



### **Oak Forest Estates Subdivision Regulations for Lavaca County Residents**

1. Use of properties: All properties may be used for both residential and commercial purposes, but commercial activities must be shielded from public view by trees or other landscaping features.
2. Storage of vehicles: All operative vehicles, including boats and recreational vehicles, may be stored on the property, but must be shielded from public view by trees or other landscaping features. Any inoperable vehicles shall be removed from the property and not stored for other neighbors to see.
3. Maintenance of properties: All properties must be kept in good repair and free from clutter, including the prompt removal of trash and debris.
4. Types of buildings: All types of buildings may be used as dwellings on the properties, with no restrictions on design or materials.
5. Each dwelling will be at least 50 feet from the road. Building setbacks from the side borders will be at least 20 feet. Out buildings/ shops/ sheds will all be welcome as long as these setback requirements are met.
6. Owners will seek to maintain a tree barrier to their homes so other neighbors do not see their residence or other buildings. Driveways to the homes will contain at least 90 degrees of bend over the 50 feet of distance to ensure the homes will not be seen from the road. Tract 6 will be exempt from this driveway requirement since it has a narrow entrance. See attached plat.
7. No septic system will be placed within 50 feet of a neighboring property's property.
8. No illegal activities of any kind.
9. The subdivision may not have any: commercial hog farms, commercial chicken farms, no dumps/ storage of trash nor inoperable vehicles. No commercial shooting ranges, no night clubs nor adult bookstores, no casinos nor any homes of ill repute.
10. There is no time limit to build.
11. There will be no HOA for this subdivision.

These restrictions are binding on all property owners within the subdivision and are intended to help maintain property values and the overall quality of life in the neighborhood, while also allowing for any type of building and commercial enterprises. If a property owner violates these covenants, the affected neighbors or the subdivision developer may take legal action to enforce the restrictions.



6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284  
TEXAS LICENSED SURVEYING FIRM 10194009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

## 89.95 ACRE TRACT

### Field Notes Description

Being out of the Amos Alexander Survey, Abstract 64 in Lavaca County, Texas, and the Amos Alexander Survey, Abstract 51 in Colorado County Texas, and the subdivisional plat of said survey, recorded in Volume 39, Page 204 D.R.C.C.,TX., also comprised of a 10 acre tract conveyed to Steven Charles Boggess in Volume 529, Page 329, O.R.L.C.,TX., a 70 acre tract conveyed to Mary Ann Boggess in Volume 529, Page 329, Volume 14, Page 625, Volume 14, Page 623, Volume 21, Page 985, Volume 21, Page 992, and Volume 21, Page 977, O.R.L.C.,TX., and a 10 acre tract conveyed to Charles Boggess in Volume 21, Page 992 of the O.R.L.C.,TX

Being more fully described by metes and bounds as follows:

**BEGINNING:** at a 5/8" iron rod with aluminum cap (Y =13,722,412.20, X =2,702,541.61), found in the north right of way line of County Road 120, at the southeast corner of a 40.96 acre tract conveyed to Victor Hernandez in Volume 820, Page 212 of the Official Records of Lavaca County, Texas, for the southwest corner of this herein described tract;

**THENCE:** N 01°21'04" W - 1323.10 along the east line of said 40.96 acre tract and the west line of this herein described tract to a 1/2" iron rod found, for an angle corner of this herein described tract;

**thence:** N 01°29'09" W - 989.41 feet continuing along the east line of said 40.96 acre tract and the west line of this herein described tract to 3/8" iron rod found at the southwest corner of a 9.99 acre tract conveyed to Fredrick J. and Debra L. Persons in Volume 806, Page 730 of the Official Records of Lavaca County, Texas, for the northwest corner of this herein described tract

**THENCE:** N 88°35'06" E - 1318.23 feet along the south line of said 9.99 acre tract and the westerly north line of this herein described tract to a 5/8" iron rod found within County Road 120, in the west line a 176.00 acre tract conveyed to Irma Criswell Jones, et al, in Volume 812, Page 493 of the Official Records of Lavaca County, Texas, and at the southeast corner of said 9.99 acre tract, for the northerly northeast corner of this herein described tract;

**THENCE:** S 01°29'24" E - 331.11 feet along said County Road 120, a west line of said 176.00 acre tract, and the northerly east line of this herein described tract to a 5/8" iron rod found at a southwest corner of said 176.00 acre tract, for an interior corner of this herein described tract;

**THENCE:** N 88°36'10" E - 660.84 feet along a south line of said 176.00 acre tract and the easterly north line of this herein described tract to a fence corner post found at the northwest corner of a 141.26 acre tract conveyed to Brandi L. Frei in Volume 880, Page 882 of the Official Records of Lavaca County, Texas, for the easterly northeast corner of this herein described tract;

**THENCE:** S 01°23'11" E – 658.75 feet along the west line of said 141.26 acre tract and the southerly east line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6383" set in the west line of said 141.26 acre tract, being the northeast corner of a 10.00 acre tract conveyed to Kathryn Michele Dunn in Volume 529, Page 335 of the Official Records of Lavaca County, Texas, for an exterior corner of this herein described tract;

**THENCE:** S 88°33'15" W – along the north line of said 10 acre tract, passing a 5/8" iron rod with cap stamped "RPLS 6383" set at 640.08 feet in the east right of way line of County Road 120, continuing for a total distance of 660.45 feet to a point in the centerline of said County Road 120, being the northwest corner of said 10.00 acre tract, for an interior corner of this herein described tract;

**THENCE:** S 01°25'11" E – 659.54 feet along the centerline of said County Road 120 and the west line of said 10 acre tract to a point in said centerline of said County Road 120, being the southwest corner of said 10 acre tract, for an interior corner of this herein described tract;

**THENCE:** N 88°33'15" E – along the south line of said 10 acre tract, passing a 5/8" iron rod with cap stamped "RPLS 6383" set at 19.90 feet in the east right of way line of County Road 120, continuing for a total distance of 660.07 feet to 5/8 iron rod with cap stamped "RPLS 6383" set in the west line of said 141.26 acre tract, being the southeast corner of said 10.00 acre tract, for an exterior corner of this herein described tract;

**THENCE:** S 01°23'11" E – 659.79 feet along the west line of said 141.26 acre tract and the southerly east line of this herein described tract to a 1/2" iron rod found in the north right of way line of said County Road 120, being the southwest corner of said 141.26 acre tract, for the southeast corner of this herein described tract;

**THENCE:** along the north right of way line of said County Road 120 and the south line of this herein described tract with the following calls:

S 88°33'15" W - 659.69 feet to a found 5/8" iron rod;

**THENCE:** S 88°21'14" W - 658.67 feet to a found 1/2" iron rod;

**THENCE:** S 88°34'32" W - 660.42 feet to the **POINT OF BEGINNING**, containing within these metes and bounds a 89.95 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "89.95 ACRE TRACT," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done with the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

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AF/CB

  
COLE E. BARTON  
R.P.L.S. No. 6368

