

1994

## CHISHOLM HEIGHTS

## DEED RESTRICTIONS

ALL PROPERTY HEREIN CONVEYED SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. All lots in this subdivision shall be used for single-family purposes only.
2. Any one story residence constructed on the property shall have a ground floor area of not less than 1700 square feet (any two story residence constructed on property shall have a ground floor area of not less than 1200 square feet), exclusive of garages, open porches, terraces, patios, driveways, or carports, and shall be completed within twelve (12) months from starting construction.
3. At least fifty percent (50%) of the exposed exterior must be of brick, stone, or masonry construction except, two story Victorian homes made of frame construction, upon approval.
4. No structure shall be located within twenty five (25) ft. of the street.
5. No trade or business of any type shall be carried on upon any lot, nor shall anything be done on any lot which may be noxious or offensive or may become an annoyance or nuisance to the neighborhood. Save and except the barn and 10 acres which may be used for horse operation.
6. Lots may be subdivided into 2.5 acres, upon approval.
7. Out building (barns, stalls, tool sheds, and all other buildings except a detached garage) shall be limited to two (2) buildings and must be new construction.
8. No structure of a temporary character (trailer, mobile home, basement, tent, shack, garage or other outbuilding) shall be used on the property at any time as a residence, either temporarily or permanently.
9. No inoperative motor vehicle (s) and/or machinery and/or equipment shall be kept on property. All tools, equipment, and material (s), shall be kept out of sight in outbuildings.
10. No move-in homes, move-in garages, or move-in buildings shall be placed on the property.
11. No swine shall be raised, bred, or kept on the property.
12. No garage or other waste shall be kept except in sanitary containers. No tract or parcel thereof shall be used or maintained as a dumping ground for rubbish or trash.

A CERTIFIED COPY

ATTEST:

JEANE BRUNSON

COUNTY CLERK-VOTER REGISTRAR

PARKER COUNTY, TEXAS

By Deputy *Donna Brwaters*  
DONNA BRWATERS

13. Each dwelling shall contain in-door plumbing fixture attached to a sewage disposal or septic system approved by Parker County Health Department, before being occupied. No septic tank or lateral line can be placed within one hundred fifty (150) feet of a water well or a proposed water well.

14. Utility easement will be 10' inside all front, rear and non-adjacent side lot boundries and 8' on each side of adjacent side boundries, unless otherwise noted. The foregoing restrictions shall run with the land and shall be enforceable against guarantee, the guarantee's heirs and assigns.

15. These restrictions may be changed upon 75% of land owners approval.

DAK INVESTMENTS, INC.

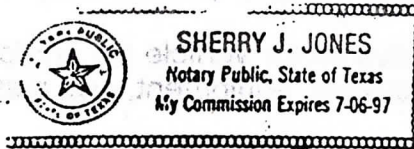
By: *[Signature]*  
Everett Frazier

THE STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on the 19th day of April, 1994 by Everett Frazier, President of Dak Investments, Inc., a Texas Corporation on behalf of said corporation.

*[Signature]*  
Notary Public State of Texas



~~WHEN RECORDED RETURN TO:~~

Robert T. Wiley  
60116 White Settlement Rd.  
Weatherford, Texas 76087

*Return to*  
*Plat Cabinet B*  
*Slide # 13*

**ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.**

STATE OF TEXAS COUNTY OF PARKER  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Parker County as stamped hereon by me.

RECORDED JUN - 3 1994

RECEIVED AND FILED FOR RECORD

'94 JUN -3 AM 11:17

JEANE BRUNSON, CO. CLERK, PARKER COUNTY, TEXAS

BY: *[Signature]* DEPUTY  
5.00  
1.00  
5.00  
11.00

A CERTIFIED COPY

ATTEST: *[Signature]*  
JEANE BRUNSON  
COUNTY CLERK-VOTER REGISTRAR  
PARKER COUNTY, TEXAS



*[Signature]*  
County Clerk, Parker County, Tex.