

Prepared By: Owners

PROTECTIVE AND RESTRICTIVE COVENANTS

**F.T. SHEDLOCK SUBDIVISION
TEXARKANA, MILLER COUNTY, ARKANSAS**

We, Frankie T. Shedlock and Christi Shedlock, Members of Biloxi Boy Properties LLC, being the owners of the hereinafter described property, having heretofore caused a plat to be made of said land which has been denoted as F.T. Shedlock Subdivision, Miller County, Arkansas, and having made and dedicated such platted land, which shall hereafter be referred to as "Addition" and which is described as follows:

All that certain tract or parcel of land situated in and being the West Half of the West Half of the North Half of the Southeast Quarter of the Northwest Quarter (W 1/2 W 1/2 N 1/2 SE 1/4 NW 1/4) of Section Eight (8), Township Fifteen (15) South, Range Twenty-eight (28) West, containing 5.03 acres of land, more or less.

And in order to provide an exclusive residential area, pleasant living conditions and for establishing and maintaining a general plan and building scheme, uniform over the entire Addition for the protection and benefit of all present and subsequent owners of any lots in said Addition, do hereby adopt, impose and place upon the land composing said F.T.SHEDLOCK SUBDIVISION, Miller County, Arkansas, the protective and restrictive covenants hereafter set forth, to-wit:

1. Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on the lot other than a detached single-family dwelling, which shall not exceed two (2) stories in height, and a private garage.

A building plat or lot is herein defined to mean not less than one (1) lot as shown by the plat describing the lots in F.T.SHEDLOCK SUBDIVISION, being platted and mapped by Eugene Plunk, Registered Land Surveyor, State of Arkansas.

2. Dwelling Size and Construction Requirements. No residential structures shall be erected, placed or altered on any building plot as herein defined in this Addition, except a brick-veneer, and rock house, the ground floor of the main structure, exclusive of one-story, open porches and garages shall not be less than One Thousand Five Hundred (1,500) square feet of heated living area.

Construction must begin within twelve (12) months from purchase of any lot or allow the developer to repurchase.

3. Building and Fence Locations. No building shall be located on any lot nearer than thirty (30) feet to the front lot line or nearer than eight (8) feet to any side line of any such plot, with the exception that no fence or wall shall be placed, erected or altered on the front of any lot, nearer to any street than the main building set-back line. No fencing taller than eight (8) foot.
4. Vehicles and Other Personal Property. Vehicles that are not in running condition shall not be allowed to remain on any lot or in the street. Vehicles will not be allowed to park in the street. Boats, campers and trailers of any kind are not allowed to be parked on any lot or in the street.
5. Temporary Structures. No structures of a temporary nature, trailer, basement, tent, shack, garage, barn, dog pens, or other outbuildings shall be used or placed on any lot at any time for the purpose of using the same as a residence, either temporarily or permanently.
6. Signs. No signs of any kind shall be displayed to the public view of any lot except one sign or not more than five (5) square feet advertising the property for sale, or signs used by a builder to advertise the property during the construction and sales period.
7. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. Livestock and Poultry. No animals, livestock, swine or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.
9. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No other unsightly materials shall be stored, kept or stewed or allowed to exist upon any lot. All yards and grounds for each such residential lot shall be kept neat and clean and free of any materials which would detract from the beauty thereof, and no lot shall be allowed to grow up with weeds and or grass.
10. Out Buildings. All detached garages and storage buildings of every kind and description shall be well constructed and properly maintained at all times, and kept behind a wood privacy fence.

EXECUTED this 24th day of March, 2021.

BILOXI BOY PROPERTIES, LLC
an Arkansas Limited Liability Company

Frankie T. Shedlock
Frankie T. Shedlock
Member

Christi Shedlock
Christi Shedlock
Member

State of Arkansas
County of Miller

On this 24th day of March, 2021, before me,
Pat Coker, a notary public for the State of AR,
personally appeared Frankie T. Shedlock and Christi Shedlock
known or identified to me to be the members of the limited liability company that executed the
instrument or the person who executed the instrument on behalf of said limited liability
company, and acknowledged to me that such limited liability company executed the same.

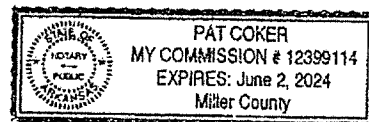
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year in this certificate first above written.

Pat Coker
Signature of Notary Public

Pat Coker
Printed Name of Notary Public

Commission Expiration Date: 6-2-24

(Seal)



Received this 24th day of March, 2021

Carmen Hoffmeyer 3/24/21
Carmen Hoffmeyer (Date)

State of Arkansas
County of Miller

On this 24th day of March, 2021, before me,
Pat Coker, a notary public for the State of AR,
personally appeared Carmen Hoffmeyer.

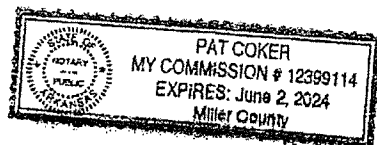
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Pat Coker
Signature of Notary Public

(Seal)

Pat Coker
Printed Name of Notary Public

Commission Expiration Date: 6-2-24



E. 50TH STREET

EXIST. FIRE HYDRANT

FIRE HYDRANT

THIS IS TO CERTIFY THAT PATE HERON IS A TRUE REPRESENTATION OF THE ABOVE DESCRIBED PROPERTY (BEING PART OF THE S. 1/4 OF THE N. 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 2 WEST, 10TH COUNTY, MISSOURI) AS DETEEMINED BY THE SURVEY, AND THAT, JOHNNY E. PALKO, CO HERON COUNTRY, I, JAY ARCESTED PUBLIC SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY AND WARRANT THAT THE ABOVE DESCRIBED PROPERTY IS THE SAME AS THE DESCRIBED LAND HAS BEEN SURVEYED, THE CORNERS ARE MARKED OR WILL BE MARKED AS SHOWN AND ARE IN ACCORDANCE WITH EXISTING RECORDS IN THE PUBLIC RECORDS OF THE STATE OF MISSOURI, AND THAT THE SUBDIVISION AS SHOWN ON THE ATTACHED MAP IS KNOWN AS: I, J. SHRODOR, ADDRESSES:



ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 650910010, EFFECTIVE DATE DECEMBER 18, 2006, THE HEREIN DESCRIBED TRACT OF LAND DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA.

EXAMINATEE OF APPROVAL BY PLANNING COMMISSION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF THE 1/4 SECTION ADDITION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 AND N 1/4) OF SECTION CORRY, RANGE 17E, TOWNSHIP 12N SOUTH, RANGE 14E WEST-10TH (28) MER, ATLEEN COUNTY, ARKANSAS, TOGETHER WITH THE PLAT OF THE 1/4 SECTION ADDITION, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 AND N 1/4) OF SECTION CORRY, RANGE 17E, TOWNSHIP 12N SOUTH, RANGE 14E WEST-10TH (28) MER, ATLEEN COUNTY, ARKANSAS, ARE HEREBY SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF ATLEEN, ARKANSAS, FOR CONSIDERATION THAT SAID PLAT, OWNER'S CERTIFICATE, AND SURVEYOR'S CERTIFICATE BEING DULY CONFORMED TO THE REQUIREMENTS IN ALL RESPECTS ARE IN ALL RESPECTS APPROVED ON THIS 14TH DAY OF December, OF THE YEAR 2018.

CHAIRMAN/PLANNING ADMINISTRATOR

PAGE: _____ LOCATION: _____
VOLUME: _____ OF MILLER COUNTY, ARKANSAS ON THE _____ DAY OF _____
OF THE YEAR _____

SETBACK NOTES:
 1. FRONT YARD SETBACK = 30'
 2. REAR YARD SETBACK = 25'
 3. SIDE YARD SETBACK (INTERIOR) = 0'
 4. SIDE YARD (CORNER LOT - BACKING UP TO SIDE YARD) = 30'
 5. SIDE YARD (CORNER LOT - BACKING UP TO REAR YARD) = 15'

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	39.03	23.00	24.6	89°27'29"
C2	23.25	23.00	12.7	88°05'05"
C3	43.37	6.00	41.7	98°38'57"
C4	51.44	6.00	27.42	97°07'24"
C5	43.96	6.00	26.53	47°42'41"
C6	45.98	6.00	34.75	45°34'51"
C7	50.28	6.00	26.72	48°00'44"
C8	50.30	6.00	36.86	48°13'37"
C9	23.25	23.00	12.7	97°58'05"
C10	39.03	23.00	24.6	97°58'29"

W. N. BAILEY ADDITION

W. N. BAILEY SECOND ADDITION

F. T. SHEDLOCK ADDITION - FINAL PLAT

OWNER: FRANKIE SHEDLOCK (INSTRUMENT # 2017-R001851)

48TH STREET

CERTIFICATE OF IRREVOCABLE DEDICATION BY DIVERS
KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE ABOVE DOTTED PROPERTIES, LLC, BEING THE OWNER OF THE HEREIN DESCRIBED LAND, DO HEREBY PLOT AND LAY OUT THE SAME INTO A SUBDIVISION OF THE CITY OF TOWNSHAW, MILLER COUNTY, ARKANSAS, AND SUBDIVISION TO BE KNOWN, DESIGNATED AND HEREAFTER REFERRED TO BY ITS SUBDIVISION NAME, F. I. SHEDDOCK ADDITION, LEGALLY DESCRIBED AS A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 NW 1/4) OF SECTION EIGHT (8) OF TOWNSHIP FIFTY (50) SOUTH, RANGE TWENTY-THREE (23) WEST, MILLER COUNTY, ARKANSAS. THE SAME BEING COMPOSED OF EIGHT (8) LOTS, ONE (1) BLOCK, AND AS MORE PARTICULARLY SET OUT IN DETAIL ON THE SURVEY AND PLAN OF WHICH THIS DECLARATION IS A PART.

THIS LETTER OF DESIGNATION IS APPROVED AND CAN BE FORMALLY ACCEPTED BY THE UNITED STATES OF AMERICA. THIS LETTER SHALL REMAIN IN THE POSSESSION OF THE UNITED STATES OF AMERICA, UNLESS IT IS RETURNED TO THE OFFICE OF THE SECRETARY OF DEFENSE, WASHINGTON, D.C. 20301.

Frankie T. Shieldooc, Owner
SLOD BOY PROPERTIES, LLC

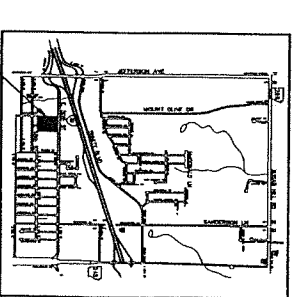
ACQUAINTANCE
STATE OF KANSAS
COUNTY OF WILSON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, ON THIS DAY PERSONALLY APPEARED FRANK J. SHERIDAN, KNOWN TO ME
AS THE PERSON WHOSE NAME SUBSCRIBED ON THE FOREGOING INSTRUMENT AND
CONSENTED TO THE SAME, AND HE REQUESTED ME TO SIGN AND SEAL THIS
CERTIFICATE OF ADOPTION OF THE YEAR 1911 OF THE STATE OF KANSAS.

NOTARY PUBLIC IN AND FOR SEARCY COUNTY, ARKANSAS
AT COMMISSION EXPIRES 17th DAY OF June OF THE YEAR 2024
Debra Johnson
NOTARY PUBLIC

Debra Johnson
NOTARY PUBLIC

DESCRIPTION OF PROPERTY:

THIS IS TO CERTIFY: that this plot and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in and being the West Half of the West Half of the North Half of the Southeast Quarter of the Northwest Quarter (NW 1/2 W 1/2 N 1/2 SE 1/4 NW 1/4) of Section Eight (8), Township Fifteen (15) South, Range Twenty-eight (28) West, containing 320 acres of land, more or less.



2019R006975
MAY PASELY
WILLER COUNTY CIRCUIT CLERK
TALLAHASSEE, FL
RECORDED ON
11/13/2019 02:41:11 PM
RECORDING FEE 17.75
PAGE: 1

MILKILITARY
SCALE: NONE

REV.	DESCRIPTION	BY	DATE
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SPEARS
Engineering
Company

FRANKIE SHEDLOCK
F.T. SHEDLOCK ADDITION

3015 JEFFERSON AVENUE TEABERRY, ARKANSAS 71554 PHONE (870) 774-3204	FINAL PLAT	
JOB NUMBER	SHEET	
213-1	F1	

SOUTHWEST TITLE COMPANY

Title Insurance * Abstracts * Escrow Agent

Since 1963

617 East 6th Street
Texarkana, AR 71854

4231 Jefferson Avenue
Texarkana, AR 71854

Telephone: (870) 774-9808

Facsimile: (870) 774-9818

Website: www.southwesttitle.com

I/We hereby acknowledge receipt of a copy of the Covenants on our property described as:

SEE EXHIBIT A

Document Number

Said covenants recorded in 2021R002187, Records of Miller County, Arkansas.

This ___ day of ___, 20___.

Jacob K. Mollard

Jr K Mollard

WITNESS: _____

PLEASE RETURN TO SOUTHWEST TITLE COMPANY