

DECLARATION OF RESTRICTIONS

Wall & Co., a Texas limited liability company ("Declarant"), is the developer of that certain 19 Lots CR 272 as filed in the Plat Records of Burleson County in Map Cabinet No. 2, Pc 70-B, under Document #2021-40098, County of Burleson, State of Texas, which tract has been platted as a subdivision (collectively the "Subdivision").

For the purpose of assuring the orderly and uniform development of the Subdivision as a residential subdivision of good and desirable character, and in order to carry out a general plan of development for the benefit of Declarant and each and every present or subsequent Owner of a Lot or Lot in the Subdivision, Declarant is creating certain covenants, conditions and restrictions that will affect the lots and the land that comprise the Subdivision, and executes and files this "Declaration of Restrictions" as document number 2021-6495 in the Official Public Records of Real Property of Burleson County, Texas, ("Original Declaration").

The Declaration of Restrictions for 19 Lots CR 272, shall read as follows:

WITNESSETH:

WHEREAS, the Declarant is the owner of this certain property, as set forth in Document No. 2021-40098 of the Real Property Records in Burleson County, Texas; and

WHEREAS, Declarant desires to create a subdivision known as 19 Lots CR 272 on such land and such other land as may be added thereto pursuant to the terms and provisions of this Declaration; and

WHEREAS, Declarant desires to ensure the preservation of the values and the maintenance of the property, and to this end desires to further subject the Subdivision to the restrictions hereinafter set forth, each and all of which is and are for the benefit of the Subdivision and the owners thereof; and

NOW, THEREFORE, Declarant declares that the Subdivision, and such phases or additions thereto as may hereinafter be made, is and shall be held, transferred, sold, conveyed, occupied, and enjoyed subject to the following restrictions hereinafter set forth.

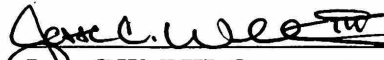
USE RESTRICTIONS:

1. No lot or any part thereof may be used for any purpose except for residential or agricultural purposes.

2. No trailer or trailer house, mobile home, manufactured home, basement, tent, shack, garage, garage apartment, or servant's quarters will ever be moved onto a lot and used as a dwelling, whether temporary or permanent. All residential dwellings will be constructed of new materials on the lot from the ground up.
3. No residence or dwelling unit may be erected upon any lot or division permitted herein, which contains fewer than 1,200 square feet of "living" floor area (excluding the basement, the garage, breezeways, porches and balconies, whether enclosed or not). Dwellings must be constructed of not less than fifteen percent (15%) brick, rock, stone. Cement siding required for remainder of. (Hardie board/Smart Siding). Metal frame home will be allowed with approval from Jesse C. Wall III or his designee(s) on a per lot basis.
4. Detached garages, barns, and metal buildings are allowed but the front of these structures must be equal to or behind the rear plate of the residence or dwelling unit.
5. No residence or dwelling unit may be erected on a lot, other than one detached single-family residence.
6. No lot or lots may be subdivided into smaller lots or parcels of less than 1 Acre.
7. Household pets and farm animals are allowed provided they are kept in fenced enclosures, in cages, or leashed at all times.
8. No commercial feeding or feedlot operations and no commercial kennels allowed.
9. Garbage, trash, rubbish, and other waste materials must be kept in containers at all times and the property cannot be used for the storage or dumping of said items. Property may not be used to store automobiles, farm equipment, or machinery that is not in working order.
10. All buildings, no matter residence, dwelling, storage, or otherwise must have written or documented buildings plans and those plans must be approved in writing by Lloyd Fisher, or his Designee(s), before any development on the lot may begin.
11. No businesses or commercial enterprises are allowed to do business on any property or lot unless approved in writing by Jesse C Wall III or his Designee(s). This prohibition includes the leasing of hunting, fishing, timber, or agricultural rights.
12. Building setbacks to be 50' minimum and 100' Maximum beyond property line bounding CR 272 Road and 20' from all other property lines. Lot 19 will be permitted to 10' side setback due to easement driveway through property.
13. Variances to the above restrictions may be granted by Jesse C Wall III or his Designee(s) on a per lot basis. If a permanent variance is granted, it will be documented in writing and filed in the real property records of Burleson County.

14. All Lots shall be maintained to provide proper drainage from neighbors and grass to be mowed from CR 272 pavement throughout property.
15. Electric is to be installed underground from dwelling to transformer in accordance to BTU Specifications. No Overhead Power is to be installed inside property lines.
16. Lots needing culvert installation must follow below culvert specifications:
- Lots 1-5 1- 30" CMP
 - Lots 6-7 1- 24" CMP
 - Lots 8-15 1- 18" CMP
 - Lots 16-19 1-24" CMP

THE UNDERSIGNED, BEING THE OWNER OF THE SPECIFIED LOTS IN THE SUBDIVISION, HEREBY APPROVE, CONSENT TO AND RATIFY THIS DECLARATION OF RESTRICTIONS FOR 19 LOTS CR 272:


Jesse C Wall III, Owner
Wall & Co.

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument acknowledged before me on the 14th day of December, 2021, by Jesse Wall, III, President of Wall & Co., on behalf of said company.


NOTARY PUBLIC, STATE OF TEXAS

