

Lot 13, 6.99 Acres
Cedar Mills RD Gordonville, TX



Details: Price: \$150,000 Topography: Treed, Level Restrictions: Deed Restricted Utilities: North West Grayson County Water

This property is just one mile from Lake Texoma and Cedar Mills Marina with the north east corner of the property backing up to Corp of Engineers property! Lot features new pipe on pipe entrance and culvert. This is the perfect place for your new home or weekend getaway! Additional photographs and final plat available.

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Less than 1 mile from Cedar Mills Marina

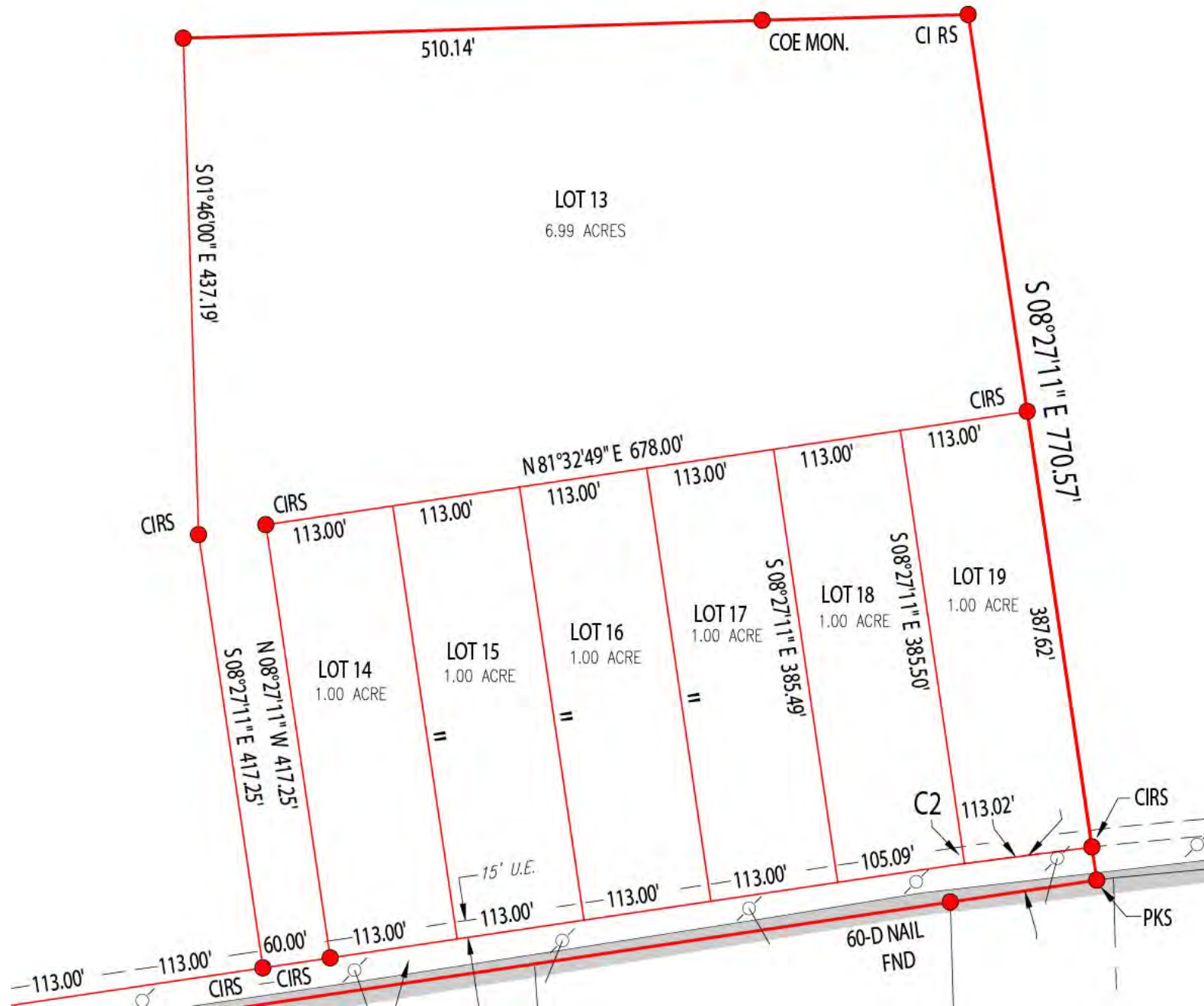


Less than 1 mile from Cedar Mills Marina



Beautiful treed lot with pond





Deed Restrictions

The following restrictions will be placed on the Property and shall be included in the deed at closing.

- A) The Property shall be used for residential and Agricultural use purposes only; provided that non-commercial agricultural use shall be permitted subject to the restrictions hereunder.
- B) Only one Single Family Residence shall be permitted on the Property, and no more than One (1) other Building shall be permitted on the Property, and no more than two (2) RV's on the property at any one time.
- C) All residences must be site built only. No Manufactured housing or mobile homes are permitted on the lot at any time. No Residence shall be erected containing no less than 1,200 square feet of air conditioned and heated area, exclusive of open porches, garages and breezeways. All structures must be complete within 12 months of commencement.
- D) All Buildings and fencing will be of new materials only.
- E) No more than Two (2) boats shall be permitted on the Property at any one time.
- F) No junkyards, salvage yards, or dumping grounds for rubbish, trash or debris are allowed on the property at any time.
- G) No commercial businesses are allowed on the property at any time.
- H) Minimum set back lines on the front of the Property shall be 60 feet measured from the front property line. This includes RV's, Boats, Trailers, and any buildings.
- I) Minimum set back lines on the sides of the Property shall be 20 feet measured from the side property line(s). This includes RV's, Boats, Trailers, and any buildings.
- J) Minimum set back lines on the rear of property shall be 20 feet from the rear property line. This includes RV's, Boats, Trailers, and any buildings.
- K) Maximum height of any Building shall be no more than 40 feet.
- L) No radio towers or antennas over 25 feet in height.

Deed Restrictions, continued

M) No noxious or offensive activity shall be carried on the Property, nor shall anything be done thereon which would be illegal, an annoyance or nuisance to any owner(s) of adjoining property. This includes but is not limited to motor cross tracks, gun ranges, lighted outdoor arenas, public or private.

N) No inoperable Vehicle can be stored outdoors.

O) RV's must be stored behind the Residence if present. No more than (2) of any kind of RV, trailer, or camper may be kept out doors.

P) No more than (1) large animal per 1 acres. No more than 4 dogs are allowed on the lot at any one time. No commercial dog and cat kennels. No swine, goats, or sheep other than active 4H and FFA Projects.

Q) All water wells and septic systems must meet TCEQ setbacks and standards.

R) Owner will not lease, rent, or barter any area, occupancy, or right of entry for any RV's or Boats.

Definitions

"Building" means a Residence, Outbuilding or any other structure.

"Outbuilding" means a building (other than a Residence), including without limitation a garage, barn, shed, lean-to, pool house, or shed.

"Residence" means a detached building designed for and used as a dwelling by a Single Family.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.