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MARYLENE NEGRO
BOWIE COUNTY CLERK
NEW BOONVILLE, TEXAS

THE STATE OF TEXAS)
COUNTY OF BOWIE) KNOW ALL MEN BY THESE PRESENTS:

AMENDMENTS TO THE RESTRICTED COVENANTS OF
NORTHRIDGE COUNTRY ESTATES

NORTHRIDGE COUNTRY ESTATES

RESTRICTIONS

- 1) At no time shall the property ever be used for any purpose other than for single family residence and no more than one (1) residence shall be constructed or placed on the described property.
- 2) At no time shall the described property ever be used for the operation of any business or commercial venture.
- 3) If an existing residence on the subject property is destroyed in any way, a structure of comparable size and value is to be built to replace the destroyed residence.
- 4) No above-ground swimming pool shall be installed upon the subject property unless enclosed by a six (6') foot privacy fence.
- 5) No more than one (1) storage building or out building, etc. shall be installed upon the subject property, same to be constructed of the same material and in good workmanlike manner as the residence situated thereon and approved in writing before construction begins by the Architectural Committee. There are to be no metal storage or out buildings and no storage or out buildings shall contain kitchens facilities.
- 6) No kennels and no livestock or poultry shall be allowed to remain upon the subject property other than normal household pets.
- 7) No unsightly objects such as old cars, backhoes, dump trucks, tractors and trailers, trash, used materials, etc., are to be permitted to remain upon the subject property for more than fifteen (15) days. This will be determined by the Architectural Committee and property owner will be notified in writing to the correct the problem. The property owner will be responsible for all legal costs of enforcing the restriction violation.
- 8) Any fencing erected upon the subject property shall be wood, brick, stone, wrought iron or chain link construction and shall be installed in a neat and good workmanlike manner.
- 9) Drive and sidewalk are to be of brick, stone, or washed concrete or a combination.
- 10) Mail boxes are to be enclosed in brick, stone, or wrought iron.
- 11) No boats or motor homes or trucks rated at over 3/4 ton permitted in front or to the side of house for more than seven days.

12) Heated area a minimum of 2000 sq. ft.

13) No front entry garage permitted without written permission of the Architectural Committee.

14) All plans for any construction, either new construction or alterations to exterior structures must be submitted to Chairman of the Architectural Committee. Plans must be approved in writing by 2/3 of the Architectural committee. The Committee will be appointed by Chairman James B. Brewington. In the event a member cannot serve the two remaining members will appoint a third. At least two committee members will be property owners of the subdivision. The mailing address of the Architectural Committee is Rt. 5 Box 352H. Texarkana, Texas 75501. All property owners will be promptly notified of any changes in the address of the Architectural Committee.

15) House must be at least 60% brick, stone or stucco.

16) Any violations of the restrictions will result in prompt notice to property owner to correct.

17) The property owner agrees to pay for any and all legal expenses incurred by the Architectural Committee to correct any of these violations.

THE STATE OF TEXAS
COUNTY OF BOWIE

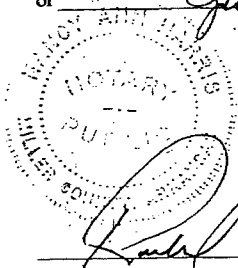
} KNOW ALL MEN BY THESE PRESENTS:

That the undersigned do hereby replace the previous restrictive covenants for the NORTHRIDGE COUNTRY ESTATES, a subdivision in Texarkana, Bowie County, Texas with the RESTRICTIONS. The undersigned are the only owners of any lots in the subdivision at the present time.

James B. Brewington James B. Brewington

BEFORE ME, the undersigned, a Notary Public, in and for said County, Texas, on this day personally appeared James B. Brewington known to me to be the person whose name is subscribed to the document and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st day
of June, A.D. 1995.



Nancy A. Harris
Notary Public, ~~Bowie~~ County, Texas
Miller AR

Ronald W. Dawson Ronald W. Dawson

BEFORE ME, the undersigned, a Notary Public, in and for said County, Texas, on this day personally appeared Ronald W. Dawson known to me to be the person whose name is subscribed to the document and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st day
of June, A.D. 1995.



Nancy A. Harris
Notary Public, ~~Bowie~~ County, Texas
Miller AR

THE STATE OF TEXAS >>

COUNTY OF BOWIE >>

RESTRICTIVE AND PROTECTIVE COVENANTS
FOR

NORTHRIDGE COUNTRY ESTATES

94 AUG 11 PM 2: 15

MARYLENE MEGASCO
BOWIE COUNTY CLERK
NEW BOSTON, TEXAS

The following Restrictive and Protective Covenants are adopted in order to provide an exclusive residential area, pleasant living conditions, and to establish and maintain a general plan and building scheme uniform over the entire Subdivision for its protection, and therefore, James B. Brewington, Owner of said Subdivision, does hereby adopt, impose and place upon the land composing said NORTHRIDGE COUNTRY ESTATES, Bowie County, Texas, the Protective and Restrictive Covenants hereinafter set forth, to-wit:

1. LAND USE AND BUILDING TYPE: No lot shall be used for any purpose other than residential construction, and shall be a single family residence, and no more than one residence shall be constructed or placed on a lot. No dwelling shall be placed, erected, altered, or permitted to remain on any tract at any site or location other than that specifically approved by the Architectural Control Committee, and in no event shall any dwelling or other structure be placed nearer than twenty five feet from any front property line, and not nearer than five feet from an adjoining lot. At no time shall the property be used for the operation of a commercial or business venture.

2. DWELLING SIZE AND CONSTRUCTION REQUIREMENTS: The heated area of the main dwelling structure shall not be less than 2000 square feet. All structures shall be at least 60% brick, stone, or stucco. No improvements of any kind, including but not limited to dwelling houses, storage buildings, swimming pools, tennis courts, parking areas, fences, walls, garages, drives, antennae, flagpoles, curbs or walks shall ever be constructed or altered on the property herein described, nor shall any vegetation be altered or destroyed nor any landscaping performed on the tract, unless the complete architectural plans for such construction are approved in writing by the Architectural Control Committee prior to the commencement of such work. In the event that the Architectural Control Committee fails to take any action within sixty days after complete architectural plans for such work have been submitted, then all of such submitted architectural plans shall be deemed to be approved. The homes shall have either side or rear entry garages, a minimum of a two car garage for each dwelling.

3. GENERAL REQUIREMENTS: The Architectural Control Committee shall exercise its best judgement to see that all improvements, construction, landscaping, and alterations on the herein described property conform to and harmonize with the natural

NORTHRIDGE COUNTRY ESTATES

PAGE 1 OF 3

surroundings and with existing structures as to external design, materials, color, height, topography, grade, and finished ground elevation. The Architectural Control Committee shall protect the seclusion of each homesite from the other homesites insofar as possible. The Architectural Control Committee shall disapprove any architectural plans submitted to it which are not sufficient for it to exercise the judgment required of it by said covenants.

4. ARCHITECTURAL COMMITTEE NOT LIABLE: The Architectural Control Committee shall not be liable in damages to any person submitting any architectural plans for approval, or to any owner or owners of the herein conveyed property, or to any owner or owners of the herein conveyed property, by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove with regard to such architectural plans.

5. NUISANCES: No noxious or offensive activity shall be carried on upon said property nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. No mining, quarrying, tunneling, excavating for any substances within the earth, including oil, gas, minerals, gravel, sand, rock, and earth shall ever be permitted within the limits of NORTHRIDGE COUNTRY ESTATES. No unsightly objects such as old cars, trash, used materials, etc. are to be permitted to remain on the property for more than fifteen days. No boats, motor homes or large trucks shall be parked in front of house or on the street for more than seven days.

6. SPECIAL REQUIREMENTS: If an existing residence is destroyed in any way, a structure of comparable size and value is to be built to replace the residence. No above ground swimming pool shall be installed upon the property unless enclosed by a six foot privacy fence. Any fencing erected shall be of wood, brick, stone, wrought iron, or chain link construction and shall be installed in a neat and good workmanlike manner. The drives and sidewalks are to be of brick, stone, or washed concrete or a combination of the above. Mail boxes are to be enclosed in brick, stone or wrought iron.

7. OUTBUILDINGS: No mobile home, trailer, tent, shack, garage, barn or other building of a temporary nature shall be used on subject property at any time as a residence either temporarily or permanently. No more than one storage building shall be installed on the subject property. The storage building is to be constructed in the same material and in a workmanlike manner as the residence situated thereon. There are to be no metal storage or out buildings.

8. ANIMALS: There shall be no poultry or livestock allowed to remain on the property with the exception of normal household pets. There shall be no kennels or other buildings for the housing of animals.

9. SIGNS: No signs of any kind shall be displayed to the

public view on subject property, except signs used by the builder to advertise the property during the construction and sales period. Included in the allowed signs is a sign of the subdivision and layout by the developer.

10. ARCHITECTURAL CONTROL COMMITTEE : All plans must be submitted to the Architectural Control Committee, to its chairman. The initial chairman of the committee is James B. Brewington. Plans must be approved in writing by at least a 2/3 rds majority of the committee. The committee will be appointed by the chairman. In the event a person cannot serve, the two remaining members will appoint a third member. At least two of the members will be composed of property owners of the subdivision.

11. VIOLATIONS: Any violations of the restrictions will result in prompt notice to the property owner to correct.

12. SEVERABILITY: Should any part or parts of these covenants be declared invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining covenants.

James B. Brewington
James B. Brewington

THE STATE OF TEXAS))

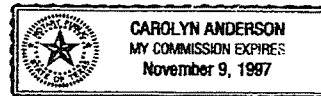
COUNTY OF BOWIE))

BEFORE ME, the undersigned authority, in and for said county and state personally appeared James B. Brewington, who stated that he was the owner of the said Subdivision, NORTHRIDGE COUNTRY ESTATES, whose name is subscribed to the foregoing instrument, and that he executed the same for the purposes and consideration herein expressed, and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of June 1994.

Carolyn Anderson
Notary Public

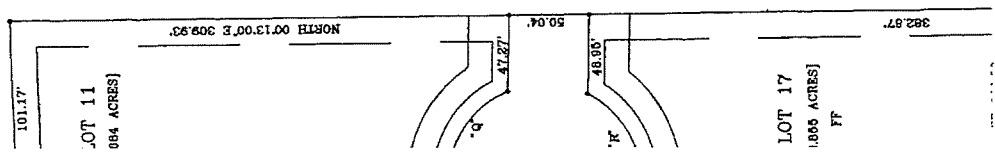
My Commission Expires: 11/9/97



NORTHRIDGE COUNTRY ESTATES

PAGE 3 OF 3

ROBERT S. DOWD



THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in Bowie County, Texas, and a part of the THOMAS PENDERGRAFT HEADRIGHT SURVEY, A-482, also being a part of that tract of land known as the THOMAS PENDERGRAFT HEADRIGHT SURVEY, A-482, in Bowie County, Texas, and by National Bank, Trust and Savings Company, Inc., and The Texas National Bank, Trust and Savings Company, Inc., and recorded in the Deed Records of Bowie County, Texas in Volume 1876, Pages 187 - 192, and more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of the THOMAS PENDERGRAFT HEADRIGHT SURVEY, A-482; 3' 00" East, 1280.74' [Called North 447'-6/10 varas] to the East Boundary Line of the PENDERGRAFT HEADRIGHT SURVEY, A-482; 14' 25" West, 1058.65' [Called West 378 varas] to a fence corner, which is the Northeast corner of H.C. Word's ten acre tract; THENCE: South 1242.32' [Called South 447'-6/10 varas] to a fence post for corner; THENCE: North 86 Degrees 11' 05" West with the North Boundary Line of North 86 Degrees 11' 05" West, 1058.65' [Called East 378 varas] to the East Boundary Line of the PENDERGRAFT HEADRIGHT SURVEY, A-482; 14' 25" West, 1058.65' [Called East 378 varas] to the POINT OF BEGINNING and containing 30.625 acres [Called 28.8 acres] more or less.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

We, the undersigned, do hereby certify that the plat of PENDERGRAFT HEADRIGHT SURVEY, A-482, in Bowie County, Texas, together with the OWNERS CERTIFICATE and the SURVEYOR'S CERTIFICATE on the same were presented to the Planning Commission of the City of Oklahoma, County of Oklahoma, for its approval and that the same were approved and the SURVEYOR'S CERTIFICATE has been found to conform to the platting requirements in all respects are in all things approved on the 17th day of June 1984.

Don R. Blythe
Chairman
R. J. ...

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of the hereon described tract of land have caused the same to be surveyed, platted, and subdivided as shown hereon and which addition shall hereafter be known as NORTHBRIDGE COUNTRY ESTATES a part of the THOMAS PENDERGRAFT HEADRIGHT SURVEY, A-482, in Bowie County, Texas, and by these presents, the undersigned hereby dedicate to the public in fee-simple, the street, roads, and alleys shown on this plat, and by this instrument, the undersigned dedicates the easements shown hereon for drainage and/or utility purpose.

James B. Brewington
James B. Brewington
Bowie County, Texas

State of Texas and the County of Bowie

Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared James B. Brewington to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the considerations and purpose herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17 day of June 1984.

James B. Brewington
Notary Public in and for
Bowie County, Texas

My Commission expires the 17 day of May

CERTIFICATE OF DEDICATION BY THE OWNER

I, the undersigned, being the owner of the hereon described tract of land have caused the same to be surveyed, platted, and subdivided as shown hereon and which addition shall hereafter be known as NORTHBRIDGE COUNTRY ESTATES a part of the THOMAS PENDER-GRANT HEADRIGHT SURVEY, A-482, in Bowie County, Texas, and by these presents, the undersigned hereby dedicate to the public in fee simple, the street, roads, and alleys shown on this plat, and by this instrument, the undersigned dedicates the easements shown hereon for drainage and/or utility purpose.

James B. Brewington
James B. Brewington, Notary Public
Bowie County, Texas



State of Texas and the County of Bowie

Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared James B. Brewington known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the considerations and purpose herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2 day of Feb, 1994.

James B. Brewington
Notary Public in and for
Bowie County, Texas

My Commission expires the 7 day of May, 1994.

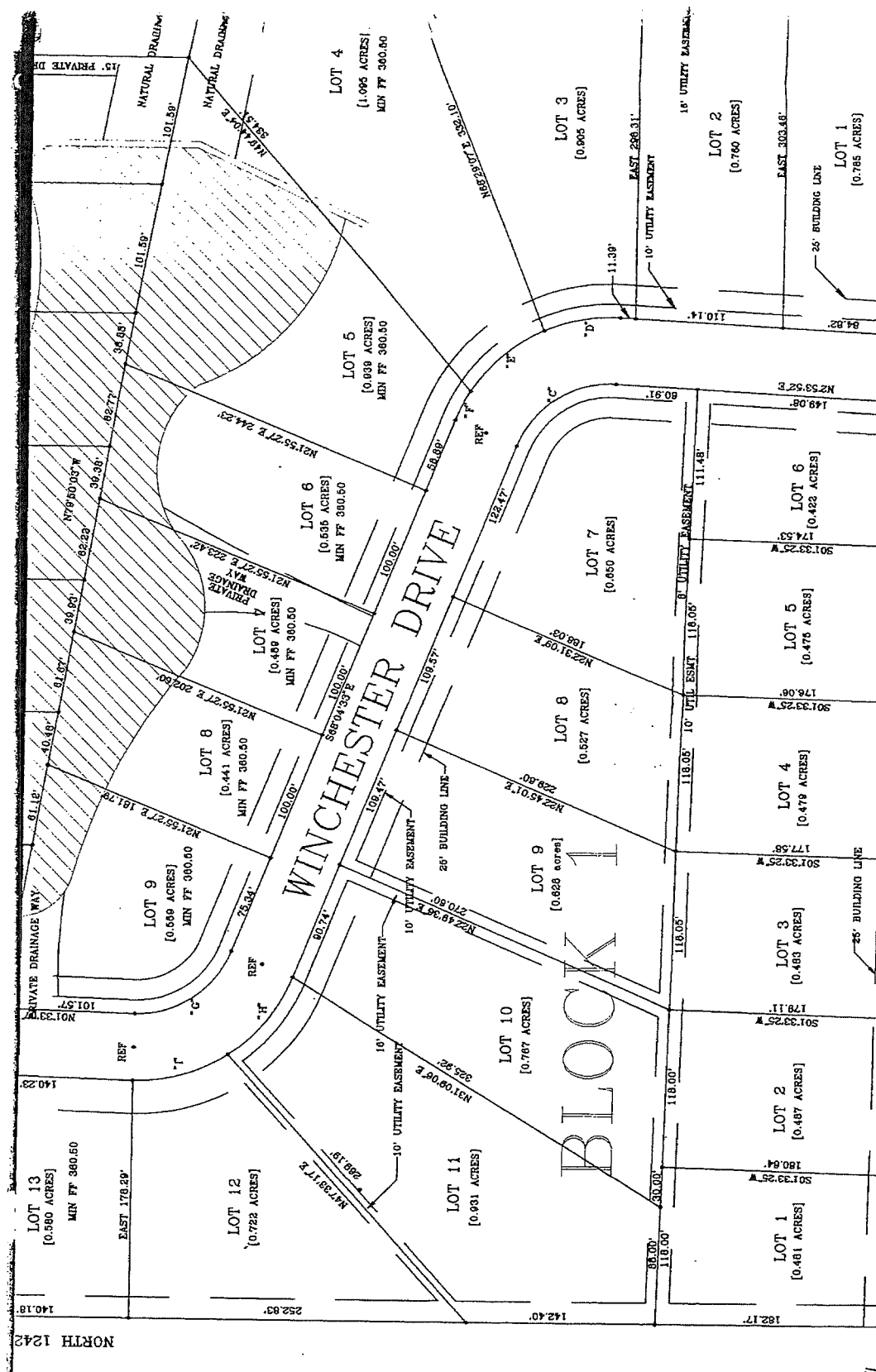
N

MAS,
Texas,
Commission
Notary Public
STATE OF TEXAS

[Signature]

[Signature]

COMMISSION
NOTARY PUBLIC
STATE OF TEXAS



N0013.00"E 128°

15' PRIVATE DR

102.08'

130.73'

OT 4

16 ACRES
17 360.60

MARK

CURVE DATA

L

R

DELTA

A	87° 55' 03"	25.00'	38.36'
B	92° 04' 57"	25.00'	40.18'
C	70° 58' 25"	76.00'	92.90'
D	28° 43' 57"	76.00'	58.32'
E	33° 10' 33"	125.00'	72.37'
F	11° 03' 55"	125.00'	24.14'
G	89° 37' 40"	75.00'	91.14'
H	34° 53' 44"	125.00'	76.13'
I	34° 43' 56"	125.00'	75.77'
J	90° 54' 02"	25.00'	39.66'
K	39° 24' 11"	60.00'	66.83'
L	45° 48' 38"	60.00'	41.28'
M	49° 51' 01"	60.00'	47.97'
N	21° 57' 03"	60.00'	52.20'
O	65° 22' 28"	60.00'	22.98'
P	66° 22' 08"	60.00'	88.48'
Q	62° 32' 38"	60.00'	88.45'
R	65° 11' 56"	60.00'	95.50'
S		60.00'	71.42'

THE CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION
SHALL BE NULL AND VOID SHOULD THIS PLAT NOT BE PROPERLY AND DULY
FILED AND RECORDED WITH THE PROPER AUTHORITIES BY THE 4th DAY OF
MAY, 1994.

Secretary

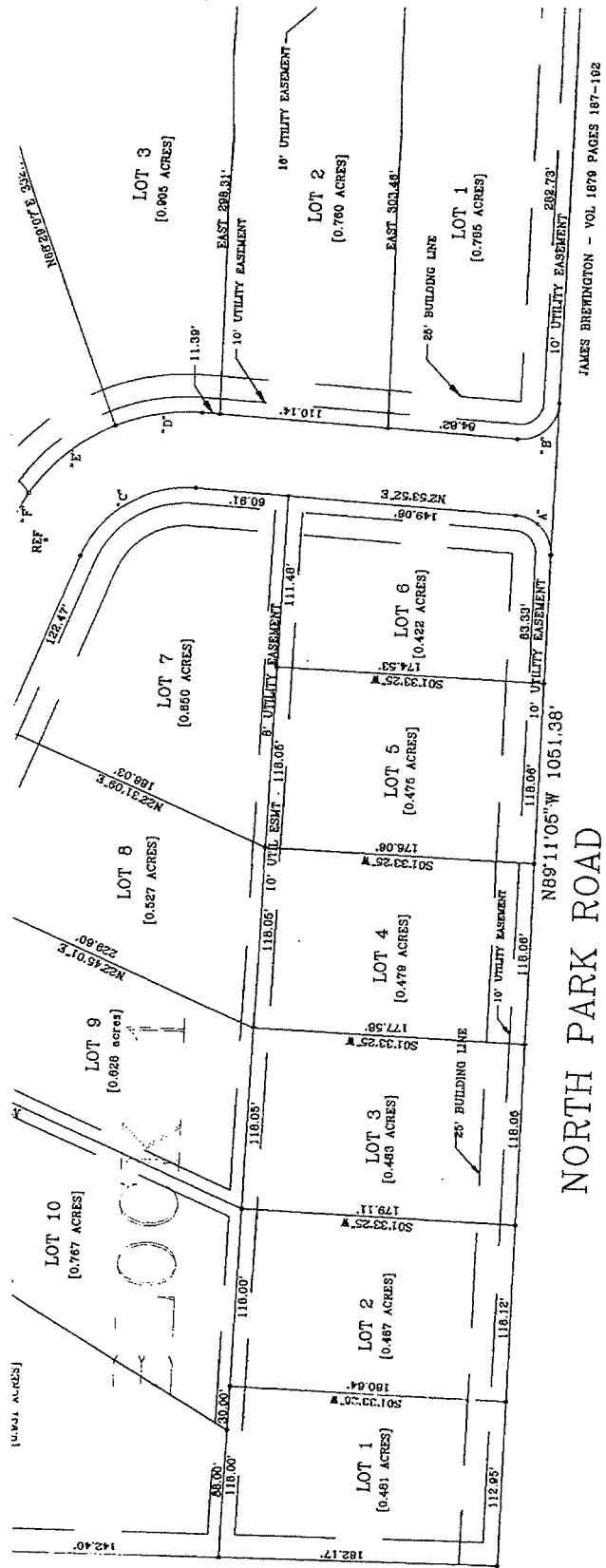
CERTIFICATE OF SURVEYOR

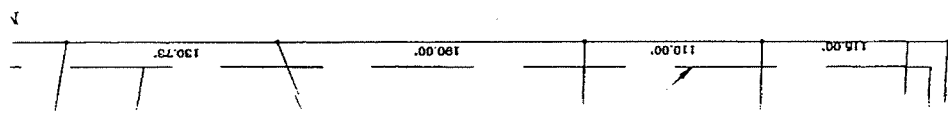
I, Wallace Dean Roy, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the plat of the hereon described subdivision correctly reflects the results of a survey made under my supervision on the ground on the 20 February 1993, and that the corner monuments are in place at the points on the boundary of the subdivision as shown on the plat of same and that there are no encroachments or other matters that affect the subdivision as shown on the plat of same. The subdivision is known as NORTHBRIDGE COUNTRY ESTATES, and is a part of the THOMAS PENDERGRAFT HEADRIGHT SURVEY, A-462 in Bowie County, Texas.

Wallace D. Roy
Registered Professional Land
Surveyor
Texas No. 2107

The subdivision has only the lake area itself indicated as a Zone A with the boundary determined, and no other boundary or tributary area indicated on the Flood Hazard Boundary Map Community Panel Number 480090 0005 B, dated 3 September 1992, as published by the Federal Emergency Management Agency.

NORTHBRIDGE COUNTRY
ESTATES





CERTIFICATE OF SURVEYOR

I, Wallace Dean Roy, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas, and that the above described subdivision correctly reflects the results of a survey made under my supervision and on the 20 February 1993, and that the corner monuments are in place at the points on the boundary of the subdivision as shown on the plat of same; and that there are no encroachments or discrepancies and that the subdivision is to be known as NORTHBRIDGE COUNTRY ESTATES, and is a part of the THOMAS PENDERGRAFT HEADRIGHT SURVEY, A-482 in Bowie County, Texas.

Wallace D. Roy
 Wallace D. Roy
 Registered Professional Land
 Surveyor
 Texas No. 2107



The subdivision has only the lake area itself indicated as a Zone A area, with no base flood elevations determined, and no tributary area indicated on the Flood Hazard Boundary Map Community Panel Number 48060 0006 B, dated 3 September 1992, as published by the Federal Emergency Management Agency.

MARK	DELTA	CURVE DATA	R	L
A	87° 55' 03"	25.00'	25.00'	38.38'
B	92° 04' 57"	25.00'	75.00'	40.18'
C	70° 56' 26"	75.00'	125.00'	92.90'
D	28° 43' 57"	125.00'	125.00'	58.32'
E	33° 10' 33"	125.00'	125.00'	72.37'
F	11° 03' 55"	75.00'	125.00'	24.14'
G	69° 37' 40"	75.00'	125.00'	91.14'
H	34° 53' 44"	125.00'	125.00'	78.13'
I	34° 43' 56"	25.00'	25.00'	75.77'
J	90° 54' 02"	60.00'	60.00'	39.66'
K	63° 49' 26"	60.00'	60.00'	68.83'
L	39° 24' 11"	60.00'	60.00'	41.26'
M	45° 48' 36"	60.00'	60.00'	47.97'
N	49° 51' 01"	60.00'	60.00'	52.20'
O	21° 57' 03"	60.00'	60.00'	22.96'
P	65° 22' 28"	60.00'	60.00'	68.48'
Q	22° 38'	60.00'	60.00'	68.48'
R	62° 34' 38"	60.00'	60.00'	85.50'
S	68° 11' 56"	60.00'	60.00'	71.42'

NORTHBRIDGE COUNTRY ESTATES

A SUBDIVISION OF THE THOMAS PENDERGRAFT HEADRIGHT SURVEY A-482