

Document No. 2020-07786

RESTRICTIONS

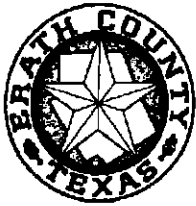
Parties: CORE PROPERTY SOLUTIONS LLC
to
RIDDLE RANCH

FILED AND RECORDED
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By: cwhite
Gwinda Jones, County Clerk
Erath County, Texas

7 Pages



STATE OF TEXAS
County of Erath

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

Gwinda Jones, County Clerk

Record and Return To:
KING TITLE COMPANY
IN BOX



Ruf KTC
20-34154

RIDDLE RANCH RESTRICTIVE COVENANTS & CONDITIONS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HOOD / ERATH

Be it known Core Property Solutions, LLC ("Developer"), for the purpose of attaching these Restrictive Covenants & Conditions ("Restrictive Covenants") upon the Subject Property, as set out below and any other property added to the Subject Property in the future (as described in Section 29), does hereby adopt and impose on behalf of itself, its legal representatives, successors and assigns, the following restrictive covenants, conditions and use limitations upon the Subject Property. All these restrictive covenants, conditions, and use limitations set forth herein shall become part of all contracts of sale, contracts for deed, deeds, and other legal instruments whereby the title or possession of any part or portion of the Subject Property is hereafter conveyed or transferred.

Definitions:

The following words when used in these Restrictive Covenants shall have the following meanings:

"Buyer" is defined in Section 35.

"House" shall mean a residential structure constructed on a Tract for single-family residential use.

"Subject Property" shall collectively refer to all of the Tracts.

"Tract(s)" shall mean and refer to each tract or parcel of land within the 144.684 acres and 0.024 acres of land as described in the attached Exhibit A. In the event any Tract is subdivided as allowed per these Restrictive Covenants, the resulting parcels shall then each be referred to as a Tract. The Restrictive Covenants are as follows:

Use Restrictions and Building Standards

1. All Tracts shall be used for family residential purposes only. No commercial uses shall be allowed on the Property. No commercial canine operations, hog or swine farming, chicken or turkey farms, dairy operations, cattle operations, goat operations or feed Tracts shall be permitted on the Property at any time. The keeping of cattle or goats for personal use or occasional sales shall not be considered "cattle or goat operations" if the number of cattle does not exceed one (1) unit per acres and the number of goats does not exceed (1) unit per one and one-half (1-1/2) acre. Animals kept for

4-H, FFA or similar school sponsored projects shall not be considered commercial uses and shall be allowed; provided any such animals kept on a Tract shall be kept in an enclosed or confined area. Horses owned for personal use by the owner or member of the owner's family may be kept on a Tract.

2. No Tract may have more than one (1) residence situated thereon unless such Tract is a subdivided Tract and hereinafter permitted. A residence shall be single-family dwelling house and shall not be less than 1750 square feet living area, excluding garages, carports, porches and breezeways. House must be constructed ONSITE. Manufactured or mobile homes are strictly prohibited. A guest house shall not be considered a residence for purposes of this Declaration if the structure is less than 1,400 square feet: provided only one (1) guest house may be situated on a Tract or subdivided Tract.

3. Any outbuildings, including a guest house, barns, stables, storage buildings or fences must be constructed ONSITE and must consist of new materials constructed in a skilled workmanlike manner. Perimeter fences must be of "see through" material such as net wire, barbed or barbless wire, pipe or a combination thereof.

4. No building shall be located on any Tract nearer than fifteen feet (15') to the boundary line of the Tract.

5. No building shall be located on any Tract nearer than fifty feet (50") from FM 1189.

6. No Tract shall be re-subdivided or split unless the subdivision results in each Tract containing ten (10) or more acres and the subdivision is in accordance with the applicable law. Any acreage sold to the owner of an adjoining Tract may be less than ten (10) acres if the contiguous acreage owned by the transferee exceeds ten (10) acres. All of the restrictions applicable to the original subdivision will apply to the re-subdivision.

7. No noxious or offensive activity shall be conducted on any Tract that may or may become annoyance or nuisance to the neighborhood.

8. No excavation for sand, gravel or rocks other than for personal use on the owner's land to landscape, build homes and outbuildings shall be permitted at any time.

9. No Tract shall be used or maintained as a dumping ground for rubbish or trash. All garbage and other waste shall be kept in sanitary containers. No wrecking yard or storage of inoperable equipment shall be allowed on any Tract.

10. No individual sewage disposal system shall be permitted on any Tract unless the system is designed, located, constructed and equipped in accordance with the requirements, standards, and

recommendations of the authority in Hood / Erath County, Texas having the proper jurisdiction over such systems. Approval of the system as installed shall be obtained from that authority.

11. The Declarant or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations imposed by this Declaration. Failure to enforce any covenant or restriction shall not be deemed a waiver of the right of enforcement either with respect to the violation in question or any other violation. All waivers must be in writing and signed by the party to be bound.

12. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, and all other provisions shall remain in full force and effect.

13. These restrictions, covenants, and conditions are for the purpose of protecting the value and desirability of the Property. Consequently, they shall run with the real property and shall be binding on all parties having any right, title or interest in the Property in whole or in part, and their heirs, successors and assigns.

Executed this 10th day of DECEMBER 2020 to be effective the 10th day of DECEMBER, 2020.

Core Property Solutions, LLC

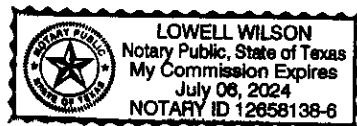
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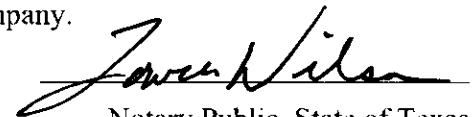
Its: SOLE MEMBER AND MANAGER

THE STATE OF TEXAS

COUNTY OF ~~HOOD~~ ^{HO} ERATH

This instrument was acknowledged before me on this the 10th day of DECEMBER, 2020 by CLIENT R. DO BYNS, SOLE MEMBER AND MANAGER of Core Property Solutions, LLC, on behalf of said limited liability company.




Notary Public, State of Texas

My Commission Expires:
7/6/2024

EXHIBIT "A"

TRACT ONE:

All that certain 144.684 acres tract of land out of the J.D. Lawrence Survey, Abstract No. 496, and the J.A. Schnell Survey, Abstract No. 727, both in Erath County, Texas, and out of the J.D. Lawrence Survey, Abstract No. 917, and the J.A. Schnell Survey, Abstract No. 535, both in Hood County, Texas; being all of a called 144.643 acres tract described in Document No. 2014-02786 of the Official Public Records of Erath County, Texas, and Document No. 2014-0004655 of the Official Records of Hood County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 3/8" iron rod on the northwest side of a 30" oak tree at the southeast corner of a certain 241.124 acres tract described in Document No. 2009-04941 of the Official Public Records of said Erath County and in the east line of said J.D. Lawrence Survey and the west line of said J.A. Schnell Survey for the beginning corner of this tract. Whence the northwest corner of said J.A. Schnell Survey is called to bear N. 00 deg. 51 min. 09 sec. W. 1881.77 feet.

Thence N. 89 deg. 28 min. 30 sec. E. 880.27 feet to a found 1/2" iron rod for a corner of this tract.
Thence N. 89 deg. 39 min. 50 sec. E. 989.19 feet to a found concrete monument at the northwest corner of a certain 1.21 acres tract described in Volume 1377, Page 751, of the Official Public Records of said Hood County for the northeast corner of this tract.

Thence S. 03 deg. 35 min. 35 sec. W. 508.79 feet to a found 5/8" iron rod in the west right of way line of F.M. Highway No. 1189 and at the southwest corner of said 1.21 acres tract for a corner of this tract.

Thence southerly along the arc of a 09 deg. 20 min. 48 sec. curve to the left with a radius of 613.00 feet, a central angle of 06 deg. 19 min. 47 sec., a chord of S. 04 deg. 08 min. 35 sec. W. 67.69 feet and an arc length of 67.72 feet to a found 60d nail in the west right of way line of said F.M. Highway No. 1189 for a corner of this tract.

Thence S. 00 deg. 25 min. 11 sec. E. 362.13 feet along the west right of way line of said F.M. Highway No. 1189 to a set 1/2" iron rod with cap (PRICE SURVEYING) for a corner of this tract.

Thence leaving the west right of way line of said F.M. Highway No. 1189, N. 84 deg. 42 min. 55 sec. W. 191.84 feet to a found 3/8" iron rod at the northwest corner of a certain 1.99 acres tract described in Volume 1445, Page 963, of the Official Public Records of Hood County, Texas, for an ell corner of this tract.

Thence S. 27 deg. 58 min. 40 sec. W. 354.30 feet to a found 3/8" iron rod at the southwest corner of said 1.99 acres tract for an ell corner of this tract.

Thence S. 87 deg. 55 min. 34 sec. E. 359.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of said F.M. Highway No. 1189 for a corner of this tract.

Thence S. 00 deg. 25 min. 11 sec. E. 434.78 feet along the west right of way line of said F.M. Highway No. 1189 to a found 1/2" iron rod for a corner of this tract.

Thence southwesterly along the arc of a 10 deg. 44 min. 59 sec. curve to the right with a radius of 533.00 feet, a central angle of 89 deg. 38 min. 51 sec., a chord of S. 42 deg. 38 min. 28 sec. W. 751.45 feet and an arc length of 833.95 feet to a found 1/2" iron rod in the north right of way line of said F.M. Highway No. 1189 for a corner of this tract.

Thence S. 88 deg. 56 min. 54 sec. W. 688.92 feet along the north right of way line of said F.M. Highway No. 1189 to a found concrete monument in the east line of a certain 5 acres tract described in Volume 2528, Page 465 of the

Official Public Records of said Hood County for a corner of this tract.

Thence leaving the north right of way line of said F.M. Highway No. 1189, N. 00 deg. 33 min. 16 sec. W. 666.72 feet to a found 60D nail replaced with a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said 5 acres tract for an ell corner of this tract.

Thence S. 89 deg. 47 min. 53 sec. W. 621.67 feet to a found 3/8" iron rod at the northwest corner of a certain 5.0 acres tract described in Volume 1831, Page 156 of the Official Public Records of said Hood County and in the west line of said J.A. Schnell Survey and the east line of said J.D. Lawrence Survey for an ell corner of this tract.

Thence S. 00 deg. 03 min. 12 sec. W. 77.74 feet to a found 3/8" iron rod at the northeast corner of a certain 3.66 acres tract described in Volume 902, Page 781 of the Official Public Records of said Erath County for a corner of this tract.

Thence S. 66 deg. 12 min. 53 sec. W. 294.19 feet to a found 3/8" iron rod at the most northerly northwest corner of said 3.66 acres tract for a corner of this tract.

Thence S. 29 deg. 44 min. 12 sec. W. 80.39 feet to a found 3/8" iron rod at the most westerly northwest corner of said 3.66 acres tract for a corner of this tract.

Thence S. 05 deg. 24 min. 27 sec. E. 221.58 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of said 3.66 acres tract for a corner of this tract.

Thence S. 02 deg. 08 min. 55 sec. E. 310.96 feet to a found 5/8" iron rod at the northeast corner of a certain 117.556 acres tract described in Document No. 2011-06041 of the Official Public Records of said Erath County for the most southerly southeast corner of this tract.

Thence N. 89 deg. 18 min. 52 sec. W. 1292.89 feet to a 2" steel post at the most easterly southeast corner of a certain 220.673 acres tract described in Document No. 2014-00412 of the Official Public Records of said Erath County for the southwest corner of this tract.

Thence along a fence and the east line of said 220.673 acres tract the following courses and distances:

N. 03 deg. 30 min. 35 sec. E. at 75.00 feet pass a found 1/2" iron rod and in all 95.51 feet to a 2" steel post

N. 34 deg. 08 min. 06 sec. W. 16.39 feet to a 2" steel post

N. 02 deg. 23 min. 08 sec. E. 855.75 feet to a 2" steel post

N. 30 deg. 06 min. 14 sec. E. 98.26 feet to a 2" steel post

N. 68 deg. 12 min. 23 sec. E. 655.91 feet to a 2" steel post

N. 09 deg. 31 min. 54 sec. W. 423.54 feet to a 2" steel post

N. 13 deg. 03 min. 12 sec. W. 393.23 feet to a 2" steel post

N. 34 deg. 11 min. 23 sec. W. 296.61 feet to a 2" steel post in the south line of said 241.124 acres tract and at the northeast corner of said 220.673 acres tract for the northwest corner of this tract

Thence N. 89 deg. 28 min. 11 sec. E. 1189.73 feet to the place of beginning.

TRACT TWO:

All that certain 0.024 acre tract of land out of the J.D. Lawrence Survey, Abstract No. 496, Erath County, Texas; being a portion of an old roadway lying east of the most southerly east line of a certain 144.643 acres tract described in Document No. 2014-02786 in the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 5/8" iron rod in a gravel drive and at the northeast corner of a certain 117.556 acres tract described in Document No. 2011-06041 of said Official Public Records and at the most southerly southeast corner of said 144.643 acres tract and at the northwest corner of a certain 0.063 acre tract, also surveyed this day, for the

southwest and beginning corner of this tract. Whence the northwest corner of the J.A. Schnell Survey, Abstract No. 535, Hood County, Texas, is called to bear N. 06 deg. 19 min. 04 sec. E. 2379.46 feet and N. 00 deg. 51 min. 09 sec. W. 1881.77 feet.

Thence N. 02 deg. 08 min. 55 sec. W. 112.25 feet along the east line of said 144.643 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of a certain 0.296 acre tract, also surveyed this day, for the northwest corner of this tract.

Thence S. 34 deg. 04 min. 21 sec. E. 21.05 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said 0.296 acre tract for the northeast corner of this tract.

Thence S. 00 deg. 36 min. 58 sec. E. 94.84 feet to a set 60D nail in said gravel drive at the northeast corner of said 0.063 acre tract and a corner of said 0.296 acre tract for the southeast corner of this tract.

Thence N. 89 deg. 18 min. 52 sec. W. 8.60 feet to the place of beginning.