

Boundary
Stream, Intermittent
River/Creek
Water Body

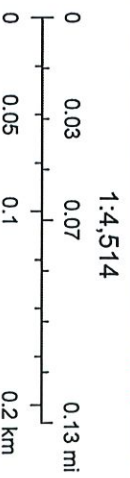
Washington CAD Web Map



5/10/2021, 8:49:28 AM

Parcels

Washington County Boundary



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Washington County Appraisal District, BIS Consulting -
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Burton, Texas 77835-5794

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KENT N. BUFORD, ET UX
TRACT A – 10.205 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 10.205 acres, situated in Washington County, Texas, being out of the Isaac Lee Survey, Abstract No. 77, being a portion of a called 20.416 acre tract described in that deed dated March 1, 1999 from Benjamin L. Marek, et ux to Kent N. Buford, et ux, recorded in Volume 921, Page 213, Official Records of Washington County, Texas, said 10.205 acre tract being more particularly described as follows:

BEGINNING at found ½ inch iron rod, lying in the East margin of Turkey Creek Lane (public right-of-way), marking the Northwest corner of the Jerry F. Homan, et ux called 11.997 acre tract (Volume 915, Page 59, Official Records of Washington County, Texas), making the Southwest corner of the original called 20.416 acre tract (hereafter referred to as original tract), and marking the Southwest corner of the herein described tract;

THENCE along the East margin of Turkey Creek Lane, with a portion of the West line of the original tract, also with the West line of the herein described tract, N 10deg 12min 24sec W (record bearing for the West line of the original tract, this line being the BASIS OF BEARING line for this survey), 555.49 ft., to a ½ inch iron rod, set for corner, and marking the Northwest corner of the herein described tract;

THENCE departing said road margin, with the North line of the herein described tract, severing the original tract, N 74deg 54min 16sec E, 802.57 ft., to a found ½ inch iron rod near fence corner (inside ¾ inch pipe), lying in the East line of the original tract, marking the Southwest corner of the Travis Bice called 5.100 acre tract (Volume 1541, Page 0142, Official Records of Washington County, Texas), the Northwest corner of the Diane Zaborowski called 10.18 acre tract (Volume 1547, Page 0152, Official Records of Washington County, Texas), and marking the Northeast corner of the herein described tract;

THENCE along the West line of said Zaborowski tract, with a portion of the East line of the original tract, and with the East line of herein described tract, S 09deg 33min 09sec E, 561.41 ft., to a found ½ inch iron rod at fence corner (inside ¾ inch pipe), marking the Southwest corner of said Zaborowski tract, the Northwest corner of the Darrell Wade Winkelmann, et ux called 5.100 acre tract (Volume 815, Page 781, Official Records of Washington County, Texas), the Northeast corner of the aforementioned Homan tract, the Southeast corner of the original tract, and marking the Southeast corner of the herein described tract;

THENCE along the North line of said Homan tract, with the South line of the original tract, also with the South line of the herein described tract, S 75deg 17min 14sec W, 795.70 ft., to the **PLACE OF BEGINNING** and containing 10.205 acres of land.

February 22, 2017
W.O.#2017-2499



Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.

RESTRICTIVE COVENANTS

1. No outdoor toilets or privies shall be erected upon the hereinabove described property, but only approved type septic tanks and water wells shall be used on said premises, and the same shall be constructed and maintained in accordance with the standards specified by the State Department of Health, or other governmental agencies whose rules and regulations govern installation and use of sewerage disposal systems.

2. No part of the described premises shall be used as a junk yard, wrecking yard or derelict car lot or trailer park. Also, no abandoned or junk cars, junk tractors and the like are to be permitted on the property. Structures of a temporary character, including mobile homes or trailer houses, railroad passenger cars, box cars, cabooses, old school buses, and the like, shall not be used on the premises as a residence; and only residences of at least 1,400 square feet, excluding garage, shall be erected on the land herein conveyed.

3. No more than one (1) head of livestock per acre, or cow-calf unit per acre, shall be pastured on the lands herein conveyed. No hogs, swine, or chicken brood operations shall be kept or permitted on the premises.

4. No tract of land may be re-subdivided into parcels of less than 5.1 acres.

5. In the event a house is moved onto the premises the same must be completed and made habitable within ninety (90) days, including the exterior must be renovated within such time so that the house has been placed in an attractive condition.

6. Barns, sheds and storage buildings may be constructed on said premises, however, no barn, shed or storage building may be placed nearer than 100 feet from the front or side property lines.

7. The above described premises shall only be used for residential purposes and for pasturing livestock as provided above and no commercial or business uses shall be permitted thereon.

8. No activities in connection with the exploration, leasing, development, drilling, production or transportation of oil, gas, sulphur or other minerals (similar or dissimilar) in, on, under or that may be produced from the above described premises shall be permitted on said premises.