

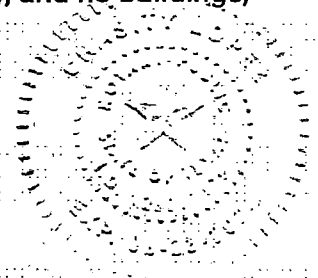
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. DECLARATION OF COVENANTS, CONDITIONS AND DEED RESTRICTIONS FOR SEGOVIA ADDITION

On _____, 2024, the Developer for the property described herein, SEGOVIA ADDITION, filed the approved plat of the subdivision in Volume _____, Page _____, Plat Records of Navarro County, Texas. The Developer of the property described herein publishes this Declaration to be recorded in the Navarro County Real Property Records to affect the SEGOVIA ADDITION Subdivision (15108 FM 635 Kerens, Texas) for the purpose of enhancing and protecting the value, utility, attractiveness, and desirability of the Property.

The Developer hereby declares that all of the Property and each part thereof shall be held, sold, and conveyed only subject to the following easements, authority, covenants, conditions, and restrictions, all of which shall constitute covenants running with the land and shall be binding on all parties now or hereinafter having any right, title, or interest in the Property or any part thereof, and on their heirs, successors, and assigns, and shall likewise inure to the benefit of each owner thereof. These restrictions are perpetual in nature.

Each property is bound by the following conditions:


1. Any residential dwelling per Lot must be no less than 1000 living square feet.
2. Permits from the proper governmental jurisdiction must be obtained before any construction may begin.
3. Site-built homes must have approval from the Developer before construction commences, and the Developer reserves the right to refuse construction from any Builder. Construction on any exterior must be completed within 6 months from commencement.
4. Each lot shall have a building setback of 40 feet from the front of the lot and 10 feet from each side and the rear of the lot.
5. Each lot shall have a utility easement setback of 40 feet along the front of each lot and 10 feet along sides and rear perimeter of each property, and no buildings, fencing, or shrubbery shall be within said utility easement.
6. Driveways must be gravel, asphalt, or concrete construction.



7. Owners may not leave vehicles parked on the road easement for continuous periods of more than one day. The Developer has the right to have any vehicle towed at the owner's expense for any such infractions.
8. No vehicles with a gross weight exceeding 26,000 lbs. are allowed in the subdivision, unless for construction purposes.
9. No burning refuse within the subdivision. All owners are expected to subscribe to a trash service to discard their refuse.
10. All roofs must be kept in good repair. No tires, concrete blocks, or any other unsightly items may be used for roofing materials or placed on the roof of any building within the subdivision.
11. No noxious, illegal, or offensive trade or activity shall be allowed on the Property.
12. No junk cars, unregistered vehicles, vehicles being repaired and stored on blocks, or broken appliances shall be stored in sight on any of the property. The Developer has the right to enforce violations at the rate of \$500 per day for any such infractions, and said items will be moved at the Owner's expense with the cost being assessed to the Owner.
13. Animals: Owners may not have more than 4 domestic pets collared, leashed, or fenced. No more than 10 sheep/goats per acre, and no more than 1 large animal per 2.5 acres. Chickens only for domestic purposes. The Developer reserves the right to fine the Owner up to \$500 per day for any infractions of said restriction.
14. Private sewage systems must be properly permitted by Navarro County, and they must be installed by a licensed contractor routinely performing such work.
15. Each Owner will be required to install a culvert for their driveway that meets County approval and/or Developer approval.
16. Fencing must be approved by the Developer, and it shall not include any type of sheet metal or similar material.
17. Grass must be maintained on the property at all times, and if the height exceeds 18 inches, the Developer reserves the right to mow at the Owner's expense.
18. Any violations of these Covenants shall be eligible for fines of enforcement of \$25 per day per violation, unless specifically specified above.

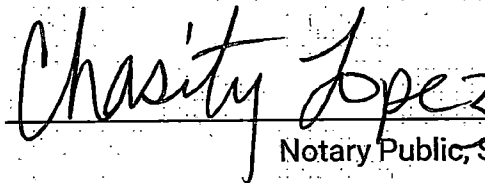
DISCLAIMER: Navarro County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces, and said Owners agree to indemnify and hold harmless Navarro County from all claims, damages, and losses arising out of or resulting from performance of the obligations of said Owners set forth in this Declaration.

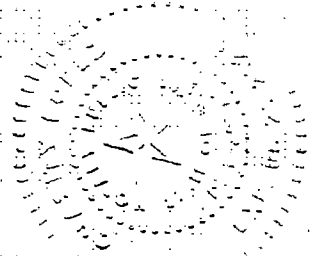
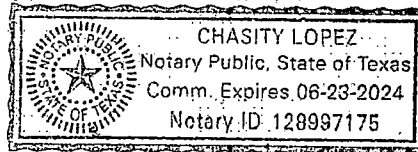
DEVELOPER: RUBEN SEGOVIA


BY: Ruben Segovia

STATE OF TEXAS)
COUNTY OF NAVARRO)

This instrument was acknowledged before me on the day of [Date], 2022, by Ruben Segovia as Developer of Segovia Addition.


Notary Public, State of Texas



**Re-Plat of Tract 20A
Creating
Tract 1-10
Segovia Addition
Navarro County, Texas
J. Brydon Survey A-119**

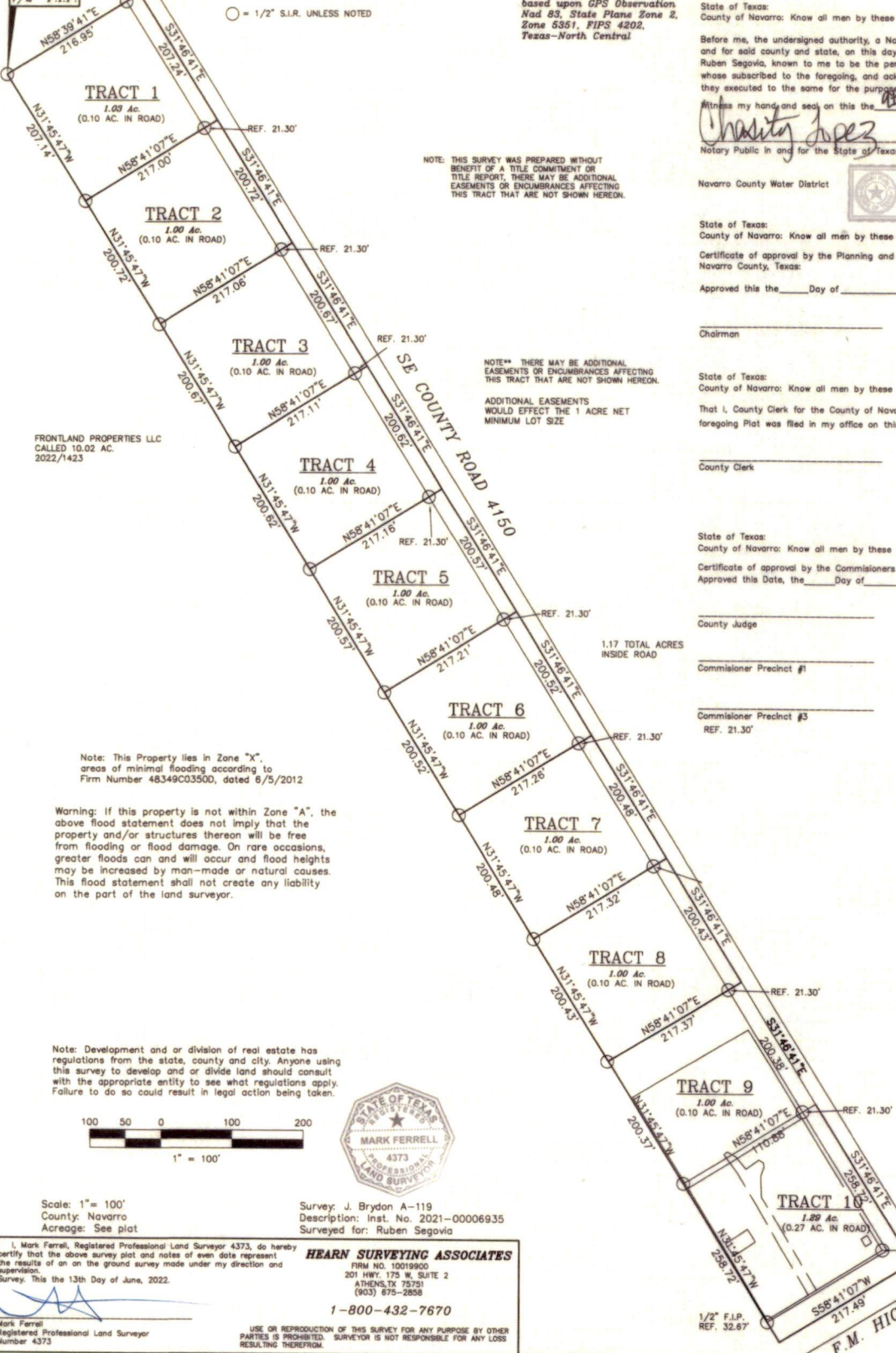
HENDERSON FAMILY TRUST
CALLED 54.71 AC.
2018/5903

P.O.B.
1/2" F.I.P.

FND 600 NAIL
REF. 21.30'

○ = 1/2" S.I.R. UNLESS NOTED

*Line of Directional Control
based upon GPS Observation
Nad 83, State Plane Zone 2,
Zone 5351, FIPS 4202,
Texas-North Central*



NOTE: THIS SURVEY WAS PREPARED WITHOUT
BENEFIT OF A TITLE COMMITMENT OR
TITLE REPORT, THERE MAY BE ADDITIONAL
EASEMENTS OR ENCUMBRANCES AFFECTING
THIS TRACT THAT ARE NOT SHOWN HEREON.

NOTE** THERE MAY BE ADDITIONAL
EASEMENTS OR ENCUMBRANCES AFFECTING
THIS TRACT THAT ARE NOT SHOWN HEREON.

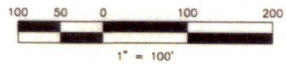
ADDITIONAL EASEMENTS
WOULD EFFECT THE 1 ACRE NET
MINIMUM LOT SIZE

FRONTLAND PROPERTIES LLC
CALLED 10.02 AC.
2022/1423

Note: This Property lies in Zone "X",
areas of minimal flooding according to
Firm Number 48349C03500, dated 8/5/2012

Warning: If this property is not within Zone "A", the
above flood statement does not imply that the
property and/or structures thereon will be free
from flooding or flood damage. On rare occasions,
greater floods can and will occur and flood heights
may be increased by man-made or natural causes.
This flood statement shall not create any liability
on the part of the land surveyor.

Note: Development and or division of real estate has
regulations from the state, county and city. Anyone using
this survey to develop and or divide land should consult
with the appropriate entity to see what regulations apply.
Failure to do so could result in legal action being taken.



Scale: 1" = 100'
County: Navarro
Acreage: See plat

Survey: J. Brydon A-119
Description: Inst. No. 2021-00006935
Surveyed for: Ruben Segovia

HEARN SURVEYING ASSOCIATES
FIRM NO. 10019900
201 HWY. 175 W, SUITE 2
ATHENS, TX 75751
(903) 875-2858
1-800-432-7670

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby
certify that the above survey plot and notes of even date represent
the results of an on the ground survey made under my direction and
supervision.
Survey: This the 13th Day of June, 2022.

Mark Ferrell
Registered Professional Land Surveyor
Number: 4373

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER
PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR LOSS
RESULTING THEREFROM.

State of Texas:
County of Navarro: Know all Men by these Presents:

That Ruben Segovia is the owners of that Certain Tract
designated as Tracts 1 through 10, and assessments shown
hereon are hereby designated for public use, in so far as our interest
may appear.

Now therefore be it known that the aforesaid, do hereby adopt this plat
designated as Tracts 1 through 10, and assessments shown
hereon are hereby designated for public use, in so far as our interest
may appear.
Witness our hands on this the 9th day of August, 2022

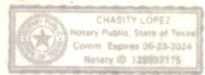
Ruben Segovia
15109 F.M. 635
Kerens, Texas 75144

State of Texas:
County of Navarro: Know all men by these presents:

Before me, the undersigned authority, a Notary Public in
and for said county and state, on this day appeared
Ruben Segovia, known to me to be the person(s)
whose subscribed to the foregoing, and acknowledged to me that
they executed to the same for the purposes here in expressed.

Witness my hand and seal on this the 9th Day of August, 2022

Chasity Lopez
Notary Public In and for the State of Texas



Navarro County Water District

State of Texas:
County of Navarro: Know all men by these presents:

Certificate of approval by the Planning and Zoning Commission of
Navarro County, Texas:
Approved this the _____ Day of _____, 2022.

Chairman _____

State of Texas:
County of Navarro: Know all men by these presents:

That I, County Clerk for the County of Navarro, do hereby certify that the
foregoing Plat was filed in my office on this the _____ Day of _____, 2022.

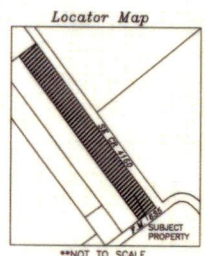
County Clerk _____

State of Texas:
County of Navarro: Know all men by these presents:

Certificate of approval by the Commissioners Court of Navarro County, Texas.
Approved this Date, the _____ Day of _____, 2022.

County Judge _____

Commissioner Precinct #1 _____ Commissioner Precinct #2 _____
Commissioner Precinct #3 _____ Commissioner Precinct #4 _____
REF. 21.30'



**NOT TO SCALE

WITNESS:
N57°52'01"W
45.45' 2" S.P.P.C.
1/2" F.I.P.
REF. 32.67'

F.M. HIGHWAY 635