

Surveyor is not responsible for locations of underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building. NOTICE: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law, and is subject to fines and other penalties.

STATEMENT ACKNOWLEDGING

VISIBILITY TRIANGLES

There shall be provided at the intersections of all public streets, visibility triangles as required by County Statutes.

NOTE: We do hereby waive all claims for damages against the County occasioned by the establishment of grades or the alterations of the surface of any portion of the existing streets and alleys, or natural contours, to conform to the grades established in the subdivision.

NO PROPOSED ROADS

WATER: PRIVATE WELLS

ELECTRIC: TRICOUNTY ELECTRIC COOP. INC

POST OFFICE: BOYD, TX. 121 N FM 730 BOYD, TX 76023

ISD: SPRINGTOWN ISD

TELEPHONE: AT&T

811 DIG TEST

WASTEWATER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48367C0200E EFFECTIVE DATE: SEPTEMBER 26, 2008 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

"This plat represents property which has been platted without a groundwater Certification as prescribed in the Texas Local Government Code, Section 232.0032. Buyer is advised to question the seller as to the groundwater availability."

All finish floor elevations for structures to be constructed on the platted property shall have a finish floor elevation at least two (2) feet above the applicable 100-year floodplain elevation on the site.

The dedication of the streets and alleys shown herein shall only cover and include the surface estate of such property, save and except all groundwater rights in, on, and under such streets and alleys, which are expressly reserved to and retained by the adjoining lot unless otherwise noted. It is the purpose and intent of this reservation that each lot have and maintain no less than 2.0 acres of groundwater rights in compliance with the rules and regulations of the Upper Trinity Groundwater Conservation District (district). Any sale, conveyance, lease, or other property transfer of a lot shall include such groundwater rights to the adjoining street or alley. If any property transfer of a lot is made in such a way that the lot no longer retains, at a minimum, 2.0 acres of groundwater rights, the owner of said lot shall be ineligible to drill a water well on the lot under the rules of the district. In regard to a lot on which a well has already been drilled, if any any point a property transfer is made that results in the groundwater rights associated with the lot failing to meet the district's minimum tract size requirement of 2.0 acres, the well shall be plugged within ninety (90) days of such transfer.

Reflective house numbers are required and shall be erected by the landowner on his/her driveway, visible and readable from public roads.

Waiver for groundwater study

Approved in Commissioners Court

June 24, 2024

NOTES:

1. BASIS OF BEARING FOR THIS SURVEY IS: US STATE PLANE 1983, NORTH CENTRAL TEXAS ZONE 4202, NAD 1983, USING GEOID 12A (CONUS)

2. SUBJECT PROPERTY DOES NOT LIE WITHIN ANY EXTRA TERRITORIAL JURISDICTION.

3. SES PROJECT *24022 NEW HOPE ESTATES, PCT

4. TEXAS LICENSE SURVEY FIRM NO. 100736-00

RESTRICTIONS

Lots 1 through 3, New Hope Estates, are hereby impressed with and made subject to those certain covenants, conditions, restrictions, and easements as more fully set forth below:

- a) Minimum Floor Space Approval. Any residence constructed on said land shall contain a minimum of 600 square foot of "living area" exclusive of porches and garages and shall be constructed with permanent new materials. All building exteriors must be fully completed for planned use on or before (9) months after the dated of the beginning of the foundation.
- b) Exterior Surfaces. The total exterior surface of all residential dwellings shall be constructed of new material, and may consist of brick, stone, wood, metal or material of equal characteristics. All exterior surfaces, especially any painted or stained wood surfaces, (including without limitation, garage doors) must be maintained in good conditions. Garage doors and window facings may be of metal or metal "clad" construction.
- c) Mobile Homes. Mobile/manufactured/modular shall be underpinned, affixed permanently to the property, skirted and must be brand new and have vinyl, smart panel siding or hardi-board.
- d) Outbuildings. All outbuildings shall be constructed with new material and must be kept in a good and working manner. All outbuildings, regardless of material used, must be trimmed out and painted. Porches, decks and or carports must be of new materials.
- e) Septic System / Pools. If sewage disposal is by means on-site sewage facilities, a permit must be obtained for each lot. On-site sewage facilities must be designed in accordance with the rules established by Parker County and TCEQ. Design shall be based on the results of a site evaluation performed on each lot. (i) Only one single-family is used and shall be connected to the facility. A sanitary septic system shall be required and installed for any dwelling erected on this land. Such septic tank shall be a tank shall be a type and construction and so located upon the individual tract as to be approved in writing by the State Board of Health. No other sanitary devices shall be installed or permitted to remain on this land. All dwellings must be connected to a water system and sewer or septic system prior to occupancy.
- f) Water is to be provided by Private water wells.
- g) Vehicles. No inoperable motor homes, vehicles without current license plates shall be kept on the property unless kept in an enclosed garage, shop, or barn. Antique vehicles, farm equipment and construction equipment are permissible if they are not in despair. Stock trailers are permissible. Commercial vehicles are allowed but must be parked behind the home.
- h) No Junk Yards. That no junk yards, repair yards, or wrecking yards shall be located on any tract. More than one vehicle in despair placed on a tract shall constitute a junk yard.
- i) Livestock. No part of the property shall ever be used for a commercial feed lot for livestock of fowl, or for dog or cat kennel. No swine breeding programs. No more than 2 adult livestock per 1 acre with exception of 4 goats/sheep shall be permitted.
- j) Subdivide. No lot can be subdivided into two or more parcel, or lots. Each lot will remain surveyed unless approved by developer.
- k) Temporary Dwellings. May be permitted during construction of dwelling not to exceed one year of construction.
- l) Driveways. Any driveways, if necessary are to be installed by the property owner in accordance with Parker County. If required, it should meet county regulations. Prior to the beginning of construction of a driveway entrance or culvert a county right-of-way, a permit must be obtained.
- m) On Residence Per Tract. Only (1) one single family residence shall be permitted on each tract. Mother-in-law suite or tiny home is permitted on a two-acre tract or larger with appropriate utilities installed to support homes with a breezeway.
- n) Dumping. No part of this land shall be used for or maintained as a dumping ground for trash, garbage or other waste. Regular trash accumulated by a property owner should not accumulate and should be disposed through a waste disposed.
- o) Liability of Developer. Developer shall not be liable in damages to anyone submitting plans to it for approval or to any owner or occupant of the property by reason of error or mistake on judgement, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any improvements approved by the Developer nor shall the Developer have any liability regarding such adequacy or fitness.
- p) Acceptance of By Grantee. By acceptance of any conveyance of any property covered by these restrictive covenants, the Grantee named is such conveyance acknowledges the substance and the content of these restrictive covenants and agrees to abide by or comply with the same in all respect.
- q) Injunctive Relief. The Developer, or owners of any tract out of the division described herein shall have the right to sue for and obtain injunctive relief to enforce any of the restrictions or covenants herein set forth, and the party or parties in violation of any of the restrictions or covenants shall pay any and all reasonable fees, including but not limited to, attorney's fees paid, agreed to be paid, court costs and expert witness testimony for such injunctive relief.
- r) Covenants Running with the Land. The restrictive covenants herein set forth shall be covenants running with the land and shall be binding upon all parties claiming title by and through the Grantor, and Grantor's successors and assigns.

20713.001.005.00

15481
SP
M-4

FINAL PLAT
OF

LOTS 1 THRU 3

NEW HOPE ESTATES
BEING

6.36 ACRES

J.W. HORTON SURVEY
ABSTRACT NO. 713

PARKER COUNTY, TEXAS

MAY 29, 2024

SHEET 2 OF 2

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202416159
06/25/2024 09:07 AM
Fee: 110.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

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