

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the 14 day of May, 2024, the Hunt County Commissioners Court, by appropriate minute order, did find that this final plat is in compliance with applicable State and County subdivision regulations, and did approve the same for filing in the plat records of Hunt County, Texas.

CERTIFIED this ___ day of ___ 2024

Becky Landrum
County Clerk
Hunt County, Texas

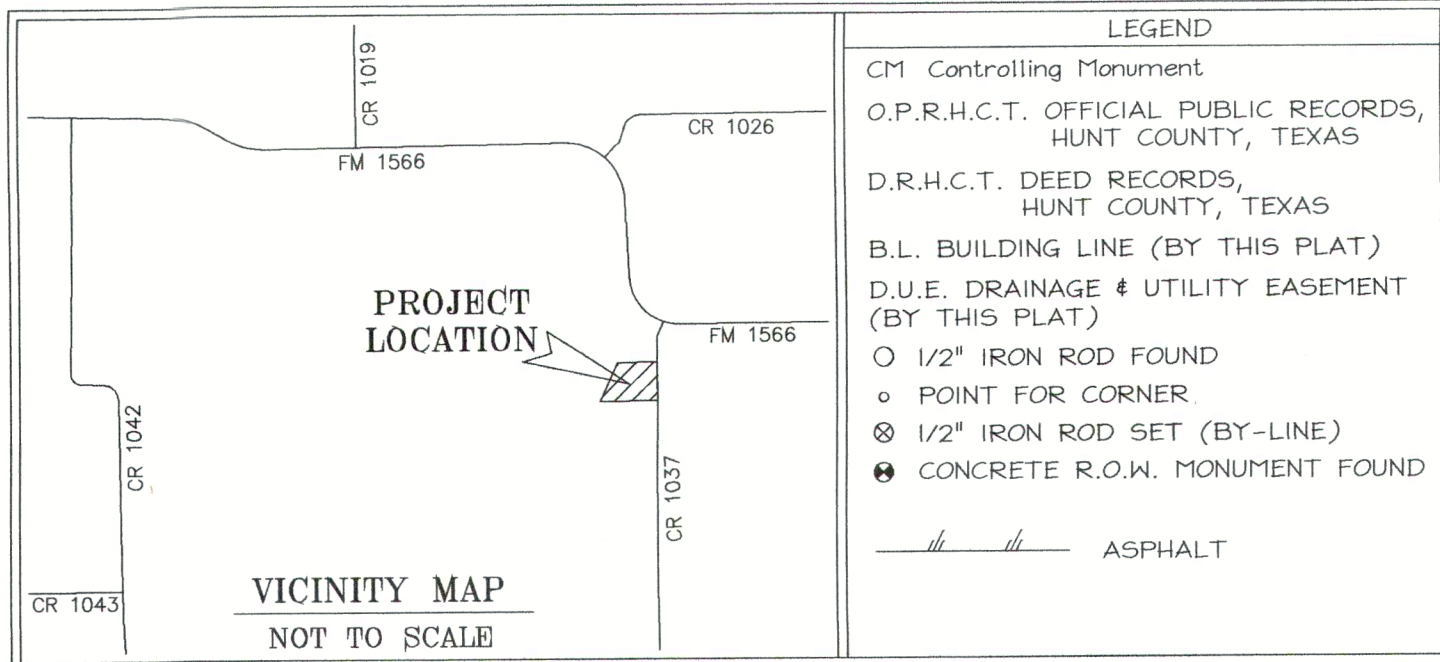


CERTIFICATE OF ACCEPTANCE OF DEDICATION

The undersigned, the County Clerk of Hunt County, Texas, does hereby certify that on the 29 day of April, 2024, all the owners of real property described herein did execute and deliver unto the Hunt County Commissioners Court, their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat and the Hunt County Commissioners Court did by appropriate minute order, accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

CERTIFIED this ___ day of ___ 2024

Becky Landrum
County Clerk
Hunt County, Texas



OWNER'S CERTIFICATE

WHEREAS, Jeannene R. Xanthus, is the owner of a tract of land situated in Hunt County, Texas, and being more particularly described as follows:

Being a 3.66 acre tract or parcel of land situated in the Joseph M. Ford Survey, Abstract No. 331, Hunt County, Texas, and being part of that certain called 28.63 acre tract of land conveyed from Sirva Relocation, LLC to Jeannene R. Xanthus, by Warranty Deed - Texas, as recorded in Volume 1290, Page 418, Official Public Records, Hunt County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of said 28.63 acre tract, in the West line of a called 26.839 acre tract of land, described as Tract 2, conveyed to John H. Hanusa, by deed as recorded in Volume 1815, Page 75, Official Public Records, Hunt County, Texas, at the Northeast corner of a called 26.22 acre tract of land conveyed to Billy Wayne Young, et ux, by deed as recorded in Volume 658, Page 584, Deed Records, Hunt County, Texas, and at or near the centerline of County Road 1037;

THENCE North 89 degrees 01 minutes 10 seconds West, with the South line of said 28.63 acre tract and with the North line of said 26.22 acre tract, a distance of 535.72 feet to a 1/2" iron rod set capped (By-Line) for corner, from which a 1/2" iron rod found capped (Owens) at the Southwest corner of said 28.63 acre tract bears North 89 degrees 01 minutes 10 seconds West, a distance of 1,203.89 feet;

THENCE over and across said 28.63 acre tract, the following courses and distances: North 26 degrees 21 minutes 53 seconds East, a distance of 389.69 feet to a 1/2" iron rod set capped (By-Line) for corner, from which a concrete right-of-way monument found bears North 46 degrees 23 minutes 49 seconds East, a distance of 398.53 feet; South 89 degrees 01 minutes 10 seconds East, a distance of 369.37 feet to a point for corner in the East line of said 28.63 acre tract, in the West line of said 26.839 acre tract, and at or near the centerline of County Road 1037, from which a 1/2" iron rod found at the most Easterly Northeast corner of said 28.63 acre tract and at the most Westerly Northwest corner of said 26.839 acre tract bears North 01 degrees 05 minutes 40 seconds East, a distance of 192.25 feet, a concrete right-of-way monument found bears North 26 degrees 09 minutes 39 seconds East, a distance of 270.21 feet, and another concrete right-of-way monument found bears North 50 degrees 33 minutes 42 seconds East, a distance of 382.68 feet;

THENCE South 01 degrees 05 minutes 40 seconds West, with the East line of said 28.63 acre tract, with the West line of said 26.839 acre tract, and generally along the centerline of County Road 1037, a distance of 352.06 feet to the POINT OF BEGINNING and CONTAINING 3.66 acres of land.

I, Tina Ballard, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of Hunt County, Texas.



Tina Ballard
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6746

- Notes: 1) This property is shown as being located in Zone X by flood insurance rate map No. 48251C01256, dated January 6, 2012. It is shown as not being located in a special flood hazard area inundated by 100-year flood. 2) Bearings are based on NAD 83 (2011), Texas north central 4202, as observed by GPS. Area and distances shown hereon are at grid. 3) All lot corners have a 1/2 inch iron rod with a yellow cap stamped "BY-LINE SURVEYING", unless otherwise noted. 4) Septic systems-individual facilities licensed by Hunt County and installed prior to occupancy. 5) Development and septic tank permits (if necessary) are required prior to construction of any improvements on the property. 6) Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited. 7) The existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels. 8) Hunt County will not be responsible for the maintenance and operation of drainage ways for the control of erosion. 9) The County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions. 10) The County will not be responsible for the availability or delivery of any private well water in a subdivision. 11) All culverts within any right-of-way require County permit approval and must meet minimum County standards. 12) The County will not maintain roadways or public improvements dedicated by this plat except by an express order of the Commissioners Court, entered at record in the minutes of the Commissioners Court, specifically identifying any roadway or public improvement and specifically accepting it for County maintenance. 13) Easements: any public utility, including The County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the Easement or Right-Of-Way shown on the Plat (or filed by separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from upon said Easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Easements shall be maintained by property owners. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them. 14) Construction not completed within two (2) years of the recording date shall be subject to the then current County standards and regulations. The County may require the subdivision to be re-platted. 15) There shall be a 20' drainage & utility easement along the road frontage of all lots, a 15' drainage & utility easement along the rear of all lots, and a 10' drainage & utility easement along side lines of all lots. 16) No concrete driveways shall be permitted within any County right-of-way dedication. 17) On-site sewage facility zone (OSSFZ) - zone identified as OSSF system. This area is to meet TCEQ OSSF chapter 287, table 10 separation distances. Shall not contain floodplain, structures on any other barriers that would hinder or prohibit proper function of the system. (This zone shall be identified at the time of the on-site sewage permit). 18) No easement record search was made by this office or this firm concerning this property. 19) An adequate potable water supply (Hickory Creek SUD) will be immediately available to each tract in subdivision. 20) Water service provider: Hickory Creek SUD 21) Electric service provider: Oncor 22) Electric service provider: Oncor 23) The property shown hereon was surveyed based on deeds and/or legal descriptions obtained through normal research procedures. There may be other documents recorded/unrecorded that may affect the subject, and this survey in no way imports ownership of all or any part of the subject as shown hereon. 24) Abstract line shown hereon is approximate in location.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HI 5 ESTATES

This Declaration of Covenants, Conditions and Restrictions for HI 5 Estates (this Declaration) is made and entered into as of the date hereinafter set forth by the undersigned:

Whereas, Declarant is the owner of that certain tract of parcel of land containing 3.66 acres and being part of the Joseph M. Ford Survey, Abstract No. 331, Hunt County, Texas, such property being described as this plat and incorporated herein by reference (the "Property"); and

Whereas, Declarant hereby declares that all of the Property and any Lots thereof shall be held, sold, used and conveyed subject to the covenants, conditions and restrictions contained in this Declaration which shall run with the land and Property and that this Declaration shall be binding upon any and all parties having any right, title or interest in and to any portion of the Property, their heirs, successors, successors-in-interest or title and assigns, and shall inure to the benefit of any portion of the Property.

- NOW THEREFOR, Declarant does hereby declare as follows with respect to the Property: 1. All dwellings located anywhere on the Property must be site built from new material with a minimum square footage of living space to be not less than 1,500 of heated and cooled living space; and 2. All prefabricated homes, including, but not limited to mobile homes, manufactured homes, and railroad cars, are prohibited on the Property and on any Lot for any purpose; and 3. No Lot shall be subdivided for personal use, for sale or resale or for any other purpose. No more than one (1) single family residences are allowed on any Lot; and 4. No temporary structures, outbuildings and/or tents shall be erected on and Lot or on the Property at any time for use as a permanent dwelling except that temporary housing such as an RV is allowed to be placed on a Lot provided it is inhabited and provided further that it shall not remain on such Lot or the Property for more than six (6) months from the date it was first so placed; and 5. Inoperable, junk or abandoned vehicles, unregistered vehicles and/or un-registered vehicles shall not be permitted on any Lot or on the Property nor may any Lot or the Property be used for dumping trash or garbage or open storage of surplus scattered material; and 6. Used and/or old buildings shall not be moved to or situated on any Lot or on the Property. A new storage building may be constructed on or moved to a Lot so long as it is not used for human habitation; and 7. Outside toilet facilities shall not be constructed or maintained on any Lot or on the Property. Any and all sewage disposal systems must be approved by the state and local departments of health and other governing bodies, as applicable, and shall be maintained at all times in accordance with all relevant laws, rules and regulations including any and all state and county sanitary laws. All plumbing and drains must be connected with watertight septic tanks of approved construction; and 8. Dog Kennels shall not be kept on any Lot or on the Property and no Lot shall be used to raise dogs for any commercial purpose; and 9. Dogs must be contained in a fenced area and not allowed to run or roam free outside; and 10. Subline shall not be allowed on any Lot or on the Property for purpose other than youth 4-H or FFA projects; and 11. Poultry shall not be raised or allowed on any Lot for any commercial purpose; and 12. No more than one (1) large animal may be kept on any Lot; and 13. No offensive or offensive trade or activity shall be conducted on any Lot or on the Property nor shall anything be done on any Lot or on the Property which may be or become an annoyance or nuisance to others; and 14. Firearms shall not be used or displayed in any irresponsible or dangerous manner. AT no time shall any part of a Lot or the Property be used for a firing or gun range nor shall any person conduct target practice on the same; and 15. All dwelling construction on any particular Lot shall be completed within twelve (12) months of beginning of construction of the same; and 16. These covenants, conditions and restrictions are hereby declared to be covenants running with the land and all of the Property shall be held, sold, used and conveyed subject to the covenants, conditions and restrictions contained in this Declaration which shall run with the land and with the Property and that this Declaration shall be binding upon any and all parties having any right, title or interest in and to any portion of the Property, their heirs, successors, successors-in-interest or title and assigns, and shall inure to the benefit of any portion of the Property; and 17. If any person or persons shall violate or attempt to violate any of these covenants, conditions and restrictions it shall be lawful for the Declarant or any other of any part of the Property to prosecute proceedings at law or in equity against the person violating or attempting to violate any provision of this Declaration, either to restrain violation or to recover damages or both; and 18. Invalidation of any one of these covenants, conditions and/or restrictions by judgment or court order shall in no wise affect any of the provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed this 29 day of April, 2024.

DECLARANT:
Jeannene R. Xanthus
Jeannene R. Xanthus
SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 29 day of April, 2024.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Jeannene R. Xanthus, do hereby adopt this plat designation the herein above described property as HI 5 ESTATES, an addition to Hunt County, Texas, and dedicates to the public use forever the streets, roads, and easements shown hereon, for the use and accommodation of any public utility desiring use, or using same for the purpose of constructing, maintaining, adding or removing any or all of their respective systems located thereon.

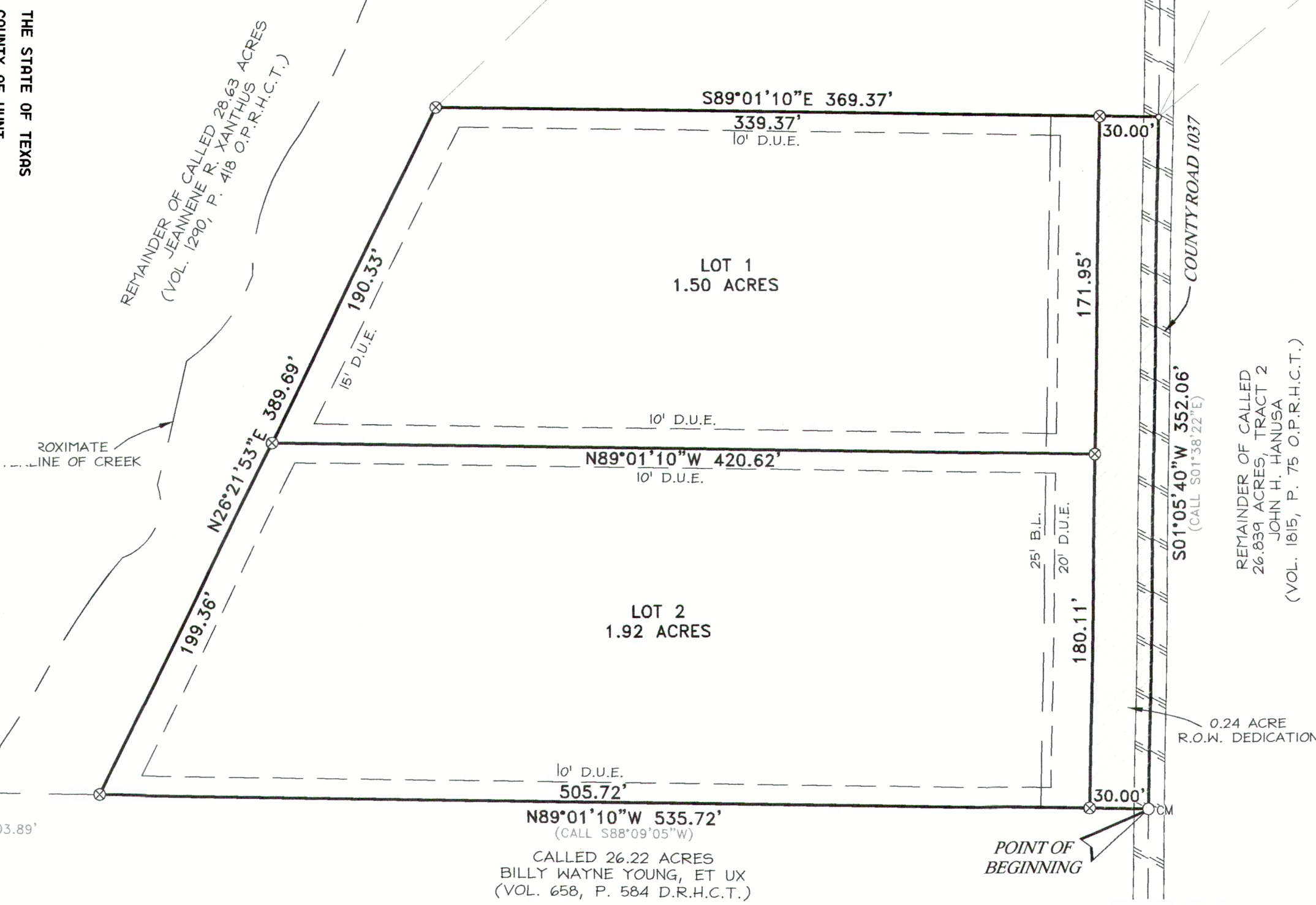
Witness, my hand, this the 29 day of April, 2024.
By: Jeannene R. Xanthus
Jeannene R. Xanthus

SUBSCRIBED TO AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the 29 day of April, 2024.



I hereby certify that this instrument was FILED on the date and in the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

Becky Landrum
County Clerk
Hunt County, Texas



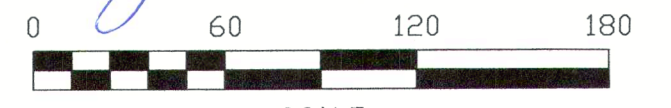
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, Bobby Stovall, County Judge of Hunt County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioner Court of Hunt County, Texas, and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Hunt County, Texas.

County Judge
Date: 5/14/2024

APPROVED this the 14 day of May, 2024, by the Commissioners Court of Hunt County, Texas.

Commissioner
Commissioner
Commissioner
Commissioner
Health Inspector



FINAL PLAT
HI 5 ESTATES
AN ADDITION TO HUNT COUNTY, TEXAS
3.66 ACRES

Table with 2 columns: Field Name and Value. Fields include DATE (04/29/2024), SCALE (1" = 60'), JOB NO. (2024-211), CLIENT (PETE XANTHUS), TECHNICIAN (AMN).

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