

# PRAIRIE VALLEY ACRES

## RESTRICTIONS

- \* Each home should be a single family dwelling of new, first class construction. One family residence per tract but guest home is permitted. Barndominiums are allowed.
- \* No subdivision of tracts permitted.
- \* No more than 1 animal of livestock per 2 acres of land owned. Only cows, horses, donkeys, mules, sheep, goats and no more than 5 dogs/cats allowed. All livestock to be fenced within lot/acreage except the cross fences and agricultural exemption agreements in writing will be an exception to this restriction. Fowl will be limited to one unit per acre maximum. No kennels or dog breeding operations will be allowed.
- \* No commercial activity to which the general public is invited will be permitted.
- \* No mobile home, modular home, off site built home, manufactured home or double-wide, shall be used as a residence, temporarily or permanently
- \* Each parcel owner can reside in a RV or 5<sup>th</sup> wheel trailer for a maximum of 12 months while their home is being constructed. An engineered septic tank or aerobic system must be in place for all buildings, including residence, guest home, shop buildings or RV to allow for the parking of an RV or 5<sup>th</sup> Wheel trailer.
- \* The dumping of garbage or poisonous substances, or any pollutants on the property is expressly prohibited.
- \* No automobile graveyards, junkyards or automobile salvage businesses shall be permitted on the property. Non-working cars or machinery must be enclosed in a garage or storage building. Any unsightly equipment or material of any kind shall be enclosed in a garage or stored next to the home.
- \* All building construction must be a minimum of 20 feet from any property line and 25 feet from County or Farm Market Road.
- \* Each property owner will respect the private property rights of their neighbors. No excessive discharge of firearms on a regular basis. All Texas and Hill County laws will prevail regarding civil disputes or guns.

Tract 1: Culvert Spacing – State requires 425' between culverts from road to property. Tract 1 must have culvert placed within 100' of south side of property to allow for adequate space for other tracts.

Tract 2: Culvert Spacing – State requires 425' between culverts from road to property. Tract 2 must have culvert placed in center of property along road frontage to allow for adequate space for other tracts.

Tract 3: Culvert Spacing – State requires 425' between culverts from road to property. Tract 3 must have culvert placed within 100' of north side of property to allow for adequate space for other tracts.

Tract 4: Culvert Spacing – State requires 425' between culverts from road to property. Tract 4 must place culvert along County Road 2101 to allow adequate space for other tracts.

Seller: [Signature] Date: 10-31-17 B: Charisse M. Caprio dotloop verified  
11/03/17 11:53AM CST  
F40G-UZCT-FHIG-19UA

Seller: [Signature] Date: 10-31-17 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

ALL BEARINGS/ DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.

KWENTON J KARR  
V. 1879, P. 759

TRACT 3

6" WOOD FENCE POST

FOUND 1/2" IRON ROD WITH CAP STAMPED "S&P SURVEYORS"

KWENTON J KARR  
V. 1879, P. 759

SET 1/2" IRON ROD

N58°27'06"E  
1076.88'

SET 1/2" IRON ROD

(S29°35'00"E) (S29°35'00"E)  
348.87' (S48'00")  
56.37'

TRACT 2  
10.000 ACRES

Appox.  
300' from  
creek

APPROXIMATE LIMITS OF 100-YEAR FLOOD PLAIN AS SCALED USING FEMA STAY DRY & FLOODSMART

FOUND 1/2" IRON ROD WITH CAP STAMPED "S & P SURVEYORS"

F.M. HIGHWAY #2960  
100' RIGHT-OF-WAY EASEMENT  
STATE OF TEXAS  
V. 488, P. 400

SET 1/2" IRON ROD

OVERHEAD ELECTRIC

SET 1/2" IRON ROD

S58°27'06"W  
1076.88'

ROGER D CAMP, JR.  
V. 1918, P. 796

TRACT 1

FOUND RAILROAD SPIKE (SOUTHEAST CORNER 99.95 ACRE TRACT)

PLAT SHOWING THE SURVEY OF 10.000 ACRES OF LAND LYING AND SITUATED IN THE ELISHA H. DENNIS SURVEY A-246 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 99.95 ACRE TRACT DESCRIBED IN A DEED FROM RONALD ERIC OLIVER, ET AL TO KWENTON J. KARR AND DEANNA L. KARR RECORDED IN VOLUME 1879, PAGE 759 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION.

FLOOD STATEMENT: A portion of this property does lie within the 100-yr flood plain as delineated by the Federal Insurance Administration's "Flood Insurance Rate Map". Map Number 48217C0525C.



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

SCALE 1"=100' SN/70725J 08/24/17

RECEIVED  
AUG 30 2017  
HILL COUNTY TITLE CO

TRACT 2  
KWENTON KARR

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

*Charisse Caprio*  
11/16/17

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Elisha H. Dennis Survey A-246 in Hill County, Texas. Said land is a part of that certain 99.95 acre tract described in a deed from Ronald Eric Oliver, et al to Kwenton J. Karr and Deanna L. Karr recorded in Volume 1879, Page 759 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the west line of F. M. Highway 2960 and in the east line of said 99.95 acre tract for the northeast corner of that certain 10.000 acre tract described in a deed to Roger D. Camp, Jr. recorded in Volume 1918, Page 796 of the Official Public Records of Hill County and for the southeast corner of this, said rod being N31°40'59"W 404.50 feet from a railroad spike found at a fence corner in the west line of F. M. Highway 2960 for the southeast corner of said 99.95 acre tract:

THENCE S58°27'06"W 1076.88 feet to a 1/2" iron rod set for the northwest corner of said Camp tract and for the southwest corner of this;

THENCE N31°40'59"W 404.50 feet to a 1/2" iron rod set for the northwest corner of this;

THENCE N58°27'06"E 1076.88 feet to a 1/2" iron rod set in the east line of said 99.95 acre tract and in the west line of F. M. Highway 2960 for the northeast corner of this, said rod being S31°40'59"E 56.37 feet from a 1/2" iron rod with cap stamped "S&P SURVEYORS" found for an angle point in the east line of said 99.95 acre tract;

THENCE with the west line of F. M. Highway 2960 and generally along a fence, S31°40'59"E 404.50 feet to the place of beginning, containing 10.000 acres of land.