

VG-182-2020-2002396

**Freestone
County
Linda Jarvis
Freestone County
Clerk**

Instrument Number: 2002396

Real Property Recordings

RESTRICTIVE COVENANTS

Recorded On: August 05, 2020 11:06 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2002396
Receipt Number: 20200805000010
Recorded Date/Time: August 05, 2020 11:06 AM
User: Sabra K
Station: Clerk Station

Record and Return To:

david kilgore



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

STATE OF TEXAS)
)
 COUNTY OF) DECLARATION OF COVENANTS, CONDITIONS,
 FREESTONE) RESTRICTIONS, EASEMENTS AND LIENS FOR
) CAT CREEK RIDGE

This declaration is made on the date hereinafter set forth by MVCCR, LLC, hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, Developer is the Owner of that certain tract of land located in Freestone County, Texas, containing 58.26 acres and being more fully described on the attached Exhibit A and for representational purposes only, described on the sales plat attached as Exhibit B, incorporated herein for any and all purposes, hereinafter referred to as "Cat Creek Ridge", "Property" or "Subdivision";

WHEREAS, it is the desire and purpose of Developer to place certain restrictions, easements, covenants, conditions and reservations (hereinafter "Restrictions") upon the Property in order to establish a uniform plan for its development, insure the use of the Property for residential purposes only, prevent nuisances, prevent the impairment of the value of the Property, maintain the desired character of the community, and insure the preservation of such uniform plan for the benefit of the present and future Owners of the Property;

WHEREAS, "Tract" or "Lot" means any individual tracts of land or lots sold by the Developer from the 58.26 acres described above.

NOW, THEREFORE, Developer hereby adopts, establishes and imposes upon the Property, the following Restrictions for the purposes of enhancing and protecting the value, desirability and attractiveness of the Property, which Restrictions shall run with the land and inure to the benefit of each Owner and his invitees:

ARTICLE I
RESTRICTIONS

1. The Property is to be used for single family residential purposes.

2. Upon start of construction, the exterior of any home must be completed within twelve (12) months from the slab being poured and built to applicable building & windstorm/flood codes.

3. Mobile homes are prohibited on the Property.

4. Before a residence is constructed, travel trailers and RV's may be temporarily stored on the Property but shall not be used as a permanent residence. After a residence is constructed, all boats, travel trailers and RV's must be stored behind the residence or in a garage.

5. No junk cars, abandoned cars or scrap, trash, landscaping trimmings or other debris may be placed on the Property.

6. No pigs or peacocks will be permitted on the Property.

7. No portion of the Property can be divided into smaller tracts.

8. No signs for advertising, or billboards, may be placed on the Property except for one professionally made "for sale" sign.

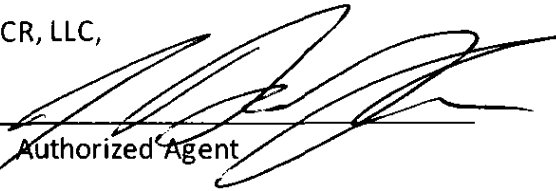
9. No activity whether for profit or not, shall be conducted on the Property which is not related to the occupation of the Property for single family residential purposes, unless said activity meets the following criteria: (a) no exterior sign of the activity is present, (b) no additional traffic is created as a result of the activity, and (c) no toxic substances are stored on the Property. Nothing herein shall prohibit the use of home offices in compliance with the preceding subsections (a), (b) and (c). This restriction is waived regarding the customary sales activities required to sell homes in the Subdivision. No activity which constitutes a nuisance or annoyance shall occur on the Property.

10. No Mineral development by means of mining or drilling other than on existing sites by mineral Lessee.

11. Each tract of land sold from the Property shall be subject to utility easements measuring fifty feet (50') in width across the front along County Road 721 and one hundred feet (100') across the front along County Road 720; and twenty-five feet (25') across the rear of each tract and fifteen feet (15') which is reserved along the sides of each tract. Additional easements as shown on the plat include: Gas pipelines exist on #'s 5, 6, 7,8, and 10; Gas well sites exist on #'s 6, 7, 8, 10 and 11; Access easements exist on 7, 8, 9, 10, and 11. The utility companies have the right to access lots to install and maintain utilities and access to the easements. No utilities will be located outside the easements. The utility easements shall be used for the construction, maintenance and repair of utilities, including but not limited to, electrical systems, telephone, cable, water, gas and any other utilities which the Developer or utility providers may install for the benefit of an owner of a tract of land in the Subdivision. Notwithstanding the foregoing, the Developer has no obligation to provide utilities and all such utilities shall be provided by the local utility companies in accordance with the policies of such utility companies. All utility easements may also be used for the construction of drainage facilities to provide for improved surface drainage of the Property. The Developer reserves the right to grant specific utility easements without the joinder of any owner of a tract of land in the

Subdivision to public utility providers within the boundaries of any of the easements herein reserved. Any utility company serving the Property shall have the right to enter upon any utility easement for the purpose of installing, repairing, and maintaining their respective facilities. Neither Developer nor any utility company, political subdivision or other authorized entity using the easements herein reserved shall be liable for any damages done by them or their assigns, agents or employees to fences, shrubbery, trees and lawns or any other property of an owner of a tract of land in the Subdivision located within the easements.

IN WITNESS WHEREOF, the undersigned, being the Developer, herein, has hereunto set its hand on this 30 day of July, 2020.

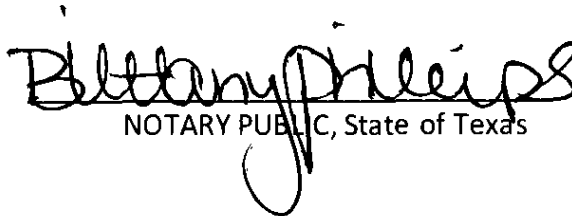
MVCCR, LLC,
By: 
Authorized Agent

STATE OF TEXAS

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COUNTY OF Comal §

This instrument was acknowledged before me on the 30 day of July, 2020 by An Authorized Agent of MVCCR, LLC, in the capacity therein stated and as the act and deed of said company.


NOTARY PUBLIC, State of Texas

Fieldnotes to all that certain lot, tract, or parcel situated in the Isreal Jessup Survey, A-335, Freestone County, Texas, being 58.29 acres, more or less, and being comprised of part of a called 113 acre tract as described in a deed dated April 6, 1915, from John E. Parker to F. W. Neal, and recorded in Volume 45, Page 609, and a part of a called 97 2/3 acre tract as described in a deed dated January 6, 1930, from R. L. Hudgins, et ux to F. W. Neal, and recorded in Volume 102, Page 40, Deed Records, Freestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a 1/4" iron pipe found for the southeast corner of the referenced 97 2/3 acre tract, the southerly corner of a called 32.544 acre tract described in a Contract of Sale and Purchase between the Texas Veterans Land Board and Harrel Huckaby, of record in Volume 879, Page 561, and a bend in the northerly line of a called 103.721 acre tract conveyed to Tammy Lynn Reid by deed of record in Volume 1426, Page 498;

THENCE NORTH 82°00'08" WEST 2080.99 feet, generally along an existing wire fence and with the common line of said 97 2/3 acre tract and said 103.721 acre tract, to a 1/2" iron rod found for the northwest corner of said 103.721 acre tract and the northeast corner of a called 87.58 acre tract conveyed to Walter T. Pickens and Paula J. Johnson, Exhibit A2, by deed of record in Volume 1482, Page 498;

THENCE NORTH 81°59'42" WEST 959.27 feet, continuing with the common line of said 97 2/3 acre tract and said 87.58 acre tract and generally along an existing wire fence, to a 1/2" iron rod (capped R.P.L.S. 4957) set for the southwest corner of said 97 2/3 acre tract and the northwest corner of said 87.58 acre tract in the center of FCR 721. From said point a capped 1/2" iron rod set for reference in the easterly margin of said road bears S81°59'42"E 12.00 feet;

THENCE NORTH 00°05'19" EAST 1335.87 feet, along the center of said road and with the common line of said 97 2/3 acre tract and a called 41.4 acre tract conveyed to Walter T. Pickens and Paula J. Johnson, Exhibit D, by deed of record in Volume 1426, Page 498, to a capped 1/2" iron rod set for this northwest corner and the southwest corner of a 150.03 acre tract described this same date. Same being in the intersection of said road with FCR 720 and from which capped 1/2" iron rods set for reference in the southeasterly and northeasterly intersection of said roads bear S34°42'45"E 37.73 feet and N47°28'10"E 33.53 feet respectively;

THENCE along the center of said road and with the southerly line of said 150.03 acre tract, as follows:

SOUTH 75°58'18" EAST 265.45 feet to a capped 1/2" iron rod set for a bend, and


SOUTH 63°30'09" EAST 2747.70 feet to a capped 1/2" iron rod set for the common eastern corner of said tracts. Same being a bend in the westerly line of the aforesaid Huckaby tract. From said point a 2" iron pipe found in the northerly margin of said road bears N25°37'34"W 28.71 feet;

THENCE in a southeasterly direction with the common line of the referenced tract and said Huckaby tract, as follows:

SOUTH 38°00'23" EAST 25.78 feet to a 2" iron pipe found in the southerly margin of said road, and

SOUTH 31°37'27" EAST 526.63 feet to the Point of Beginning and containing 58.29 acres, more or less, of which approximately 1.8 acre are within the aforesaid county roads, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearings are based on the northeasterly line of the referenced 113 acre tract using a bearing of N30°00'E.


Kirk Raymond, R.P.L.S. 4957
Groesbeck, Texas
May 5, 2009
Revised Preamble July 10, 2020



