

RESTRICTIVE COVENANTS

Only on
the 15.43 acres
per
Seller

1. All improvements and personal property placed upon any property described above shall be kept at all times in a sanitary, healthful and attractive condition. All buildings and structures on the properties described above shall be architecturally acceptable. No unpainted metal or fiberglass structure shall be placed on any said tracts for use as an accessory building. No tent or substandard structure of any character may be placed, constructed or maintained by any said tracts, nor shall any structure of temporary character ever be used as a residence. Storage of travel trailers is permitted, provided it is not a condition or location to adversely affect the value of the adjoining property.
2. Properties described above shall be used primarily as a residence for a single family and for no other purpose. No manufactured or modular houses shall be allowed on the properties described above, and houses shall be no less than 1,400 square feet of living area, and have an acceptable appearance.
3. No building or residence of any kind shall be located on the property described above nearer to the front lines than fifty (50) feet, nor nearer than ten (10) feet to an interior side property line.
4. All septic tanks, grease traps, field lines or single home waste disposal system shall be installed in accordance with the then current rules and regulations of the county where the property described above is situated.
5. No junk automobiles (those not in running condition) may be kept on any property described above.
6. No rubbish, trash, garbage, manure, debris or any other waste material shall be kept, dumped, placed or permitted on any property described above, except those designated commercially by Declarant.
7. No commercial business of any kind shall be conducted on or from any property described above except those designated commercial by Declarant.
8. No feed lots shall be allowed, nor shall any commercial livestock operations be allowed, specifically, the raising of game or fighting roosters. No swine shall be permitted unless it is in connection with a school project, Future Farmers of America, or 4-H Club project. Livestock may be kept and maintained on said land in numbers not to exceed one (1) animal for each one (1) acre for horses, cattle, sheep, and goats. Chickens, ducks, geese or other poultry shall be allowed in contained within a pen and do not become an annoyance to neighbors. Household pets shall be maintained in a sanitary and quiet manner. Hunting shall be allowed with shotgun and archery only.

EXHIBIT "B"

9. No automobile, camper, recreational vehicle, boat, boat trailer, house trailer, or other vehicle or other obstruction shall be placed or parked on any road or street abutting the property described above, said roads and streets being for the principal purpose of providing ingress and egress from tracts to property described above.
10. The occupancy or use of the property or easements therein as may be dedicated by the Declarant shall be solely for the use of the owners of property described above and their invitees.
11. In the event of any violation or attempted violation of any of the provisions hereof, including any of the reservations, easements, covenants, conditions, or restrictions herein contained, enforcement shall be authorized by any proceedings at law, or any failure to comply with same shall be subject to legal proceedings.
12. No rifles shall be used or discharged on the property described above, and no firearms shall be used or displayed in any irresponsible or dangerous manner.
13. All covenants, conditions and restrictions hereunder are for the benefit of the entire development and shall be binding upon the grantee, their successors, heirs and assigns. Invalidation of any one of these covenants, conditions or restrictions by a judgment of any court shall in no way affect or invalidate any of the other provisions hereof. These covenants, conditions and restrictions are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by seventy-five (75) percent of the then owners of the property described above have recorded agreeing to change said covenants in whole or in part.
14. As used herein, the word "Declarant" shall mean Kevin Johnson and Stacey Johnson, and their successors and assigns.
15. The pronouns used herein are in the masculine gender but shall be construed as feminine or neither, as the occasion may require.
16. No delay or omission on the part of Declarant or the owner of property described above in attempting to enforce any of these covenants, conditions, reservations or restrictions herein contained shall be construed as a waiver thereof or acquiescence therein.

EXHIBIT "B"

2014-46654
GLENDA ALSTON
COUNTY CLERK
2014 May 08 at 02:09 PM
HARDIN COUNTY, TEXAS
By: AM, DEPUTY

Not to Scale



Grapes in Row 100'
Frelis

- | | |
|-----------------|-----------|
| Champavel | Muscadine |
| Pivot Noir | Merot |
| Pivot Gris | Concord |
| Blanc de Bois | MARS |
| Sauvignon Blanc | |
| Black Spanish | |

Grapes on 3 ~~rows~~ A rows

- | | |
|-----------|----------------|
| Muscadine | ← Noble Bronze |
| Concord | |
| Champel | |

SURVEY COMPLETED WITHOUT TITLE COMMITMENT,
NO BUILDING LINES OR EASEMENTS SHOWN.

34.00 ACRE TRACT
1141/408 H.C.O.P.R.

FND CONC
MONUMENT
P.O.B.
5.05 AC TR

N85°59'34"E 416.07'

S86°01'33"W 385.87'

FND 5/8" I.R.
P.O.B.
15.43 AC TR

FND 5/8" I.R.

5.05 ACRE TRACT

S05°14'51"E 475.14'

N03°55'39"W 506.09'

RESIDUE
132.002 ACRE
TRACT
1616/634
H.C.O.P.R.

RESIDUE
132.002 ACRE
TRACT
1616/634
H.C.O.P.R.

N05°14'51"W 1142.86'

S84°14'41"W 385.99'

SET 1/2" I.R.

FND 5/8" I.R.

SET 1/2" I.R.

15.43 ACRE TRACT

S05°14'51"E 655.03'

N03°55'35"W 612.61'



1" = 200'

SET 1/2" I.R.

L1 SET 1/2" I.R.

N84°14'41"E 746.00'
(REFERENCE BEARING)

FND 5/8" I.R.

HIGHWAY 1293

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S84°14'42"W

I, J.D. McCLENAN DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A 5.05 ACRE TRACT AND A 15.43 ACRE TRACT IN THE LAWRENCE AND CREECY SURVEY, ABSTRACT NUMBER 371, HARDIN COUNTY, TEXAS AND SHOWING NO IMPROVEMENTS THEREON. THERE ARE NO OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON. THERE ARE NO VISIBLE SIGNS OF ENCROACHMENTS AT THE TIME OF THE SURVEY EXCEPT AS SHOWN. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES IS AT

SURVEYED FOR:
VACANT, HIGHWAY 1293
KOUNTZE, TEXAS 77625

Kyle & Sam Johnson
called 52.27 acres
CF 2021-118699
OPRHCT

Gary & Janet Hollier
called 35.0964 acres
V 1141 P 408
OPRHCT

Found 5/8"
Iron Rod

Found
Concrete
Monument

Kyle & Sam Johnson
called 0.16 acres
CF 2021-117746
OPRHCT

N 86°02'03" E 415.99'
(N 85°59'34" E 416.07')

Subject Tract 4.433 Acres

Remainder of
John & Margaret Briggs
called 5.44 acres
CF 2020-109359
OPRHCT

S 05°14'51" E 475.01'
(S 05°14'51" E 475.14')

Surveyor's Notes:

(1) This survey was completed without the benefit of a title commitment, and not all easements or servitudes, whether of record or not, were researched at the time of this survey or shown hereon.

(2) All bearings are grid, based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

(3) This property appears to lie within "Flood Zone X", according to FEMA's FIRM No. 48199C0225F, dated 10/06/2010.

(4) A field note description of even date accompanies this plat.

(5) No easement or direct access to a public road was found.

P.O.B.
Found 1/2"
Iron Rod

Set
Capped Rod
("ACCESS")

S 84°14'44" W 386.67'
(S 84°14'41" W 385.99')

Lawrence & Creecy Survey, Abstract 371 Hardin County, Texas

Kyle & Sam Johnson
called 1.00 acre
CF 2021-114375
OPRHCT

John Briggs
called 15.43 acres
CF 2022-132385
OPRHCT

Remainder of
Kevin & Stacey Johnson
called 132.002 acres
CF 201341033
OPRHCT

S 05°13'38" E 654.73'
(S 05°14'51" E 655.03')

Found
Capped Rod
("B-LINE")

Found
Capped Rod
("B-LINE")

S 84°27'41" W 59.26'

FM 1293
(A Public R.O.W.)

SCALE: 1" = 150'

PREPARED EXCLUSIVELY FOR: **Pill Briggs**

I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property shown hereon, and that the survey is true and correct to the best of my knowledge and belief. Survey Dated: 03/28/2023.



Access

Surveyors, LLC

Commercial - Industrial - Residential
11025 Old Voth Road - Beaumont, Texas 77713
Telephone (409) 838-6322 Facsimile 838-6122
www.access-surveyors.com & rpls5163@aol.com
File: 2023255 Firm No. 10136400 Technician: TRS



Scott N. Brackin
Registered Professional Land Surveyor No. 6650