

Declaration of Restrictions

14.75 Acres of McNeal land on FM 933

1. The property is to be used for residential purposes. The land is not to be subdivided or split. Access to the property must be directly from the highway FM 933.
2. An engineered septic system must be in place and meet all requirements of Hill County and be installed before occupation.
3. Animals of any kind must be contained on the property. Proper fencing, pens, or stalls will be required. No roaming is to be tolerated. Livestock is limited to 3 per acre.
4. This land is residential and therefore no commercial operations of any kind will be allowed.
5. No surface mining of any kind may be allowed.
6. The dumping of garbage, poisonous/toxic substances or any pollutant on the property is expressly prohibited.
7. Permits, installation, and all other costs associated with the installation and maintenance of utility lines or driveways or any other preparation for a home site will be the sole responsibility of the Buyer.
8. Any new construction on the property must be a minimum of 25 feet from any property line.
9. No auto (or any other) salvage yards may be established upon this property.
10. Each property owner shall respect the private property rights of their neighbors. No excessive discharge of firearms on a regular basis will be allowed. All State of Texas laws and Hill County ordinances shall prevail regarding civil disputes among property owners.



Seller's Signature

Buyer's Signature

Buyer's Signature

DESCRIPTION

BEING 14.750 acres of land situated within the J.H. Dillard Survey, Abstract No. 244, Hill County, Texas, being comprised of the remaining portion a called 26.8 acre tract of land and a called 6.81 acre tract of land described as Tract 1 and Tract 2 in a deed to Guy Dale Hagan and Phyliss Winona Hagan recorded in Volume 1365, Page 522 of the Deed Records of Hill County, Texas (D.R.H.C.T.), being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod with cap stamped "INCE RPLS 5175" (control monument) found for a common corner between the remaining portion of said 26.8 acre tract and a called 3.260 acre tract of land described in a deed to Devona Nicole McNeal recorded in Volume 1760, Page 467 of said D.R.H.C.T., said point being located in the Northeast line of F.M. Highway No. 933;

THENCE North 43°22'58" West, 615.74' along the common line between said 26.8 acre tract and F.M. Highway No. 933 to a 1/2" rebar rod set with cap stamped "STATE 28" for a common corner between the remaining portion of said 26.8 acre tract and a called 1.574 acre tract of land described in a deed to Pedro Gutierrez, et ux recorded in Volume 2018, Page 455 of said D.R.H.C.T.; from which a 5/8" pipe (control monument) found for the West corner of said 1.574 acre tract bears N 43°22'58" W, 247.75';

THENCE along the common line between the remaining portion of said 26.8 acre tract and 1.574 acre tract the following courses and distances:

North 49°27'24" East, 269.17' to a 1/2" rebar rod set with cap stamped "STATE 28" for a common corner between the remaining portion of said 26.8 acre tract and 1.574 acre tract;

North 42°30'29" West, 256.44' to a 1/2" rebar rod with cap stamped "INCE RPLS 5175" (control monument) found for a common corner between the remaining portion of said 26.8 acre tract and 1.574 acre tract, said point being located in the Southeast line of a called 7.00 acre tract of land described in a deed to Jackie W. Seward and Dale W. Seward recorded in Volume 1864, Page 17 of said D.R.H.C.T.;

THENCE North 49°02'08" East, 279.14' along the common line between the remaining portion of said 26.8 acre tract and 7.00 acre tract to a 1/2" rebar rod (control monument) found for a common corner between the remaining portion of said 26.8 acre tract, 7.00 acre tract, a called 48.92 acre tract of land described as Tract One in a deed to James Phillips recorded in Volume 1703, Page 493 of said D.R.H.C.T., and 6.81 acre tract;

THENCE North 53°21'50" East, 270.12' along the common line between said 6.81 acre tract and 48.92 acre tract to a 1/2" rebar rod set with cap stamped "STATE 28" for a common corner between said 6.81 acre tract and 48.92 acre tract; from which a 1/2" rebar rod with cap stamped "INCE RPLS 5175" (control monument) found for a common corner between said 48.92 acre tract and a called 100.842 acre tract of land described in a deed to Rick Rogers, et ux recorded in Volume 1817, Page 59 of said D.R.H.C.T. bears S 37°48'43" E, 73.89';

THENCE South 37°48'43" East, 941.59' along the common line between said 6.81 acre tract, 48.92 acre tract and 100.842 acre tract to a 1/2" rebar rod with cap stamped "INCE RPLS 5175" (control monument) found for a common corner between said 6.81 acre tract, 100.842 acre tract and a called 9.212 acre tract of land described in a deed to Michael Lloyd Ward, et ux recorded in Volume 1823, Page 85 of said D.R.H.C.T.;

THENCE South 55°07'00" West, 372.23' along the common line between said 6.81 acre tract and 9.212 acre tract to a 1/2" rebar rod with cap stamped "INCE RPLS 5175" (control monument) found for a common corner between said 6.81 acre tract, 9.212 acre tract, 3.260 acre tract and the remaining portion of said 26.8 acre tract;

THENCE South 57°07'21" West, 366.49' along the common line between the remaining portion of said 26.8 acre tract and 3.260 acre tract to the PLACE OF BEGINNING and containing **14.750 acres of land.**

Bearings, distances and acreage are grid, NAD83 State Plane Coordinate System, Texas North Central Zone 4202.