

# Hi View

REAL ESTATE Since 1972

Farm & Ranch, Commercial,  
Investment Properties, Recreation Land and Homes

Brett Hess  
Cell: 214-207-5431

## 10.1 ACRE ESTATE LOT 4221 FM 876 WAXAHACHIE, TX

Offered At \$74,900

10.1 Acres

### Property Features

- ♦ Deed Restricted
- ♦ Buena Vista Water
- ♦ Water Tap Installed
- ♦ Waxahachie Schools
- ♦ No City Taxes
- ♦ Agricultural Status
- ♦ Paved Roads
- ♦ Clean Area
- ♦ Minutes From Town
- ♦ 7 Minutes To IH 35

### Property Description

Located On FM 876, A Well-Maintained Paved Road In The 5 Points Area. Level Land That Is Currently In Cultivation And In Agricultural Status. Surrounded By Nice Homes And Deed Restricted From Mobile Homes. Serviced By Co-Op Water By A 12" Line, And There Is A Fire Hydrant On The Corner. This Lot Is In A Great Location And Is Priced To Sell!



1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

[www.hiviewrealestate.com](http://www.hiviewrealestate.com)

Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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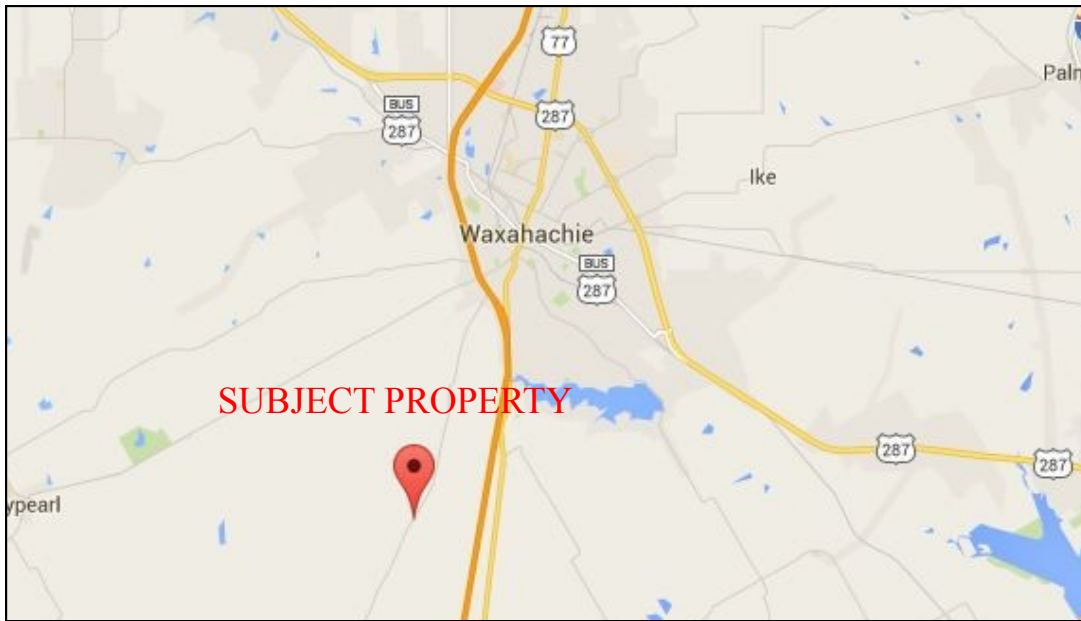
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**LOT DIMENSIONS:**  
**300' x 1,464'**

Neighboring Property



Neighboring Property



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## Restrictions

This conveyance is made and accepted subject to any and all covenants, conditions and restrictions (CCR's), if any, relating the property, but only to the extent they are still in effect, shown of record in Ellis County, Texas and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities. This conveyance is also made and accepted subject to the following CCR's:

1. No residential dwelling shall contain less than 1,600 square feet of floor space with a minimum of 1,000 square feet on the ground floor. "Square footage of floor space" excludes porches and open or closed carports or garages. A two-car garage as a minimum is required. Such square footage is that amount of area contained the dwelling space only. The residence shall be conventional construction with 60% masonry exterior and used as a single family dwelling. No more than one residence may be built on any 2.0 acres. A guest house or servants' quarters may be built behind main residence locations, but must be less than 900 square feet and of like construction as the main residence. Hardy board shall qualify as a masonry product.
2. ~~Barricadominiums~~ or homes constructed of a metal product shall be allowed and must contain a minimum of 1,400 square feet of living quarters and a rainscoat consisting of brick and/or stone. Shall be allowed on lots 1 through 4 only. (See attached plat)
3. The property is designated as residential, and shall be used for that purpose.
4. A recreational vehicle (RV), not used as a dwelling may be stored on the property.
5. No debris, inoperative or junk motor vehicles/equipment will be allowed on the property.
6. All construction including barns and outbuildings must be completed within 180 calendar days from the date construction commences.
7. Livestock and poultry shall be permitted as specified: (a) less than 16 acres: one large animal per 3 acre, no fowl, no swine and ratites (emu and ostrich); (b) one large animal per acre, not more than 12 fowl per tract, one swine per acre, no ratites (emu and ostrich). No dangerous animal shall be permitted on any tract. The term livestock shall mean horses, mules, donkeys, cows, goats and llamas, and the like. No more than 4 small grazing animals shall be allowed per grazing acre. Small animals shall be considered as goats, ~~sheep~~, other miniature grazing animals.]
8. Fences will be constructed of wood, chain link, or other industry standard fencing material. Sheet metal fences will not be allowed.
9. The property shall not be used as a dumping ground for rubbish, trash, garbage or any form of waste, including, but not limited to, hazardous wastes, toxic wastes, chemical wastes, or industrial byproducts.
10. An Architectural Control Committee shall consist of the owner/developer and two additional appointees of owner/developers choice. All home building plans shall be revised and approved at the discretion of the Architectural Control Committee. All plans revised within 7 (seven) days of receipt.
11. The term of these CCR's are to run with the land and shall be binding on all persons in title to the tract, in whole or part for a period of twenty (20) years from the effective date of this deed, after which time they shall be renewed automatically for successive periods of ten years unless changed by agreement of 80% of ~~adjoining~~ property owners.

The CCR's set forth herein may be enforced by any adjoining landowners by action in the appropriate Court of Ellis County, but only after 30 days written notice of an alleged violation of these CCR's to the landowner.



## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K

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Gentle Ridge Lots