

Revised 2020

RESIDENTIAL RESTRICTIONS FOR SUBDIVISION

Lots 1 through 15, Wescott Ranch Estates, a subdivision in the NW4 of Section 31, Block C-43, Public School Land, Gaines County, Texas.

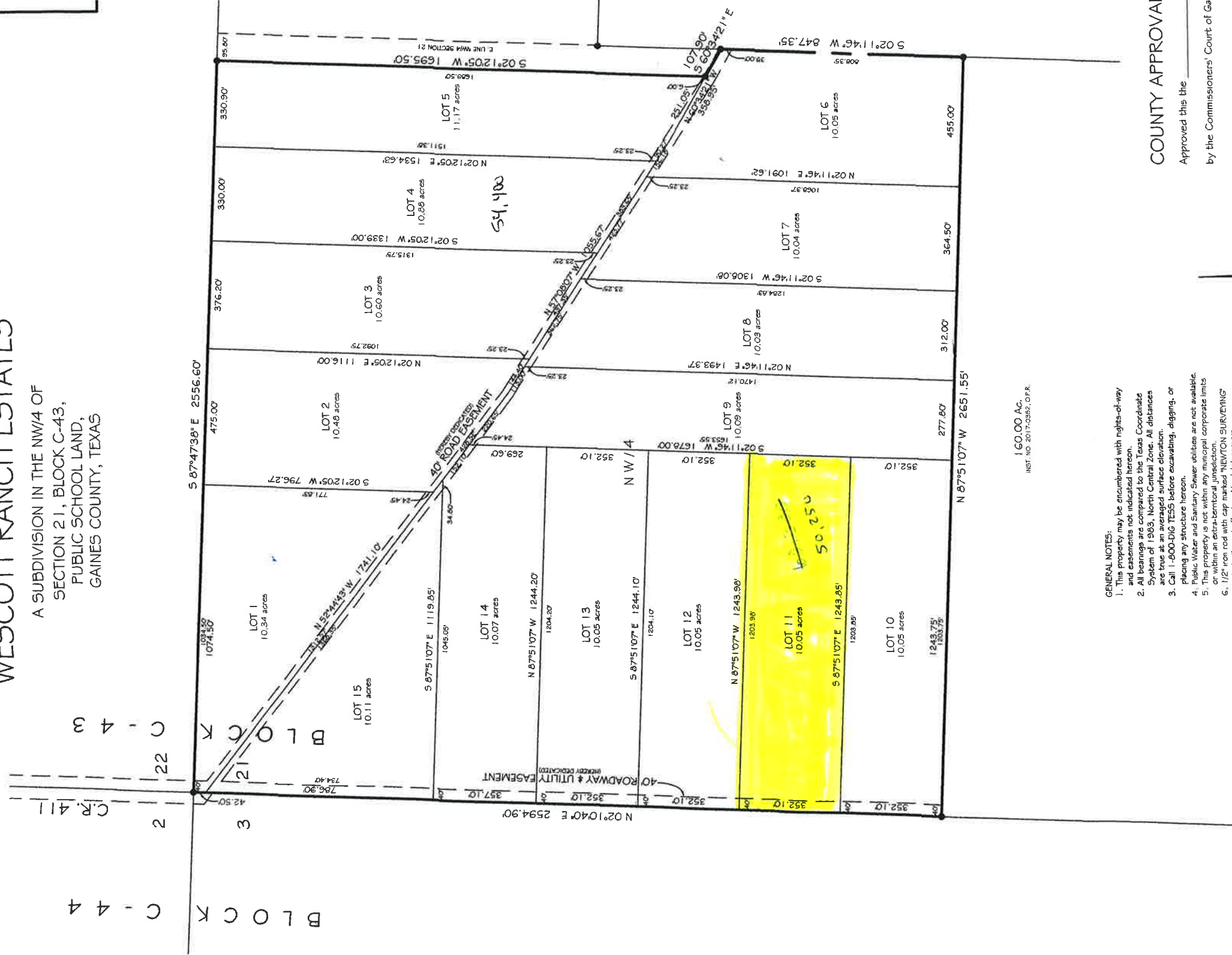
1. New mobile home(s), modular home(s), redi-built home(s), pre-fabricated home(s), or other such type of home that is manufactured elsewhere and brought and sat and/or attached to surface land either permanently or temporarily on the above described Lots, are permitted. No more than 10 (ten) years old
2. No residential structure shall be erected containing less than 1200 square feet of air conditioned, heated area and exclusive of porches and garages. No structure shall be erected, altered or permitted to remain on any residential building tract other than one single family dwelling, not to exceed two stories in height.
3. No residential structure shall have a roof other than of high quality. The roof of any residential structure shall not be any of the following materials: gravel, roll type roofing, cedar and/or woodshake shingles, plastic, and composition shingles of a low grade.
4. No junkyards and storage place for wrecked, junked or dismantled automobiles, used automobile parts and/or used as a place to repair motor vehicles shall be maintained on any part of the above described property nor shall any part of the above described property be used or maintained as a dumping ground for rubbish, trash, or junk. Any rubbish, trash, junk, garbage, or other waste generated through the use of the property as a single family residence shall be kept in sanitary containers.
5. No individual sewage disposal system shall be permitted on the above described property unless such systems are designed, located and constructed in accordance with the requirements and standards of the laws of the State of Texas. All individual sewage disposal systems shall be of the septic tank variety and no privy or cesspool shall be permitted to exist on any of the above described property.
6. All improvements must be new, permanent, on-site construction, constructed in a good and workmanlike manner. When construction of a building has been commenced, work must continue without stoppage on said building until the exterior has been completed and the interior substantially completed. The intent of this covenant is to insure completion of construction within a reasonable period of time, not to exceed on (1) year.
7. The above described property must be kept in the condition to keep the land from eroding by either wind or water.
8. No obnoxious or offensive activity shall be carried on upon any of the Lots, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood and/or subdivision.

9. No travel trailer, recreational vehicle, boat and/or trailer of any such like or similar item shall be parked or stored in any instance closer to the front property line of any Lot than the real building line of the principal residential structure.
10. The Sellers, their heirs, and assigns shall have the right to enforce, by any preceding at law or in equity, all restrictions, conditions, and reservations contained herein. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, and all provisions shall remain in full force and effect. The covenants, conditions, and restrictions of this declaration shall run with and bind the land and shall insure to the benefit of, and be enforceable by, the Sellers, their heirs and assigns.

**FOR THE BENEFIT OF THE OWNER OR OWNERS OF ANY OF THE LOTS, THE ABOVE AND FOREGOING COVENANTS AND RESTRICTIONS ARE MADE AND ADOPTED TO RUN WITH THE LAND AS HEREINABOVE SET OUT. IF ITS SUCCESSORS OR ASSIGNS OR ANY SUBSEQUENT OWNER OR OWNERS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY OF THE LOTS THAT ARE THE SUBJECT OF THESE COVENANTS TO PROSECUTE 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/HER OR THEM FROM SO DOING OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS.**

# WESCOTT RANCH ESTATES

LOTS 1 THROUGH 15  
A SUBDIVISION IN THE NW/4 OF  
SECTION 21, BLOCK C-43,  
PUBLIC SCHOOL LAND,  
GAINES COUNTY, TEXAS



160.00 AC.  
INST. NO. 2017-0252, O.P.R.

## CATION

bram Neufeld Wiebe, owner of the lands depicted do hereby make a subdivision thereof, and same known as Lots 1 through 15, WESCOTT RANCH ESTATES.

leufeld Wiebe

Approved: County Judge

Attest: County Clerk

## COUNTY APPROVAL

Approved this the \_\_\_\_\_  
by the Commissioners' Court of Gall

- GENERAL NOTES:**
1. This property may be encumbered with rights-of-way and easements not indicated hereon.
  2. All bearings are compared to the Texas Coordinate System of 1983, North Central Zone. All distances are true at an averaged surface elevation.
  3. Call 1-800-DIG-TESS before excavating, digging, or placing any structure hereon.
  4. Public Water and Sanitary Sewer utilities are not available.
  5. This property is not within any municipal corporate limits or within an extra-territorial jurisdiction.
  6. 1/2" iron rod with cap marked "NEWTON SURVEYING" set at all road offset and back lot corners.



**LEGAL DESCRIPTION**

A 154.11 acre tract of land out of the NW/4 of Section 21, Block C-43, Public School Land, Gaines County, Texas, being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap marked "NEWTON SURVEYING" found for the Northwest corner of said Section 21 and for the Northwest corner of this tract;  
THENCE S.07°47'33" E., along the North line of said Section 21, a distance of 2556.60 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" found for the Northwest corner of that certain 60.09 acre tract of land surveyed and platted for the Northwest corner of this tract (bearing Official Public Records, Gaines County, Texas, Survey No. 20019-2003-17, compared to the Texas Coordinate System of 1983, North Central Zone, distances and area are as shown); THENCE S.02°12'05" W., 1695.50 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING";

- = LIMIT THIS SUBDIVISION
- = 1/2" IRON ROD WITH CAP MARK SURVEYING SET ON THIS SURVY
- = 1/2" IRON ROD WITH CAP MARK SURVEYING FOUND ON THIS SURVY

ument was acknowledged before me by the persons