

## 11. Special Provisions

A. Title will be subject to all easements and agreements of record in Fayette County, Texas at closing.

B. The General Warranty Deed will contain the following restrictive covenants:

1) The Property shall be used only for recreational and single family residential purposes. The Property shall never be used for manufacturing, commercial activities, commercial storage, a distribution center, swine, poultry of more than 5 hens, commercial livestock, feed lots or a similar purpose. The Property may be used for at home type of employment which does not cause an increase in traffic.

2) One (1) recreational vehicle or camping vehicle may be stored upon Property so long as it is not used as a residence. No recreational vehicle, camping vehicle, mobile home, tent, horse trailer, manufactured home, double wide manufactured home, shack, storage building, barn or similar structure shall ever be used as a residence for any length of time.

3) No noxious, odoriferous or excessively noisy activity shall be carried on upon the above Property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to any contiguous property to the Property.

4) No one may use, generate, manufacture, produce, store, release, discharge, or dispose of, on, under or about the Property, or transport to or from the Property any hazardous Substance (as defined by state or federal law) or allow any other person or entity to do so except in minor harmless amounts under conditions permitted by applicable laws.

5) The Property shall not be used or maintained as a dumping ground for rubbish or trash; no garbage or other waste shall be kept except in closed sanitary containers. No junk farm equipment, pipe, old cars, building materials or junk vehicles or broken-down farm equipment shall ever be stored on the Property.

6) The Property may not be subdivided.

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7) The Property shall always be kept in a neat and orderly manner. No activity shall ever be carried upon the Property, nor shall anything be done thereon which may violate any ordinance, rule, regulation, law or statute of the County of Fayette, State of Texas, the United States of America, or any governmental subdivision thereof.

**LEGEND**

- ⊙ 1/2" Iron Rod Found
- ⊗ 1/2" Iron Pipe Found
- △ Steel Pipe Fence Post
- 1/2" Iron Rod Set
- x — Wire Fence
- Overhead Utility Line
- ( ) Record Bearing & Distance

NOTE: This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown hereon.

**JEDDO ROAD**  
(County Road No. 208)

(S88°33'49"E 100.27')  
S89°44'34"E 100J7'

SCALE 1" = 60'

**T.B.BECK 1/3 LEAGUE  
ABSTRACT NO. 131**

Ronald E. Feiertag  
& Angela C. Laster  
(1.174 acres)  
2034/199

Jeremy  
Vinklarek  
(2.858  
acres)  
1137/239

Wanda Faye  
McDaniel  
(39.33 acres)  
1353/731

(S88°21'11"E 206.43')  
(S89°58'41"E 206.43')  
(S89°14'56"E 206.43')  
N89°42'53"E 207.06'

1.670 Acres  
SURVEYED

Edwin Lee  
Hughes  
(1.67 acres)  
2068/471

Ernest L.  
Vinklarek, jr.  
& Karen  
Diane  
Vinklarek  
(1.628  
acres)  
1137/234

intermediate  
stake set  
on line

S89°47'23"W 310J7'  
(N88°55'22"W 310.30')

Wanda Faye  
McDaniel  
(39.33 acres)  
1353/731

THE STATE OF TEXAS x  
COUNTY OF FAYETTE x

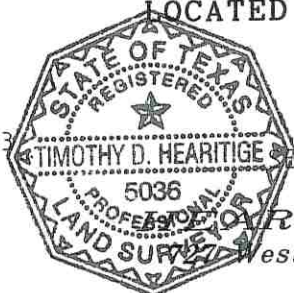
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-areas determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0375 C, Dated October 17, 2006.

THIS the 17th day of NOVEMBER, A.D., 2023

BY *[Signature]*  
Timothy D. Hearitige  
Reg. Professional Surveyor No. 5036

**SURVEY MAP OF:**

**1.670 ACRES OF LAND OUT OF THE T.B.BECK 1/3 LEAGUE, ABSTRACT NO. 131, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (1.67 ACRE) TRACT OF LAND CONVEYED TO EDWIN LEE HUGHES IN A DEED AS RECORDED IN VOLUME 2068 PAGE 471 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED ON JEDDO ROAD, WEST OF CISTERN.**



SEE ACCOMPANYING FIELD NOTE DESCRIPTION

**HEARITIGE SURVEYING CO.**  
West Point Loop, West Point, Texas 78963  
(979)242-3485 C 236110