

# Survey

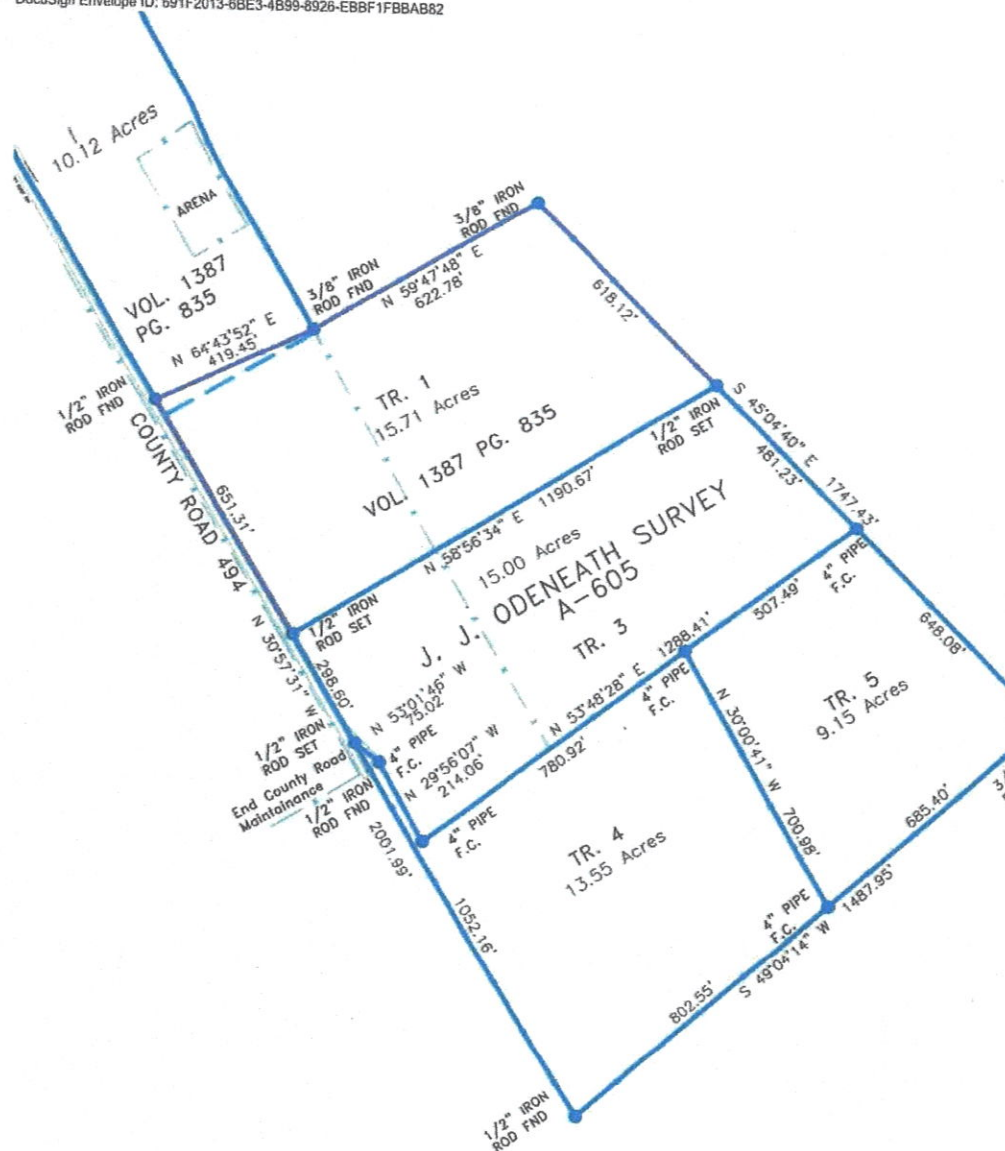
Borrower Justin & Abigail Freter  
 Property Address 1075 County Road 494  
 City Stephenville  
 Lender/Client First National Bank of Granbury

County Frath

State TX

Date

DocuSign Envelope ID: 691F2013-6BE3-4B99-8926-EBBF1FBBAB82



showing a 15.71 acre tract (Tract 1),  
 5.00 acre tract (Tract 3), a 13.55 acre



## Survey Notes

Borrower	Justin & Abigail Freter				
Property Address	1075 County Road 494				
City	Stephenville	County	Erath	State	TX
Lender/Client	First National Bank of Texas				

DocuSign Envelope ID: 691F2013-6BE3-4899-8926-E8BF1FB8AB82

### HEATLEY SURVEYING

P. O. Box 1

BRECKENRIDGE, TEXAS 76424

PHONE : (254) 559-8914

FIRM #10079500

FAX: (254)559-6396

Harris (Tract 1)

15.71 acres

J. J. Odeneath Survey A-605

Erath County, Texas

September 26, 2019

15.71 acres of land out of the J. J. Odeneath Survey A-605, Erath County, Texas, and being part of a tract of land described in deed recorded in Volume 1387 Page 835 Official Public Records, Erath County, Texas.

BEGINNING at a 1/2" iron pin found in County Road 494 for the south corner of a 10.12 acre tract from which the northwest corner of the tract described in deed recorded in Volume 1387 Page 835 bears N 30°57'31" W 1038.41';

THENCE N 64°43'52" E a distance of 419.45' to a 3/8" iron pin found for the southeast corner of the 10.12 acre tract and being the southeast corner of Tract 1 as described in deed recorded in Volume 1387 Page 835;

THENCE N 59°47'48" E a distance of 622.78' to a 3/8" iron pin found at a fence corner for the northeast corner of Tract 3 of the deed recorded in Volume 1387 Page 835 and being the northeast corner of this tract;

THENCE S 45°04'40" E with the east line of the Tract 3 described in Volume 1387 Page 835 a distance of 618.12' to a 1/2" iron pin set for the southeast corner of this tract;

THENCE S 58°56'34" W a distance of 1190.67' to a 1/2" iron pin set in County Road 494 and the west line of the tract described in Volume 1387 Page 835 for the southwest corner of this tract;

THENCE N 30°57'31" W with the west line of the tract described in Volume 1387 Page 835 and the county road a distance of 651.31' to the place of beginning and containing 15.71 acres of land. (Sec attached plat ER-313 B, bearings based on G.P.S. NAD 1983 coordinates).

William K. Heatley  
Registered Professional Land Surveyor #4015

## Deed Restrictions

Borrower	Justin & Abigail Freter					
Property Address	1075 County Road 494					
City	Stephenville	County	Erath	State	TX	Zip Code 76401
Lender/Client	First National Bank of Granbury					

DocuSign Envelope ID: 691F2013-6BE3-4B99-8926-EBBF1FB8AB82

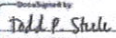
### Restrictions;

1075 County Road 494, Stephenville 76401

Now, WHEREAS, the Declarant hereby agrees that the following covenants are agreed upon by both parties and run with the land in perpetuity:

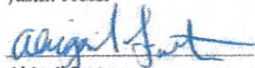
- Land use: Residential only; equine, bovine or show animal use is permitted; this includes storage of personal owned vehicles, equipment. Such items shall be stored and the rear of the primary residence.
- All commercial uses are prohibited as well as storage of supplies and equipment for business/commercial purposes.
- Manufactured housing and mobile homes are not permitted. Temporary, bolt-erected carports or *permanent* shipping containers are not permitted.
- Aerobic or field septic systems are required.
- Front Setback from Right of Way shall be 200'.


IN WITNESS WHEREOF, the undersigned, being the Declarant, has executed this Declaration on the day and year of first above written.

DocuSigned by:  
  
Todd Steele

DocuSigned by:  
  
Trigg Moore

  
Justin Freter

  
Abigail Freter

  
Roxana Martin