract, and being the original southwest corner of said 5.61 acre tract; said point being the southeast corner of said Hernandez tract, and located in the north line of an additional Eustace Independent School District 7.88 acre tract, described in same Deed mentioned above;

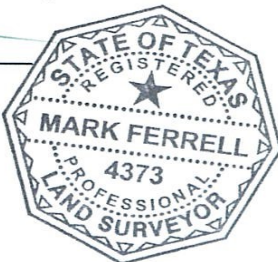
Thence N 00° 05' 20" E 562.57 feet with the east line of said Hernandez tract, and the west line of this tract to the place of beginning and containing within this description 2.00 acres of land of which 0.07 acres lies within said Oak Street;

*Surveyor's Certificate*

*I Mark Ferrell, Registered Professional Land Surveyor No. 4373, do hereby certify that I directed an on the ground survey of the property described above and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground.*

**WITNESS MY HAND AND SEAL, THIS THE 2ND DAY OF JUNE, 2022**

*Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373  
Firm No. 10019900*





## RESTRICTIONS:

1. No building shall be erected, altered, or permitted on any tract other than one detached single-family dwelling and a detached storage unit or barn. No building or structure shall be erected within twenty-five (25) feet of each boundary line of any tract or tracts of land. All site built construction must be of new material such as metal, wood frame, brick veneer and Hardie board, except stone or brick used for antique effect. Site built homes only. No structure other than a residence complying herewith shall be occupied at any time as living quarters, whether temporary or permanent. No building, temporary or permanent, except barns or storage facilities, shall be erected or constructed on any tract of the above-described land until a residence complying herewith shall have been completed on said tract. The exterior of any structure on any tract shall be completed within six (6) months from the date of commencement of construction, and no structure shall contain less than one thousand two hundred (1,200) square feet of floor space, exclusive of porches and garages. Any barns or outbuildings built on site must be built with new materials. Storage buildings and barns may be moved onto the property provided they are in compliance with the City of Eustace Building Codes.
2. Mobile home and fabricated/modular homes may be moved onto the property and utilized as single-family residences provided said mobile home and/or fabricated/modular homes are no more than eight (8) years old. All single-family structures moved onto the property must be underpinned around the entire structure and have a minimum of 1,200 square feet of living area.
3. Property can be subdivided subject to regulations and zoning codes of the City of Eustace, Henderson County, Texas, and the State of Texas.
4. No noxious, offensive, or illegal activities shall be conducted on any tract of land, nor shall anything be done thereon which may be or may become an annoyance or nuisance.
5. No tract of land shall be used or maintained as dumping ground for rubbish, trash, garbage, or unsightly accumulation of materials, or other waste. All such waste shall be kept only in sanitary condition. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Trash receptacles shall be covered or screened.
6. The land shall be kept clean and free of any boxes, rubbish, trash, toxic waste, inoperative vehicles, building materials (except during the six (6) month maximum allowed above for construction of a residence), or other unsightly items incompatible with residential usage. No outside toilet or privy shall be erected or maintained on the land for any reason.
7. No sign of any kind shall be displayed to the public view on any tract of land except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

8. Motor homes, camper trailers and travel trailers (in good general condition) may be parked or garaged, but no such vehicle/ trailer shall be occupied as a temporary or permanent residence at any time on any tract of land except for weekend or vacation use by visitors and/or during the construction period of a new home.
9. No junk vehicles or any vehicle that is not registered in the current year shall be allowed to remain upon any tract of land. Failure to maintain the premises in an orderly condition shall give the Seller, his successors and assigns, and other property owners, the right to restore such tract to an orderly condition and to charge the owner a reasonable fee for such service. Failure to pay the charges for said restoration when it has become necessary for the Seller, his successors and assigns, to so restore shall give the right of Seller, his successors and assigns to place a lien against the property for said service. The charge in any case shall not exceed a reasonable amount.
10. No roadway, walkway, passageway, entrance or easement may be conveyed by any owner, or owners, or their successors or assigns to any adjoining property.
11. All tracts of land shall be conveyed subject to any easement for utility purposes over, along and across the front twenty-five (25) feet of such tract closest to the public road and twenty-five (25) feet along either side boundary line.
12. No vicious pets shall be kept, placed or maintained on any tract of land. Household pets are permissible.
13. The shooting of pistols and shotguns, on any part of said land is expressly not permitted, subject to local ordinances or any other governmental regulation. The shooting of rifles on any part of the land is expressly prohibited.
14. No owner of any tract shall alter natural drainage patterns in such a way as to damage and/or direct flow onto neighboring tracts.
15. Fencing is permitted on any tract of land including chain link, board, privacy, stone, pipe, brick and barb wire, all of which shall be of new material.
16. No subsequent purchaser of their transferees, assignees or grantees may cut or remove any trees or timber (except for individual household fireplace uses) from any tract of land for any commercial reason. Each individual owner of a tract of land may clear parts or portions thereof for the purpose of establishing pastureland for cattle or horses or any other animals approved by developer or their successors as is otherwise provided herein. No more than one animal per acre shall be kept on any tract.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and

concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

These restrictions shall run with the land and shall remain in effect for a period of ten (10) years from the date hereof, and shall automatically be extended for successive periods of five (5) years each, unless an instrument signed by a 55% majority of the then owners of the tracts of land, or tracts out of the land currently owned by Travis Steven Guthrie. The percentage shall be determined by one (1) vote per tract of land.

These restrictions shall be for the benefit of all owners of the 6 acres and the benefit of the Affected Property Owners. In regard to 55% majority referenced above, each parcel referenced herein equals one vote, but may be owned by the same owner.

When the context requires, singular nouns and pronouns include the plural.

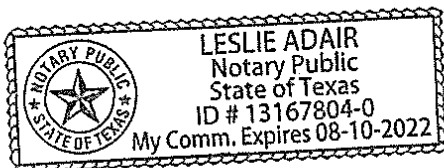
GRANTOR:

  
TRAVIS STEVEN GUTHRIE

STATE OF TEXAS )

COUNTY OF HENDERSON )

Before me, the undersigned notary public, on this 7 day of March 2022, personally appeared Travis Steven Guthrie, who stated on oath that he is the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.



  
Notary Public, State of Texas

