



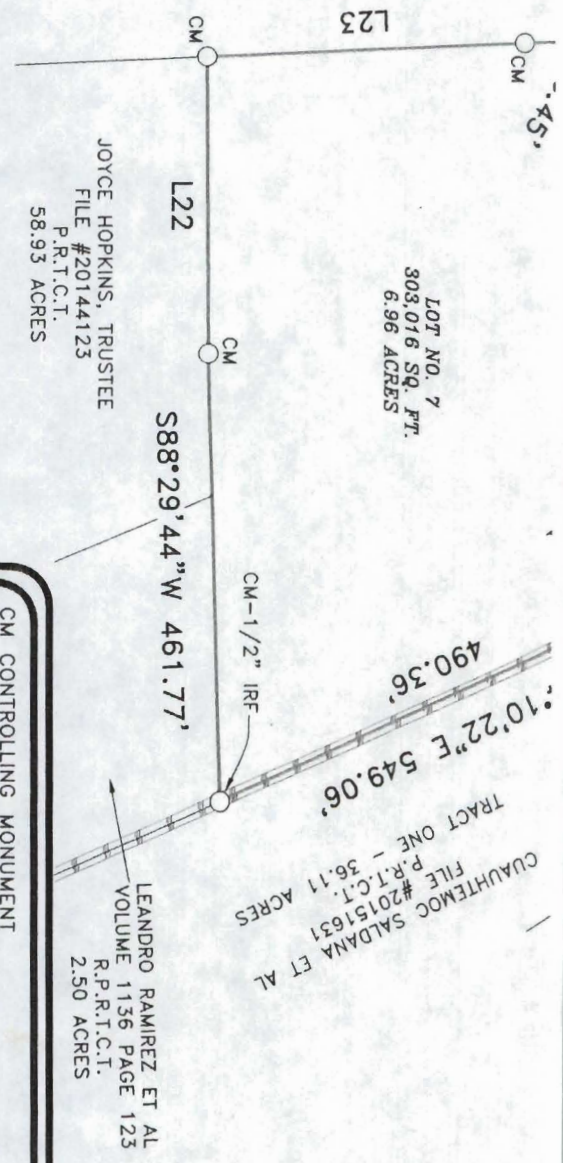
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AL, AS OBSERVED BY GPS.  
ICE CONCERNING THIS  
ARRANT TITLE COMMITMENT,  
AVAILABLE FOR  
HIS TRACT.  
9/06/16 FOR MORE



Know what's below.  
Call before you dig.

- LEGEND**
- 1/2" IRON ROD FOUND
  - ⊗ 1/2" IRON ROD SET MARKED (CBG INC)
  - 1" IRON PIPE FOUND
  - ⊠ FENCE POST CORNER
  - ⊞ "X" FOUND IN CONCRETE
  - ▲ UNDERGROUND ELECTRIC
  - ▽ OVERHEAD ELECTRIC
  - POWER POLE
  - ⊙ A/C AIR CONDITIONING
  - ⊕ SEPTIC TANK
  - ⊙ SANITARY SEWER CLEANOUT
  - ← GUY WIRE
  - ⊕ TELEPHONE PEDESTAL
  - ⊞ ELECTRIC PEDESTAL
  - ⊕ OES
  - ⊞ OHP
  - ⊕ COVERED
  - ⊞ CONCRETE
  - ⊕ WOOD
  - ⊞ ASPHALT PAVING
  - ⊞ GRAVEL/ROCK ROAD OR DRIVE

**HILL ACRES**

GOMEZ SURVEY, A-252, AND MOAT SURVEY, A-393

TITUS COUNTY, TEXAS

COUNTY ROAD NO. 1342, AND COUNTY ROAD NO. 1345

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	REV	BY	REV	BY
1:200	12/15/16	1615604-1		LER				

CBG SURVEYING INC., FIRM CE  
458 HILLCREST DRIVE  
SULPHUR SPRINGS, TEXAS 754  
PHONE: (903) 438-1200  
FAX: (903) 438-1266  
[www.cbgsurveying.com](http://www.cbgsurveying.com)



1/2" IRF BEARS  
N21°10'19"W 3.55'

501.90'

CM-1/2" IRF  
(DCA) PASSING  
AT 325.56'

ELIGIA GOMEZ SU  
ABSTRACT NO. 252

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Eligia Gomez Survey, Abstract No. 252, and the John Moat Survey, Abstract No. 393, Titus County, Texas, and being all of that certain called 60.85 acre tract of land conveyed from Keith Hill et al to Pittsburg LBS Investments, LLC, by Warranty Deed with Vendor's Lien, as recorded in File No. 20163796, Public Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marked (Hampton) at the Northwest corner of said 60.85 acre tract, and an ell corner of an 88.092 acre tract of land conveyed to Vincent Ryczek, by deed recorded in Volume 1119, Page 304, Real Property Records, Titus County, Texas;

THENCE, North 88 Degrees 04 Minutes 15 Seconds East, along the North line of said 60.85 acre tract, and a South line of said 88.092 acre tract, passing the Northwest corner of a 0.092 acre 30 feet Access Easement, as described in Volume 1119, Page 304, Real Property Records, Titus County, Texas, and continuing on and passing the Northeast corner of said 0.092 acre Access Easement, and continuing on and passing at a distance of 1,215.80 feet, a 1/2 inch iron rod found marked (Hampton) at a Southeast corner of said 88.092 acre tract, and the Southwest corner of a 28.000 acre tract of land conveyed to Dale Riepe et al, by deed recorded in Volume 895, Page 208, Real Property Records, Titus County, Texas, and continuing on and entering County Road No. 1345, and continuing on for a total distance of 2,233.19 feet to a point for corner at a Northeast corner of said 60.85 acre tract, and the Northwest corner of a 6.68 acre tract of land surveyed out the 6th day of September, 2016, said point lying at the intersection of said County Road No. 1345, with County Road No. 1342, from said point, a 1/2 inch iron rod found marked (Hampton) at the Northeast corner of said 6.68 acre tract, bears North 88 Degrees 04 Minutes 15 Seconds East, a distance of 474.78 feet;

THENCE, in a Southerly direction along an East line of said 60.85 acre tract, a West line of said 6.68 acre tract, and said County Road No. 1342, the following courses, and distances, (No rod is set or found at the end of each course): South 19 Degrees 34 Minutes 20 Seconds West, a distance of 84.07 feet; South 19 Degrees 53 Minutes 06 Seconds West, a distance of 14.49 feet; South 14 Degrees 20 Minutes 58 Seconds West, a distance of 39.51 feet; South 08 Degrees 37 Minutes 20 Seconds West, a distance of 51.95 feet; South 05 Degrees 45 Minutes 56 Seconds West, a distance of 28.92 feet; South 02 Degrees 42 Minutes 30 Seconds West, a distance of 57.06 feet; South 02 Degrees 25 Minutes 37 Seconds West, a distance of 48.13 feet; South 01 Degrees 47 Minutes 37 Seconds West, a distance of 46.87 feet; South 00 Degrees 46 Minutes 24 Seconds West, a distance of 82.65 feet; South 00 Degrees 18 Minutes 25 Seconds East, a distance of 57.26 feet; South 01 Degrees 50 Minutes 36 Seconds East, a distance of 43.93 feet to a point for angle point in a West line of said 6.68 acre tract, and in said County Road No. 1342;

Thence, South 02 Degrees 51 Minutes 06 Seconds East, continuing along an East line of said 60.85 acre tract, a West line of said 6.68 acre tract, and said County Road No. 1342, passing a Southwest corner of said 6.68 acre tract, and the Northwest corner of the remainder of a called 67.338 acre tract, called Tract I, conveyed to Arthur Hill et ux, by deed as recorded in Volume 710, Page 043, Real Property Records, Titus County, Texas, and continuing on for a total distance of 45.19 feet to a point for angle point in said County Road No. 1342;

THENCE, continuing in a Southerly direction along said County Road No. 1342, an East line of said 60.85 acre tract, and the West line of the remainder of said 67.338 acre tract, the following courses, and distances, (No rod is set or found at the end of each course): South 04 Degrees 27 Minutes 24 Seconds East, a distance of 106.73 feet; South 03 Degrees 23 Minutes 32 Seconds East, a distance of 104.83 feet; South 02 Degrees 48 Minutes 31 Seconds East, a distance of 79.15 feet; South 02 Degrees 19 Minutes 59 Seconds East, a distance of 42.88 feet; South 03 Degrees 01 Minutes 35 Seconds East, a distance of 47.74 feet to a point for corner in said County Road No. 1342 at an ell corner of said 60.85 acre tract, and the Southwest corner of the remainder of said 67.338 acre tract;

THENCE, South 76 Degrees 24 Minutes 45 Seconds East, with a North line of said 60.85 acre tract, and a South line of the remainder of said 67.338 acre tract, and passing at a distance of 52.93 feet, a 6 inch wood fence post, and continuing the same course in all a total distance of 131.92 feet to an 8 inch wood fence post found for angle point;

THENCE, North 77 Degrees 00 Minutes 49 Seconds East, with a North line of said 60.85 acre tract, and a South line of the remainder of said 67.338 acre tract, a distance of 366.38 feet to an 8 inch wood fence post found for an ell corner at an ell corner of said 60.85 acre tract, and the Southeast corner of the remainder of said 67.338 acre tract;

THENCE, North 05 Degrees 43 Minutes 49 Seconds West, with a West line of said 60.85 acre tract, and an East line of the remainder of said 67.338 acre tract, a distance of 366.74 feet to a point for corner at a Northwest corner of said 60.85 acre tract, and the Northeast corner of the remainder of said 67.338 acre tract, said point being in the South line of a 4.649 acre tract of land, called Tract II, conveyed to Arthur Hill et ux, by deed recorded in Volume 710, Page 43, Real Property Records, Titus County, Texas, and at a Southwest corner of said 6.68 acre tract, from said point, a 6 inch wood fence post found at an ell corner of said 6.68 acre tract, bears North 05 Degrees 43 Minutes 49 Seconds West, a distance of 18.98 feet;

THENCE, North 87 Degrees 48 Minutes 53 Seconds East, along a North line of 60.85 acre tract, the South line of said 4.649 acre tract, and a South line of said 6.68 acre tract, a distance of 75.87 feet to a 5/8 inch iron rod found at the Southeast corner of said 4.649 acre tract, the Southeast corner of said 6.68 acre tract, and the Southwest corner of a 14.555 acre tract of land conveyed to Glen Ivey et al, by deed recorded in File #20130002955, Real Property Records, Titus County, Texas, from said point, a 1/2 inch iron rod found marked (Hampton) at the Northeast corner of said 4.649 acre tract, the Northeast corner of said 6.68 acre tract, and an angle point in the West line of said 14.555 acre tract, bears North 01 Degrees 34 Minutes 24 Seconds West, a distance of 569.79 feet;

THENCE, North 86 Degrees 26 Minutes 00 Seconds East, continuing along a North line of said 60.85 acre tract, and the South line of said 14.555 acre tract, a distance of 676.67 feet to a 1/2 inch iron rod found at a Northeast corner of said 60.85 acre tract, a Northwest corner of a 36.11 acre tract of land, called Tract One, conveyed to Cuauhtemoc Saldana et al, by deed recorded in File #20151631, Public Records, Titus County, Texas, and an angle point in the South line of said 14.555 acre tract;

THENCE, South 20 Degrees 01 Minutes 43 Seconds West, along an East line of said 60.85 acre tract, and a West line of said 36.11 acre tract, a distance of 1,053.06 feet to a 1/2 inch iron rod found at a Southeast corner of said 60.85 acre tract, and an ell corner of said 36.11 acre tract;

THENCE, South 86 Degrees 33 Minutes 07 Seconds West, along a South line of said 60.85 acre tract, and a North line of said 36.11 acre tract, a distance of 622.63 feet to a 1/2 inch iron rod found at an ell corner of said 60.85 acre tract, and a Northwest corner of said 36.11 acre tract, said point lying in said County Road No. 1342;

THENCE, South 24 Degrees 10 Minutes 22 Seconds East, along an East line of said 60.85 acre tract, a West line of said 36.11 acre tract, and said County Road No. 1342, a distance of 549.06 feet to a 1/2 inch iron rod found at a Southeast corner of said 60.85 acre tract, and the Northeast corner of a 2.50 acre tract of land conveyed to Leandro Ramirez et al, by deed recorded in Volume 1136, Page 123, Real Property Records, Titus County, Texas;

THENCE, South 88 Degrees 29 Minutes 44 Seconds West, along a South line of said 60.85 acre tract, and the North line of said 2.50 acre tract, passing the Northwest corner of said 2.50 acre tract, and a Northeast corner of a 58.93 acre tract of land conveyed to Joyce Hopkins, Trustee, by deed recorded in File #20144123, Public Records, Titus County, Texas, and continuing on for a total distance of 461.77 feet to a 1/2 inch iron rod found marked (Hampton);

THENCE, South 89 Degrees 41 Minutes 18 Seconds West, continuing along a South line of said 60.85 acre tract, and a North line of said 58.93 acre tract, a distance of 305.65 feet to a 1/2 inch iron rod found marked (Hampton) at a Southwest corner of said 60.85 acre tract, and the Northwest corner of said 58.93 acre tract, said point lying in the East line of a 137 acre tract of land conveyed to Nell Fleming et al, by deed recorded in Volume 373, Page 356, Deed Records, Titus County, Texas;

THENCE, North 02 Degrees 25 Minutes 42 Seconds West, along a West line of said 60.85 acre tract, and an East line of said 137 acre tract, a distance of 333.75 feet to a 1/2 inch iron rod found marked (Hampton);

THENCE, North 02 Degrees 05 Minutes 38 Seconds West, continuing along a West line of said 60.85 acre tract, and an East line of said 137 acre tract, a distance of 552.62 feet to a 1/2 inch iron rod found marked (Hampton);

THENCE, North 01 Degrees 43 Minutes 44 Seconds West, continuing along a West line of said 60.85 acre tract, and an East line of said 137 acre tract, a distance of 579.59 feet to a 1/2 inch iron rod found marked (Hampton) at an ell corner of said 60.85 acre tract, and the Northeast corner of said 137 acre tract;

THENCE, South 88 Degrees 05 Minutes 28 Seconds West, along a South line of said 60.85 acre tract, and the North line of said 137 acre tract, a distance of 329.74 feet to a 1/2 inch iron rod found marked (Hampton);

THENCE, South 89 Degrees 07 Minutes 36 Seconds West, continuing along the South line of said 60.85 acre tract, and the North line of said 137 acre tract, a distance of 848.25 feet to a 1/2 inch iron rod found marked (Hampton);

THENCE, South 89 Degrees 16 Minutes 47 Seconds West, continuing along the South line of said 60.85 acre tract, and the North line of said 137 acre tract, passing at a distance of 325.56 feet, a 1/2 inch iron rod found marked (DCA) for witness, and continuing on and passing said County Road No. 1342, and continuing on for a total distance of 501.90 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (CBG INC) at a Southwest

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**TITUS COUNTY DEVELOPMENT/ SUBDIVISION  
CHECK-OFF LIST**

- Contact the County Clerk's Office for a copy of the Titus County Platting Procedures, Subdivisions Regulations and an Application: 903 577-6796 or 100 W. 1<sup>st</sup> Street, Suite 204, Mt. Pleasant, TX 75455.
- Contact Titus County Environmental Quality (Designated Representative) for requirements pertaining to on-site sewage facilities and floodplain. The contact number is 903 572-6641. Plat requirements pertaining to on-site sewage facilities and floodplain information must be approved by this department prior to submittal to Commissioners' Court.
- Contact Ark-Tex Council of Government for 9-1-1 rural addressing for approval of road names to be used in proposed subdivision. The contact number is 888 373-9028. Road names must be approved by 9-1-1 addressing prior to submittal to Commissioners' Court (a copy of the plat (8 ½ X 14) must be submitted to Ark-Tex before they will issue an approval of road names).

***SUBMIT THE FOLLOWING DOCUMENTATION AT LEAST 45 DAYS PRIOR TO  
THE CONSIDERATION FOR APPROVAL BY THE COMMISSIONERS' COURT.***

- On-Site Sewage Facility (OSSF) Program Form from Titus County Environmental Quality Control.
- Letter from the Titus County Fire Department.
- Letter from Water Supply District.
- Letter from Ark-Tex Council of Governments for 9-1-1 addressing. *Mr. Bradshaw says Does not need per lady with ATCOG*
- Plat size shall be 18" X 24"; three (3) Mylar original plats and six (6) reduced paper copies of plat on legal size 8 ½" X 14" are required.
- Original Tax Certificate from each taxing entity with jurisdiction of the real property must be attached at time of submittal.
- Deed Restrictions and/or Covenants, if applicable.
- Bond or Letter of Credit, if applicable.
- Application for Preliminary and/or Final Plat and Application Fee.
- Filing Fee must be paid at time of filing approved plat in the County Clerk's Office.





# Titus County Sheriff's Office

304 South Van Buren, Mount Pleasant, Texas, 75455

Phone (903) 572 - 6641

Fax (903) 577 - 8038

Timothy C. Ingram, Sheriff

Date: 05082017

To: Titus County Judge Brian Lee  
Titus County Commissioner Al Riddle  
Pittsburg LBS Investments LLC  
George Sanford professional engineer

From: Sgt. Clint Bain

Ref: Hill Acres Subdivision

Gentlemen,

**On April 18, 2017** I received the Subdivision Site Plan for the proposed Hill Acres Subdivision on CR1342 and CR1345. The Site Plan and other documents required to obtain approval for a subdivision or development from the commissioners' court was previously received by Commissioner Al Riddle, however the site plan regarding onsite sewage was not submitted to me at that time. The Site Plan regarding On-Site Sewage in the development should have been submitted to the county's Designated Representative, namely me, a minimum of 45 days prior to submitting the other required documents to the commissioner.

Upon reviewing the site plan completed by professional engineer, George Sanford, I read that there were not any easements on the property other than waterline easements. I have a little knowledge of the property and owners in the area and questioned the property line and entrance location in regards to the adjoining property owned by Vincent Ryczek. When viewing the aerial view of the property on the appraisal district website I observed a driveway crossing part of one of the proposed lots owned by Pittsburg LBS Investments. This driveway appears the main access to the Ryczek property, run straight to the home.

**On May 4, 2017** I attempted contact with George Sanford, but could not reach him. I then contacted the Titus County Clerk's Office and was informed that the property making up the proposed Hill Acres Subdivision lists at least one 30 ft. access easements but does not specify location. Additionally the deed for the Vincent Ryczek property lists a 30 ft. access easement and likewise does not specify location.

While speaking with the County Clerk's Office, George Sanford returned my telephone call. George advised that he had observed the driveway to Ryczek's property while conducted the soil and site evaluation and had questioned the developer, about it. George advised he would seek clarification regarding the presence of an access easement.



**On Friday May 5, 2017** George Sanford contacted me by telephone and reported that he had obtained clarification that there are easements for an existing water supply line, another easement for an electrical power line to be installed and a third easement for access to the Vincent Ryczek property (parcel ID#2917, GEO # 00204-00000-00600). This easement crosses a portion of parcel ID# 321864, GEO# 00393-00000-01806 which is currently owned by Pittsburg LBS Investments.

**On Monday May 8, 2017** I received George Sanford's updated site plan and materials. The site plan meets the planning material requirements set for in TAC 285. I have gone over the plan and materials and having obtained clarification regarding the access easements I feel the plan is adequate and deserving of my approval. **I find nothing that should hinder the development of this area or that would create a health or environmental concern should the development of this property for residential purposes proceed.**

**I do note as a reminder to all parties concerned, in the event that any of the 9 lots or tracts are divided creating smaller lots or tracts and do not meet the exemptions to subdividing property listed in Local Government Code 232, then the additional subdivision of the property is required.**

If you have any questions feel free to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read "Clint Bain", is written over a horizontal line.

Sgt. Clint Bain  
Environmental Investigator  
Titus County Sheriff's Office  
304 S. Van Buren  
Mt. Pleasant, TX 75455  
(903)572-6641 ext 313



1/5/17

**RE: Subdivision on County Road 1342 & 1345, Titus County**

To Whom It May Concern:

This letter is to attest that the Mt. Pleasant Fire Department is aware that you are putting in a subdivision in the area of County Road 1342 & County Road 1345. This property is located within the 5-Star Fire Department's primary response district.

Sincerely,

A handwritten signature in black ink that reads "Larry McRae". The signature is written in a cursive style with a long horizontal stroke at the end.

Larry McRae, Fire Chief  
Mt. Pleasant Fire Dept.



# FW: Ken Bradshaw Development

Becki Brantley <becki@trisud.com>

Fri 3/3/2017 8:58 AM

Inbox

To: easttexaselectric@hotmail.com <easttexaselectric@hotmail.com>;

I did some searching and found this – please disregard my earlier email. Sorry. Have a good weekend!  
Becki

---

**From:** Becki Brantley [mailto:becki@trisud.com]  
**Sent:** Thursday, January 05, 2017 11:04 AM  
**To:** 'mitch@maybenrealty.com'  
**Subject:** Ken Bradshaw Development

To Whom It May Concern:

Mr. Ken Bradshaw had a study done to add 12 meters on County Roads 1342 & 1345, Titus County. Mr. Bradshaw has paid, and lines have been installed for the development in order for Tri Special Utility to provide service.

Thank you,

**Aaron Gann**  
**General Manager**  
**Tri Special Utility District**  
**300 West 16<sup>th</sup> Street**  
**Mount Pleasant, Texas 75455**  
**PH 903-575-0957**  
**Fax 903-572-4701**

This message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of the message.

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# TAX RECEIPT

01/17/2017 12:24PM

TITUS COUNTY TAX OFFICE  
 110 S MADISON SUITE A  
 MOUNT PLEASANT, TX 75455

Receipt Number	
3484697	
Date Posted	01/17/2017
Payment Type	P
Payment Code	Full
<b>Total Paid</b>	<b>\$15.70</b>

**PAID BY:**

HILL KEITH E & ALICIA G  
 664 CR 1342  
 MT PLEASANT, TX 75455

Property ID	Geo	Legal Acres					Owner Name and Address				
290058	00393-00000-01805	12.0000					HILL KEITH E & ALICIA G 664 CR 1342 MT PLEASANT, TX 75455				
Legal Description											
MOAT, JOHN ABS 00393 TR 1805 12.0 AC											
Situs	DBA Name										
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
NTX Community											
College	2016	0.13000	2,019	11174	N	2.62	0.00	0.00	0.00	0.00	2.62
Titus County											
Hospital	2016	0.18930	2,019	11174	N	3.82	0.00	0.00	0.00	0.00	3.82
Titus County	2016	0.45840	2,019	11174	N	9.26	0.00	0.00	0.00	0.00	9.26
											<b>15.70</b>
<b>Balance Due As Of 01/17/2017: .00</b>											

Tender	Details	Description	Amount
Check	6882		15.70
			<b>15.70</b>

Operator Batch	Total Paid
MANDERSON5202 (01/17/2017 MA)	15.70



# TAX RECEIPT

01/17/2017 12:14PM

Titus County Appraisal District  
 PO Box 528  
 Mount Pleasant, TX 75456-0528

Receipt Number	
<b>470011</b>	
Date Posted	01/17/2017
Payment Type	P
Payment Code	Full
<b>Total Paid</b>	<b>\$24.47</b>

**PAID BY:**

PITTSBURG LBS INVESTMETNS LLC  
 555 CR 4240  
 PITTSBURG, TX 75686

Property ID	Geo	Legal Acres	Owner Name and Address	
290058	00393-00000-01805	12.0000	PITTSBURG LBS INVESTMETNS LLC	
Legal Description			555 CR 4240	
MOAT, JOHN ABS 00393 TR 1805 12.0 AC			PITTSBURG, TX 75686	
Situs	DBA Name			
CR 1345 TX				

Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Mount Pleasant											
ISD	2016	1.21200	2,019	8787	N	24.47	0.00	0.00	0.00	0.00	24.47
											24.47

Balance Due As Of 01/17/2017: .00

Tender	Details	Description	Amount
Check	6870		24.47
			24.47

Operator	Batch	Total Paid
KRYSTAL	7973 (01/17/2017 KYC)	24.47



Hill Acres Restrictions

THE STATE OF TEXAS  
COUNTY OF TITUS

WHEREAS, Pittsburg LBS Investments, LLC as the owner and developer of all lots in Hill Acres, an addition to Mount Pleasant, Titus County, Texas, here now set forth certain restrictions to be impressed upon all lots in Hill Acres Addition as documented in the "Hill Acres Restrictions"; and

NOW THEREFORE, the said owners do hereby impress upon said lots the following restrictive covenants:

These restrictive covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for twenty-five (25) years from the date of recording of these restrictions and at the end of said twenty-five (25) years said covenants shall automatically be extended for successive periods of ten (10) years: HOWEVER, these restrictions may be amended at any time by two-thirds (2/3) of the current owners. Neither any amendment, nor any termination shall be effective until recorded in the Real Property Records of Titus County, Texas, and all requisite government approvals have been obtained.

If the parties hereto or any of them or their heirs or assigns shall violate any of the covenant herein, it shall be lawful for any person or persons owning any property situated in said development or subdivision to institute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing to recover or other dues for such violation.

If any controversy, claim, or dispute arises relating to the instrument, its breach, or enforcement, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

Invalidation of any of these covenants by judgement or court order shall in no way affect any other provisions which shall remain in full force and effect.

The term "Owners" herein refers to the record title holders of each individual lot in the subdivision.

The term "Developers" herein refers to Pittsburg LBS Investments, LLC and/or assigns.



This conveyance is further made subject to the restrictions hereinafter set out, which are covenants which will run with the land and are forever binding upon the heirs, successors and assigns of Grantees herein as follows:

1. All such lots are hereby designated and described as residential lots. No lots or combination of lots may be replatted so as to create from the total combined replatted lots more separate building sites or lots than existed in the original platting of said combined lots.
2. No cars, trucks or other vehicles without current license and inspection sticker to be kept on the subject acreage.
3. All residential dwellings must have a septic system that conforms and is in compliance with rules and regulations of the Texas Commission on Environmental Quality and to Titus County Health Department or other governmental authority agency having authority jurisdiction over the permitting, construction, installation and maintenance of septic systems and field lines.
4. Utility easement, fifteen in width, to run parallel and adjacent to CR 1345 and/or CR 1342 for all said lots. Subject easement to be within the property line.
5. Community water is available through Tri-Water Special Utility District at purchaser's expense.
6. The total footage of every residence constructed on the above described lots shall have a dwelling area (Heated/Cooled Area) of not less than 1200 square feet.
7. No mobile homes or manufactured homes will be permitted on any lot.
8. No more than one residential dwelling, site built or any other type house to be placed on subject acreage.
9. No commercial business of any kind, including, commercial swine, poultry, livestock, etc., shall be conducted on subject acreage.
10. Outbuildings must match the exterior of residential building.
11. RESIDENTIAL AND BUSINESS USE: No lot in Hill Acres shall be used except for single family residential purposes and no building shall be designed for, or erected, placed, occupied, altered, or permitted to remain on any lot or a portion thereof other than a single family residence and attached or separate garage or storage building. No



separate garage or storage building shall be erected until or simultaneously with the construction of a single family residence.

12. **COMPLETION TIME:** Any house, structure or improvements, including but not limited to boat slips, commenced on any Lot in this Subdivision shall be completed to the approved plans and specifications within 360 days after the beginning of such construction or within such additional time as may be approved in writing by the Board of Directors. No partially completed house, structure or improvement of any type shall be permitted to remain on said property beyond said period of time. No construction equipment or materials may be stored on an Owner's lot prior to 15 days before actual construction is commenced.
13. **TEMPORARY BUILDINGS:** No trailer, tent, shack, garage, barn, or out-building shall ever be used as a residence, temporarily or permanently. House trailers, mobile homes, campers, recreational vehicles, or similar vehicles are strictly prohibited from ever being used on any Lot in this Subdivision temporarily or permanently, by either an owner of the Lot in the Subdivision or any guest of any such owner. No structure or any part of the property shall be occupied or used as a residence, temporarily or permanently, until the exterior thereof is completely finished and all plumbing is connected as required. No camping is allowed on any lot.
14. **NUISANCES AND SANITATION:** No noxious, offensive, or unlawful activities shall be permitted on any lot in this Subdivision, nor shall anything be done or allowed that is or may become an annoyance, nuisance, or hazard to any part of the Subdivision. No activity shall be permitted which violates the quiet enjoyment of the property within the Subdivision including but not limited to loud and offensive noises such as those made by vehicles, loud music, fireworks, or barking dogs. Such activities are declared to be an annoyance, nuisance, and hazard to the health and well-being of the Subdivision and are expressly prohibited, except that fireworks may be allowed during the July 4<sup>th</sup> holidays until 11:00 p.m. and on New Year's until 12:30 a.m. New Year's Day.
15. **MAINTENANCE, VEHICLES, ANIMALS:**
  - A. **TRASH, GARBAGE, HIGH GRASS, WEEDS:** All lots shall be kept clean and free of trash, rubbish, garbage, debris, and other unsightly materials at all times. Unsightly materials include such items as inoperable lawn equipment, deteriorated boats, or dilapidated structures. Developed lots on which residences have been built must keep the lawn portion of the lot around the residence free of high grass and weeds. Trash, garbage or other waste shall be kept in enclosed containers.



- B. **BURNING OF TRASH AND RUBBISH:** There shall be no burning of rubbish or trash on any lot except in initial cleaning of the lot. Yard debris including leaves, tree branches, logs, and other organic matter may be burned on the Owner's property. All fires must be in a safe area on the Owner's property that does not threaten the property or any adjacent property. No fire shall be left unattended. Adequate fire control (water, fire extinguishers, etc.) shall be immediately available. All burning must comply with regulations of the local and state fire codes. No burning shall be allowed during periods of burning bans established by local authority.
- C. **VEHICLES:** All vehicles, except boats, boat trailers, golf carts, utility vehicles, and occasional visitor's cars, shall be parked in a garage or carport, or upon the driveway of the owner's lot. No vehicle shall be parked so as to obstruct access to or egress from any property, common, private or public within the Subdivision.

All vehicles, except off-road vehicles operated or parked on any property, common, private, or public within the Subdivision must have and display a current registration sticker and a current inspection tag. For the purposes of this section, vehicles without current registration or inspection shall be considered inoperable.

There shall be no open storage of inoperable, wrecked, or junk vehicles on any lot or street. When it becomes necessary to store such a vehicle, it must be stored in an enclosed garage or carport.

No truck or commercial type vehicle may be stored or parked on any property within the Subdivision except to deliver to or transport from a location within the Subdivision. For the purposes of this paragraph, a one-tone or smaller vehicle, commonly referred to as a pickup truck shall not be deemed to be a commercial vehicle or truck.

These easements, restrictions, covenants and conditions are for the purpose of protecting the value and desirability of the property. Consequently, they shall run with the real property and shall be binding on all parties having any right, title, or interest in the property in whole or in part, and their heirs, successors, and assigns. These easements, covenants, conditions and restrictions shall be for the benefit of the property, each lot and each Owner.