

**NOTICE TO PURCHASERS
DEED RESTRICTIONS**

STATE OF TEXAS

COUNTY OF WALKER

The real property described below, which you are purchasing, is subject to deed restrictions recorded in Walker County, Texas.

The following restrictive covenants of record itemized below:

Restrictive Covenants recorded in/under Volume 141, Page 516, Volume 253, Page 407 and Volume 263, Page 7, Deed Records of Walker County, Texas.

(Omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.)

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF Huntsville IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Huntsville may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address to the property you are acquiring are as follows:

Street Address: 34 Creek Road, Huntsville TX 77320

Property:

TRACT 28: 5.01 ACRES

Being 5.01 acres of land, situated in the J.E. GROCE SURVEY, Abstract No. 227, Walker County, Texas and being out of and a part of a called 76.59 acre tract described in a Deed from Harmon Creek Ltd. No. 1 to A.S. Catechis dated November 1, 1978 and recorded in Volume 328, Page 481, Deed Records of Walker County, Texas, said 5.01 acres being more definitely described as follows:

COMMENCING FOR REFERENCE ONLY at the most easterly north corner of said Catechis 76.59 acre tract, a point for corner in the center of Harmon Creek;

THENCE S 57°56'40" W, with the most easterly northwest line of said 76.59 acres, a distance of 440.15 feet to the POINT OF BEGINNING, a 5/8" iron rod for an angle corner in the most easterly northeast line of the 5.01 acre tract herein described;

THENCE S 40°39'30" E, a distance of 346.0 feet to a 5/8" iron rod for corner on the northern boundary of a cul-de-sac at the most easterly northwest end of 60 foot wide roadway as shown on a Plat recorded in Volume 1, Page 66, Plat Records;

THENCE southerly, with the western boundary of said cul-de-sac around a curve to the left (Radius = 50.0 feet, Central Angle = 81°23'50", Chord = S 08°38'40" W 65.21 feet), for an arc distance of 71.05 feet to a 5/8" iron rod for corner;

THENCE S 57°56'40" W, across a portion of said Catechis 76.59 acres, a distance of 498.35 feet to a 5/8" iron rod set for corner;

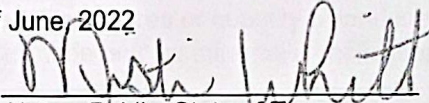
THENCE N 73°33'20" W, a distance of 164.6 feet to a 5/8" iron rod set for the southwest corner of the 5.01 acre tract herein described;

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(Continued)

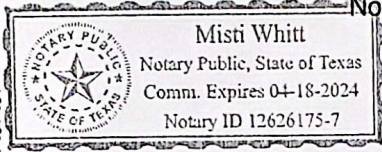
State of Texas §
 §
County of Walker §

Before me, the undersigned, on this day personally appeared April Roach and Bobby Dwayne Roach known to me, or proved to me through Proper ID, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22nd day of June, 2022



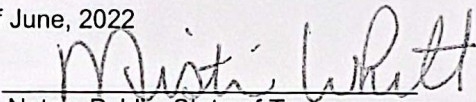
Notary Public, State of Texas



State of Texas §
 §
County of Walker §

Before me, the undersigned, on this day personally appeared Noah Luke Kistler known to me, or proved to me through Proper ID, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22nd day of June, 2022



Notary Public, State of Texas

