

20037 & 20039

4116 2711

98- 0021243

RESTRICTIVE COVENANTS

THE STATE OF TEXAS)
COUNTY OF COLLIN)

KNOW ALL MEN BY THESE PRESENTS:

That we, L. R. WELBORN and wife, ALMA RUTH WELBORN, JEAN BARNETT, EVERETT POSTON, and EARL POSTON, are the owners and holders of the following described real property, to-wit:

SITUATED in Collin County, Texas, and being about 9 miles northeast from McKinney, a part of the DAVID CHERRY SURVEY, Abstract 166, and being a part of a 61.82 acre tract in said survey conveyed to Shockley by J.B. Neal and wife on July 26, 1894;

BEGINNING at the northwest corner of said 61.82 acre tract marked X bears South 28 deg. East 100 links;

THENCE EAST 24.90 chains to the northwest corner of a 30 acre tract sold to Cooper, a stake from which an elm 12 inches in diameter marked X bears North 89-1/2 deg. East 62 links;

THENCE South 3/4 deg. west with the west line of said 30 acre tract 13.27 chains to the south line of the aforesaid 61.82 acre tract;

THENCE WEST with said road 22.70 chains to the southwest corner of said 61.82 acre tract;

THENCE North 8 deg. West with the west line of tract 13.30 chains to the PLACE OF BEGINNING, and containing 31.93 acres of land, more or less.

NOW THEREFORE, we covenant and agree that the use of said land shall be governed by and restricted to the following restrictions and covenants, to-wit:

1. The tract shall be used for residential purposes only consisting of single family dwellings only;
2. No building shall be erected on the tract nearer than 50 feet from access road, and no items will be placed within 15 feet of the property line except a standing fence;

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3. All dwellings must be of new construction with a minimum living area of 1200 square feet;
4. No single-wide mobile homes, or any structure of a temporary nature shall be permitted on the tract, new double wide-mobile homes are acceptable and must be tied down according to state and county codes and must be underpinned with matching materials and painted to match the home within 30 days of moving onto the property;
5. Any structure other than a dwelling placed on the property shall be of new construction and all exterior material except brick and factory prefinished materials shall have no less than two coats of paint, and no roof or walls constructed of corrugated metal;
6. All structures must be completed with two (2) years after beginning construction;
7. No portion of the premises may be used for storage or junk, abandoned vehicles, rubbish, used lumber or any material which might detract from the general appearance and attractiveness;
8. All residences shall be connected to a septic tank system according to the rules and regulations adopted by the State of Texas and the County of Collin;
9. Other than for incidental office or studio occupancy within not more than one room of the principal residence, no business or commercial pursuits shall be permitted on the premises;
10. Three (3) large livestock animals will be allowed per 5 acres of land or fractional part thereof, and under no circumstances shall any swine, chickens, rabbits, sheep, goats, geese, ducks, emus, or guineas shall be quartered on the premises;
11. No vehicles of any size, which normally transports inflammatory or explosive cargo, may be kept on the premises at any time;
12. No noxious, offensive, unlawful or immoral use shall be made of the premises;
13. No commercial vehicles larger than three (3) tons may be kept on the premises at any time;
14. No amplified sound, music or loud noises of any kind is permitted on the property;
15. Enforcement of these restrictions shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Invalidity of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

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THE FOREGOING RESTRICTIVE COVENANTS shall govern the use of the said property and bind the present owners and those holding under them for a period of twenty (20) years from the date hereof.

EXECUTED this 25th day of February, 1998.

L. R. Welborn
L. R. WELBORN
Alma Ruth Welborn
ALMA RUTH WELBORN
Jean Barnett
JEAN BARNETT
Earl Poston
EARL POSTON
Everett Poston
EVERETT POSTON

THE STATE OF TEXAS :

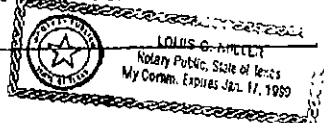
COUNTY OF COLLIN :

This instrument was acknowledged before me on the 4th day of ~~February~~, 1998, by L. R. WELBORN.

Hand

[Signature]
Notary Public, State of Texas

MY COMMISSION EXPIRES:



4116 2712

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