

2/6/2017

**The Oaks Subdivision  
Paris, Texas  
Price List**

<b>Lot</b>	<b>List Price</b>
101	\$ 12,000
103	\$ 12,000
105	\$ 12,000
107	SOLD
109	\$ 12,000
111	\$ 12,000
113	SOLD
115	\$ 12,000
117	\$ 12,000
119	SOLD
121	SOLD
123	\$ 12,000
125	SOLD
127	\$ 12,000
129	\$ 12,000
131	\$ 12,000
133	SOLD
135	SOLD
137	\$ 15,000
139	SOLD
141	\$ 12,000
143	\$ 12,000
145	Sells with Lot 250
147	Sells with Lot 250
202	\$ 15,000

<b>Lot</b>	<b>List Price</b>
204	\$ 15,000
206	\$ 12,000
208	SOLD
210	SOLD
212	\$ 12,000
214	\$ 15,000
216	SOLD
218	\$ 12,000
220	\$ 12,000
222	\$ 12,000
224	\$ 12,000
226	SOLD
228	\$ 15,000
230	\$ 15,000
232	SOLD
234	\$ 12,000
236	SOLD
238	SOLD
240	\$ 12,000
242	\$ 12,000
244	\$ 15,000
246	\$ 12,000
248	SOLD
250	\$ 12,000
252	Sells with Lot 250

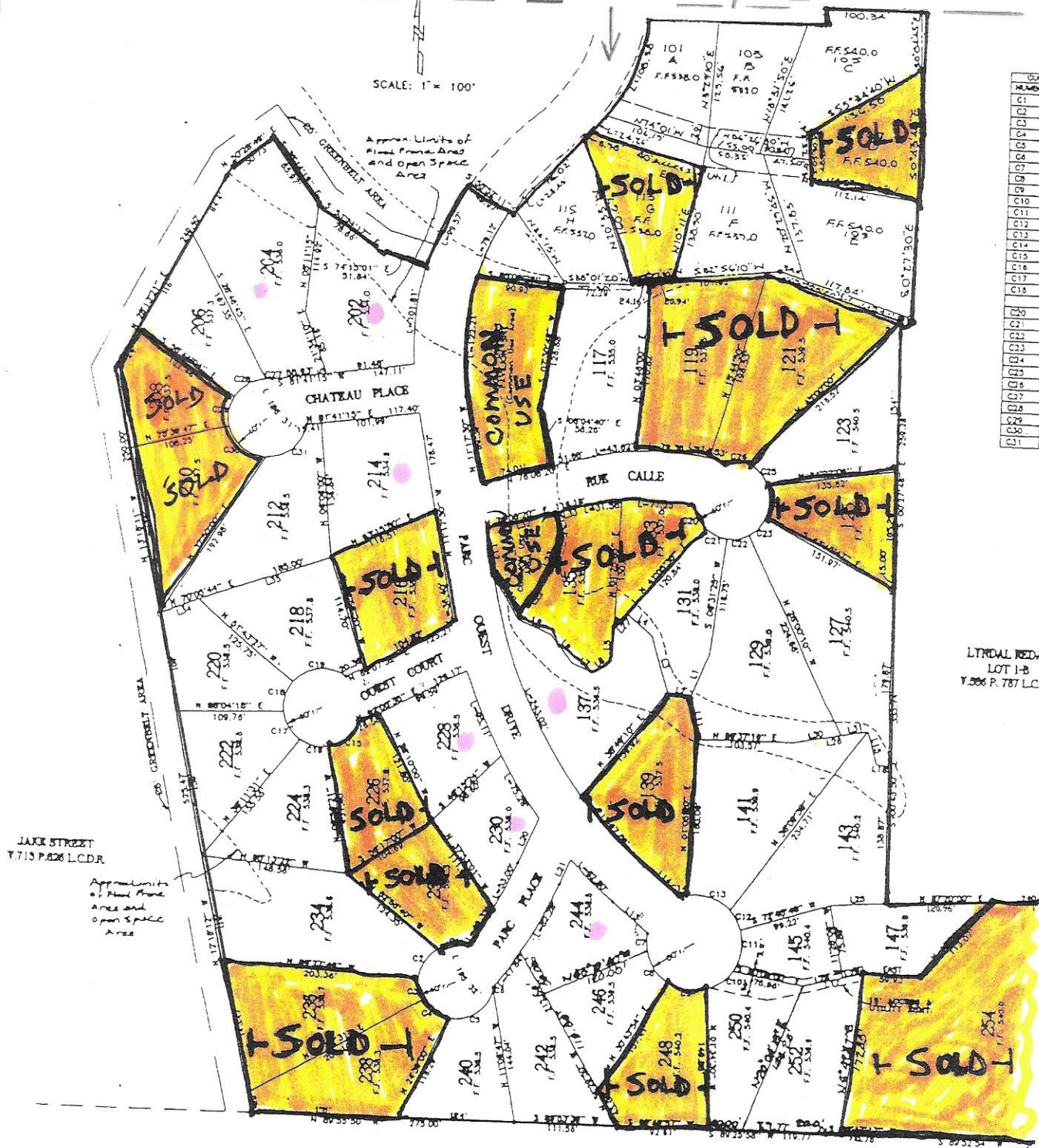
For Information Contact:

Chris Johnson  
Fanninland Realty  
411 N. Main St., Bonham, TX 75418  
(903) 815-1661 cjohnson@fanninland.com

ENTRANCE - HWY 82

SCALE: 1" = 100'

COMP	NUMBER
C1	1
C2	2
C3	3
C4	4
C5	5
C6	6
C7	7
C8	8
C9	9
C10	10
C11	11
C12	12
C13	13
C14	14
C15	15
C16	16
C17	17
C18	18
C19	19
C20	20
C21	21
C22	22
C23	23
C24	24
C25	25
C26	26
C27	27
C28	28
C29	29
C30	30



LITDAL REDA  
LOT 1-B  
Y.206 P.787 LCM

JACK STREET  
Y.715 P.226 L.C.D.R.

Approx. Limits of Flood Prone Area and Open Space Area

CITY BLOCK NO. 228  
MARIETA COLLEBY  
LOT 8  
Y.206 P.83 L.C.P.R.

I hereby certify that this property does not lie in a flood-prone area, as indicated by federal flood insurance maps except as shown

*R. Brandon Chaney*  
R. Brandon Chaney, P.E.

*Jack Street*  
do hereby certify that I have caused some subdivision and do hereby declare to the public and that the sale of all lots shall be in accordance with the plat

STATE OF TEXAS  
COUNTY OF LEWIS  
BEFORE ME, the undersigned authority on this day personally appeared Jack Street who being duly sworn to and acknowledged to me that he executed the foregoing and made OATH UNDER MY HAND AND SEAL April A.D. 1978



**Amendment  
To  
Declaration of Restrictions, Covenants,  
and Conditions of ParcOust**

The Declaration of Restrictions, Covenants, and Conditions of ParcOust Addition to the City of Paris, Texas, dated September 18, 1996, as amended and filed in Vol. 640, Page 203, Lamar County Real Property Records, is hereby replaced by the following:

**Amended Restrictions**

Each of the specifically numbered lots shown on the above-described recorded residential subdivision (as distinguished from such land, if any, within the limits of such subdivision which is not specifically platted and numbered as lots) shall be impressed with the following restrictions, covenants, and conditions for the purpose of carrying out a general plan of development and maintenance of the premises:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, and one private garage and such necessary out building typically used for single family dwellings.
2. No residential lot may be re-subdivided by any owner of any lot or lots. However, this shall not be construed so as to prevent one owner from selling all or any part of his lot to an adjoining owner so long as the side yard zoning regulations are met as to the remaining property of the grantors.
3. The floor area of the main structure, exclusive of open porches, terraces and garages, shall not be less than 1300 square feet and an attached two car garage.
4. All roofs shall be gabled or hipped with a minimum roof pitch to be six inch rise to twelve inch run.

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KATHY M. ALDOW  
COUNTY CLERK  
BY \_\_\_\_\_

4217

5. All residences and attached garages shall have sufficient outside wall coverings of at least 80% masonry or masonry equivalent.
6. Mailboxes shall be constructed of masonry to match the residence.
7. At least one of the front, rear or side areas shall be of such size and so planned as to permit usable and reasonable private yard space.
8. No recreational vehicles, boats, trailers, tents, temporary structures, or other similar structures or vehicles may be erected, parked, or stored on any part of said premises. Recreational vehicles, motor homes, all terrain vehicles, travel trailers, and boats may be stored or parked on the premise if garaged or fenced. No tent, recreational vehicle, motor home, travel trailer or similar structure shall be used as a temporary or permanent residence. Prefab and modular homes shall not be placed on the premises.
9. All driveways will be of concrete construction.
10. No more than two detached structures, exclusive of a detached garage, shall be erected on any lot or tract. All wood buildings must be painted and maintained.
11. No fence shall be constructed or allowed to remain in front of the minimum building setback line.
12. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
13. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot. One sign may be displayed of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

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14. No animals, livestock, or poultry of any kind shall be raised, bred to or kept on any lot, except that dogs, cats or other normal household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.
15. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
16. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by majority of the then owners of the lots (each lot has one vote) has been recorded, agreeing to change said covenants in whole or in part. Breach of these restrictions will not cause forfeiture of title to a lot or lots.
17. Enforcement shall be by proceedings at law or in equity against any person or persons or entity violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages or both.
18. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

These amended restrictions will not apply to resident structures which have been erected prior to the adoption of this amendment.



4217  
Executed this 4<sup>th</sup> day of June, 2003.

First State Bank, Honey Grove, Texas

BY: 

Archie Hood, President

The owner of a majority of the  
lots in ParcOust Addition

ATTEST:

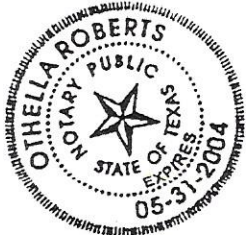
  
Secretary

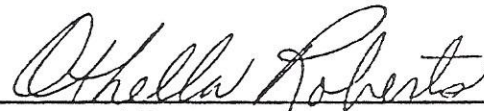
Re: First State Bank  
P.O. Box 240  
Honey Grove Tx 75446

(CORPORATE ACKNOWLEDGMENT)

THE STATE OF TEXAS  
COUNTY OF FANNIN

This instrument was acknowledged before me this 4<sup>th</sup> day of June,  
2003, by Archie Hood as president of First State Bank, Honey Grove, Texas,  
a Texas Corporation, on behalf of said corporation.



  
Notary Public, State of Texas

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