

LD NOTES

ing all that certain lot, tract or parcel of land located in the JOHN DALYMPLE SURVEY
TRACT NO. 279, the M.A. WALDEN SURVEY, ABSTRACT NO. 1172, and the L.A.
CROFT SURVEY, ABSTRACT NO. 1349 and being a part of a 230.700 acre tract of
1 conveyed to Bobby J. Crowell and Robert J. Crowell, by deed recorded in Volume 731,
to 511, Deed Records, Hunt County, Texas:

thuring at a 1/2 inch diameter iron rod found for corner in the West line of County Road
2584, said point being at the Southeast corner of above mentioned 230.700 acre tract
also being the North corner of a 40.241 acre tract of land conveyed to James Robert
Smith, III, by deed recorded in Volume 745, Page 153, Deed Records, Rockwall County,
as;

nce South 45 deg. 28 min. 01 sec. West, along the Southeast line of said 230.700 acre
1 and the Northwest line of said 40.241 acre tract, a distance of 642.42 feet to a 1/2 inch
nifer iron rod set for corner;

nce North 00 deg. 07 min. 34 sec. West, a distance of 3045.10 feet to a 1/2 inch diameter
rod set for corner in the South line of County Road No. 2453;

nce South 88 deg. 47 min. 56 sec. East, along said South line, a distance of 196.30 feet
utility pole for corner;

nce South 66 deg. 51 min. 07 sec. East, continuing along said South line, a distance of
19 feet to a fence post for corner in the West line of County Road No. 2684;

nce South 00 deg. 07 min. 34 sec. East, along said West line, a distance of 2875.72 feet
to PLACE OF BEGINNING and containing 26.189 acres of land.

TE OF TEXAS
NTY OF HUNT

he undersigned, owners of the land shown on this Plat, and designed herein as the
CKDALE MEADOWS SUBDIVISION to the County of Hunt, Texas, and whose name is
cribed hereto, hereby dedicated to the use of the public all Streets, Alleys, Parks,
if Courses, drains, easements, and public places thereon shown for the purpose of
ication therein expressed.

nt J. Crowell

re me, the undersigned authority, on this day personally appeared
know to me to be the person whose name is
cribed to the foregoing instrument, and acknowledged to me that he executed the
e for the purposes and considerations therein stated.

n under my hand and seal of office, this the _____ day of _____,

ry Public

ty J. Crowell

re me, the undersigned authority, on this day personally appeared
know to me to be the person whose name is
cribed to the foregoing instrument, and acknowledged to me that he executed the
i for the purposes and considerations therein stated.

ll under my hand and seal of office, this the _____ day of _____,

ry Public

l Thompson

e me, the undersigned authority, on this day personally appeared
know to me to be the person whose name is
cribed to the foregoing instrument, and acknowledged to me that he executed the
for the purposes and considerations therein stated.

i under my hand and seal of office, this the _____ day of _____,

y Public

es Weekly

e me, the undersigned authority, on this day personally appeared
know to me to be the person whose name is
cribed to the foregoing instrument, and acknowledged to me that he executed the
for the purposes and considerations therein stated.

under my hand and seal of office, this the _____ day of _____,

y Public

Smith

e me, the undersigned authority, on this day personally appeared
know to me to be the person whose name is
cribed to the foregoing instrument, and acknowledged to me that he executed the
for the purposes and considerations therein stated.

under my hand and seal of office, this the _____ day of _____,

y Public

Steve Craig

Before me, the undersigned authority, on this day personally appeared
know to me to be the person whose name is
scribed to the foregoing instrument, and acknowledged to me that he executed the
same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the _____ day of _____,
20 _____

Notary Public

Douglas L. Risher

Before me, the undersigned authority, on this day personally appeared
know to me to be the person whose name is
scribed to the foregoing instrument, and acknowledged to me that he executed the
same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the _____ day of _____,
20 _____

Notary Public

CERTIFICATION OF SURVEYOR

STATE OF TEXAS
COUNTY OF HUNT

I, the undersigned, a (Surveyor) DONALD LEE NEAGLE in the State of Texas, hereby certify
that this plat is true and correctly made and is prepared from an actual survey on the
property made under my supervision on the ground, and further certify that proper
engineering consideration has been given to this Plat.

Donald Lee Neagle, R.P.L.S. No. 5239

Before me, the undersigned authority, on this day personally appeared
know to me to be the person whose name is
scribed to the foregoing instrument, and acknowledged to me that he executed the
same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the _____ day of _____,
20 _____

Notary Public

STATE OF TEXAS
COUNTY OF HUNT

This is to certify that Robert Crowell and Bobby Crowell, the subdividers have complied with
all conditions necessary, as provided by law in subdividing the above property.

CERTIFIED to by the COMMISSIONER'S COURT OF HUNT COUNTY, TEXAS,
this the _____ day of _____, 20 _____

County Judge

Commissioner Prec # 1

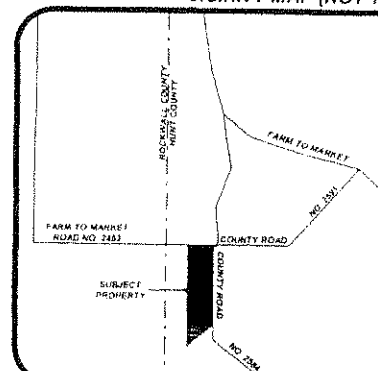
Commissioner Prec # 2

Commissioner Prec # 3

Commissioner Prec # 4

Health Department

VICINITY MAP (NOT TO SCALE)



RESTRICTIVE COVENANTS
PERMITTED USES AND RESTRICTIONS APPLICABLE
BLOCKDALE MEADOWS I AND II

The following are permitted uses and restrictions applicable to and binding upon all tracts consistent with the foregoing declarations:

Section 1. Designated Use. All lots shall be used solely for residential purposes. No lot nor any portion of a lot shall ever be used for commercial, industrial, retail, manufacturing, service for fee or for any other profit purpose.

Section 2. Limitations of Dwellings. No more than one (1) dwelling designed for human habitation shall ever be constructed on any lot. As used herein, the term "dwellings" shall mean and refer to a home or residence.

Section 3. Dwelling Quality Size and Limitation.

A. All structures designed or intended for human habitation, referred to herein as "dwellings, shall be built, constructed and erected on site. Materials and construction techniques used for the erection of a dwelling shall be of the type, quality and workmanship commonly employed in the residential construction industry within Hunt or Rockwall County. The exterior walls of any structure in the subdivision used or intended to be used as a dwelling must be composed of 70% of some combination of : brick veneer; stone; commercially cut, milled and finished logs; redwood or cedar siding twelve inches or less in width of tongue in groove or lapped variety; or glass. Prefabricated, modular or off-site construction for move-on to the property or dwellings of any type that is built elsewhere for move-on to the property are forbidden.

B. All dwellings must have a minimum of seventeen hundred (1700) square feet of heated and cooled living area (minimum floor area).

C. Dwelling shall be constructed only upon concrete foundation using either slab or pier and beam method of construction.

D. The minimum roof elevation pitch shall not be less than four (4) inches and twelve (12) inches, meaning four (4) inches of rafter rise for every twelve (12) inches of roof joist length.

E. Except as hereafter set out, no lot shall have constructed upon it more than one (1) auxiliary building which building shall not be so constructed to exceed one thousand two hundred (1,200) square feet. All auxiliary buildings shall have gable or hip roofs (no single sided roofs to be allowed) and all must have a minimum of four to twelve pitch (the same pitch as is required of residential roofs). The exterior walls of all auxiliary buildings must be constructed from some

combination of materials shown in Paragraph 3a hereof to be acceptable for the exterior walls of residence or must be of new or unused factory-painted metal siding. No corrugated sheet metal shall be used in any manner. An additional auxiliary building may be constructed upon them one additional auxiliary building allowed by the foregoing terms of this subparagraph, not to exceed four hundred (400) square feet. All auxiliary buildings shall be used as a stable horse barn or for tractor or implement storage provided such buildings are set back to the rear of the main dwelling on the lot at least seventy five (75) feet. No auxiliary building may be built nearer a lot boundary line than thirty (30) feet.

F. No structure other than one designed and primarily intended for human habitation shall ever be used permanently as a residence on any lot. Any auxiliary building meeting the requirements of the restrictions, a travel trailer, or motor home may be temporarily used as a residence during the period required for the construction of the dwelling or residence upon the lot not exceed seven (7) successive months. After the construction of the main dwelling or residence upon the lot an appropriately licensed, equipped motor home, travel or camper trailer may be stored upon the lot provided it is not used either temporarily or permanently as a residence and is always capable of immediate travel and movement upon the public highways of the State of Texas. Except as herein expressly set out no motor home, travel trailer, or camper trailer may be placed on any lot, nor may such ever be used as a residence on any lot except as defined herein.

G. Only one detached structure for storage of vehicles shall be permitted on any lot.

H. Driveways must be concrete, oil-topped, asphalt or washed rock.

Section 4. Setback Lines. All dwellings shall be located at a distance of not less than sixty (60) feet from the front boundary line (the boundary line adjoining the access road or right of way to a lot). Lots shall have side and rear boundary setback lines of thirty (30) feet. No dwelling or other structure may be constructed in the zone between a lot boundary line and a setback line. No fence higher than forty eight (48) inches shall extend from the front of the dwelling to the front lot boundary. Fences constructed from the front of a dwelling to the front boundary line shall be of new wood materials, metal pipe, or fencing type pvc pipe. Chain link is not permitted to extend past the front wall of the dwelling towards the front boundary.

Section 5. Animals. All animals must be kept in control by their owners. No poultry, goats or swine are permitted. No more than 3 horses or 2 head of cattle per 2 acres are allowed.

Section 6. Prompt Completion of Improvements After Commencement. All dwellings, barns, auxiliary buildings and other structures shall be completed within seven (7) months of commencement. No new or used metals, metal objects, new or used lumber, wood products, rock materials, gravel, or materials shall ever be placed, stored or permitted to remain upon the property nor shall any portion of the property be used as a storage area for such materials unless required during the construction phase of improvements upon the property.

Section 7. Trash, Rubbish and Debris. Trash, rubbish or debris of any kind shall not be

permitted to accumulate on any portion of the property, and odors shall not be permitted to arise so as to indicate an unsightly or unsanitary condition exists.

Section 8. Sanitation and Waste Disposal Systems. Treatment of human waste must be carried out in compliance with any and all regulatory agencies with the authority to regulate such matters.

Section 9. Restriction Against Pollution of Water. In the interest of public health and sanitation, and so that the property and all other land in the locality may be benefited by a decrease in the hazards of subsurface water and stream and run-off water pollution, no use, purpose or activity may be made of or on the property that will result in the pollution of any waterway, water supply, subsurface water or run-off or other water that flows through or adjacent to the property by refuse, sewage, or other material that might tend to pollute.

Section 10. Hazardous or Toxic Chemicals or Compounds. No dangerous, hazardous or toxic chemical compound may be stored, used or employed on the premises in any quantities other than those which are normally and typically used for household, landscaping and yard maintenance, livestock or animal purposes.

Section 11. Billboards. Signs, billboards or advertising devices of any kind except those used by Declarants in advertising the property for sale or used in any subsequent sale of the property, excluding yard signs, political signs, placards and the like, are prohibited.

Section 12. Nuisances. Activity or behavior that is an obvious nuisance to the surrounding area shall not be permitted.

Section 13. Restriction Against Offensive or Dangerous Activities. Offensive, dangerous, noxious, illegal or other use detrimental to the property or its inhabitation or to land in the vicinity of the property or its inhabitants is prohibited.

Section 14. Wrecking Yards. Disabled automobiles, motor vehicles, motor vehicle parts, machinery, equipment, or parts thereof including disabled or inoperable tractors or farm equipment shall never be placed or permitted to remain upon any lot. That fact that an automobile or other motor vehicle is not fully registered for operation upon the public highways of the State of Texas shall be prima facie proof that such automobile or other motor vehicle is inoperable or disabled.

Section 15. Certain Move-On Structures Prohibited. Auxiliary or out buildings, storage buildings or any other structures shall not be moved onto the property if such structure contains more than two hundred (100) square feet of either roof or foundation area.

Section 16. Vehicle Storage. Trucks larger than one ton capacity rating, tractor trailers, earthmoving equipment, or similar vehicles whether operable or inoperable shall never be placed, stored, parked or permitted to remain upon the property. No vehicle of any type shall ever be parked, placed or permitted to remain upon any public right of way.

Section 17. No Firing Range. No firing range, shooting gallery, target range, or other area designed for the frequent discharge of firearms shall ever be placed or permitted to remain upon any portion of the property.

Section 18. Property Maintenance. The property shall, at all times, be maintained in such a manner as to prevent weeds and grasses from becoming unsanitary, unhealthful and unattractive and posing a threat to the safety of the property and its inhabitance.

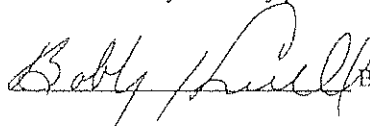
Section 19. Drainage. No lot surface may be altered in any manner so as to impede the effective and efficient drainage of water from roadways as designed or installed by Declarants.

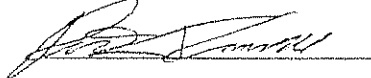
GENERAL PROVISIONS

Section 1. Enforcement. The restrictions herein set forth shall run with the land and bind Declarants except as otherwise provided, their successors and assigns; and all parties claiming by, through or under them, shall be taken to hold, agree and covenant with the Declarants, their successors and assigns, to conform to and observe said restrictions as to the use of said property and the construction of improvements thereon. The restrictions may be enforced by any acreage holder or group of holders in any of the modes provided by law including that provided by Chapter 202 Texas Property Code as well as by suit for injunction or damages in the District Courts of Rockwall or Hunt Counties, Texas. The failure to enforce any of the restrictions herein set forth shall in no event be deemed a waiver of the right to subsequently enforce such restrictions or of the right to enforce other provisions.

Section 2. Invalidation. The invalidation of any of the covenants or restrictions set forth herein by judgment or court order shall in nowise affect any other provisions, which shall remain in full force and effect.

Section 3. Duration and Amendment by Property Owners. All of the restrictions set forth herein shall continue and be binding for a period of twenty-five (25) years from the date of this instrument and shall automatically be extended thereafter for successive periods often (10) ten years, provided, however, that the Owners of three-fourths (3/4) of the property may, at the end of such twenty-five (25) year term or at the end of any successive ten (10) year period thereafter, vacate or modify all or any part of this Declaration.

 Bobby J. Crowell

 Robert J. Crowell

STATE OF Texas

COUNTY OF Rockwall

BEFORE ME, the undersigned authority, on this day personally appeared Bobby J. Crowell and Robert J. Crowell, known to me to be the person whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 10 day of September, 2001.



(seal)

Becky Valadez
Notary Public, State of _____
Notary's Printed Name: _____

My Commission Expires: _____

10428 UN 192 99

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Sep 12, 2001
at 11:49a

Document Number: 13428
Amount 17.00

By
Jennifer Neatherlin
Linda Brooks,
County Clerk,
Hunt County

STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the said records of Hunt County as stamped herein by me.

Sep 12, 2001

Linda Brooks, County Clerk
Hunt County

Any provision herein which restricts the sale, rental or use of the described real property because of race, color, religion, sex, handicap, familial status or national origin is invalid and unenforceable under FEDERAL LAW, 42 USC, 3601-3606