

10 +/- Acres
County Road 178 Gainesville, TX 76240



Details: Price: \$100,000 Restrictions: Deed Restricted Utilities: Pentex Energy, Woodbine Water Supply

Beautiful 10 +- acre lot with trees! Woodbine water supply is available at road. Electric is available at road through PenTex Energy. All information to be verified by buyer's agent.

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

Deed Restrictions

- a. Lots shall be used for residential purposes only; provided that noncommercial agricultural use shall be permitted subject to the restrictions hereunder.
- b. Only one Single Family Residence shall be permitted on a Lot, and no more than four (4) other Buildings shall be permitted on a Lot.
- c. No Residence shall be erected containing no less than 1,800 square feet of air conditioned and heated area, exclusive of open porches, garages and breezeways. The exterior construction of a Residence on any Lot shall be constructed of 60% masonry construction. The term "masonry" includes without limitation brick, stone, granite, marble, cast stone, stucco, masonry siding or similar products.
- 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 of any kind shall be placed or maintained on any Lot. All Residences and Outbuildings are to be site built only.
- f. No junkyards, salvage yards, or dumping grounds for rubbish, trash or debris.
- g. No commercial businesses.
- h. Minimum set back lines on the front any Lot shall be 50 feet measured from the front property line.
- i. Minimum set back lines on the side of any Lot shall be 25 feet along furthest north property line.
- J. Maximum height of any Building shall be no more than 40 feet.
- k. No radio towers or antennas over 25 feet in height.
- I. No noxious or offensive activity shall be carried on any Lot, nor shall anything be done thereon which would be illegal, an annoyance or nuisance to any Owner or owners of adjoining property. This includes but is not limited to motor cross tracks, gun ranges, lighted outdoor arenas, public or private.
- m. Outbuildings must be built simultaneously or after construction of the Residence.
- n. No inoperable Vehicle can be stored outdoors.
- o. Campers, trailers, and RVs must be stored behind the Residence. In no event can a camper, trailer or RV be stored on any Lot until a Residence is completed on the Lot.

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