

**Hood County Clerk  
201 W Bridge Street  
PO BOX 339  
Granbury, Texas 76048  
Phone: 817-579-3222**

Document Number: 2022-0015718 -  
Filed and Recorded - Real Records

**RESTRICTION**

Grantor: ROLLED STONE ESTATES

Pages: 5

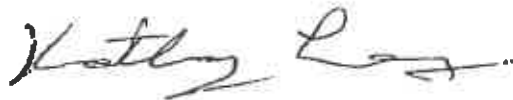
Recorded On: 09/30/2022 01:19 PM

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<b>Recorded On:</b>	09/30/2022 01:19 PM	<b>Notes:</b>  
<b>Document Number:</b>	2022-0015718	
<b>Receipt Number:</b>	R2216392	
<b>Amount:</b>	\$33.00	
<b>Recorded By:</b>	Tonya Hoffman	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas**



Katie Lang  
County Clerk  
Hood County, Texas



**Return To: In Office  
KEVIN KOLB**



**RESERVATIONS, RESTRICTIONS AND COVENANTS**  
**LOTS 1-9, BLOCK 1; LOTS 1 - 4, BLOCK 2; LOTS 1 - 11, BLOCK 3;**  
**AND LOTS 1 - 10, BLOCK 4**  
**ROLLED STONE ESTATES PHASE 1**  
**AN ADDITION TO HOOD COUNTY, TEXAS AS RECORDED IN SLIDE P-879**  
**PLAT RECORDS HOOD COUNTY, TEXAS**

For the purpose of assuring the orderly and uniform development of the above described property to be known as Rolled Stone Estates, Phase 1, and in order to carry out a general plan of development for the benefit of each and every purchaser of a tract or tracts in Rolled Stone Estates Phase 1, the following restrictions upon the use of said property are hereby established: And the land shown on the attached map is held and shall be conveyed subject to the reservation, restrictions, and covenants hereinafter set forth.

**Deed Restrictions Pertaining to Rolled Stone Estates, Phase 1 in Hood County, TX**

1. No Commercial activity such as; Swine Farming, Poultry Farms, Feedlots. Animals for Ordinary Farm & Ranch Operations or Personal use such as 4-H or FFA projects are permissible.
2. Livestock is permitted on all tracts, but limited to (2) large animals per acre.
3. No Excavation for Sand, Gravel, or Rocks other than for personal use on owners land to landscape, build home, and outbuildings or pond construction etc.
4. No wrecking Yards or Storage of Inoperable Equipment. Any and all inoperable vehicles or equipment must be stored inside a building.
5. No Manufactured Homes or Mobile Homes allowed. RVs must be stored 50 feet behind the main residence.
6. No tract may be subdivided without the written consent of developer.
7. No Activity that would pose a nuisance, or noise pollution problem for neighbors.
8. No Noxious or Offensive Activity shall be carried on upon and Tract or within any portion of the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
9. Barns, stables, storage Buildings, other Outbuildings, and Fences must be constructed ON SITE and the new materials constructed in a skilled workmanlike manner. Perimeter fences must be of material such as Pipe and Net Wire, cedar staves, Barbed/barbless wire, wood or a combination.
10. No Accumulations of Debris, Refuse, Trash. Hazardous Materials or Junk may be placed on or stored on the Property.
11. All Structures must be at least Fifty (50) feet from the public road and may not be closer than Twenty (20) Feet from any Boundary or Fence Line.
12. All Structures much be SINGLE FAMILY DWELLING and not be less than 1,800 square feet LIVING AREA (which excludes Garages, Carports, Porches, and Breezeways).
13. No Structure shall be more than Two (2) stories in height.

- 14. Up to One (1) Secondary Dwelling (such as Guest Home, Mother in Law Home) constructed on each single tract of land is permissible.
- 15. Residence must consist of a Minimum of 25% Masonry (such as Brick, Stone, Stucco). Hardy board or like material is permissible.
- 16. All outbuildings shall be of new construction and placed behind the rear of the main residence. Outbuildings shall be no larger in square feet than 150% of the airconditioned area of the main residence.
- 17. All improvements shall be constructed with proper permits from Hood County Texas (Especially concerning Septic Systems, Water Systems etc.)
- 18. Gated Private entryways are permitted for each tract. Entryways are not to exceed forty (40) feet in width.
- 19. It is expressly agreed that in the event a covenant, condition, or restriction herein listed above, or any portion thereof, is found to be invalid or void, such invalidity or void ability shall in no way effect any other covenant, condition or restriction.
- 20. Any/all restrictions or covenants may be enforced by the Grantors or any Person(s) who purchase one or more Tracts of Land. In the event an Owner(s) violates any of the restrictions, said Owner shall be given 30 days written Notice to correct the violation(s). In the event said violations are not corrected and court proceedings are initiated against the violating Owner(s), the Violators shall be responsible for ALL court costs and attorney fees.

Executed this the 30 day of September, 2022

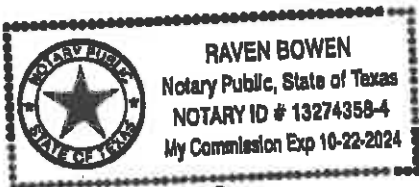
**KOLB RANCH, LLC**

*Kevin Kolb*

Kevin Kolb, Member

THE STATE OF TEXAS  
COUNTY OF HOOD

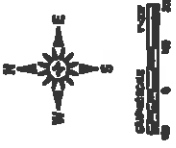
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE  
30 DAY OF September, 2022.



*Raven Bowen*  
NOTARY PUBLIC, STATE OF TEXAS

Witness of Signature

Before me the under sign Notary public, personally appeared Kevin Kolb, Member of Kolb Ranch LLC to be the person whos name is sign on the attach<sup>2</sup> document.  
*Raven Bowen*

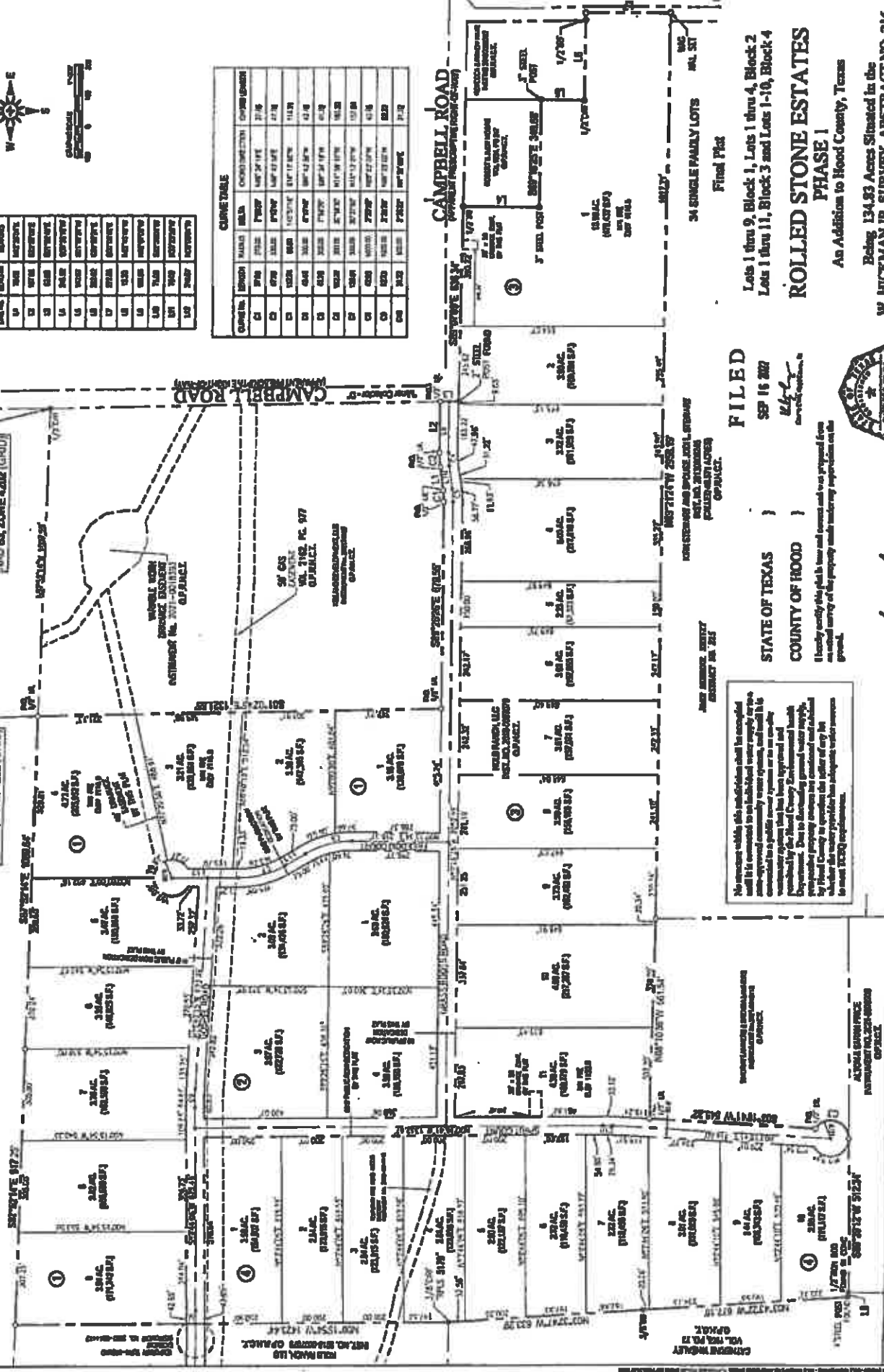


LINE	BEARING	DISTANCE
1	N 89° 00' 00" W	100.00
2	S 89° 00' 00" E	100.00
3	S 00° 00' 00" E	100.00
4	N 89° 00' 00" W	100.00
5	S 89° 00' 00" E	100.00
6	S 00° 00' 00" E	100.00
7	N 89° 00' 00" W	100.00
8	S 89° 00' 00" E	100.00
9	S 00° 00' 00" E	100.00
10	N 89° 00' 00" W	100.00
11	S 89° 00' 00" E	100.00
12	S 00° 00' 00" E	100.00
13	N 89° 00' 00" W	100.00
14	S 89° 00' 00" E	100.00
15	S 00° 00' 00" E	100.00
16	N 89° 00' 00" W	100.00
17	S 89° 00' 00" E	100.00
18	S 00° 00' 00" E	100.00
19	N 89° 00' 00" W	100.00
20	S 89° 00' 00" E	100.00
21	S 00° 00' 00" E	100.00
22	N 89° 00' 00" W	100.00
23	S 89° 00' 00" E	100.00
24	S 00° 00' 00" E	100.00
25	N 89° 00' 00" W	100.00
26	S 89° 00' 00" E	100.00
27	S 00° 00' 00" E	100.00
28	N 89° 00' 00" W	100.00
29	S 89° 00' 00" E	100.00
30	S 00° 00' 00" E	100.00

CURVE NO.	BEARING	DELTA	CURVE DIRECTION	CHORD LENGTH
1	N 89° 00' 00" W	180.00	RIGHT	100.00
2	S 89° 00' 00" E	180.00	RIGHT	100.00
3	S 00° 00' 00" E	180.00	RIGHT	100.00
4	N 89° 00' 00" W	180.00	RIGHT	100.00
5	S 89° 00' 00" E	180.00	RIGHT	100.00
6	S 00° 00' 00" E	180.00	RIGHT	100.00
7	N 89° 00' 00" W	180.00	RIGHT	100.00
8	S 89° 00' 00" E	180.00	RIGHT	100.00
9	S 00° 00' 00" E	180.00	RIGHT	100.00
10	N 89° 00' 00" W	180.00	RIGHT	100.00
11	S 89° 00' 00" E	180.00	RIGHT	100.00
12	S 00° 00' 00" E	180.00	RIGHT	100.00
13	N 89° 00' 00" W	180.00	RIGHT	100.00
14	S 89° 00' 00" E	180.00	RIGHT	100.00
15	S 00° 00' 00" E	180.00	RIGHT	100.00
16	N 89° 00' 00" W	180.00	RIGHT	100.00
17	S 89° 00' 00" E	180.00	RIGHT	100.00
18	S 00° 00' 00" E	180.00	RIGHT	100.00
19	N 89° 00' 00" W	180.00	RIGHT	100.00
20	S 89° 00' 00" E	180.00	RIGHT	100.00
21	S 00° 00' 00" E	180.00	RIGHT	100.00
22	N 89° 00' 00" W	180.00	RIGHT	100.00
23	S 89° 00' 00" E	180.00	RIGHT	100.00
24	S 00° 00' 00" E	180.00	RIGHT	100.00
25	N 89° 00' 00" W	180.00	RIGHT	100.00
26	S 89° 00' 00" E	180.00	RIGHT	100.00
27	S 00° 00' 00" E	180.00	RIGHT	100.00
28	N 89° 00' 00" W	180.00	RIGHT	100.00
29	S 89° 00' 00" E	180.00	RIGHT	100.00
30	S 00° 00' 00" E	180.00	RIGHT	100.00

POINT OF BEGINNING  
NORTH: 6833288.12  
EAST: 2134181.31  
NAD 83, ZONE 4302 (GRID)

POINT OF BEGINNING  
NORTH: 6833288.12  
EAST: 2134181.31  
NAD 83, ZONE 4302 (GRID)



FILED  
SEP 15 2022  
COUNTY OF HOOD

STATE OF TEXAS )  
COUNTY OF HOOD )  
I hereby certify this plat is a true and correct copy of the original survey of the property made under my supervision on the ground.



Charles F. Stark, P.E.  
Texas Registration No. 284

No encumbrances within this subdivision shall be recognized until it is confirmed to the individual owner by a duly approved community master plan, and until it is recorded in the public record system or in an electronic record system that has been approved and authorized by the County Clerk's office. The responsible party for providing the master plan shall be the person or entity who caused the subdivision to be recorded in the public record system. The County Clerk's office shall not be responsible for providing the master plan or for recording the master plan in the public record system.

FILED FOR RECORD  
HOOD COUNTY, TEXAS PLAT RECORD  
DATE 09-14-2022

OWNERS  
BARRON-STARK LLC  
HOOD COUNTY, TEXAS

Barron-Stark  
Engineers  
8221 Southwest Boulevard, Suite 100  
Fort Worth, Texas 76132  
(F) 817.231.8100 (P) 817.231.8144  
Texas Registered Engineering Firm F-10158900  
www.barronstark.com

**ROLLED STONE ESTATES  
PHASE I**  
An Addition to Hood County, Texas  
Being 134.93 Acres Situated in the  
W. HICKMAN JR. SURVEY, ABSTRACT NO. 216  
and  
the JOHN HUBBINS SURVEY, ABSTRACT NO. 225  
Hood County, Texas



FLOOD STATEMENT

As indicated by the attached Flood Hazard Map, the subject property is located in an area that is not designated as a Special Flood Hazard Area...

Table with columns: LOT, AREA, COMMENTS, etc. It lists 12 lots with their respective areas and notes regarding flood zones and setbacks.

GENERAL NOTES:

- 1. All lots in this subdivision are subject to the following building setbacks:
2. 10-foot setback from the front of the lot, all lots within the subdivision...
3. 10-foot setback from the side of the lot, all lots within the subdivision...
4. 10-foot setback from the rear of the lot, all lots within the subdivision...

STATE OF TEXAS )
COUNTY OF HOOD )
I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the Public Records of the County of Hood, Texas...

Notary Public for the State of Texas
My Commission Expires: 09-12-2022
Texas Registration No. 7895



FILED
SEP 18 2022

APPROVAL BLOCK
I hereby certify that this plat was prepared in accordance with the provisions of the Texas Subdivision Act...



Barron-Stark Engineers
8221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231-8100 (F) 817-251-6144
Texas Registered Engineering Firm F-10888
Texas Registered Survey Firm F-10158888
www.barronstark.com

ROLLED STONE ESTATES
PHASE I

An Addition to Hood County, Texas
Being 134.93 Acres Situated in the
W. HICKMAN JR. SURVEY, ABSTRACT NO. 216
and
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