



FARMS RANCHES HOMES

1815 S. Commercial Avenue
Coleman, TX 76834
Phone: (325) 625-4181
Cell: (817) 964-0986
Realtor: Marsha Spinks

www.liveoakrealtors.com



300 Blk E. 24th, Coleman

Price: \$30,000	Improvements: None
Lot Size: 1.44 Acres	Fence: None
School District: Coleman ISD	Estimated Taxes: \$140
Gas: None	Electric: Coleman County Electric
Sewer: Accessible	Water: Coleman City Water at Road
Legal Description: Countryside South Addn Town Coleman, Block 2, Lot 1,2,3, 300 Blk E 24th	
Directions: Corner of E. 24 th Street and Highway 206 South	
Property Description: Spacious corner lot in one of the nicest areas of Coleman, Southpark Addition! Situated on the south edge of town, within walking distance of Coleman ISD & surrounded by stunning custom builds. Access to city water, sewer & co-op electricity.	

(iron stake and corner post)

Survey made for:
Ray Parker

COUNTRYSIDE SOUTH ADDITION #2

a part of Block 9,
SAMUEL CROOKS
SURVEY 736

20.59 acres

This is to certify that this plat,
having been filed with the City
of Coleman, Texas, has been duly
approved by the City Council of
Coleman, Texas at a regular meeting
held on December 6, 1984,
1984. Said approval has been
given in accordance with provisions
of Article 974a and Article 6626
of Revised Civil Statutes of the
State of Texas, witness the hand
and seal of the City of Coleman,
Texas, this the 6th day of
December, 1984.

City of Coleman, Texas

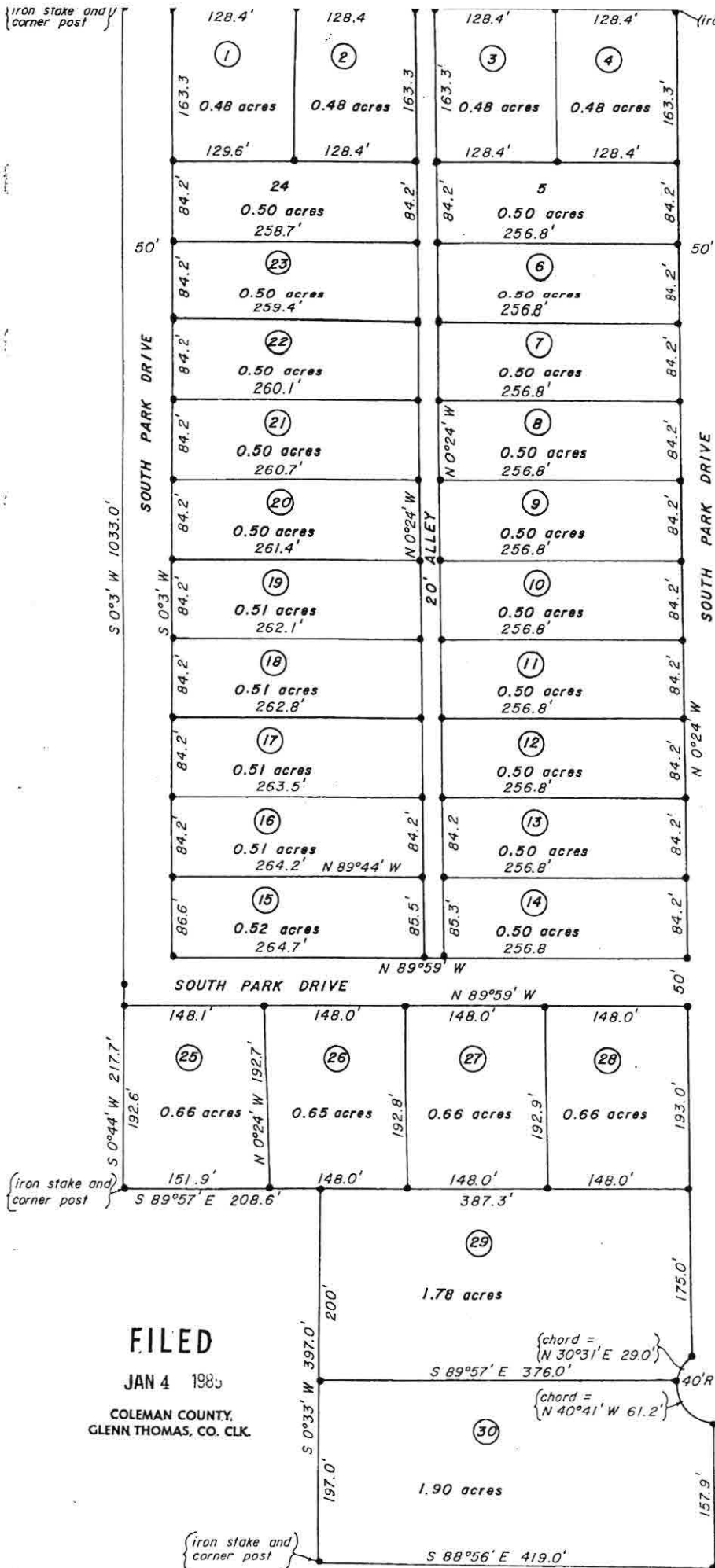
By: *[Signature]*
Mayor

Attest: *[Signature]*
City Secretary

I, G. W. Loyd, Registered Public
Surveyor of Texas, do hereby certify
that this plat is true and correct
and that it represents a survey made
on the ground, this the 27th day
of November, 1984.

[Signature]
Coleman County, Texas

N



FILED

JAN 4 1985

COLEMAN COUNTY,
GLENN THOMAS, CO. CLK.

Scale: 1" = 100'

Fence: _____

Iron stake: •

672
240

RESTRICTIONS

Countryside South No. 2 Addition to City of Coleman, Coleman County, Texas

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLEMAN §

That this Agreement made and entered into this the 6th day of February, 1997, BY GARY METCALF and wife, BARBARA METCALF; MIKE BOWERS and wife, MARY ANN BOWERS; JAMES HUNTER; TOMMY SLOAN Senior Vice-President of FIRST COLEMAN NATIONAL BANK; MAC ANDERSON, of COLEMAN COUNTY STATE BANK; RODNEY IVY and wife, DEBBIE K. IVY; and RAY L. PARKER and wife, CAROL ANN PARKER

all of the County of Coleman, and State of Texas, being the owners of all of the lots that comprise that certain tract of land known as Countryside South No. 2 Addition to the City of Coleman, in Coleman County, Texas, as said Addition is shown by a plat of record in Vol. LB, page 412 of the Plat Records of Coleman County, Texas, which is here referred to for all purposes, in order to promote sales, desirable buildings and development, and for the convenience and comforts of those who might hereafter reside on and own lots in Countryside South No. 2 Addition do hereby adopt and dedicate and restrict all of said Countryside South No. 2 Addition in accordance with the following considerations and restrictions which restrictive covenants shall run with the land in accordance with the terms of this instrument shall be binding on the owners, their heirs, successors and assigns and upon all subsequent owners of such property, to-wit:

I.

No lot or homesite shall contain less than .48 acre.

II.

No structures shall be erected upon any residential building lot or plot other than one detached single family dwelling, not to exceed two stories in height, and other structures and buildings ordinarily used in connection with single family dwellings.

III.

All lots located in Countryside South No. 2 Addition to the City of Coleman, are to be used as residence and homes and the same be a residential district exclusively; however, these restrictions shall not be construed to prevent occupancy by domestic servants.

IV.

All dwellings shall contain a minimum of 1,800 square feet of living area excluding attached or detached garages, open breezeways, open porches or terraces not enclosed by a solid wall. Existing houses on Lots 4 and 14, which have been constructed prior to this date, are hereby deemed to be in compliance with the requirements of this paragraph.

V.

All single story residential dwellings will be a minimum of 80% masonry construction with stone or brick facing only that shall cover 80% of the exterior of the building. The ground floor story of any multi-story building shall comply with the construction requirements as apply to single story buildings. Any wooden construction must be painted or stained with a minimum of two coats of paint or stain and periodically repainted or restained so that it will give a general appearance of being well kept and in a good state of repair.

VI.

All buildings shall be of new on-site construction and no old structures or pre-fabricated structure shall be moved in or on any part of this Addition.

VII.

No mobile home, house trailer, shack, or tent shall be permitted in or on any part of this Addition.

VIII.

No dwelling or building shall be erected, constructed, placed or altered in this Addition until the building plans, specifications and plot plans, showing the location of such building or buildings, have been approved in writing as to general appearance, material, conformity and harmony of external design as desired by Developer in this Addition, and as to the location of the building or buildings with respect to topography and finished ground elevation by the Developer or by a representative designated by Developer, who must also approve materials and exterior color scheme on all buildings constructed, placed or erected thereon.

IX.

These restrictions shall be in force from the date hereof, and may be repealed or amended only by a unanimous written approval of all of the property owners in this Addition.

X.

Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

XI.

No excavations, except such as is necessary for the construction of improvements, shall be permitted in this Addition. No earthen tanks shall be constructed without the approval of Developer.

XII.

Any and all lots, tracts or parcels of land in this Addition shall be kept in a sanitary condition. All garbage or refuse shall be immediately disposed of in a sanitary manner. Dumping of garbage or refuse on other lands on or in this Addition is strictly prohibited. Any private single dwelling house and its adjacent buildings (servants' quarters, etc.) must have complete sanitary plumbing and toilet facilities and all sewage and waste water must be disposed of by septic tank or by a municipal sewer system. All outside toilets and/or cesspools are prohibited. No condition will continue to exist that causes unpleasant noxious odors in this Addition caused by neglect or willful action of any owner in the Addition.

XIII.

No type or breed of fowl or animal shall be kept, bred or raised in any part of this Addition for boarding or commercial purposes. Only fowl being raised, kept, or bred in reasonable number for owner's personal use, enjoyment and home consumptions shall be kept on the premises anywhere on or in this Addition. All such fowl will be caged on owner's premises. No livestock except one horse or one head of cattle or domestic animal for each one-acre parcel or tract of land and kept for owner's personal use and enjoyment only, shall be kept, bred, or raised upon any land in this Addition. Hogs, swine and pigs are strictly prohibited in or on any part of this Addition.

XIV.

Any of the covenants herein may be enforced by injunction proceedings by the undersigned, or by any person or persons owning any interest materially affected thereby; conditioned, however, that such injunction shall not affect any mortgage or

other lien which may in good faith then be existing upon said property or any improvement thereon.

XV.

No noxious or offensive trade or activity shall be carried on upon any land in this Addition or in buildings thereon erected, which may be or become annoyance or nuisance to the neighborhood.

XVI.

No oil or gas well shall be drilled on any lot, tract or parcel of land in this Addition.

XVII.

No lot, tract or parcel of land in this Addition shall be used for any commercial or manufacturing enterprise.

XVIII.

No sign, bill boards, posters or advertising devices or any character shall be erected on any property in this Addition without the written consent of the Developer, and such consent shall be revocable at any time. However, it is agreed and understood that at the date of these restrictions, a sign has been erected on Lot 1 and that said sign is deemed to be in place with the consent of Developer in its present condition. Any replacement other than repair and maintenance, shall require consent of Developer as provided above.

XIX.

For purposes of this Agreement, Developer as referenced herein, is RODNEY IVY and wife, DEBBIE K. IVY, their heirs, successors and assigns.

Executed this 6th day of February, 1997

James Metcalf
James Hunter
Mike Bowers
Mary Ann Bowers

Barbara E. Metcalf
Michael P. Bowers
Rodney K. Ivy

FIRST COLEMAN NATIONAL BANK

BY: Tommy Skan SVP

AGREED AND APPROVED by the following lienholders on portions of said Addition:

COLEMAN COUNTY STATE BANK

BY: Mac Anderson

Ray L. Parker
RAY L. PARKER
Carol Ann Parker
CAROL ANN PARKER

STATE OF TEXAS

§

COUNTY OF COLEMAN

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This instrument was acknowledged before me on this 6th day of February, 1997 by Gary Metcalf.

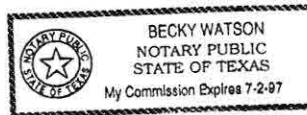
Becky Watson
Notary Public, State of Texas

STATE OF TEXAS

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COUNTY OF COLEMAN

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This instrument was acknowledged before me on this 7th day of February, 1997 by James Hunter.

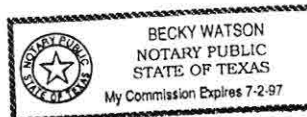
Becky Watson
Notary Public, State of Texas

STATE OF TEXAS

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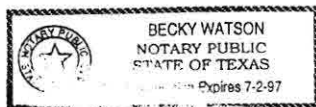
COUNTY OF COLEMAN

§



This instrument was acknowledged before me on this 7th day of February, 1997 by Dike Bowers.

Becky Watson
Notary Public, State of Texas



STATE OF TEXAS

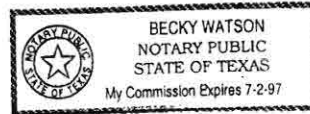
§

COUNTY OF COLEMAN

§

This instrument was acknowledged before me on this 7th day
of February, 1997 by Mary Ann Bowers

Becky Watson
Notary Public, State of Texas



STATE OF TEXAS

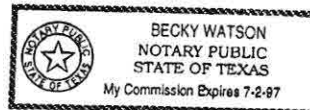
§

COUNTY OF COLEMAN

§

This instrument was acknowledged before me on this 7th day
of February, 1997 by TOMMY SLOAN, Senior Vice-
President of FIRST COLEMAN NATIONAL BANK, on behalf of said Bank.

Becky Watson
Notary Public, State of Texas



STATE OF TEXAS

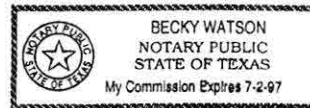
§

COUNTY OF COLEMAN

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This instrument was acknowledged before me on this 13th day
of February, 1997 by BARBARA METCALF

Becky Watson
Notary Public, State of Texas



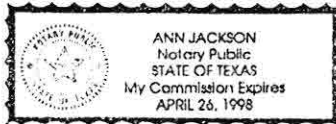
STATE OF TEXAS

§

COUNTY OF COLEMAN

§

This instrument was acknowledged before me on this 14th day
of February, 1997 by Mac Anderson
Vice-President of Coleman County State Bank, on behalf of said Bank.



Ann Jackson
Notary Public, State of Texas

STATE OF TEXAS §

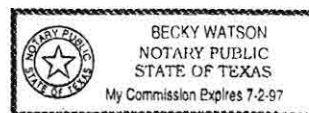
COUNTY OF COLEMAN §

This instrument was acknowledged before me on this 18th day
of February, 1997 by RODNEY IVY and wife,
DEBBIE K. IVY

Becky Watson
Notary Public, State of Texas

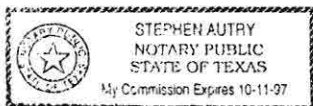
STATE OF TEXAS §

COUNTY OF COLEMAN §



This instrument was acknowledged before me on this _____ day
of February, 1997 by RAY L. PARKER and wife,
CAROL ANN PARKER

Stephen Autry
Notary Public, State of Texas



STATE OF TEXAS §

COUNTY OF COLEMAN §

This instrument was acknowledged before me on this _____ day
of _____, 1997 by _____

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF COLEMAN §

This instrument was acknowledged before me on this _____ day
of _____, 1997 by _____

Notary Public, State of Texas

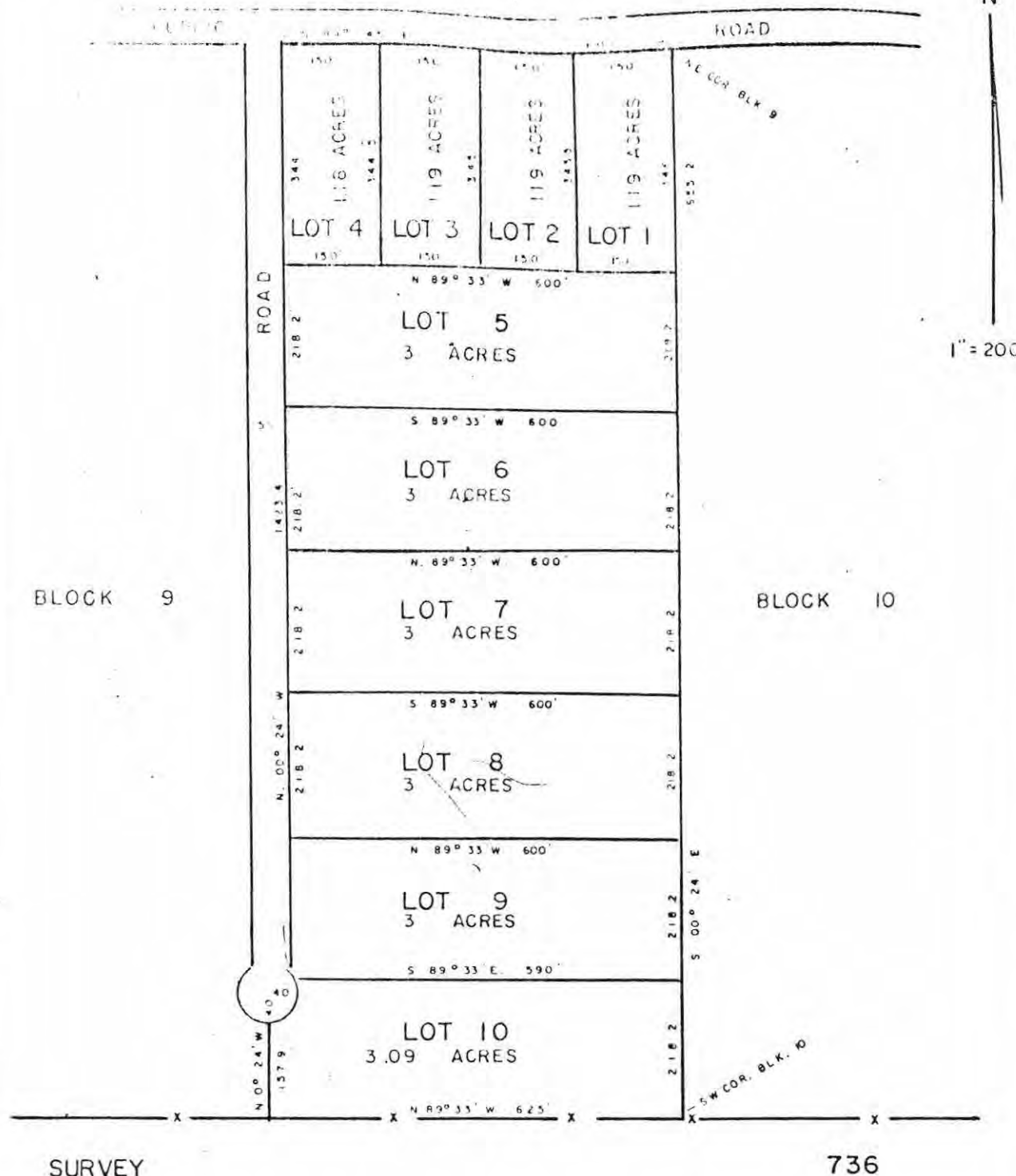
File Number: 0311Filed for Record: February 19, 1997 at 3:55 PM

JoAnn Hale, County Clerk

Recorded: February 20, 1997 at 11:10 AM

Coleman County, Texas

By: Patricia Smith Deputy
Patricia Smith



SURVEY

See Vol. U pg. 510 Coleman County Deed
Records for plat of subdivision of Samuel
Crooks Survey No. 736.

CERTIFIED correct plat of a survey actually
made on the ground the 1st day of November,
1978, with iron pins set at each lot corner
being a subdivision of the East 24.55 acres
of that certain 81.29 acre tract of land
conveyed to Foy L. Parker by Loraine Webb
by deed of record in Vol. 497 pg. 814,
Coleman County Deed Records.

Attest:

Danny Jamison
City Secretary

I, Mattie B. Rogers Mayor Pro-Tem of City of
Coleman hereby certify that this plat has been
approved by the City Council of Coleman, Tex.
at its regularly scheduled meeting held Dec.
7, 1978. Signed this 14th day of Dec., 1978.

Mattie B. Rogers
Mayor Pro-Tem

R. L. Barnett

R. L. Barnett

Registered Public Surveyor

PLAT SHOWING
COUNTRYSIDE SOUTH ADDITION
TO THE
CITY OF COLEMAN
BLOCK 9, SAMUEL CROOKS SURVEY 736
COLEMAN COUNTY, TEXAS

I, W. W. "Pete" Skelton, County Judge, of Coleman County, Texas,
hereby certify that this plat has been approved by the Commissioners'
Court of Coleman County, Texas, at its regularly scheduled meeting
held December 21st, 1978. Signed this 21st day of December,
1978.

L.B. 395

W. W. Skelton
W. W. "Pete" SKELTON
County Judge

W. W. Skelton
Judge, Room 100

681
486

RESTRICTIONS
COUNTRYSIDE SOUTH ADDITION TO THE CITY OF COLEMAN,
COLEMAN COUNTY, TEXAS

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLEMAN

THAT THIS AGREEMENT made and entered into this the 30 day of April, 1998, by James C. Hail and wife, Chrissi Hail, Gerald Hadden and wife, Linda Hadden, Lynn Cardinas and wife, Victoria Cardinas, Janet Barker, a single person, Garry Cox and wife, Debra Cox, Gary Strickland and wife, Mary Strickland, Danny Armstrong and wife, Lindi Armstrong, Mike Barker and wife, Tanya Barker, and Mary Frances Broyles, a widow, of the County of Coleman, and State of Texas, being the owners of all that certain tract of land known as Countryside South Addition to the City of Coleman, in Coleman County, Texas, as said addition is shown by a plat of record in Vol. LB, Page ____ of the Plat Records of Coleman County, Texas, which is here referred to for the convenience and comforts of those who might hereafter reside on and own lots in said Countryside South Addition, does hereby adopt and dedicate and restrict all of said Countryside South Addition in accordance with the following considerations and restrictions which restrictive covenants shall run with the land in accordance with the terms of this instrument shall be binding on the owners, their heirs, successors, and assigns and upon all subsequent owners of such property, to-wit:

I.

No lot or homesite shall contain less than three (3) acres, with the exception of Lots Nos. One(1), Two (2), Three (3), and Four (4).

II.

No structures shall be erected upon any residential building lot or plot other than one detached single family dwelling, not to exceed two stories in height, and other structures and building ordinarily used in connection with single family dwellings.

III.

All lots located in Countryside South Addition to the City of Coleman, are to be used as residences and homes and the same shall be a residential district exclusively, however, these restrictions shall not be construed so as to prevent occupancy by domestic servants.

IV.

All dwellings shall contain a minimum of 1,400 square feet of living area excluding attached or detached garages, open breezeways, open porches or open terraces not enclosed by a solid wall.

V.

All single story residential dwellings will be a minimum of 80% masonry construction with stone or brick facing only, that shall cover 80% of the exterior of the building. The ground floor story of any multi-story building shall comply with the construction requirements as apply to single story buildings. Any wooden construction must be painted or stained with a minimum of two coats of paint or stain and periodically repainted or restained so that it will give a general appearance of being well kept and in a good state of repair.

VI.

All buildings shall be of new construction and no old structures shall be moved in or on any part of this subdivision.

VII.

No house trailer, shack or tent shall be permitted in or on any part of this subdivision.

VIII.

These restrictions shall be in force for a period of 50 years from the date hereof.

IX.

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

X.

No excavations, except such as is necessary for the construction of improvements, shall be permitted in this subdivision. No earthen tanks shall be constructed without the approval of the landowners.

XI.

Any and all lots, tracts or parcels of land in this subdivision shall be kept in a sanitary condition. All garbage or refuse shall be immediately disposed of in a sanitary manner. Dumping of garbage or refuse on other lands on or in this subdivision is strictly prohibited. Any private single dwelling house and its adjacent buildings (servants quarter, etc.) Must have complete sanitary plumbing and toilet facilities and all sewage and waste water must be disposed of by septic tank or city sewer where available. All outside toilets and/or cesspools are prohibited. No condition will continue to exist that causes unpleasant noxious odors in this subdivision caused by the neglect or willful action of any owner in the subdivision. No Lot is to be used for the general overhaul of automobiles or other vehicles.

XII.

No type or breed of fowl or animal shall be kept, bred, or raised in any part of this subdivision for boarding or commercial purposes.

With regard to Lots Nos. 5, 6, 7, 8, 9, and 10, fowl may be raised kept, or bred in a reasonable number thereon, for the owner's personal use, enjoyment and home consumption. All such fowl must be caged on the owner's premises.

No fowl, horses, or cattle, shall be kept on Lots No. 1, 2, 3, and 4.

With regard to Lots Nos. 5, 6, 7, 8, 9, and 10, one horse or one head of cattle or domestic animal for each one acre of land may be kept for the owner's personal use and enjoyment only.

Hogs, swine and pigs are strictly prohibited in or on any part of this subdivision.

A dog or dogs, as family pets, may be kept on any lot in this subdivision, provided that such dog or dogs is, at all time, kept within a fenced area capable of containing such dog or dogs at all time. No owner shall permit his dog or dogs to run loose in the subdivision at any time.

XIII.

Any of the covenants herein may be enforced by injunction proceedings by the undersigned, or by any person or persons owning any interest materially affected hereby; conditioned, however, that such injunction shall not affect any mortgage or other lien which may, in good faith, then be existing upon said property or any improvement thereon.

XIV.

No noxious or offensive trade or activity shall be carried on upon any land in this subdivision or in buildings thereon erected, which may be or become an annoyance or nuisance to the neighborhood.

XV.

No oil or gas well shall be drilled on any lot, tract or parcel of land in this subdivision.

XVI.

No lot, tract or parcel of land in this subdivision shall be used for any commercial or manufacturing enterprise, with the exception of lot 8, which may be used for a Beauty Shop only, and only by Tanya Barker.

XVII.

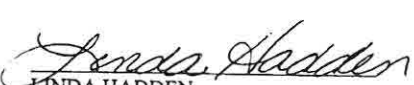

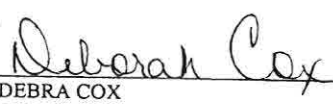

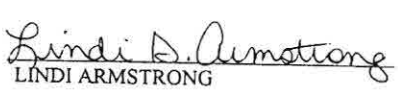

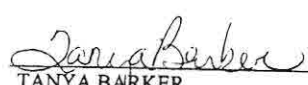
No sign, billboards, posters or advertising devices of any character shall be erected on any property in this subdivision without the written consent of the property owners, and such consent shall be revocable at any time.

XVIII.

No lot in this subdivision shall be re-subdivided to contain more than one single family residence without the consent of the property owners.

EXECUTED THIS 30

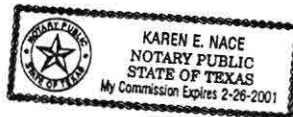
DAY OF April, A.D., 1998


JAMES HAIL
CHRISSI HAIL
GERALD HADDEN
LINDA HADDEN
LYNN CARDINAS
VICTORIA CARDINAS
JANET BARKER
GARRY COX
DEBRA COX
GARY STRICKLAND
MARY STRICKLAND
DANNY ARMSTRONG
LINDI ARMSTRONG
MIKE BARKER
TANYA BARKER

Mary F Broyles
MARY FRANCES BROYLES

THE STATE OF TEXAS
COUNTY OF

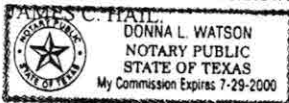
This instrument was acknowledged before me on the 11th day of May, 1998, by
Mary Frances Broyles.



Karen E Nace
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF COLEMAN

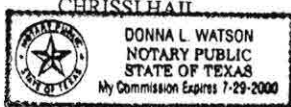
This instrument was acknowledged before me on the 20th day of May, 1998, by



Donna L. Watson
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF COLEMAN

This instrument was acknowledged before me on the 20th day of May, 1998, by



Donna L. Watson
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF COLEMAN

This instrument was acknowledged before me on the 11th day of May, 1998 by GERALD
HADDEN.

Leslie Cross
Notary Public, State of Texas

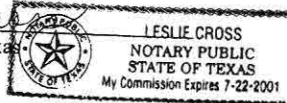
THE STATE OF TEXAS
COUNTY OF COLEMAN



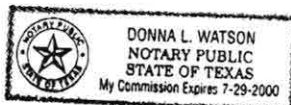
This instrument was acknowledged before me on the 11th day of May, 1998, by LINDA
HADDEN.

Leslie Cross
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF COLEMAN



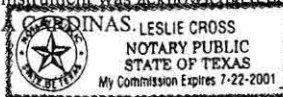
This instrument was acknowledged before me on the 21st day of May, 1998 by LYNN
CARDINAS.



Donna L. Watson
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF COLEMAN

This instrument was acknowledged before me on the 1 day of May, 1998 by
VICTORIA GORDINAS.



Leslie Cross
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF COLEMAN

This instrument was acknowledged before me on the 11 day of May, 1998 by JANET
BARKER.



Donna L. Watson
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF COLEMAN

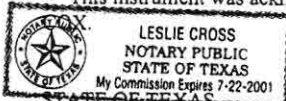
This instrument was acknowledged before me on the 15th day of June, 1998 by GARRY
COX.



Leslie Cross
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF COLEMAN

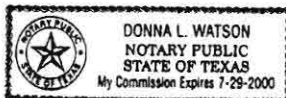
This instrument was acknowledged before me on the 20th day of May, 1998 by DEBRA



Leslie Cross
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF COLEMAN

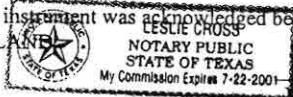
This instrument was acknowledged before me on the 30 day of April, 1998 by GARY
STRICKLAND.



Donna L. Watson
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF COLEMAN

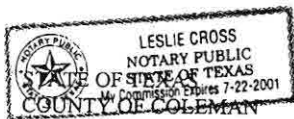
This instrument was acknowledged before me on the 7th day of May, 1998 by MARY STRICKLAND.



Leslie Cross
Notary Public, State of Texas

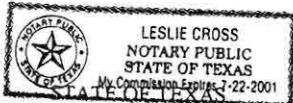
STATE OF TEXAS
COUNTY OF COLEMAN

This instrument was acknowledged before me on the 20th day of May, 1998 by DANNY ARMSTRONG.



Leslie Cross
Notary Public, State of Texas

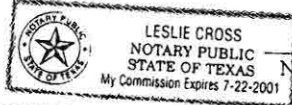
This instrument was acknowledged before me on the 20th day of May, 1998 by LINDI ARMSTRONG.



Leslie Cross
Notary Public, State of Texas

COUNTY OF COLEMAN

This instrument was acknowledged before me on the 28th day of May, 1998, By MIKE BARKER.



Leslie Cross
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF COLEMAN

This instrument was acknowledged before me on the 28th day of May, 1998 by TANYA BARKER.



Leslie Cross
Notary Public, State of Texas

File Number: 1249

Filed for Record: June 3, 1998 at 11:15 AM

Recorded: June 4, 1998 at 9:30 AM

By: Patricia Smith Deputy

JoAnn Hale, County Clerk
Coleman County, Texas
