

Klain 8.75 acres LCR 454
Texas, AC 44



10 10/10/2023

Terrill Hewitt
P. 0704683-705

www.landdivisionsolutions.com

2379 W. State Hwy 71 Le Grange, TX 76045



"We take pride in the quality of our work and the service we provide to our clients. We are committed to providing the best possible results for every project we undertake." - Terrill Hewitt, President

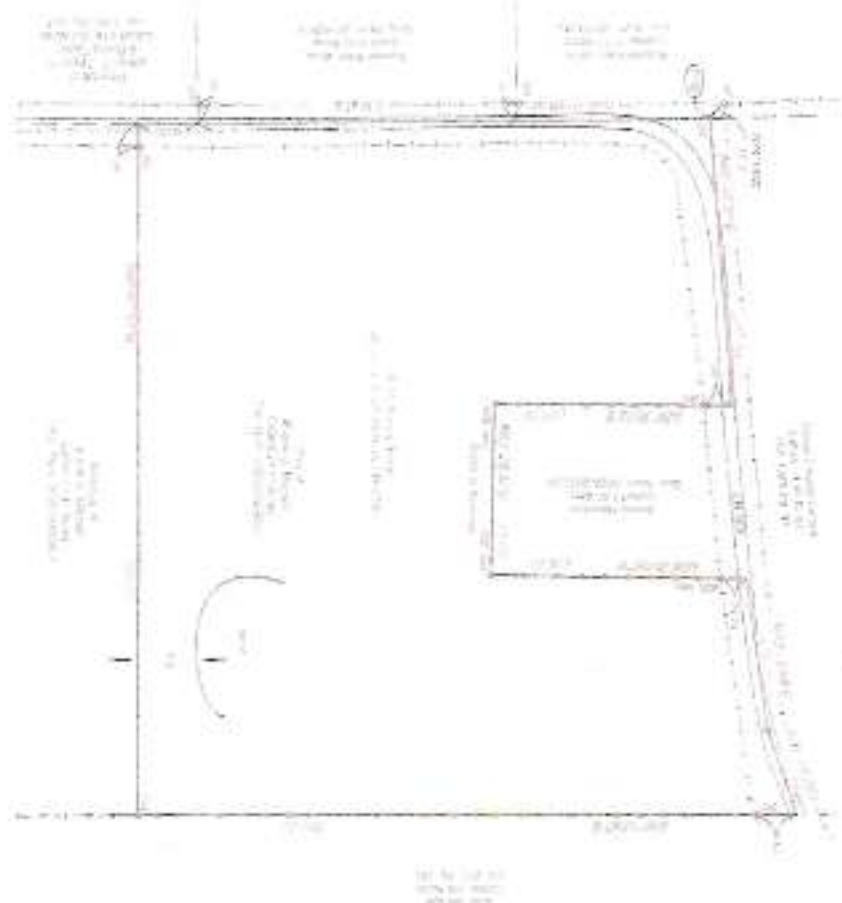
8.75 acres LCR 454 Groesbeck Restrictions

The following are deed restrictions that will apply to the sale of the 8.75 acres on LCR 454.

- 1) No subdividing of the property.
- 2) All structures built on the property must be at least 150 feet from the county road
- 3) No mobile home or manufactured homes including RVs are allowed
- 4) Commercial businesses of any kind are not allowed.
- 5) Chicken houses may be used for personal use so long as they are kept below 20 total chickens
- 6) No dog kennels, hog farms, or salvage yards or junk yards
- 7) No discharging of rifles larger than 22 caliber on the property
- 8) The home built on the property must be at least 1,000 square feet or larger of living space, with a maximum of one home built on the property.

Buyer

Buyer



Roberta Hughes, Faculty Advisor
 Department Chair, 2014



1. The following are the results of a survey of the number of hours per week that students in a college spend studying. The data are as follows:



◆ 研究 方法	研究時間、地點、研究對象
實驗 研究	2005年10月 臺南市 10所公私立 幼兒園 100名幼兒
問卷 調查	2005年10月 臺南市 10所公私立 幼兒園 100名幼兒

[illegible]

Fieldnote Description to 8.75 Acres
Andres Varela Survey, A-29
Limestone County, Texas

Fieldnotes to that certain tract or parcel of land situated in the Andres Varela Survey, A-29, Limestone County, Texas, being 8.75 acres, more or less, and being part of a called 21.11 acre tract described in a deed to Frank G. Mitchell in Document Number 2020-0000993, of the Deed Records of Limestone County, Texas, to which reference is hereby made for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a $\frac{1}{2}$ " iron rod (capped Haney 5841) found at the centerline projection of County road 454 at a bend in same for the west corner of the referenced tract and the south corner of a called 11.80 acre tract described in a deed to Jason Edward Garrett in Volume 1383, Page 47. Said point being in the northeast line of a called 11.77 acre tract described in a deed to Russell Klein, et ux., in Document Number 20154249. From said point, a $\frac{1}{2}$ " iron rod (capped Haney 5841) found for reference near an existing fence corner bears N74°14'W 19.9 feet,

THENCE NORTH 55°25'37" EAST 257.56 feet, with the northwest line of the referenced tract, the southeast line of said 11.80 acre tract, and along the centerline of County Road 454, to a point for the west corner of a called 1.00 acre tract described in a deed to Jimmy Hamilton in Document Number 2020-0003281 and an exterior corner of the referenced tract. From said point, a $\frac{1}{2}$ " iron rod (capped RPLS 4957) set for reference on the southeast side of said road bears S28°30'23"E 26 feet,

THENCE with the common lines of the referenced tract and said 1.00 acre tract, and along a wire fence, as follows:

SOUTH 28°30'23" EAST 238.59 feet, to a 60d nail found,

NORTH 81°29'37" EAST 175.00 feet (this is the basis of bearings per Document Number 2020-0000993), to a 60d nail found, and

NORTH 28°20'05" WEST 258.22 feet, to a point for corner in the approximate centerline of County Road 454 and in the southeast line of said 11.80 acre tract (from said point, a 60d nail found for reference on the southeast side of said road bears S28°20'05"E 24.74 feet),

THENCE with the northwest lines of the referenced tract, the southeast lines of said 11.80 acre tract, and along the centerline of County Road 454, as follows:

NORTH 52°23'58" EAST 155.79 feet, to a point for bend, and

NORTH 41°46'20" EAST 91.18 feet, to a point for the north corner of the referenced tract. Said point being in or near the southwest line of a called 103 acre tract described in a deed to Attie George in Volume 375, Page 285. From said point, a capped $\frac{1}{2}$ " iron rod set for reference on the southeast side of said road bears S29°12'47"E 40 feet,

THENCE SOUTH 29°12'47" EAST 667.87 feet, with the northeast line of the referenced tract, with or near the southwest line of said 103 acre tract, and along a wire fence, to a capped $\frac{1}{2}$ " iron rod set for this east corner,

THENCE SOUTH 60°47'13" WEST 694.61 feet, across the referenced tract, to a point in the approximate centerline of County Road 454, the southwest line of the referenced tract, and the northeast line of a called 518.353 acre tract described in a deed to Josiah P. Taylor, IV and Diane Taylor in Volume 1206, Page 244. From said point, a capped $\frac{1}{2}$ " iron rod set for reference on the northeast side of County Road 454 bears N60°47'13"E 24 feet.

THENCE NORTH 30°01'04" WEST, with the southwest line of the referenced tract, the northeast line of said 518.353 acre tract, and along the centerline of County Road 454, passing at 80.25 feet the east corner of a called 6.00 acre tract described in a deed to Russell Klein, et ux, in Document Number 20182616 (from which a 1/2" iron rod found for reference bears southwesterly 18 feet), continuing with the northeast line of said 6.00 acre tract, passing at 379.89 feet the east corner of the aforesaid 11.77 acre tract (from which a 1/2" iron rod found for reference bears southwesterly 16 feet), and continuing with the northeast line of said 11.77 acre tract, a total distance of 671.18 feet, to the Point of Beginning, and containing 8.75 acres, more or less, of which approximately 0.76 acre lies within County Road 454, as shown on the accompanying survey plat of even date herewith.

Note: The division of property by metes and bounds does not conform to Local Government Code Chapter 212 and 232.

Michael Peterson
Michael Peterson, R.P.L.S. 6548
Raymond Survey & Mapping
TBPLS Firm License No. 10110902
October 26, 2020

