

4087

STATE OF TEXAS

CITY OF FAIRFIELD

COUNTY OF FREESTONE

TO THE CITY COUNCIL OF THE CITY OF FAIRFIELD, TEXAS:

The undersigned owner of the hereinafter described property, which is at present either vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your honorable body to extend the present city limits so as to include as a part of the City of Fairfield, Texas, the following described territory to-wit:

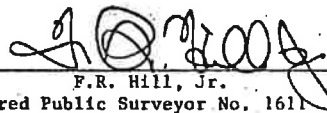
SEE EXHIBIT "A" ATTACHED HERETO.

SURVEYOR'S CERTIFICATE

I, F.R. Hill, Jr., Registered Public Surveyor No. 1611, do hereby certify that I, at the instance of F.R. Hill, Managing Partner of F.E. Hill Company, owner of said 8.465 acre tract, supervised the above described tract of land being actually surveyed on the ground and prepared the attached field notes describing the boundaries of same.

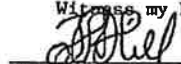
Witness my hand and seal at Fairfield, Texas this the 13th day of September,




F.R. Hill, Jr.
Registered Public Surveyor No. 1611

We certify that the above described tract of land is contiguous and adjacent to the City of Fairfield, Texas, is not more than one-half (1/2) mile in width or depth, and that this petition is signed and duly acknowledged by each and every person or corporation having an interest in said land.

Witness my hand, this the 13th day of September, 1977.


F.R. Hill, Managing Partner of
F.E. Hill Company

STATE OF TEXAS

COUNTY OF FREESTONE

BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared F.R. Hill, Managing Partner of F.E. Hill Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 13th day of September,




Notary Public in and for Freestone
County, Texas

THE STATE OF TEXAS
COUNTY OF FREESTONE

KNOW ALL MEN BY THESE PRESENTS:

That at a Council meeting of the City of Fairfield, held on the 13th day of September, A. D. 1977, F.R. Hill, Managing Partner of F.E. Hill Company appeared before the said City Council and presented for Approval his Petition for Annexation of SECTION II OF THE THOUSAND OAKS ADDITION, as presented by Map or Plat of THOUSAND OAKS ADDITION to the City of Fairfield, and upon the Motion of Haynie Taylor, seconded by Adel Lys, a resolution was adopted approving said Map or Plat and Adopting same as the official map of THOUSAND OAKS ADDITION, together with all and singular the names and widths of said streets and avenues, and said tract of land does hereby become a part of the City of Fairfield, Texas.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 13th day of September, A. D. 1977.

ATTEST:

Burton Newman
Burton Newman,
City Secretary

B. G. Capps
B. G. Capps, Mayor
City of Fairfield, Texas



EXHIBIT "A"

FREESTONE COUNTY, TEXAS

Field notes to 8.465 acres of land, more or less.

All that certain lot, tract, or parcel of land, being 8.465 acres, more or less, situated on the Reddin Gainer League, Abstract No. 12, Freestone County, Texas and being entirely out of a tract of 307.368 acres surveyed in December, 1971, described as TRACT NO. 36 of EXHIBIT "B" in partition deed from F. R. Hill et al to each other, dated December 31, 1971 and recorded in Vol. 412, page 451 of Deed Records, Freestone County, Texas, and said 8.465 acres, being partially out of a tract called 63-1/2 acres in deed from R. N. Compton to F. E. Hill, dated May 19, 1916, and recorded in Vol. 48, page 185, of Deed Records of Freestone County, Texas, and also partly out of a tract called 554-1/4 acres in deed from Frank Richards to F. E. Hill, dated October 19, 1912 and recorded in Vol. 38, page 430 of the Deed Records, Freestone County, Texas, and said 8.465 acres being SECTION II of the THOUSAND OAKS ADDITION to the City of Fairfield and said 8.465 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said THOUSAND OAKS ADDITION to the City of Fairfield as described on plat of record in Vol. I, page 61-62 of Map Records, Freestone County, Texas, the same being the Southeast corner of a 22.282 acre tract surveyed in December, 1971, described as TRACT NO. 34 of EXHIBIT "B" in aforesaid partition deed, the same also being in the North line of said 307.368 acre tract and said 63-1/2 acre tract, an IPF (3/4 inch x 36 inch galvanized pipe found) driven flush for corner on the North base of a 20 inch Post Oak 3 way fence corner and gate tree from whence found a T-Bar (6 ft. metal T-post up 1 ft.) at the base of a 16 inch Hackberry fence corner tree for the West corner of said 307.368 acre tract bearing North 88° 01' 45" West 372.31 ft.;

THENCE North 87° 15' 15" East 196.71 ft. with the South line of THOUSAND OAKS and the North line of said 307.368 acre tract and said 63-1/2 acre tract to the East line of a 50 ft. wide street known as STARDUST LANE, the same also being the Southwest corner of LOT 79 of said THOUSAND OAKS, an IPF for corner;

THENCE North 88° 55' 30" East 135.76 ft. with the South line of THOUSAND OAKS and the North line of said 307.368 acre tract passing the Northeast corner of said 63-1/2 acre tract and the Northwest corner of said 8 acre tract at 8.00 ft. and continuing on the total distance to the Southwest corner of LOT 75, an IPF for corner;

THENCE South 89° 29' 45" East 323.28 ft. with the South line of THOUSAND OAKS and the North line of said 307.368 acre tract and said 8 acre tract to the Northeast corner of said 8 acres, the same being an interior corner of said 307.368 acre tract, and the Southermost Southeast corner of THOUSAND OAKS, a T-Bar found for corner;

THENCE with the East line of this 8.465 acre survey as follows:

South 00° 19' 00" East 428.27 ft. to a T-Bar (3 foot metal T-post driven flush) for corner on the West bank of a dugout;

South 01° 49' 00" West 129.59 ft. to a T-Bar driven for the Southeast corner thereof;

THENCE West 659.55 ft. with the South line of this 8.465 acre survey to the Southwest corner thereof, a T-Bar driven for corner;

THENCE with the West line of this 8.465 acre survey as follows:

North 410.03 ft. to a T-Bar driven in the North line of a 60 ft. wide proposed street to be called SOUTH LOOP AVENUE,

North 02° 23' 45" East 138.76 ft. to the place of beginning and containing 8.465 acres of land, more or less.

Filed for Record September 14 1977 at 11:15 o'clock a. m.
Recorded September 16 1977.
By Maclean J. Traylor Deputy DORIS TERRY WELCH, County Clerk
Freestone County, Texas.

4088

THE STATE OF TEXAS,)
COUNTY OF FREESTONE.)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. R. HILL, MANAGING PARTNER OF F. E. HILL COMPANY, A CO-PARTNERSHIP, OWNER OF THAT CERTAIN 8.465 ACRE TRACT OF LAND A PART OF REDDIN GAINER LEAGUE A-12 IN FREESTONE COUNTY, TEXAS. AND SITUATED IN THE CITY OF FAIRFIELD AND BEING A PART OF A 307.368 ACRE TRACT OF LAND DESCRIBED IN DEED FROM F. R. HILL ET AL TO EACH OTHER DATED DECEMBER 31, 1971 OF RECORD IN VOL. 412, PG. 451, DEED RECORDS, FREESTONE COUNTY, TEXAS. DO HEREBY ADOPT THIS MAP OR PLAT AS MY SUBDIVISION TO BE KNOWN AS SECTION II OF THE THOUSAND OAKS ADDITION TO THE CITY OF FAIRFIELD, TEXAS AND I HAVE DEDICATED AND DO HEREBY DEDICATE TO THE PUBLIC ALL THE SURFACE ONLY TO THE STREETS SHOWN HEREON AS MY INTEREST MAY APPEAR, AND FURTHER, ANY AND ALL REASONABLE AND NECESSARY PUBLIC UTILITY EASEMENTS INCLUDING THOSE REASONABLE AND NECESSARY FOR SEWER, DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND T-V CABLE ARE RESERVED.

WITNESS MY HAND THIS 16th DAY OF Sept., 1977

F. R. Hill
F. R. HILL, MANAGING PARTNER

THE STATE OF TEXAS,)
COUNTY OF FREESTONE.)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED F. R. HILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES, CONSIDERATION AND CAPACITY THEREIN EXPRESSED.

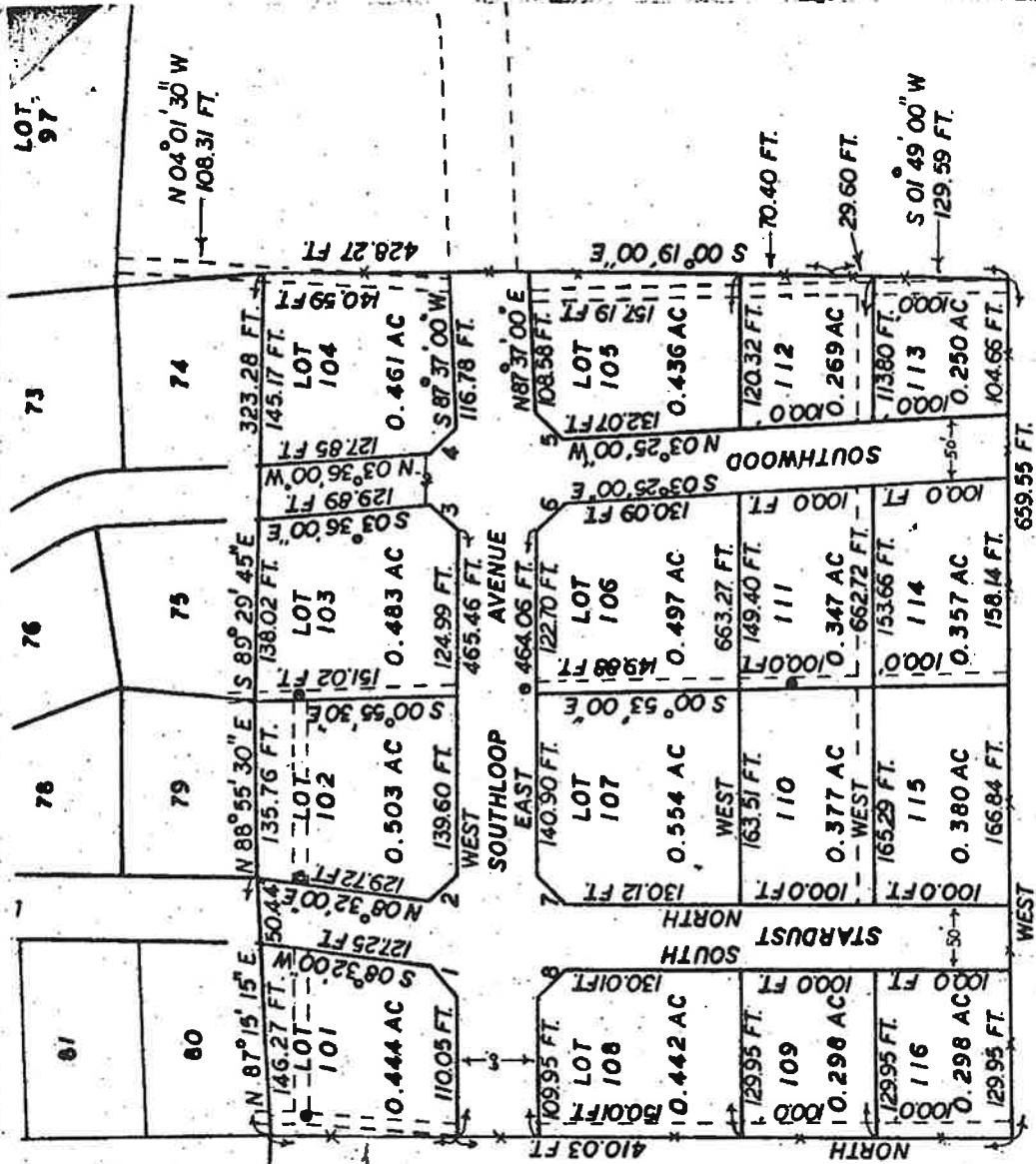
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF Sept., 1977.

L. S.

Notary Public
NOTARY PUBLIC IN AND FOR FREESTONE
COUNTY, TEXAS

SECTION II OF THOUSAND OAKS
(LOTS 101-116) HAS 3 FT. T-BARS
DRIVEN FLUSH AT ALL LOT CORNERS.

SURVEYED AUGUST, 1977.



- Adm*
1. S 49° 14' 15\" W 30.33 FT.
 2. N 41° 28' 45\" W 26.92 FT.
 3. S 42° 55' 15\" W 27.52 FT.
 4. N 48° 00' 00\" W 28.58 FT.
 5. N 42° 08' 30\" E 28.06 FT.
 6. S 46° 37' 15\" E 29.13 FT.
 7. N 45° 55' 15\" E 28.38 FT.
 8. S 44° 59' 15\" E 28.28 FT.

• = EXISTING POWER POLES
- - - = 10 FT. UTILITY EASEMENT

FREESTONE COUNTY, TEXAS

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THENCE North 87° 15' 15" East 196.71 ft. with the South line of THOUSAND OAKS and the North line of said 307.368 acre tract and said 63-1/2 acre tract to the East line of a 50 ft. wide street known as STARDUST LANE, the same also being the Southwest corner of LOT 79 of said THOUSAND OAKS, an IPF for corner;

THENCE North 88° 55' 30" East 135.76 ft. with the South line of THOUSAND OAKS and the North line of said 307.368 acre tract passing the Northeast corner of said 63-1/2 acre tract and the Northwest corner of said 8 acre tract at 8.00 ft. and continuing on the total distance to the Southwest corner of LOT 75, an IPF for corner;

THENCE South 89° 29' 45" East 323.28 ft. with the South line of THOUSAND OAKS and the North line of said 307.368 acre tract and said 8 acre tract to the Northeast corner of said 8 acres, the same being an interior corner of said 307.368 acre tract, and the Southernmost Southeast corner of THOUSAND OAKS, a T-Bar found for corner;

THENCE with the East line of this 8.465 acre survey as follows:

South 00° 19' 00" East 426.27 ft. to a T-Bar (3 foot metal T-post driven flush) for corner on the West bank of a dugout;

South 01° 49' 00" West 129.59 ft. to a T-Bar driven for the Southeast corner thereof;

THENCE West 659.55 ft. with the South line of this 8.465 acre survey to the Southwest corner thereof, a T-Bar driven for corner;

THENCE with the West line of this 8.465 acre survey as follows:

North 410.03 ft. to a T-Bar driven in the North line of a 60 ft. wide proposed street to be called SOUTH LOOP AVENUE,

North 02° 23' 45" East 138.76 ft. to the place of beginning and containing 8.465 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, F. R. Hill, Jr., Registered Public Surveyor No. 1611, do hereby certify that I, at the instance of F. R. Hill et al, owners of said 8.465 acre tract, supervised the above described tract of land being actually surveyed on the ground and prepared the above field notes describing the boundaries of same.

WITNESS my hand and seal at Fairfield, Texas, this the 31st day of August, 1977.


F. R. Hill, Jr.
Registered Public Surveyor No. 1611

THE STATE OF TEXAS,)
COUNTY OF FREESTONE.)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F. R. HILL, MANAGING PARTNER OF F. E. HILL COMPANY, A CO-PARTNERSHIP, OWNER OF SECTION II OF THOUSAND OAKS ADDITION TO THE CITY OF FAIRFIELD WHICH IS HEREON PLATTED, MAKE THE FOLLOWING RESTRICTIVE COVENANTS REGARDING ERECTING BUILDINGS AND RESIDENCES TO BE LOCATED ON LOTS 101 THRU 116 LOCATED IN SUCH SUBDIVISION WHICH RESTRICTIVE COVENANTS SHALL BE BINDING ON AND WILL INURE TO THE BENEFIT OF EACH AND EVERY PURCHASER OF SAID LOTS IN SAID SUBDIVISION AS FOLLOWS:

NO BUILDING OTHER THAN A SINGLE FAMILY BRICK VENEER PRIVATE RESIDENCE HOME SHALL BE CONSTRUCTED ON ANY OF SAID LOTS AND NO MORE THAN ONE SUCH HOME TO ANY LOT, SUCH HOME TO BE SET A MINIMUM DISTANCE OF 25 FEET FROM THE FRONT PROPERTY LINE. THE CONSTRUCTION OF SUCH HOME SHALL NOT BE LESS THAN 50% BRICK VENEER NOR LESS THAN 1100 SQUARE FEET OF LIVING AREA. NO BUSINESSES, SIGNS OF ADVERTISING, OR OTHER STRUCTURES OTHER THAN THOSE SIGNS PERTAINING TO THE SUBDIVISION AS HEREIN SET OUT SHALL BE CONSTRUCTED ON ANY OF THE AFORESAID LOTS IN THIS SUBDIVISION. HOWEVER, A SINGLE FAMILY RESIDENCE MAY BE PLACED ON TWO ADJACENT LOTS PROVIDED NO SUBDIVISION OF LOTS ARE MADE TO ACCOMPLISH THIS.

WITNESS MY HAND THIS


F. R. HILL, MANAGING PARTNER

THE STATE OF TEXAS,)
COUNTY OF FREESTONE.)

KNOW ALL MEN BY THESE PRESENTS:

THAT AT A Regular MEETING OF THE CITY COUNCIL OF THE
CITY OF FAIRFIELD HELD ON THE 13th DAY OF September, 1977
F. R. HILL, JR. APPEARED BEFORE SAID COUNCIL AND PRESENTED FOR APPROVAL
OF THE COUNCIL THIS MAP OR PLAT OF SECTION II OF THE THOUSAND OAKS
ADDITION TO THE CITY OF FAIRFIELD, AND UPON THE MOTION OF Haynie,
Tjor SECONDED BY Atchley A RESOLUTION
WAS ADOPTED APPROVING SAID MAP OR PLAT AND ADOPTING SAME AS THE OFFICIAL
MAP OF SAID SECTION II OF THE THOUSAND OAKS ADDITION TOGETHER WITH ALL
AND SINGULAR THE NAMES AND WIDTHS OF SAID STREETS AND AVENUES.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 13th DAY OF Sept., 1977

B. H. Cameron
MAYOR, CITY OF FAIRFIELD, TEXAS

ATTEST:

Burton Newman
CITY SECRETARY



Filed for Record September 14 1977 at 11:15 o'clock a. m.
Recorded September 16 1977.
By Mackie J. Foy Deputy DORIS TERRY WELCH, County Clerk
Freestone County, Texas.