

1443

THE STATE OF TEXAS 0
 KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FREESTONE 0

We, JOHN R. DOBBS, JR. and wife, NOLA R. DOBBS, being the owners of certain properties, situated in the City of Teague, heretofore subdivided and filed of record in Volume 2, Page 23 of the Map Records of Freestone County, Texas, and prior to the sale of any lots set out and described in said subdivision, do hereby and by this instrument adopt the following Restrictions and Covenants, making the same a part of the legal description of said subdivision, and further amending the map or plat of said subdivision.

Said Restrictions and Covenants to "Country East Addition", a subdivision to the City of Teague being as follows:

- (1) All buildings will be single family, private residences.
- (2) All buildings shall be constructed of at least 70% masonry construction.
- (3) No more than one home shall be constructed on any one lot.
- (4) Said home shall be set at least a minimum distance of 25 feet from the front property line.

(6) The living area of said homes shall not be less than 1200 square feet of heating and cooling area.

(8) No commercial businesses of any kind or character shall be conducted in said subdivision.

(7) No business signs or advertisements of any kind or character shall be placed on any of the lots in said subdivision other than during construction or at time of sale.

The utility easement as shown in said map or plat of said addition, shall be increased from 7 1/2 feet to 16 feet.

THIS Amendment executed on this the 15th day of October, 1974.

John R. Dobbs, Jr.
JOHN R. DOBBS, JR.

Nola R. Dobbs
NOLA R. DOBBS

THE STATE OF TEXAS)
COUNTY OF FREESTONE)

BEFORE ME, the undersigned authority, a Notary Public in and for said Freestone County, Texas, on this day personally appeared JOHN R. DOBBS, JR. and wife, NOLA R. DOBBS, known to me to be

the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7th day of April, 1975.

[Signature]
Notary Public in and for
Freestone County, Texas

THE STATE OF TEXAS)
COUNTY OF FREESTONE)

I hereby certify the above and foregoing restrictions and covenants of Country East Addition subdivision to the City of Teague, Freestone County, Texas, found of record in Volume 3, Page 28 of the Map Records of Freestone County, Texas, was approved by the City Council on the ___ day of April, 1975.

[Signature]
City Secretary

Filed for Record April 8 1975 at 8:30 o'clock P. M.
Recorded April 11 1975 at 9:30 o'clock P. M.

By [Signature] Deputy. DORIS FERRY WELCH, County Clerk
Freestone County, Texas,

EXHIBIT "A"

Renewal of Restrictions

RE:Country East Estates Subdivision, Phase Two and Phase Three, Freestone County, Texas

All that certain lot, tract or parcel of land situated on the D.C. Cannon Survey, Abstract 130, City of Teague, Freestone County, Texas, being 22.1 acre tract described in deed from Mary H. Dobbs, et us, to J.R. Dobbs, Jr., et al, dated November 13, 1963, and recorded in Volume 338, Page 90, Deed Records Freestone County, Texas.

We do hereby impress upon the aforesaid property, the following restrictions, to-wit:

1. Land Use and Building Type: No lots shall be used for any purpose except for single family residential purposes. The term "residential purposes" as used herein, excludes hospitals, clinics, apartment houses, metal buildings, single family rental property, boarding houses, hotels, and commercial and professional uses, whether from homes, residences or otherwise, and all such uses of the lots are expressly prohibited. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two stories in height and a private garage or carport for not less than two cars and not more than four cars and permitted accessory structures. No boats, boat trailers, travel trailers, mobile homes, inoperative automobiles, campers, or vehicles of any kind are to be permanently or semi-permanently stored in the public street right-of-way or on driveways. Permanent or semi-permanent storage of such items and vehicles must be screened from public view. Semi-permanent is defined as exceeding a twelve (12) hour period of time.

2. Dwelling Size and Construction: The livable area of each main single family residential structure, exclusive of open or screened porches, stoops, open terraces, garages, carports, or detached servant quarters shall not be less than 1500 square feet on all lots.

3. Building Locations: No building shall be located on any residential building plot nearer than 26 feet to the front lot line, nor nearer than 15 feet to any rear lot line, nor nearer than 15 feet to any side lot line. On all lots, detached garages located on the rear portion of the lot may be built within five (5) feet of any rear lot line, except in those instances where the location of the garage in this manner would violate a dedicated easement.

No fence or wall shall be erected, placed, altered, or maintained on any building site nearer to the front property line than the minimum building setback line. Also no chain link fence will be permitted unless concealed from view in back yard.

4. Re-Subdivision of Lots: No residential building lot or lots may be divided or re-subdivided into a greater number of lots.

5. Temporary Structures: No structure of a temporary character, trailer, shack, mobile home, portable building, metal building, or other outbuildings shall be used on any lot at any time as a residence, office, or shop either temporarily or permanently.

6. **Livestock and Poultry:** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that not more than three (3) dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. No snakes shall be kept as pets.

7. **Garbage and Refuse Disposal:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, and other waste shall be kept in sanitary containers away from public view.

8. **Construction Time Limit:** There shall be a reasonable amount of time as ascertained by the majority owners of Country East Estates to complete construction on a house.

9. **Exception:** In the event of patio homes or duplexes along the highway frontage, lot and building size may be reduced.

10. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring any of said property whether by descent, devise, purchase or otherwise, and any person by the acceptance of title to any lot of this property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. The property owners are hereby permitted to approve any deviations where, in their judgments, such deviations will result in a more commonly beneficial use. Such approval must be in writing with the approval of all Country East Estates owners, and when given will become a part of these restrictions.

11. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any person or persons owning any of said property to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, either to prevent him or them from so doing or to correct such violation or to recover damages or other relief for such violation. Invalidation of any one or any part of these restrictions by judgment or court order shall in no wise affect any of the other provisions or parts of provisions which shall remain in full force and effect.

12. Those located on a creek or natural watershed shall not build any temporary or permanent structure that would block or redirect the water.

Filed for Record in:
Freestone County

On: Sep 09, 2002 at 07:57AM

As a Recordings

Document Number: 2006377

Amount 17.00

Receipt Number - 37666
By, Gayne Sartor

Honorable Mary Lynn White
County Clerk
Freestone County

EXHIBIT "B"

1. Any easements or rights of way over and across the subject property which are visible and apparent but not of record.
2. Any portion of the subject property lying within the boundary of any road or roadway.
3. Rights of Parties in Possession.
4. ~~Restrictions and covenants set out and described in Volume 445, Page 336, Deed Records, Freestone County, Texas.~~
5. Reservation of an undivided $3/18$ ths interest in all oil, gas and other mineral royalty for a 20 year term and so long as producing, as contained in Deed dated November 8, 1958 from Ethlene Washburn Barlett to Bowen Bond, recorded in Volume 272, Page 228, Deed Records Freestone County, Texas.
6. Reservation of an undivided $2/3$ ths of oil, gas and other minerals as contained in Deed dated November 8, 1958 from C.R. Winn, et al to Bowen Bond, recorded in Volume 272, Page 151, Deed Records Freestone County, Texas.
7. Oil, Gas and Mineral Lease dated 2/01/1963 from L.R. Boyd, Jr. to Eugene T. Etter recorded in Volume 323, Page 60, Deed Records Freestone County, Texas.
8. Oil, Gas and Mineral Lease, all given to North Central Oil Corporation, and recorded in Deed Records Freestone County, Texas, as follows:
From Wm. D. Grant to N. Central Oil Corp., recorded in Volume 363, Page 607.
From Trinity University to N. Central Oil Corp., recorded in Volume 363, page 605.
From G.S. Terry to N. Central Oil Corp., recorded in Volume 363, Page 244.
From Teague Independent School District to Eugene T. Etter, recorded in Volume 328, Page 198.
9. Roper Gas Unit Designation as recorded in Volume 375, Page 81, Deed Records, Freestone County, Texas and any assignments, amendments, ratifications or gas purchase agreements thereto of record.
10. Utility Easements as shown on Plat of Country East, Section 2 in Envelope 61, Plat Records, Freestone County, Texas.
11. Dedication of Roads as contained in instrument recorded in Volume 726, Page 874, Deed Records Freestone County, Texas.