

For Sale on Market

\$29,900

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: The Highlands

Property Type: Lots

Lotsize: 25,265 / Appraisal District

Key Map: 1

MLS# / Area: 74486483 / 73

LOTS

Bargain wooded off water lot in The Highlands, just minutes from Lake Limestone Marina. Water and Electricity available (buyer to confirm)



Get in touch
Brenda Thomas

(903) 626-6677



Red Barn Realty

9036266677

na-1 LCR 902, Jewett, TX 75846

Visit <https://www.har.com/74486483> for more information

RED BARN REALTY
P. O. BOX 355
JEWETT, TX 75846
(903) 626-6677

PROPERTY DATA SHEET

ACREAGE: .58 acres Lot 2, Block E, the Highlands

PRICE: \$29,900 Terms, Cash or New Loan

MINERALS: Seller agrees to convey _____ % of the oil & gas minerals.
Seller agrees to convey _____ % of the other minerals.

Reserved by _____ All of Record
prior owners _____ All of Record

Subject property () is () is not presently under an oil and gas lease.
Subject property () is () is not presently under a coal and lignite lease.

ACCESS: Subject property has ingress & egress via:
() Public road, _____
() Deed easement _____ wide
() Subject property is land locked, no deeded easement.
(X) A. Title policy issued by _____
() B. The Trustee on any Seller
Financed Note shall be _____

SURVEY: () A. No survey is required
() B. Seller shall furnish to Buyer Seller's existing survey of the property dated _____, 19x_____
() C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within _____ days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of () Seller () Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.
() D. Surveyor

WATER: () Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.
() All transfer fees will be paid by the buyer.

LAND TYPE: () Pasture _____, _____ % +/-
() Wooded _____, _____ % +/-
() Creeks _____ () Lakes _____
() Soil _____

IMPROVEMENTS: Land presently () Residential () Ranching
used for: () Crop Farming () Recreation/Hunting
() Home () Mobile Home
() Home () Double Wide Mobile Home

Approx. heated/cooled sq. ft. _____, outside dimensions _____

Total Rooms	Living Room Size	Total Baths
Total Bedrooms	#1 Size #2 Size #3 Size	

() Air Cond.	() Dining	() Brick
() Heat	() Breakfast	() Frame
() Water	() Living Room	() Slab
() Electricity	() Kitchen	() Pier & Beam
() Telephone	() Fireplace	() Bams
() City Gas	() Garage	() Sheds
() Propane	() Carport	() Corrals
() Sewer	() Utility Room	() Other
() Septic Tank	() Other	() Other

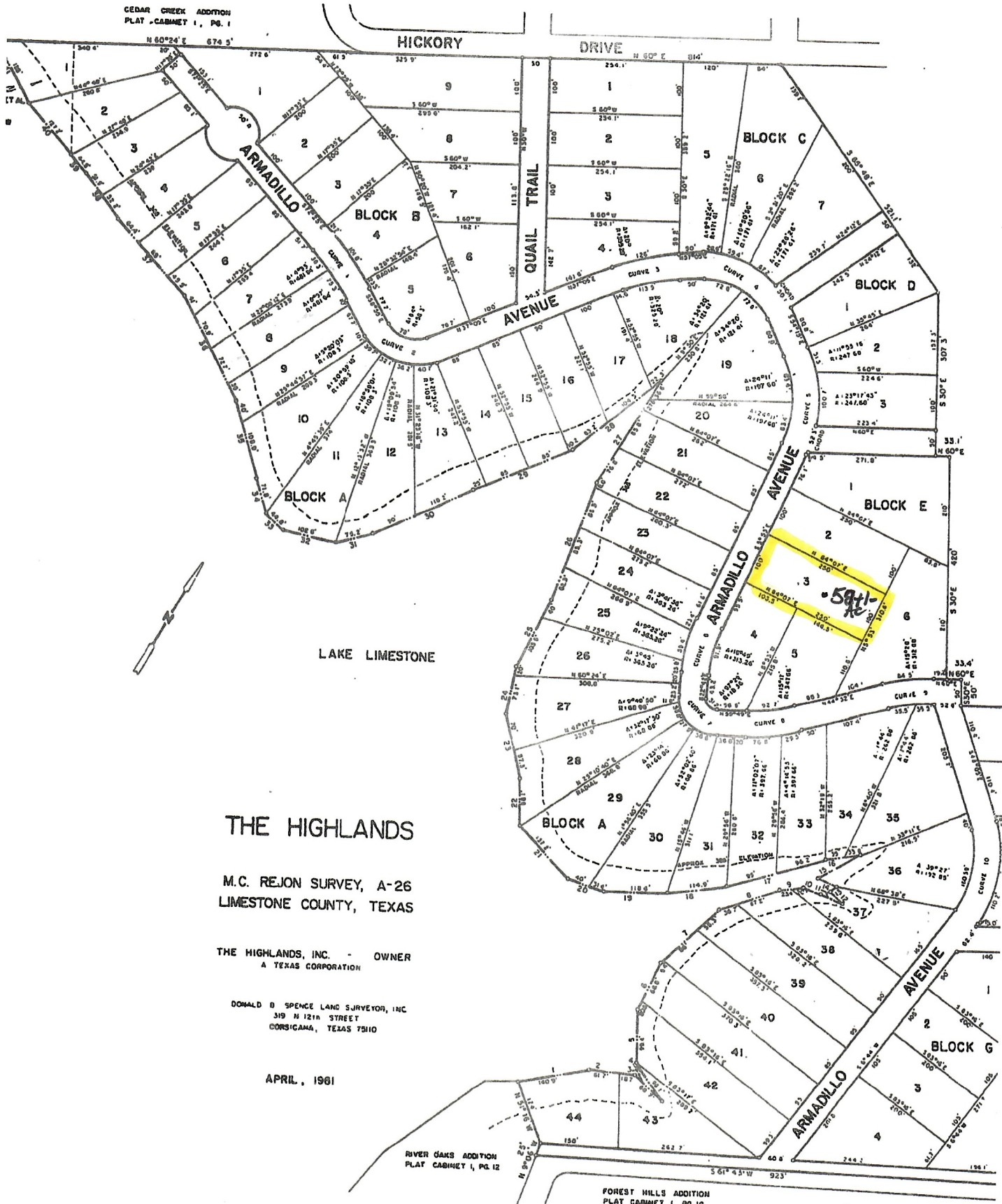
SCHOOL DISTRICT: Groesbeck ISD

TAXES: 2026 County \$ _____, School \$ _____, City \$ 144.05

Note:

All information furnished concerning this property has been obtained from sources deemed reliable, and is believed to be correct, but no responsibility is assumed therefore; and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.

CEDAR CREEK ADDITION
PLAT - CABINET 1, PG. 1



THE HIGHLANDS

M.C. REJON SURVEY, A-26
LIMESTONE COUNTY, TEXAS

THE HIGHLANDS, INC. - OWNER
A TEXAS CORPORATION

DONALD B. SPENCE LAND SURVEYOR, INC.
319 N 12TH STREET
CORPUS CHRISTI, TEXAS 78401

APRIL, 1961

RIVER OAKS ADDITION
PLAT CABINET 1, PG. 12

FOREST HILLS ADDITION
PLAT CABINET 1, PG. 10

650

THE HIGHLANDS, INC.
TO THE PUBLIC

3506

THE STATE OF TEXAS }
COUNTY OF LIMESTONE }

DEDICATION OF RESTRICTIONS

WHEREAS, THE HIGHLANDS, INC., a Texas corporation, hereinafter called "Developer", is the record owner of all the lots, tracts and parcels of land unsold to date shown upon that certain map or plat of a subdivision known and designated as THE HIGHLANDS, a subdivision filed for record in the Office of the County Clerk of Limestone County, Texas, on the 27 day of April, 1981, and recorded in Volume 6711, Page 650, of the Plat Records of Limestone County, Texas, reference to which plat and the said record thereof being hereby made for all purposes:

NOW, THEREFORE, that Developer does hereby dedicate said property owned by it in accordance with the dedication appearing upon said plat and agrees that the land shown to be subdivided into numbered lots according to said map is held and shall hereafter be conveyed subject to the covenants, conditions, stipulations and restrictions, as hereinafter set forth.

For the purpose of creating and carrying out a uniform plan for the improvement and sale of said property in said subdivision, as a restricted subdivision, the following restrictions upon the use of said property are hereby established and adopted, and shall be made a part by appropriate reference to this instrument, of each and every contract, deed and lease by Developer covering the numbered lots set forth on said map, and same shall be considered a part of each such contract, deed and lease, as though fully incorporated therein.

And the restrictions hereinafter set forth, except as herein otherwise provided shall be and are hereby imposed upon each numbered lot in said subdivision, as shown by said plat and as referred to herein, and same shall constitute covenants running with the land and shall be binding upon and shall inure to the benefit of Developer, its successors and assigns, and all subsequent purchasers of said property, their heirs, executors, administrators, successors and assigns, and each such party, by virtue of accepting a contract, deed or lease covering said property, shall be subject to and bound by such restrictions, covenants and conditions as hereinafter set forth.

I.

Lots 43 and 44 of Block A shall be reserved and maintained for a boat launching ramp, boat landing and club house, along with a retail establishment, however, should Developer determine that the use of said property cannot be feasibly placed to this use, Developer shall have the right to declare said lots as commercial or as residential lots. If said lots, or either of them, are declared to be residential lots, by the said Developer, then all of the restrictions herein declared as to residential lots shall apply with full force and effect to such lots.

All other lots situated in THE HIGHLANDS as shown by the above referenced plat shall be restricted to private residential dwellings and none of said lots or improvements erected thereon shall be used for anything other than private residential purposes.

II.

No lean-to, shack or other temporary structure of any character shall be permanently constructed on any of said lots. No structure, other than a single residence, designed and constructed for use by single family, together with servants quarters, garages and other structures as may be suitable and proper for the use and occupancy of said residence as a single family dwelling, shall be constructed on any lot dedicated to private residential purposes, nor shall any residence constructed thereon be converted into or thereafter used as a duplex, apartment house or any form of multiple family dwelling, nor shall any residences on separate lots be advertised for use or used as hotel, tourist cottages or as places of abode for transit persons, nor shall any structure,

house trailer or building erected thereon or any part thereof be used as a dwelling pending the completion of the main dwelling house to be constructed thereon. By the term "house trailer", it is included but not limited to mobile homes and prefabricated type mobile homes.

III.

In no event shall any dwelling be erected on any residential lot above referred to, nor shall the plans be approved for such residence that shall not contain a minimum of 1000 sq. ft. of living area as to all of those lots designated in Block A and 800 sq. ft. in all of those lots designated in Blocks B, C, D, E, F and G on the aforementioned plat of said subdivision, exclusive of garages and other appendages. Said dwellings must have wood shingle or composition roof, and may be erected on any type of foundation. In the event any other type of roofing is to be used, it must be approved by the architectural committee. In the event of split-level construction, foundations must be approved by the architectural committee. All improvements or additions to same shall be substantially and safely constructed, painted, and kept in good repair; and all lots shall be kept in a clean and sanitary condition.

IV.

No building or other structure shall be erected, placed or altered on any lot either designated as residential or commercial until the construction plans and specifications and a plan showing the location of the structure, have been approved by the architectural control committee. The architectural control committee is composed of Robert J. Shaw, Gordon L. Jones and Cloner Gilliam. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. After ten (10) years from date of this instrument, the then record owners of a majority of the lots shall have the power, through a duly recorded written instrument, to change the membership of the committee or to withdraw from the committee or restore to it, any of its powers and duties.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representatives, fail to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. The residence or building, however, must be constructed in compliance with all other of the restrictive covenants herein set out.

The address of this committee is P. O. Box 81, Donie, Texas 75838 or P. O. Box 21, Groesbeck, Texas 76642.

V.

No horses, sheep, cows, goats, swine or any other livestock may be kept on said premises.

VI.

No outside toilets will be permitted and no installation of any kind of disposal sewage shall be allowed which will result in raw or untreated sewage being carried into water bodies. No septic tank or other means of sewage disposal may be installed unless approved by the proper governmental authorities having jurisdiction with respect thereto. The draining of septic tanks into roads, streets, alleys or public ditches, either directly or indirectly is strictly prohibited.

VII.

No sign or other advertising may be displayed on property unless approved by the architectural control committee.

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VIII.

No building material of any kind or character shall be placed or stored upon the property until the owner is ready to commence improvements, and then such material shall be placed within the property lines of the lot upon which the improvements are to be erected and shall not be placed in the streets or between the road bed and the property line.

IX.

Lot owners in this subdivision, while clearing a lot for a permanent residence, may camp on their premises prior to building a permanent residence. Such camping shall be limited to the use of tents, motor homes and other self-contained vehicles, however, such devices shall not be connected permanently to any utilities or sewer facilities and must not remain on said premises for more than thirty (30) days.

Mobile homes of any type shall be prohibited as permanent residences in this subdivision.

X.

All exterior construction must be of new material and no used material shall be used on exterior portions of any dwelling erected, however, use of other than new material might be used for interior construction.

XI.

No improvements in the way of building or appendages to any building shall be built nearer than ten (10) feet to any adjacent lot line nor nearer than thirty (30) feet to the property line adjacent to the road providing access to said property. The rules, regulations and limitations on buildings appurtenant to the 363 elevation line as established by the Brazos River Authority shall apply to this subdivision.

XII.

Developer reserves a five (5') foot easement in and along all existing roads in this subdivision for installation of any future water pipeline system, which the Developer in its sole discretion might lay in the future, it being understood that there is no agreement, either express or implied, to establish or lay any such water pipeline system.

In addition to the above referred easement, this subdivision shall be subject to an easement in favor of Limestone County Electric Cooperative and Southwestern Bell Telephone System.

XIII.

All the restrictions and covenants herein set forth shall continue and be binding upon Developer, its successors and assigns, and upon the purchasers of said lots in such subdivision for a period of fifty (50) years from the date this instrument is filed for record in the office of the County Clerk in Limestone County, Texas.

XIV.

The terms and provisions hereof shall be binding upon Developer, its successors and assigns and all persons claiming by, through or under it, and all subsequent purchasers or owners of the property in said subdivision, each of whom shall be obligated and bound to observe the same, provided, however, that no such person shall be liable, except in respect to breaches committed during his or their ownership of said property.

XV.

The waiver or invalidation of any one or more of these restrictions, covenants, or conditions by judgment, court order or otherwise, shall in nowise constitute a waiver of or invalidate any other restriction, covenant or condi-

tion, but in all such other restrictions, covenants and conditions, shall continue to remain in full force and effect.

XVI.

No unsightly storage that is visable from the street shall be permitted on any lot.

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

EXECUTED on this 27 day of April, A. D., 1981.

THE HIGHLANDS, INC.

BY:

GORDON L. JONES, Executive Vice President

THE STATE OF TEXAS)
COUNTY OF LIMESTONE) ss

BEFORE ME, the undersigned authority, on this day personally appeared GORDON L. JONES, Executive Vice President and ROBERT J. SHAW, Secretary of THE HIGHLANDS, INC., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27 day of April, 1981.

Barbara Lader
Notary Public in and for
Limestone County, Texas