

NOTICE TO PURCHASERS
DEED RESTRICTIONS

GF No.: CTH-CO-CTT16666086

STATE OF TEXAS

COUNTY OF MONTGOMERY

The real property described below, which you are purchasing, is subject to deed restrictions recorded in Walker County, Texas.

a. Volume 248, Page 282 of the Official Public Records, Walker County, Texas.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF NEW WAVERLY IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of New Waverly may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address to the property you are acquiring are as follows:

Street Address: 140 Cherry Circle E, New Waverly, TX 77358

Being 0.287 acre of land, more or less, situated in the SAMUEL LINDLEY SURVEY, Abstract No. 29, Walker County, Texas and being out of and a part of a called 11.42 acre tract as described in a Deed from Sim Bergdahl, Jr., et al to H. Grady Chandler, et al, dated December 4, 1985, and recorded in Volume 453, Page "30, Deed Records, said 0.287 acre tract is more definitely described as follows:

BEGINNING at the most easterly northeast corner of said Chandler tract, same being the southeast corner of a called 1.0 acre tract as described in a Deed from Betty Pearl Hardy to Lurenza Phillips, dated July 24, 1982 and recorded in Volume 398, Page 7 31, Deed Records, found a 5/8" iron rod at a fence corner post in the west fence line of an asphalt paved road known locally as "Campbell Road" for the northeast corner of the herein described tract;

THENCE S 04° 25' 50" W, with the east line of said Chandler tract, same being the apparent west line of said road, for a distance of 174.61 feet to a point for the southeast corner of the herein described tract;

THENCE, crossing said Chandler tract, the following calls:

(1). N 75° 10' 11" W - 109.95 feet to a point in the east line of a proposed 60 foot roadway for the southwest corner of the herein described tract;

(2). N 11° 32' 10" E - 70.13 feet to a point at a northeasterly corner of said roadway for the northwest corner of the herein described tract;

and (3). N 53° 51' 32" E - 130.95 feet to the PLACE OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

The Chandler Trst

BY: Priscilla Ann Chandler 7-8-16
Priscilla Ann Chandler Date
Trustee

