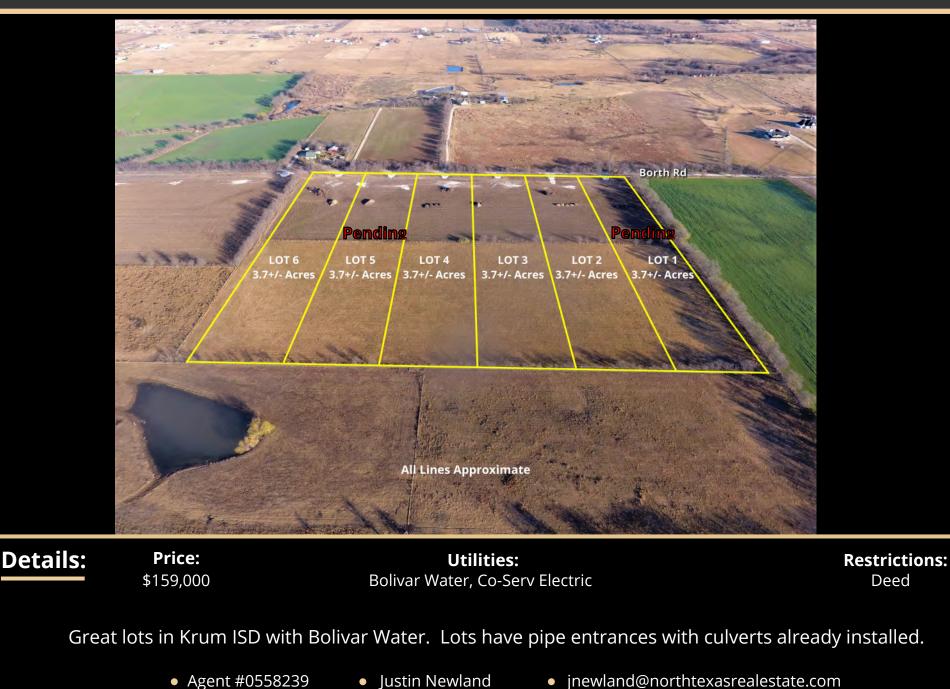
# 3.7 Acre Lots Borth Rd, Sanger, TX. 76226



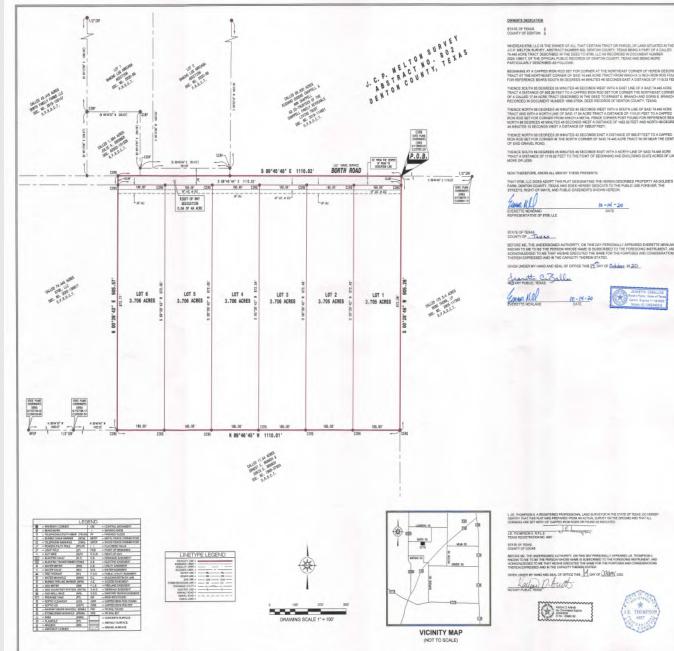


# 3.7 Acre Lots Borth Rd, Sanger, TX. 76226





## 3.7 Acre Lots Borth RD Sanger, TX



NHEREAS 9706, LLC IS THE DWINER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED I I.C.P. MELTON SURVEY, ABSTRUCT NUMBER 802, DENTON COUNTY, TEXAS BEING A PART OF A CAL

EAST LINE OF A SAID 74 445

EES 29 MINUTES 42 SECONDS EAST A DISTANCE OF 905 ST FEET TO A CAPI

BEFORE WE THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR KNOWN TO ME TO BE THE PERSON WHORE NAME IS SUBBCRIED TO THE FORED ACKNOWLEDGED TO ME THAT HERHE EXECUTED THE SWAE FOR THE FURFORE THERE WERESED AND IN THE CAPACITY THERE IN STATE.



### GENERAL NOTES

13 THAVE EXA 00174, EFFEC DEFINED AS "A MAP, THIS FLO

2.1 THIS PROPERTY WITHIN THE CITY OF D 31 WATER SERVICE TO BE SUPPLIED BY PRVATE WATER WELLS.

4.) SANITARY SEWER TO BE HANDLED BY PRIVATE FACILITIES APPROVED BY DENTON

DED BY "COSERV BLECTRIC" 7701 \$ STEMMONS PWY, CORINTH, TX 76213, 940-3 5.) ELECTRIC SERVICE TO BE

8.) THIS PROPERTY IS NOT LOCATED IN THE LAKE PLAY RO 13 J ALL SUPFACE ORABINGE EXSEMENTS SHALL BE REPT FREE OF PRINCES, BUILDINGS, POUNDATION, PU OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTEMANCE OF THE DRIVINGE INCLUTY.

11.) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE OR OR DESTRUCTING THE FLOODWAY IS PROHIBITED.

IN NOT COMPLETE WITHIN TWO YEARS OF THE COMM YEARS OF THE COMMUNICATIONS.



FINAL PLAT LOTS 1-6 LOT 1 - 3.705 ACRES

LOT 2 - 3.705 ACRES

LOT 3 - 3.706 ACRES

LOT 4 - 3.706 ACRES

LOT 5 - 3.706 ACRES LOT 6 - 3.706 ACRES

IN THE J.C.P. MELTON



CERTIFICATE OF APPROVAL

**GOLDIE'S FARM BEING 23.070 ACRES RIGHT-OF-WAY DEDICATION** 0.84 OF AN ACRE

ABSTRACT NO. 802 DENTON COUNTY, TEXAS



### ARTICLE 1 COVENANTS

Section 1.1. Impostion of Covenants. Declarant imposes the Covenants on the Land. All Owners and other occupants of the Lots by their acceptance of the deeds, leases, or occupancy of any Lot agree that the Land is subject to the Covenants. The Covenants are neccessary and desirable to establish a uniform plan for the development and use of the Land for the benefit of all Owners. The Covenants run with the landYoud their the Powners, occupants, and any other person holding an interest in a Lot. Each Owner and occupant of a Lot agrees to comply with this Declaration and agrees that failure to comply may subject him/her/it to a fine, damages, or injunctive relief.

Section 1.2. Covenants.

a. Lots shall be used for residential purposes only; provided that non-commercial agricultural use shall be permitted subject to the restrictions hereunder.

b. Only one Single Family Residence (which may be referred to herein as the "main Residence") shall be permitted on a Lot, and no more than four (4) other Buildings shall be permitted on a Lot.

c. The main Residence shall be erected containing no less than 2,000 square feet of air conditioned and heated area, exclusive of open porches, garages and breezeways. The exterior construction of the main Residence on any Lot shall be constructed of 80% masonry construction. The term "masonry" includese without limitation brick, stone, granite, marble, cast stone, stucco or masonry siding. The main Residence must have a minimum of a two (2) car enclosed garage.

d. All Buildings and fencing will be of new materials only.

e. No mobile or modular buildings, mobile or modular homes, or mobile or modular Residence of any kind shall be placed or maintained on any Lot. The main Residence and all Outbuildings are to be site built only.

f. No junkyards, salvage yards, or dumping grounds for rubbish, trash or debris.



## Deed Restrictions, continued

- g. No commercial buisinesses.
- h. Minmum set back lines on the front of any Lot shall be 50 feet measured from the front property line.
- i. Minimum set back lines on the sides of any Lot shall be 25 feet measured from the side property line(s).
- j. Minimum set back lines on the rear of any Lot shall be 30 feet.
- k. Maximum height of any Building shall be no more than 40 feet.
- I. No radio towers or antennas over 25 feet in height.

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

- n. Outbuildings must be built simultaneously or after construction of the main Residence.
- o. No inoperable Vehicle can be stored outdoors.

p. Campers, trailers, and RVs must be stored behind the main Residence. In no event can a camper, trailer or RV be sotred on any Lot until the main Residence is completed on the Lot.

q. One of the Outbuildings may be a guest home. The guest home must be the same construction as the main Residence. The guest home must be built South of the main Residence, and simultaneously or after construction of the main Residence. The guest home cannot be larger than one-half (1/2) of the livable square footage of the main Residence (excludes porches and garages).

