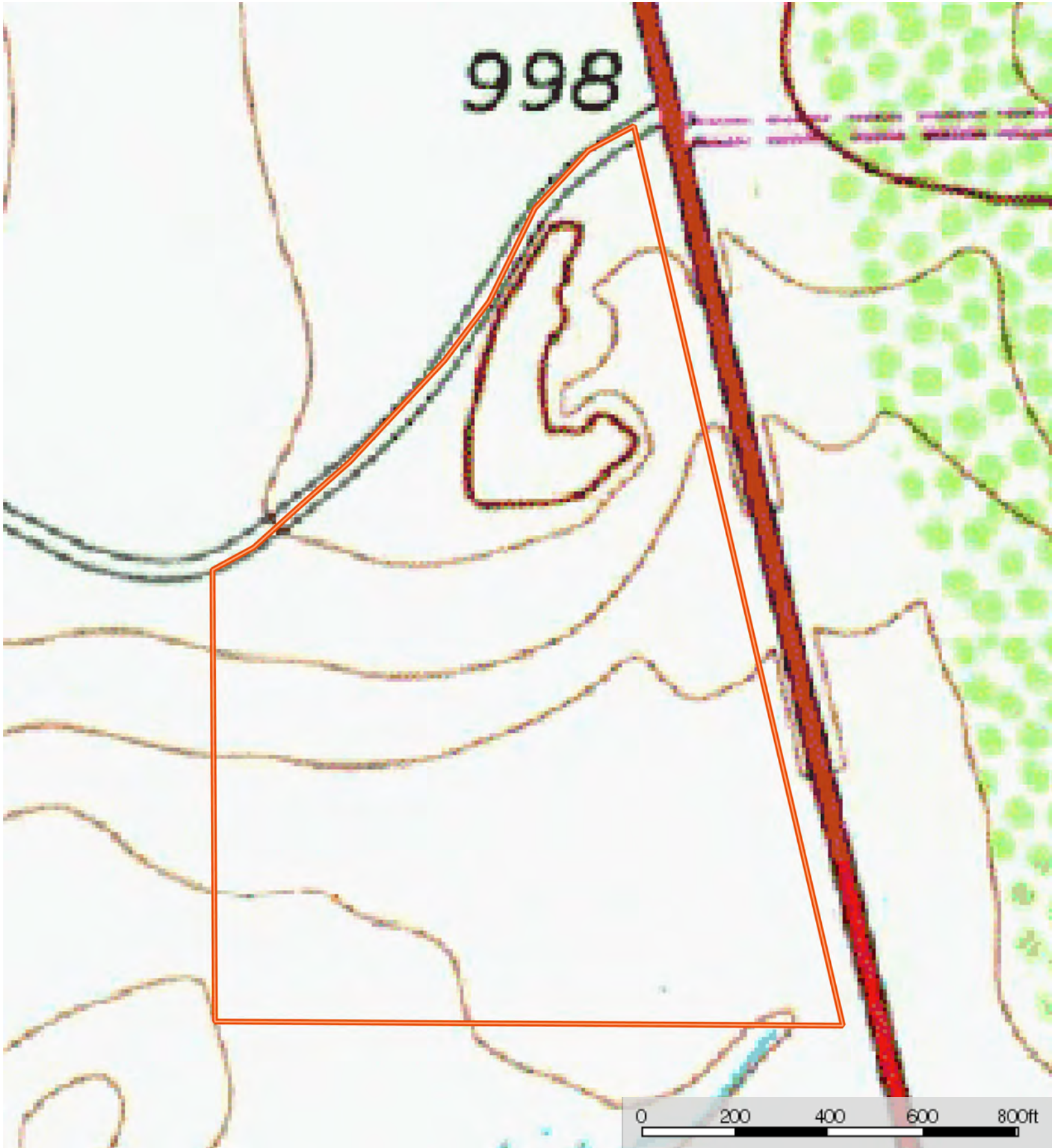





Boundary




 Boundary



Boundary



 Boundary

# GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

## SURVEYOR'S NOTE

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

MAYO ESTATES  
REMAINING OUT OF 10.330 ACRES OUT OF  
BLOCKS 34 & 35  
W.M. COLEMAN SUBDIVISION, BRAZOS COUNTY SCHOOL  
LANDS, ABSTRACT 18  
DOC. #143009, O.P.R.A.C.

MAYO ESTATES  
REMAINING OUT OF 10.330 ACRES OUT OF  
BLOCKS 34 & 35  
W.M. COLEMAN SUBDIVISION, BRAZOS COUNTY SCHOOL  
LANDS, ABSTRACT 18  
DOC. #143009, O.P.R.A.C.

## BASIS OF BEARINGS

NORTH 89°07'21" WEST FOR THE  
SOUTH LINE OF BLOCK 34  
BETWEEN FOUND MONUMENTS PER  
GPS OBSERVATIONS ON DECEMBER  
12, 2018 (SPCS83, TX4202, US  
SURVEY FEET, 2012A GEOID,  
CSF 1.000000)

BRYAN & AMANDA WILSON  
CALLED 10.87 ACRES OUT OF  
BLOCKS 33 & 34  
W.M. COLEMAN SUBDIVISION  
BRAZOS COUNTY SCHOOL LANDS, A-18  
DOC. #144922, O.P.R.A.C.

FRENCH & ROBERTA JO. HAYABRO  
CALLED 43.80 ACRES OUT OF  
BLOCKS 33 & 34  
W.M. COLEMAN SUBDIVISION  
BRAZOS COUNTY SCHOOL LANDS, A-18  
DOC. #144922, O.P.R.A.C.

**SUBJECT TRACT**  
32.28 ACRES OUT OF  
BLOCKS 34 & 35  
W.M. COLEMAN SUBDIVISION  
BRAZOS COUNTY SCHOOL LAND SURVEY  
ABSTRACT 18  
ARCHER COUNTY, TEXAS  
DOC. #143009, O.P.R.A.C.

## FLOODPLAIN INFORMATION

THIS FLOOD STATEMENT: (1) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (2) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (3) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS UNDATED BY 100-YEAR FLOOD AS Delineated ON THAT FLOOD INSURANCE RATE MAP FOR ARCHER COUNTY, TEXAS, COMMUNITY PANEL NUMBER 28707B0000, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED JAN. 8, 1988.

## FIELD NOTES

A TRACT OF LAND IN ARCHER COUNTY, TEXAS, OUT OF BLOCKS 34 & 35, W.M. COLEMAN SUBDIVISION, OUT OF BRAZOS COUNTY SCHOOL LAND SURVEY, ABSTRACT 18, OUT OF A TRACT OF LAND RECORDED IN DOCUMENT NUMBER 143009, OFFICIAL PUBLIC RECORD OF ARCHER COUNTY ("O.P.R.A.C."), AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT NOT SET IN THE CENTERLINE OF UNITED STATES HIGHWAY 281 ("U.S. 281"), BEARING SOUTH 31°40'02" WEST 400.32 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 34, FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 12°58'28" EAST 1787.00 FEET ALONG THE CENTERLINE OF SAID U.S. 281, TO POINT NOT SET FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE LEAVING THE CENTERLINE OF U.S. 281 NORTH 89°07'21" WEST, AT 51.51 FEET PASS A 1/2 INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF SAID U.S. 281, IN ALL A TOTAL DISTANCE OF 1202.69 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 0°51'28" EAST 937.84 FEET TO A 3/8 INCH SPIKE SET IN THE CENTERLINE OF COLEMAN ROAD, FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE CENTERLINE OF COLEMAN ROAD AS FOLLOWS:

ALONG A CURVE TO THE LEFT WITH A RADIUS OF 341.41 FEET, AN ARC LENGTH OF 121.36 FEET AND A LONG CHORD BEARING NORTH 56°14'19" EAST 120.72 FEET TO A 3/8 INCH SPIKE FOUND;

ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1570.10 FEET, AN ARC LENGTH 661.13 FEET AND A LONG CHORD BEARING NORTH 40°23'12" EAST 656.26 FEET TO A 3/8 INCH SPIKE FOUND AND;

ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 452.61 FEET, AN ARC LENGTH OF 302.40 FEET AND A LONG CHORD BEARING NORTH 45°52'59" EAST 296.81 FEET TO A 1/2 INCH IRON ROD SET, FOR AN ANGLE POINT OF THIS DESCRIPTION;

THENCE NORTH 76°30'51" EAST 50.00 FEET ALONG THE CENTERLINE OF COLEMAN ROAD, TO THE PLACE OF BEGINNING AND CONTAINING 32.28 ACRES OF LAND, MORE OR LESS.

BASIS FOR BEARINGS IS NORTH 89°07'21" WEST FOR THE SOUTH LINE OF BLOCK 34 BETWEEN FOUND MONUMENTS PER GPS OBSERVATIONS ON DECEMBER 12, 2018 (SPCS83, TX4202, US SURVEY FEET, 2012A GEOID, CSF 1.000000).

N 89°07'21" W 1202.69'

BLOCK 34

BLOCK 35

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: JASON COLLINSWORTH  
COPYRIGHT 2018 PROVEN SURVEYING, ALL RIGHTS RESERVED

I hereby certify that this survey of this property located at INTERSECTION OF U.S. 281 & COLEMAN ROAD  
being legally described BY METES AND BOUNDS ABOVE OUT OF BLOCKS 34 & 35  
W.M. COLEMAN SUBDIVISION, BRAZOS COUNTY SCHOOL LAND SURVEY, ABSTRACT 18, ARCHER 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 on or before the 12th day of DECEMBER, 2018.



DATE: 12/17/2018  
REVISED: 12/20/2018  
REF:

ROY F. WOODMAN  
Registered Professional Land Surveyor No. 2102  
180720-1

TMD/DLH  
Scale: 1"=100'



**PROVEN SURVEYING**  
2408 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 Highway 281 or Coleman Road, 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 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 above ten (10) acres will be sub-divided into less than ten (10) acre tracts. All tracts below ten (10) acres cannot be subdivided.