McClendon Estates Peaster, TX

Deed Restrictions Pertaining to Property in Parker County, TX

- 1. No Commercial activity such as; Swine Farming, Poultry Farms, Feedlots. Animals for Ordinary Farm & Ranch Operations or Personal use such as 4-H or FFA projects are permissible.
- 2. Livestock is permitted on all tracts, but limited to (2) large animals
- 3. No Excavation for Sand, Gravel, or Rocks other than for personal use on owners land to landscape, build home, and outbuildings or pond construction etc.
- 4. No wrecking Yards or Storage of Inoperable Equipment. Any and all inoperable vehicles or equipment must be stored inside a building.
- 5. No Manufactured Homes or Mobile Homes allowed. RVs must be stored 50 feet behind the main residence.
- 6. No tract may be subdivided without the written consent of developer.
- 7. No Activity that would pose a nuisance, or noise pollution problem for neighbors.
- 8. No Noxious or Offensive Activity shall be carried on upon and Tract or within any portion of the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 9. Barns, stables, storage Buildings, other Outbuildings, and Fences must be constructed ON SITE and the new materials constructed in a skilled workmanlike manner. Perimeter fences must be of material such as Pipe and Net Wire, cedar staves, Barbed/barbless wire, wood or a combination.
- 10. No Accumulations of Debris, Refuse, Trash. Hazardous Materials or Junk may be placed on or stored on the Property.
- 11. All Structures must be at least Fifty (50) feet from the public road and may not be closer than Twenty (20) Feet from any Boundary or Fence Line.
- 12. All Structures much be SINGLE FAMILY DWELLING and not be less than 2400 square feet LIVING AREA (which excludes Garages, Carports, Porches, and Breezeways.
- 13. No Structure shall be more than Two (2) stories in height.
- 14. Up to One (1) Secondary Dwelling (such as Guest Home, Mother in Law Home) constructed on each single tract of land is permissible.
- 15. Residence must consist of a Minimum of 30% Masonry (such as Brick, Stone, Stucco). Hardy board or like material is permissible.
- 16. All outbuildings shall be of new construction and placed behind the rear of the main residence. Outbuildings shall be no larger in square feet than the airconditioned area of the main residence.
- 17. All improvements shall be constructed with proper permits from Parker County Texas (Especially concerning Septic Systems, Water Systems etc.)
- 18. Gated Private entryways are permitted for each tract. Entryways are not to exceed forty (40) feet in width.

- 19. It is expressly agreed that in the event a covenant, condition, or restriction herein listed above, or any portion thereof, is found to be invalid or void, such invalidity or void ability shall in no way effect any other covenant, condition or restriction.
- 20. Any/all restrictions or covenants may be enforced by the Grantors or any Person(s) who purchase one or more Tracts of Land. In the event an Owner(s) violates any of the restrictions, said Owner shall be given 30 days written Notice to correct the violation(s). In the event said violations are not corrected and court proceedings are initiated against the violating Owner(s), the Violators shall be responsible for ALL court costs and attorney fees.
- 21. Attached garages must be of side or rear entry.

Signed By		I	Developer	Date 07-07-21
	Bryson Adams	_		

202145617 PLAT Total Pages: 1

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PROJECT SITE

FM HIGHWAY 242

ROAD

ROBLE CT

MONTERREY

FRANK PLUNLEE LN.

WHEREAS, Bryson Adams and Mandy Adams, are the Owners of the herein described property, to wit:

BEING 10.05 acres situated in the T. & P. RR. CO. SURVEY, SECTION 173, ABSTRACT NO. 1363, Parker Co. Texas, being a portion of that certain tract of land described in deed to Bryson Adams and Mandy Adams, recorded in Instrument Number 201519153, Official Public Records, Parker County, Texas, being more particularly described, as

COMMENING at a gear spike found in a railroad cross-tie post, in the north line of McClendon Road (Right-of-Way varies), being the southeast corner of said Adams tract and being the southwest corner of McCLENDON MEADOWS ADDITION, an Addition to Parker County, Texas, according to the Plat recorded in Cabinet E, Slide 609, Plat Records Parker County, Texas;

THENCE N 89°43'37" W, along the north line of said McClendon Road, a distance of 108.72 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the POINT OF BEGINNING and southeast corner of the herein described tract, said POINT OF BEINNING having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH: 7004879.29 and EAST: 2172074.51, for reference;

THENCE N 01°03'56" E, along the west line of said Adams tract and the west line of the herein described tract, a distance of 727.95 feet to a 1/2" iron rod set stamped "C.F. Stark RPLS 5084", for the northwest corner of the herein described tract.

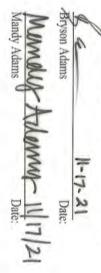
THENCE N 90°00'00" E, being across and through said Adams tract, and being the north line of the herein described tract, a distance of 590.41 feet to a 1/2" capped iron rod set stamped "C.F. Stark RPLS 5084" for the northeast corner of the herein

THENCE S 00°28'47" E, continuing across and through said Adams tract and being the east line of the herein described tract, a distance of 730.76 feet to the POINT OF BEGINNING and containing 10.05 acres (437,743 square feet) of land.

Does hereby dedicate the same to be known as Lots 1R and 2R, McCLENDON ESTATES, an Addition to Parker County, Texas, and does hereby dedicate to the use of the public forever all Rights-of-Way and utility easements shown hereon.

Bryson Adams and Mandy Adams, as Owners of the land shown on this plat and whose name is subscribed hereto, dedicated forever all public streets, alleys, parks, watercourses, drains, easements, places, and public utilities thereon shown for the n expressed

Owners also certify the property is not within the Extraterritorial Jurisdiction on any incorporated City within Parker County, Texas; to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, the Clean Water Act, and all



Before me, the undersigned authority on this day personally appeared Bryson Adams, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Desibe Woodward

son whose names is subscribed to the foregoing instrument, and acknowledged. instrument, and acknowledged to me that sh expressed and in the capacity therein stated.

Denise Verbe

GENERAL NOTES:

VICINITY MAP

- individual water wells. All lots in this subdivision are to be served by private
- individual on-site waste-water disposal systems. All lots in this subdivision are to be served by private

2

building line setbacks: All lots in this subdivision are subject to the following

S

- 25' Front Building 15' Rear Building I 10' Side Building Line Front Building Line
- corners unless otherwise note. 1/2" capped iron rods set stamped "Stark 5084" at all
- Subdivision is located in the Peaster ISD.
- Total number of Lots = 2

0

57

4

Bearings & Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83 datum (Texas North Central Zone 4202 - Grid) derived from resolved OPUS solutions, Elevation are NAVD 88, with a combined scale factor of 0.999874490.

This plat represents property which has been platted with groundwater certification as prescribed in Texas Local Government Code Section 232.0032. Buyer is advised to question seller as to the groundwater availability.

FLOOD STATEMENT:

ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PARKER COUNTY, DATED SEPT. 26, 2008 MAP NO. 48387C0150E, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

G-9

PE

14930

LOTS 1R AND 2R FINAL PLAT

McCLENDON ESTATES

an Addition to Parker County, Texas

LOTS 1 THROUGH 5
McCLENDON ESTATES
AS RECORDED IN CABINET F, SLIDE 9
PARKER COUNTY CLERK #202127234 BEING A REPLAT OF

and also being 10.05 Acres Situated in the T. & P. RR. CO. SURVEY, SECTION 173, ABST. Parker County, Texas NO. 1363



CABINET

2121 McCLEDON ROAD WEATHERFORD, TX. 76088 PH: 817-253-2494 **BRYSON ADAMS** OWNER:

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