

4 Acre Lot

Riek Rd, Krum, Tx, 76249

NEWLAND
REAL ESTATE 



Details: **Price:** \$160,000 **Topography:** Flat **Utilities:** Electric at road; well required **Restrictions:** Deed restricted

This 4 acre lot provides a great location to build your dream home. Well sought after Krum School District!

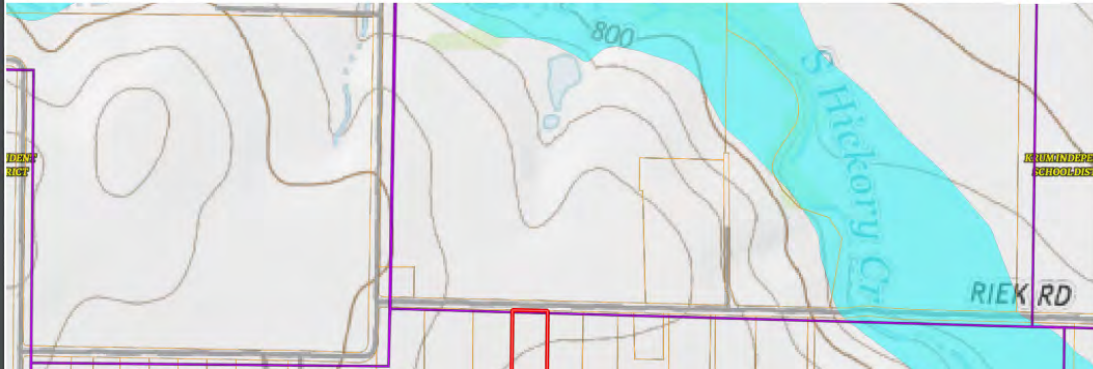
• 940-565-8326 • Everette Newland • jeanette@northtexasrealestate.com

DEVELOPER DEED RESTRICIONS SHEPHERD'S MEADOW ADDITION, KRUM, TX

- 1) Lots shall be used for residential purposes only, and only one home per lot is permitted.
- 2) No residential structure shall be erected containing less than 1,400 square feet of air conditioned, heated area and exclusive of porches and garages. The exterior construction of the dwelling house erected on any lot shall be constructed of 70% brick or Hardy Board.
- 3) All fencing will be of new materials only.
- 4) No Mobile Homes or Metal Shipping containers. Modular and pre-fabricated storage sheds are allowed but limited to two (2).
- 5) No Junkyards or Salvage Yards.
- 6) No Commercial businesses of any kind to be operated on the subject property
- 7) Minimum set backs on any lot shall be 25 feet and the front and rear of each lot. There shall be no set backs on any of the lot side's.
- 8) Maximum height of any building shall be no more than 25 feet.
- 9) No Radio Towers or Antennas over 25 feet.
- 10) No Noxious or offensive activity shall be carried on the Property, nor shall anything be done thereon which would be illegal, an annoyance or nuisance to the owners of adjoining property. This is to include but is not limited to motor cross tracks, gun ranges, lighted outdoor arenas, public or private.
- 11) Outbuildings must be build simultaneously or after construction of main residence. Outbuildings must be made of new materials.
- 12) No Commercial Dog Kennels.
- 13) No more than four (4) large animals per lot.
- 14) No swine allowed other than 4-H or FFA active projects. Number of approved swine will be limited to four (4) per lot

Topography

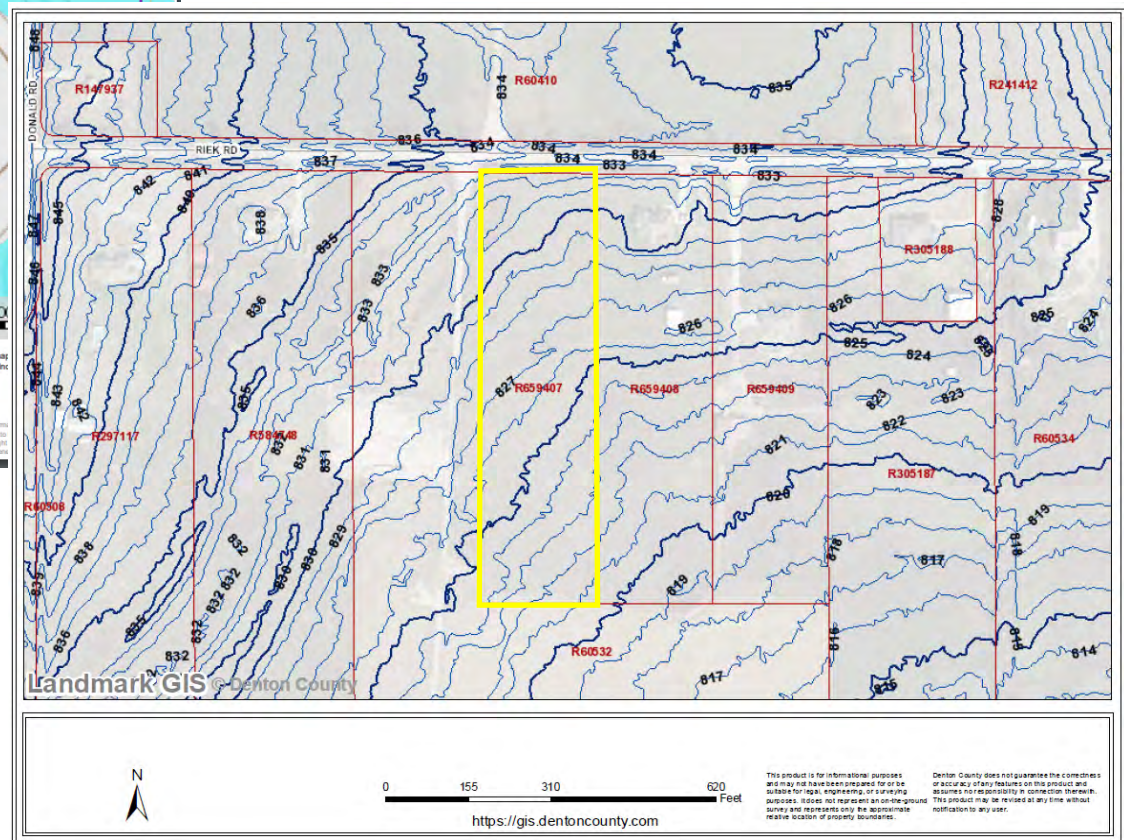
4 ac Riek Rd, Krum
Denton County, Texas, 4 AC +/-



▢ Boundary
 ▢ Secondary Sch. Dist.
 ▢ Elementary Sch. Dist.
 ▢ Unified Sch. Dist.
 ▢ 100 Year Floodplain
 ▢ 500 Year Floodplain
 ▢ Floodway
 ▢ Special
 ▢ Unmap Not Inc.

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M The information is provided as a service to our clients and is not intended to be used for any other purpose.



Approximately 3.4 miles easy access to HWY 380

