

## RESTRICTIONS

1. No structure of a temporary character, including, but not limited to, trailers, mobile homes, tents, shacks, garages, barns or other outbuildings, shall ever be used on the above described real property at any time as a residence.
2. No business of any kind shall be conducted on or from the above described real property.
3. The above described real property, except as hereinafter provided shall be used as a residence for a single family and for no other purpose.
4. No building shall be erected, altered or permitted to remain on the above described real property other than one single family residential dwelling, a private garage (or other covered car parking facility) and two other outbuildings, except as hereinafter provided.
5. The living area of each single family residential dwelling (exclusive of open or screened porches, terraces, driveways, garages (or other covered car parking facility and outbuildings) shall not be less than 1,400 square feet. The exterior materials of all structures permitted to be constructed or erected upon the above described real property must be fifty (50%) per cent masonry in composition.
6. The above described real property may be subdivided so long as any subdivided portion thereof contains at least one and one-half (1½) acres.
7. No noxious or offensive activity shall be carried on, in or from the above described real property. Except as may be hereinafter provided, no animals, livestock or poultry of any kind shall be raised, bred or kept on the above described real property; however, dogs, cats and any other household pets may be kept on the above described real property so long as they are not kept, bred or maintained for commercial purposes. Notwithstanding anything contained in this Paragraph 7 to the contrary, and so long as horses and/or cattle are not kept, bred or maintained for commercial purposes, such animals may be kept, bred or maintained on the above described real property provided that the ratio of animals so kept, bred or maintained does not exceed one animal per acre.
8. The above described real property shall not be leased or rented as pasture for hire.

*Will be sold as land*

## DAVIDSON ENGINEERING

P.O. BOX 6245

HUNTSVILLE, TEXAS 77340

THE STATE OF TEXAS )

COUNTY OF WALKER )

Buck Thomason  
3.338-Acre Tract  
(Tract 9)  
Job #780

BEING a 3.338-acre tract or parcel of land out of the WILEY PARKER LEAGUE, A-37, Walker County, Texas, and being also out of and a part of a 72.331-acre tract as described by deeds from Marguerite E. Thomason to Rawle B. and Edwin E. Thomason dated 19 May 1981 and recorded in Volume 377, Page 362, Walker County Deed Records, from Jack B. Eastham to Rawle B. and Edwin E. Thomason dated 22 May 1981 and recorded in Volume 377, Page 366, Walker County Deed Records, from Josie Ann Jones Connolly to Rawle B. and Edwin E. Thomason dated 5 November 1980 and recorded in Volume 367, Page 734, Walker County Deed Records, and from Dearing E. Jones et al to Rawle B. and Edwin E. Thomason dated 26 June 1980 and recorded in Volume 361, Page 483, Walker County Deed Records, said 3.338-acre tract being more fully described by metes and bounds as follows:

BEGINNING at a point on the west boundary of the Thomason tract, same being the east boundary of the E.V. Williams 12.25-acre tract as described by deed recorded in Volume 139, Page 536, Walker County Deed Records, an iron rod set for corner, from which iron rod the northwest corner of the Thomason tract bears N03°50'55"W 210.08 feet;


THENCE, N85°05'56"E at approximately 890 feet pass centerline of a 20-foot T.R.A. water pipeline easement as described by deed recorded in Volume 336, Page 86, Walker County Deed Records, and at a total of 996.65 feet an iron rod set for corner in the west right-of-way for F.M. Highway 980;

THENCE, with said right-of-way, S16°03'34"W at approximately 95 feet recross T.R.A. easement and at a total of 159.59 feet an iron rod set for corner;

THENCE, S86°05'56"W 942.30 feet to an iron rod set for corner in the west boundary of the Thomason tract, same being the east boundary of the Williams tract;

THENCE, with Thomason and Williams common boundary,  
N03°50'55"W 150.00 feet to the POINT OF BEGINNING, the  
boundaries thus described enclosing an area of 3.338 acres.

I, N.B. Davidson, Jr., Registered Public Surveyor No.  
2066 in the State of Texas hereby certify that the foregoing  
is a true and accurate description of a survey made on the  
ground under my supervision in February of 1982 and that  
all corners were found or placed as indicated.

  
\_\_\_\_\_  
N.B. Davidson, Jr.  
Registered Public Surveyor No. 2066