

## EXHIBIT 1

**DEED RESTRICTIONS**  
***MALLARD COVE SUBDIVISION***  
***WATERFRONT PROPERTIES***  
**San Augustine County, Texas**

- 705 Ventures, LLC, the developer of the Subdivisions or the owner of any lot in the Subdivision, shall have the right to enforce, by any proceeding at law in equity, these restrictions.
- No lot in the Subdivision shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment and the storage and disposal of such material shall be kept in clean and sanitary fashion.
- Each dwelling shall be (single family) and shall not be less than 1500 square feet, excluding porches, terraces, patios, driveways, carports and garages. Each dwelling shall be new construction.
- No noxious or offensive activity shall be carried on upon any lot in the Subdivision, or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- RV's shall be allowed on a temporary basis for up to 24 months for construction purposes.
- No "***Commercial***" poultry, swine or cattle operations will be allowed.
- No building shall be nearer than twenty-five (25) feet to either side of a lot line, and the minimum set-back of all buildings from the front lot lines shall be fifty (50) feet, except in cases of combination of two Tracts into one, in which case the middle Tract line setbacks may be disregarded.
- One division of each lot is permitted. The subdivided lot carries the same restrictions as the lot it was divided from. Only one single family dwelling allowed per lot.
- No mobile homes rental parks, commercial rental storage sheds; buildings or R.V. rental spaces will be located on any lot.
- Any damage caused to the subdivision road(s) resulting from logging operations (timber harvesting), or heavy equipment movement shall be the direct responsibility of the lot/tract owner ordering or directing such activities.
- These restrictive covenants may be enforced by the owner of any other lots.

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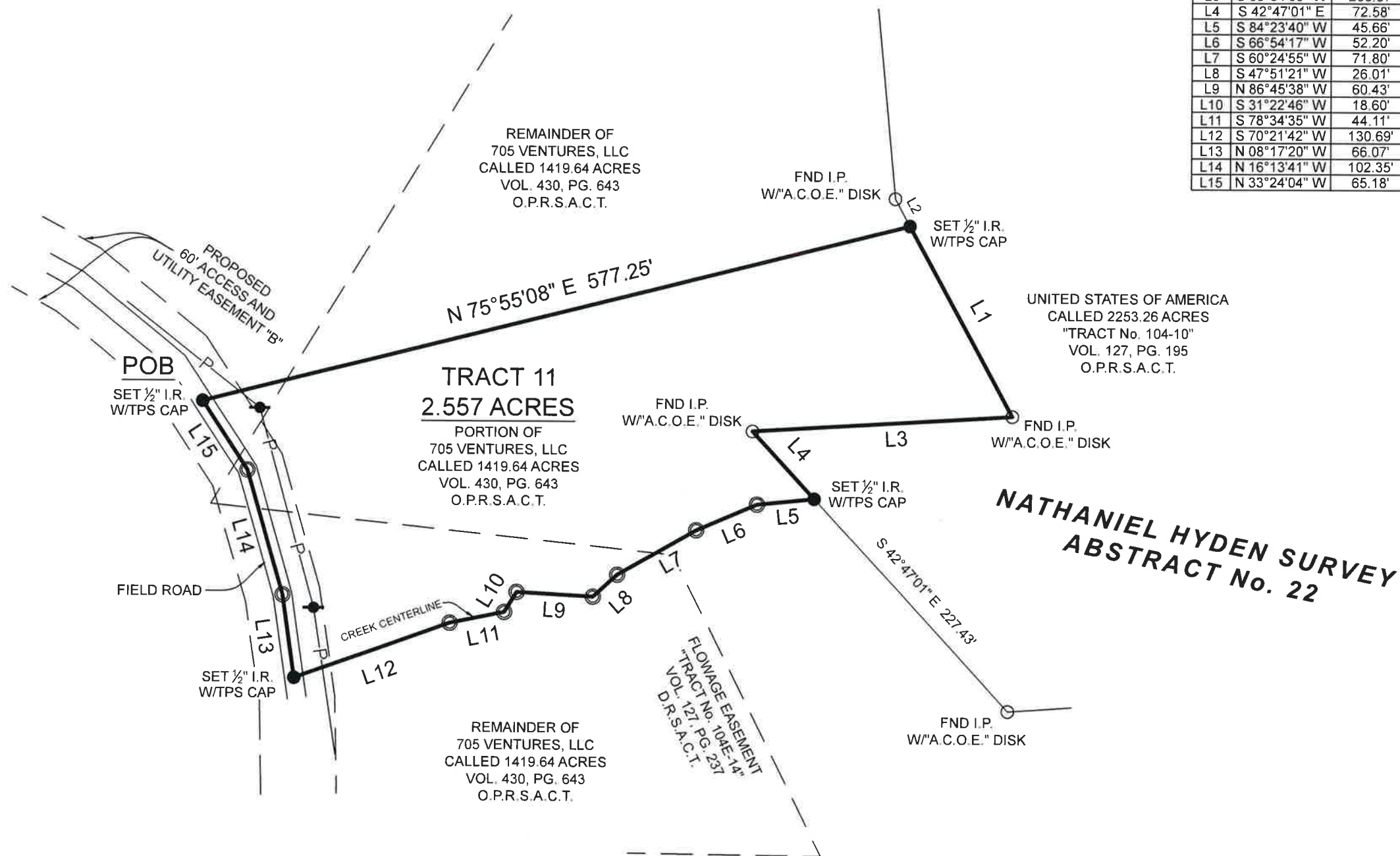
- No timber 10" and larger at stump height shall be cut within 50' of the main road excluding purposes of installing ingress and egress into each lot.
- Invalidation of any one of these covenants and restrictions by judgement or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.
- **TERM:** These covenants are to run with the Tract or Tracts and shall be binding on all parties and all person claiming under them for a period of twenty-five (25) years from the date of these covenants, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the Tracts has been recorded, agreeing to change said covenants in whole or in part.



**SYMBOL LEGEND**

- P - Overhead Power Line
- C - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- \* - Fire Hydrant
- ● - Power Pole
- □ - Telephone Pedestal
- ⊠ - Water Valve
- ⊞ - Water Meter
- ● - Set Iron Rod w/TPS Cap
- ○ - Fnd Iron Rod
- ⊙ - Calculated Corner

LINE	BEARING	DISTANCE
L1	S 28°55'29" E	171.26'
L2	N 28°55'29" W	24.53'
L3	S 86°34'05" W	206.87'
L4	S 42°47'01" E	72.58'
L5	S 84°23'40" W	45.66'
L6	S 66°54'17" W	52.20'
L7	S 60°24'55" W	71.80'
L8	S 47°51'21" W	26.01'
L9	N 86°45'38" W	60.43'
L10	S 31°22'46" W	18.60'
L11	S 78°34'35" W	44.11'
L12	S 70°21'42" W	130.69'
L13	N 08°17'20" W	66.07'
L14	N 16°13'41" W	102.35'
L15	N 33°24'04" W	65.18'



**BOUNDARY SURVEY**

BEING a 2.557 acre tract of land situated in the Nathaniel Hyden Survey, Abstract Number 22, San Augustine County, Texas, being a portion of that certain called 1419.64 acre tract described in instrument to 705 Ventures, LLC., recorded in Volume 430, Page 643 of the Official Public Records of San Augustine County, Texas (O.P.R.S.A.C.T.), said 2.441 acre tract being more particularly described by attached metes and bounds description.

**General Notes:**

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X and Zone A and a portion does appear to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 4711830200B having an effective date of 08/01/1988.

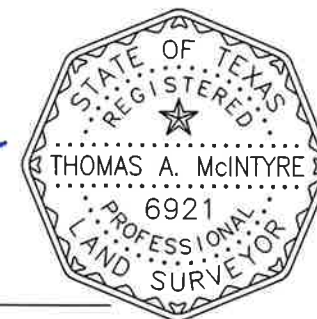
Job No.: 23496 TR 11  
 Scale: 1" = 100'  
 Date: 03/01/2022  
 Drawn By: TK  
 Checked By: DVB / MJW  
 Field Crew: RD  
 Revised:

Purchaser: United Country Land and Timber  
 Address: F.M. Road 705, Broddus, Tx 75929  
 Lot: \_\_\_\_\_, Block: \_\_\_\_\_, Section: \_\_\_\_\_  
 Survey: Nathaniel Hyden, A 22  
 Area: 2.557 Acres  
 Subdivision: \_\_\_\_\_  
 Cabinet: \_\_\_\_\_, Sheet: \_\_\_\_\_, Records: \_\_\_\_\_  
San Augustine County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the Basis of Bearings NAD83, Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921



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