

## FM 933 Tract 1-6

### Deed Restrictions

1. One single family residence of new construction and a guest house is permitted.
2. Each tract owner may build one shop or storage building, one barn, one animal shelter, and one detached garage/RV storage/boat storage building on their property. They shall all be of new construction and be a minimum of twenty-five (25) feet from any property line.
3. Each tract owner can reside in an RV or 5th wheel trailer for a maximum of twelve (12) months while their home is being constructed.
4. An engineered septic tank or aerobic system must be in place for all buildings, including residence, guest house, shop, barn and RV or 5th wheel trailer.
5. No more than one animal of livestock per three (3) acres of owned land. Livestock shall include cows, horses, donkeys, mules, sheep, and goats.
6. No more than five (5) dogs/cats allowed. No kennels or dog breeding operations will be allowed.
7. No surface mining of any kind is allowed.
8. No mobile home, modular home, manufactured home, or double-wide shall be used as a residence or guest house, temporarily or permanently.
9. No commercial activity to which the general public is invited.
10. The dumping of garbage, poisonous/toxic substances, or any pollutant on the property is expressly prohibited.

    RJ    MA      
Seller's Initials

\_\_\_\_\_  
Buyer's Initials

11. No automobile graveyards, junkyards, or automobile salvage business shall be permitted on the property. Non-working cars or machinery must be enclosed in a garage or storage building.
12. Each property owner shall respect the private property rights of their neighbors. No excessive discharge of firearms on a regular basis.
13. All State of Texas Laws and Hill County ordinances shall prevail regarding civil disputes among property owners.

  
\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Buyer's Signature

  
\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Buyer's Signature

**INCE SURVEYING & ENGINEERING  
FIRM #10068000  
184 THOUSAND OAKS DRIVE  
WHITNEY, TEXAS 76692  
PHONE: (254)694-7708  
FAX: (254)694-7230**

**TRACT 2**

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Sterling C. Robertson Survey A-8 in Hill County, Texas. Said land is a part of that certain tract described in a deed from Texas DT, L.P. to Richard D. Johnson et ux, Maria D. Johnson recorded in Volume 1809, Page 674 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod set in the east line of F.M. Highway 933 and in the west line of said Johnson tract for the southwest corner of this, said rod being N30°34'41"W 468.18 feet from a 1/2" iron rod found in the east line of F.M. Highway 933 for the northwest corner of that certain called 0.538 acre tract conveyed in a deed to Travis Bright recorded in Volume 2031, Page 514 of the Official Public Records of Hill County and for the southwest corner of said Johnson tract:

THENCE with the east line of F.M. Highway 933, with the west line of said Johnson tract, and generally along a fence, N30°34'41"W 387.85 feet to a 5/8" iron rod set for the northwest corner of this;

THENCE N58°54'45"E 1348.02 feet to a 5/8" iron rod set in the east line of said Johnson tract and in the most northerly west line of that certain called 215.27 acre tract described in a deed to Scott M. Hill recorded in Volume 1803, Page 464 of the Official Public Records of Hill County for the northeast corner of this;

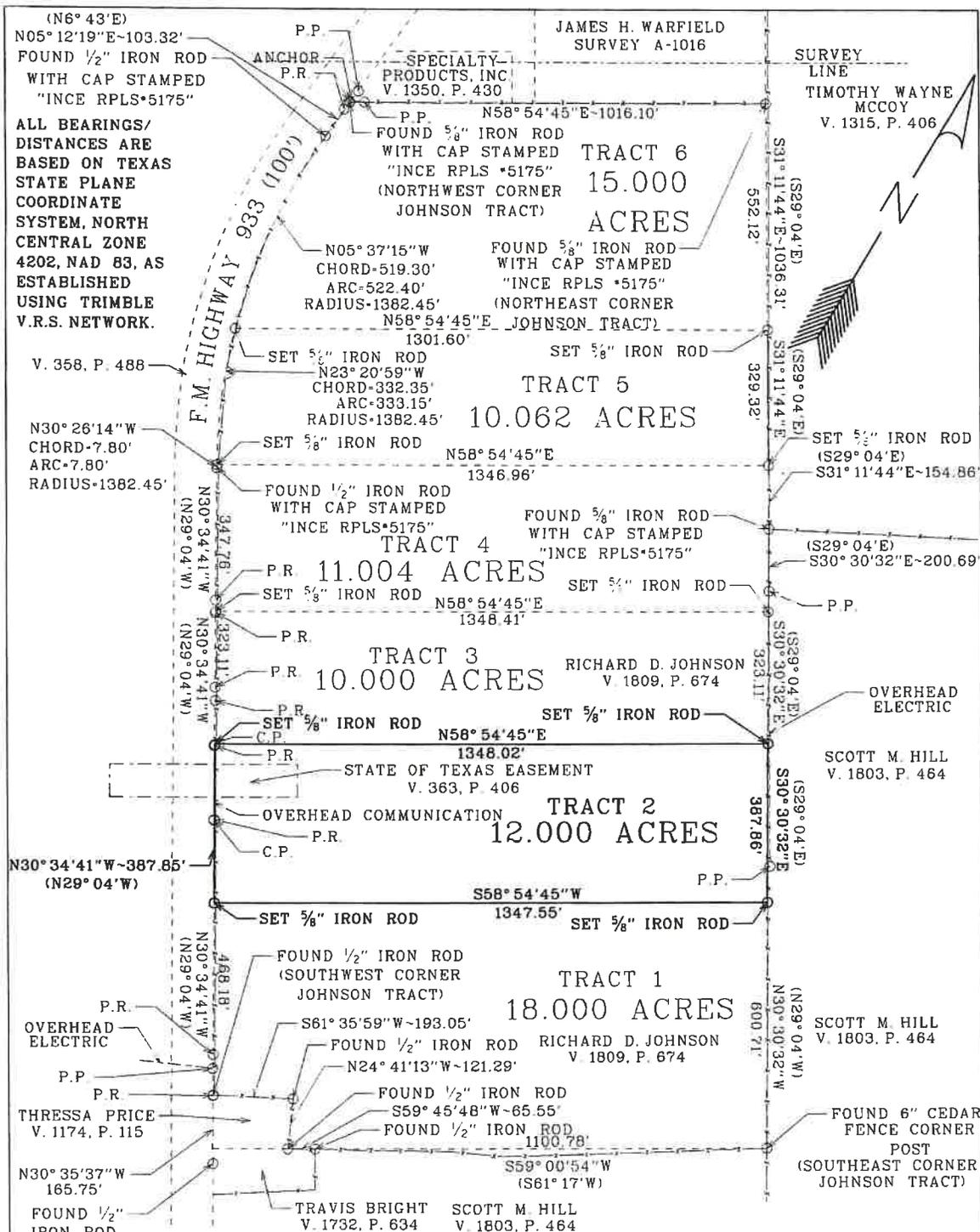
THENCE with the east line of said Johnson tract, with the west line of said Hill tract, and generally along a fence, S30°30'32"E 387.86 feet to a 5/8" iron rod set for the southeast corner of this, said rod being N30°30'32"W 600.71 feet from a 6" cedar fence corner post found for an inside ell corner of said Hill called 215.27 acre tract and for the southeast corner of said Johnson tract;

THENCE S58°54'45"W 1347.55 feet to the place of beginning, containing 12.000 acres of land.

A plat of even date accompanies these field notes.



  
Registered Professional Land Surveyor  
02/22/21



PLAT SHOWING THE SURVEY OF 12.000 ACRES OF LAND LYING AND SITUATED IN THE STERLING C. ROBERTSON SURVEY A-8 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM TEXAS DT, L.P. TO RICHARD D. JOHNSON ET UX, MARIA D. JOHNSON RECORDED IN VOLUME 1809, PAGE 674 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.



REGISTERED PROFESSIONAL LAND SURVEYOR  
JESSIE JOSEPH INCE R.P.L.S. #5175

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION. UNLESS OTHERWISE NOTED HERON THERE ARE NO VISIBLE OR APPARENT EASEMENTS, ENCROACHMENTS OR PROTRUSIONS TO THE BEST OF MY KNOWLEDGE.  
FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.  
EASEMENT RECORDED IN V. 295, P. 286 IS A BLANKET EASEMENT AND CANNOT BE LOCATED FROM RECORD INSTRUMENT.  
EASEMENT RECORDED IN V. 494, P. 441 IS FOR AN UNDERGROUND UTILITY AND CANNOT BE LOCATED FROM RECORD INSTRUMENT.

**TRACT 2  
RICHARD JOHNSON**

SURVEYED BY  
INCE SURVEYING & ENGINEERING  
FIRM #10068000  
184 THOUSAND OAKS DRIVE  
WHITNEY, TEXAS 76692  
PHONE: 254-694-7708  
FAX: 254-694-7230

SCALE 1"=300' SN2102221 02/22/21