

050438

EASEMENT

STATE OF TEXAS §

COUNTY OF SABINE §

That Nathan Kemper Wright and Christine Loris Wright, hereafter called Grantors, being the owners of a 2.755 acre tract of land in the James Hines Survey A-22, Sabine County, Texas, which said tract has been divided into Lots now called "The Point Subdivision" and for good and valuable consideration, do hereby GRANT, SELL and CONVEY unto the property owners of "The Point Subdivision" Grantees, a 40 foot wide road easement and right-of-way upon and across the said 2.755 acre tract of land said easement being described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes, noting that 5 feet on either side of road easement shall be used for utility easement purposes..

The right-of-way, easement, rights, privileges herein granted shall be used only for the purpose of providing pedestrian and vehicular ingress and egress to the property of Grantees, their successor and or assigns.

The easement, rights, and privileges herein granted shall be Perpetual and run with the Land. Grantors hereby bind themselves, their heirs, and legal representatives, to warrant and forever defend the above described easement and rights unto Grantees, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Agreement shall bind and inure to the benefit of the respective parties.

IN WITNESS WHEREOF, this instrument is executed this the 28 day of February, 2005.


NATHAN KEMPER WRIGHT

Grantor


CHRISTINE LORIS WRIGHT

Grantor

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EASEMENT.FM

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050437**RESTRICTIVE COVENANTS
THE POINT SUBDIVISION****DECLARATION**

46239

We are the fee owners of a 2.755 acre tract of land in the JAMES HINES SURVEY A-22, Sabine County, Texas, which land has been divided into 8 Lots, known as "THE POINT SUBDIVISION" an unrecorded subdivision in Sabine County, Texas, and we do hereby make the following declarations as to limitations, and restrictions to which the land and/or parcels thereof may be used, hereby specifying that said declarations shall constitute covenants to run with all of the land, and shall be binding on all parties and all persons claiming any right, title, or interest in said land, and all persons claiming under them to-wit:


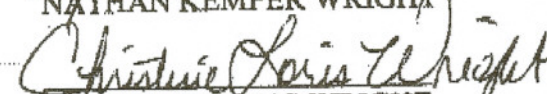
1. No lot shall be used except for residential purposes.
2. All residences constructed on any parcel of the above described property shall be a fully finished dwelling of generally accepted building material and constructed according to conventional methods of construction, using conventional material, and completed within 15 months from the date the construction commenced.
3. All residences must have a minimum of 1500 square feet of heated and cooled floor area, exclusive of porches and garages.
4. No mobile homes, manufactured housing, modular homes, or pre-fabricated housing shall be located on the above described property at any time.
5. Individual sewage disposal systems (septic tanks) shall be installed in accordance with the Sabine River Authority.
6. Each lot shall be kept in a clean and sightly condition.
7. The dumping, storing, or accumulation of trash, debris, junk or junked cars on this property is prohibited.
8. No lot shall be re-subdivided or split. Any person owning two or more adjoining lots may consolidate there lots into one building site with the privilege of constructing improvements, as permitted by their Restrictive Covenants on such resulting building site.

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DURATION

These covenants shall run with and bind the land, and shall insure to the benefit of and be enforceable by the owners of any part or parcel of the hereinabove described land, their heirs, successors and assigns for a term of twenty (20) years from the date of this instrument and shall be automatically renew for successive ten (10) year periods thereafter unless the majority of the lot owners publish amended restrictions.

Signed this 28 day of February 2005


NATHAN KEMPER WRIGHT

CHRISTINE LORIS WRIGHT

STATE OF TEXAS

COUNTY OF SABINE

This instrument was acknowledged before me this 28 day of February, 2005, by NATHAN KEMPER WRIGHT and CHRISTINE LORIS WRIGHT.


NOTARY PUBLIC, STATE OF TEXAS

050437



FILED FOR RECORD
AT 3:00 O'CLOCK P.M.

MAR 02 2005

Janice McDaniel
CLERK, COUNTY CLERK, SABINE COUNTY
BY Pam DEPUTY
Cavender

THE STATE OF TEXAS
COUNTY OF SABINE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND TIMED
STAMPED HEREON BY ME AND WAS FIRST RECORDED IN THE VOLUME
AND PAGE IN THE NAMED RECORDS OF SABINE COUNTY TEXAS AS
STAMPED HEREON BY ME

RECORDED

3-08-05

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OFFICIAL PUBLIC RECORDS
JANICE McDANIEL, COUNTY CLERK
SABINE COUNTY, TEXAS

BY Pam DEPUTY
Cavender

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