


Tract 1 -  
12.5 Ac

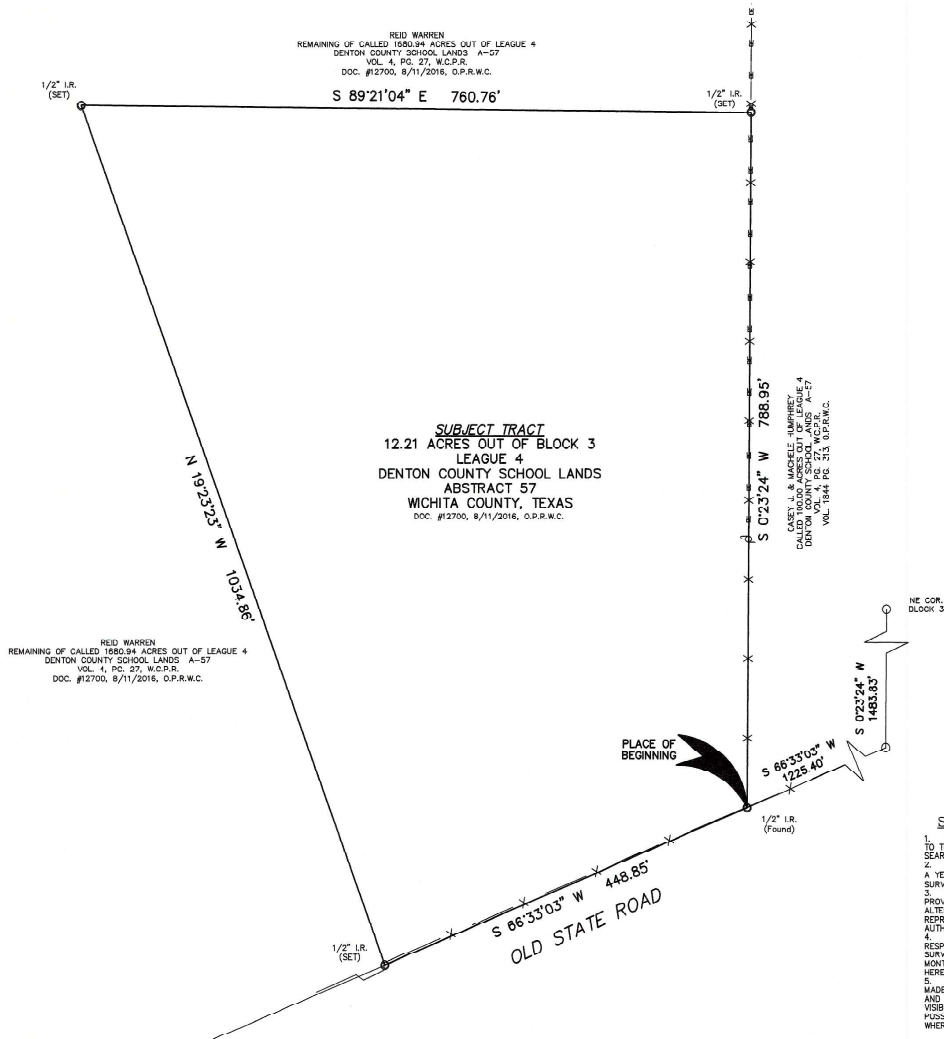


Tract 1 -  
12.5 Ac

**Williamson - 12.21 Acres**  
Wichita County, Texas, 12.21 AC +/-



 Tract 1 -  
12.5 Ac



#### FIELD NOTES:

A TRACT OF LAND IN WICHITA COUNTY, TEXAS OUT OF BLOCK 3 LEAGUE 4 OF THE DENTON COUNTY SCHOOL LANDS RECORDED IN VOLUME 4 PAGE 27 WICHITA COUNTY PLAT RECORD, LYING 0.96 MILE SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY 258 AND STATE HIGHWAY 70 OUT OF A TRACT OF LAND RECORDED IN DOCUMENT NUMBER 12700 DATED 8/11/2016 OFFICIAL PUBLIC RECORD OF WICHITA COUNTY, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF OLD STATE ROAD, BEARING SOUTH 0°23'24" WEST 1483.83 FEET AND SOUTH 66°33'03" WEST 1225.40 FEET FROM THE CALLED NORTHEAST CORNER OF SAID BLOCK 3 FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

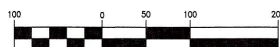
THENCE SOUTH 66°33'03" WEST 448.85 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 19°23'23" WEST 1034.86 FEET TO A 1/2 INCH IRON SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°21'04" EAST 760.76 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 0°23'24" WEST 788.95 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.21 ACRES OF LAND MORE OR LESS.

#### GRAPHIC SCALE



#### SURVEYOR'S NOTE:

1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
2. ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP STAMPED "PROVEN SURVEYING FIRM # 10015000".
3. THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE REPRODUCED OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING.
4. PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.
5. EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT ENCROACHMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

#### BASIS OF BEARINGS:

SOUTH 89°21'04" EAST BETWEEN FOUND MONUMENTS FOR THE SOUTH RIGHT-OF-WAY LINE, SH 258 & SH 70 GPS OBSERVATIONS ON OCTOBER 23, 2020 (SPCS83, TX4202, US SURVEY FEET, 2018 GEOID)

#### FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR. THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INDICATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR WICHITA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 38183C04225 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 3, 2010. ZONE 8

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: STEPHEN TURNER  
COPYRIGHT 2020 PROVEN SURVEYING, ALL RIGHTS RESERVED



DATE: 10/27/2020  
REVISED:  
REF:

I hereby certify that this survey of this property located at 0.05 MILE W OF THE INTER. OF SH 258 & SH 70 being legally described BY METES AND BOUNDS ABOVE OUT OF BLOCK 3 LEAGUE 4 DENTON COUNTY SCHOOL LANDS, VOL. 4, PG. 27, W.C.P.R., WICHITA COUNTY, TEXAS was made on the ground, represents the facts found at the time of the survey, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey as of this the 23<sup>rd</sup> day of OCTOBER, 2020.

*Roy F. Woodman*  
ROY F. WOODMAN  
Registered Professional Land Surveyor No. 2102  
200798-0

TMD/DLH  
Scale: 1"= 100'

**PROVEN SURVEYING**  
2406 KELL BOULEVARD  
WICHITA FALLS, TEXAS 76309  
(940) 322-6450  
Texas Licensed Survey Firm 10015000

## **EXHIBIT "A"**

GRANTORS hereby restrict the Property as follows for the purpose of protecting the value and desirability of surrounding properties, and shall be binding on all parties having any right, title, or interest in or to the Property or any part thereof, and their heirs, successors, and assigns:

FIRST: The Property or any tracts subdivided therefrom, shall be used for residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on any tracts subdivided therefrom other than one detached single family dwelling not to exceed two stories in height, a private garage for not less than two automobiles, and three outbuildings to be used for storage, home shop or barn provided such outbuilding is located behind the back of the residence and not used for commercial purposes as set forth in paragraph FIFTH.

SECOND: Any single story residence constructed on the Property, or any tracts subdivided therefrom, must have a ground floor area of not less than one thousand seven hundred fifty square feet (1750 sq. ft) exclusive of open or screen porches, terraces, patios, driveways, carports, and garages. Any residence other than a single story residence must have not less than one thousand two hundred fifty square feet (1250 sq. ft.) of ground floor living area, exclusive of open or screen porches, terraces, patios, driveways, carports, and garages. The exterior walls of any residence shall consist of not less than 30% brick or stone construction on wall and the residence must face either Hwy 258 or Old State Rd, to whichever road it is contiguous.

THIRD: No building shall be located on the Property, or any tracts subdivided therefrom, nearer to the front property line than 100 feet or nearer to the side property line than 10 feet.

FOURTH: No noxious or offensive activity shall be carried on upon the Property, or any tracts subdivided therefrom, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the surrounding property owners, including, but not limited to loud noises, offensive smells and/or annoying activities, including, but not limited to use of four wheelers and/or motorcycles for racing.

FIFTH: No structure of a temporary character, trailer, prefabricated home, mobile home, manufactured home, tent, shack, garage, or other out building shall be used on the Property, or any tracts subdivided therefrom, at any time as a residence, office or workshop, either temporarily or permanently, except during construction, an R.V. may be used up to six (6) months.

SIXTH: Any garage or other building constructed on the Property shall conform to good architectural and workmanship practices.

SEVENTH: No signs of any character shall be allowed on the Property, or any tracts subdivided therefrom, except one sign of not more than five square feet advertising the property for sale or rent; provided, however, that declarant and any other person or entity engaged in the

construction and sale of residences within the subdivision shall have the right, during the construction and sales period to construct and maintain such facilities as may be reasonably necessary or convenient for such construction and sale, including, but not limited to, signs, offices, storage areas, and model units.

EIGHTH: The Property or any tracts subdivided therefrom shall not be used or maintained as a dumping ground for rubbish or trash, and garbage or other waste shall be kept except in sanitary containers.

NINTH: No truck, bus, trailer, or any other motor vehicle shall be left parked in the street in front of the Property, or any tracts subdivided therefrom, except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity. No boat, trailer, camper body or similar vehicle shall be parked for storage in the driveway or front yard of any dwelling, nor shall any such vehicle be parked for storage in the side yard of any dwelling unless parked to the rear of a privacy fence. No vehicle, mobile home, or any other titled and/or licensed vehicle shall be kept on or about the Property, or any tracts subdivided therefrom, unless its title, inspection, license and registration are current.

TENTH: No professional, business, or commercial activity to which the general public is invited shall be conducted on the Property, or any tracts subdivided therefrom.

ELEVENTH: No building or used house or structure of any kind or character whatsoever shall be moved on any tracts subdivided from the Property.

TWELFTH: All construction and the location of any structure or improvement shall comply with all applicable Building Codes and governmental regulations.

THIRTEENTH: No animals (including domestic pets), livestock, reptiles, dog kennels, or poultry of any kind shall be raised, bred, or kept on the Property for commercial purposes. No swine, pigs, or hogs of any kind shall be raised, bred or kept on the Property, or any tracts subdivided therefrom. A maximum of one (1) large animal (cattle or horses) per two (2) acres. Thirty small animals (sheep, rabbits, poultry, 5 barn cats, dogs, etc.) may be raised, bred or kept on the Property, or any tracts subdivided therefrom, at any one time. No corrals, barns, or confinement pens shall be any closer than 125 feet from front of any tract.

FOURTEENTH: No tract equal to or above ten (10) acres will be sub-divided into less than ten (10) acre tracts. All tracts below ten (10) acres cannot be subdivided.