

Nacogdoches County
Sandra "Sandy" Yates
Nacogdoches County Clerk

Instrument Number: 2025 - 9137

eRecording - Real Property

Parties:

Parties:

Recorded On: December 22, 2025 02:27 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 2025-9137
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User: Marie B
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CSC GLOBAL



STATE OF TEXAS
COUNTY OF NACOGDOCHES

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of County, Texas.

Sandra "Sandy" Yates
Nacogdoches County Clerk
Nacogdoches County, TX

Sandra "Sandy" Yates

STATE OF TEXAS §
 §
COUNTY OF NACOGDOCHES §

DECLARATION OF COVENANTS AND DEED RESTRICTIONS
for Subdivision Plat of
Garrison Ridge Addition, Juan Jose Acosta Survey, A-65
Nacogdoches County, Texas

WHEREAS, Sovita Thapa and Steven Roy Feagan (hereinafter “Grantor”) owns all of the property subject to the hereinafter described property pursuant to the Juan Jose Acosta Survey, A-65 in Nacogdoches County, Texas prepared on July 8, 2025 and hereby declares and executes this Declaration of Covenants and Deed Restrictions, a copy of which is attached hereto as **Exhibit A**.

Grantor does hereby acknowledge, declare, and adopt the following Covenants and Restrictions to protect the owners of the Property against such use as will depreciate the value of their Property, to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to ensure the highest and best development of said Property, to secure and maintain proper setbacks from streets and adequate free space between structures, and in general, enhance the value of investment made by purchasers of portions of the Property.

The following covenants, which run with the land, shall be binding upon the undersigned, its successors and assigns:

1. The property is to be used as a residential property. Modular, manufactured, and/or mobile homes are allowed and must be skirted within 45 days of installation/construction. Any modular, manufactured, and/or mobile home placed on the property shall be properly installed with an affidavit of installation filed with the appropriate governmental agency by a licensed installer and skirted with new skirting material within 45 days of placement on the property. No more than one primary residence can be constructed on the property. All buildings and grounds must be maintained at all times.
2. No commercial uses of the property including NO Air BNB, Verbo or rental less than thirty (30) days.
3. No wrecked, abandoned, or junked or unlicensed vehicles will not be permitted.
4. No tract of land can be subdivided.
5. Sewage systems must meet or exceed state and county health department requirements.
6. No outside toilet or privy shall be erected or maintained on the property.

7. Water well systems must meet or exceed state and county health department requirements.
8. No storage of bulk used materials, a junkyard, a scrap metal yard, or auto salvage yard.
9. No noxious or offensive trade or activity shall be allowed to be carried on said premises, nor anything be done thereon which becomes an annoyance or nuisance to the area.
10. No loud music above 60 decibels.
11. No dumping, disposal, incineration, or reduction of garbage, sewage, dead animals, or refuse. Burning of trash is allowed in compliance with Nacogdoches County.
12. No hunting.
13. No outside clothes lines/drying.
14. Storage containers/buildings are allowed but must be situated behind the residence and well maintained.
15. No commercial swine or chicken farms allowed on property.
16. Culverts must meet County standards.
17. No trailer parks or recreational vehicle parks allowed.
18. No recreational vehicles allowed for use as a residence. Personal recreational vehicles and boats are allowed but must be maintained and covered when not in active use.

[remainder of page intentionally left blank – signature page to follow]

GRANTOR:

By: Steven Roy Feagin
Steven Roy Feagin
Date: 12/22/25

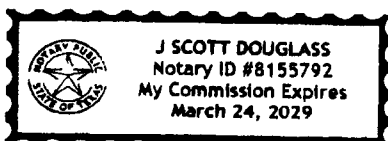
GRANTOR:

By: Sovita Thapa
Sovita Thapa
Date: 12/22/25

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me on this day personally appeared **Steven Roy Feagin** known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged that he executed same for the purposes and consideration therein expressed and in the legal capacity therein and herein stated.

Given under my hand and seal of office this 22 day of December, 2025.

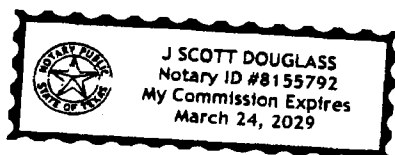


[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me on this day personally appeared **Sovita Thapa** known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged that he executed same for the purposes and consideration therein expressed and in the legal capacity therein and herein stated.

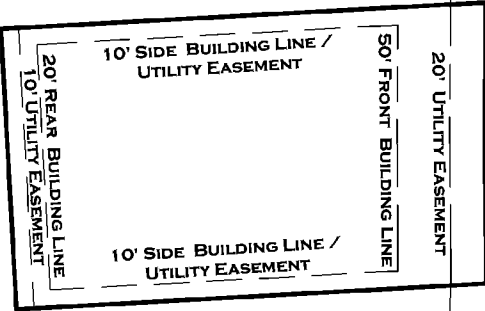
Given under my hand and seal of office this 22 day of December, 2025.



[Signature]
Notary Public in and for the State of Texas

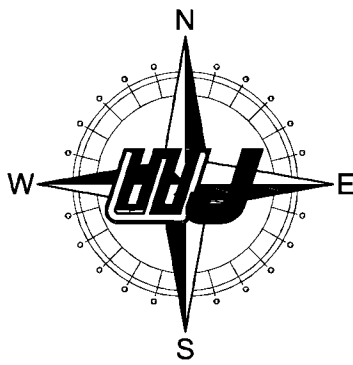
EXHIBIT A

TYPICAL LOT LAYOUT



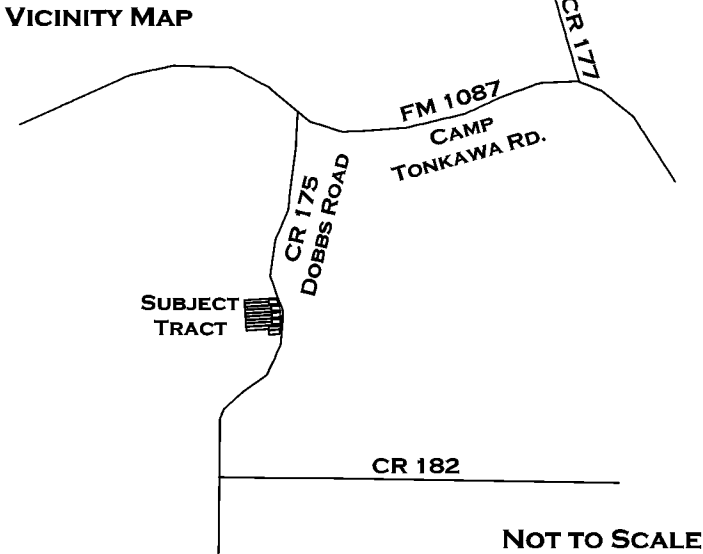
BUILDING SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 20'

UTILITY EASEMENTS:
FRONT: 20'
SIDE: 10'
REAR: 10'



LINE	BEARING	DISTANCE
L1	S 31°37'59" E	12.06'
L2	S 27°41'58" E	21.33'
L3	S 27°41'58" E	88.97'
L4	S 27°30'38" E	32.94'
L5	S 23°29'25" E	42.67'
L6	S 22°58'58" E	31.90'
L7	S 15°44'05" E	30.74'
L8	S 12°13'22" E	85.00'
L9	S 07°15'08" E	58.40'
L10	S 04°34'28" E	17.83'
L11	S 04°34'28" E	30.01'
L12	S 04°34'28" E	13.96'
L13	S 02°25'13" E	16.04'
L14	S 02°25'13" E	45.48'
L15	S 01°28'49" E	54.54'
L16	S 00°54'37" E	46.62'
L17	S 00°15'10" E	13.43'
L18	S 00°14'54" E	30.04'
L19	S 00°01'49" E	30.04'
L20	S 00°01'49" E	10.03'
L21	S 00°28'18" W	70.13'
L22	S 00°42'00" E	59.88'
L23	S 00°16'11" W	20.21'
L24	S 01°27'04" W	30.10'
L25	S 02°02'25" W	30.12'
L26	S 02°02'25" W	34.19'

VICINITY MAP



**JUAN JOSE ACOSTA
SURVEY, A-65**

FRANCIS SIMSON ADAMS, TRUSTEE
CALLED 56.24 ACRES
VOLUME 1927 PAGE 01
"TRACT ONE"

HATCHED AREA =
0.734 ACRES DEDICATED TO
NACOGDOCHES COUNTY BY THIS PLAT

SHOFNER TRUST
CALLED 130.61 ACRES
DOC. NO. 2023-8093

MONICA ANDERSON HIGHTOWER
CALLED 213.48 ACRES
VOLUME 1912 PAGE 07

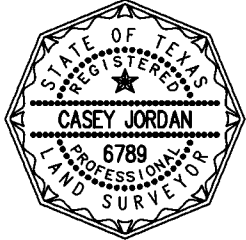
KENNETH JOE MCDUFFIE
NO CALLED ACREAGE
VOLUME 1752 PAGE 94

SOVITA THAPA &
STEVEN ROY FEAGIN
CALLED 28.123 ACRES
DOC. NO. 2025-2737

NOTE: AS PER MSC.FEMA.GOV THIS PROPERTY LIES ENTIRELY IN FLOODZONE X, AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT FLOOD MAP NUMBER 48347C0100C, DATED: 5/202/2010.

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY CERTIFY THAT THIS PLAT OR MAP WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2025, GIVEN UNDER MY HAND AND SEAL, THIS THE 9TH DAY OF JULY, 2025.



CASEY JORDAN - STATE OF TEXAS - REGISTERED
PROFESSIONAL LAND SURVEYOR NO. 6789

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CASEY JORDAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025
STATE OF TEXAS, COUNTY OF SMITH.

NOTARY PUBLIC - STATE OF TEXAS

⊙ = 5/8" IRON ROD FOUND
● = 1/2" IRON ROD SET

PAGE 1 OF 2

**SUBDIVISION PLAT OF
GARRISON RIDGE ADDITION
JUAN JOSE ACOSTA SURVEY, A-65
NACOGDOCHES COUNTY, TEXAS**



10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

MANAGER: CHJ
CREW CHIEF: CP
ADDRESS: TBD CR 175
CITY/COUNTY: GARRISON / NACOGDOCHES
SURVEY/ABSTRACT NO.: ACOSTA / 65
SUBDIVISION: GARRISON RIDGE ESTATES
LOT NO.: 1-15
CLIENT: SOVITA THAPA

PREPARED BY: C.H.J. ON JULY 9, 2025

JOB NO. 25-0491

60 0 60
SCALE: 1" = 60'

STATE OF TEXAS
COUNTY OF NACOGDOCHES

WE, SOVITA THAPA & STEVEN ROY FEAGIN, ARE THE OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORGOING MAP OF GARRISON RIDGE ESTATES DO HEREBY MAKE A SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS HEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS GARRISON RIDGE ESTATES IN THE J. J. ACOSTA SURVEY ABSTRACT 65 IN NACOGDOCHES COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE, AS SUCH THE PARKS AND EASEMENTS AS SHOWN HEREON FOREVER AND DO HEREBY BIND OURSELVES OUR SUCCESSORS AND ASSIGNS, TO WARRANTY AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN _____ (CITY) _____ (COUNTY) _____ (STATE)

THIS THE _____ DAY OF _____, 2025.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF NACOGDOCHES COUNTY AND ANY CITIZEN THEREOF. BY INJUNCTION AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1 - 3/4) SQUARE FEET. CULVERTS OR BRIDGES MUST BE USED FOR DRIVEWAYS AND / OR WALKS.

WITNESS OUR HANDS IN NACOGDOCHES COUNTY, TEXAS THIS _____ DAY OF _____, 2025.

BY: _____
SOVITA THAPA - OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOVITA THAPA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025

STATE OF TEXAS, COUNTY OF NACOGDOCHES.

NOTARY PUBLIC - STATE OF TEXAS

WITNESS MY HAND IN _____ (CITY) _____ (COUNTY) _____ (STATE)

THIS THE _____ DAY OF _____, 2025.

BY: _____
STEVEN ROY FEAGIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN ROY FEAGIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025

STATE OF TEXAS, COUNTY OF NACOGDOCHES.

NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NACOGDOCHES

KNOW ALL MEN BY THESE PRESENTS

I GREG SOWELL, COUNTY JUDGE OF NACOGDOCHES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF NACOGDOCHES COUNTY AND THE SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED IN THE PROPER RECORDS OF THE COUNTY CLERK OF NACOGDOCHES COUNTY, TEXAS.

BY: _____
GREG SOWELL, COUNTY JUDGE

DATED: _____
NACOGDOCHES COUNTY, TEXAS

CERTIFICATE OF REGISTRATION:

I, SANDRA "SANDY" YATES, COUNTY CLERK OF NACOGDOCHES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED AND DULY RECORDED IN MY OFFICE ON

THIS THE _____ DAY OF _____, 2025, AT _____, _____M IN CLERKS DOCUMENT NUMBER _____ OF THE REAL PROPERTY RECORDS OF NACOGDOCHES COUNTY, TEXAS.

WINESS MY HAND AND SEAL OF OFFICE, AT NACOGDOCHES, TEXAS, THE DATE ABOVE WRITTEN

BY: _____ BY: _____
SANDRA "SANDY" YATES, COUNTY CLERK DEPUTY CLERK
NACOGDOCHES COUNTY, TEXAS

BASED UPON THE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW O THE PLAT AS REPRESENTED BY THE SAID SURVEYORS, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF FLOOD PLAIN REGULATIONS AND ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. NACOGDOCHES COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THE PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

BY: _____ DATE: _____
DIRECTOR, ENVIRONMENTAL SERVICES
NACOGDOCHES COUNTY, TEXAS

FIELD NOTE DESCRIPTION FOR A 28.119 ACRE TRACT LOCATED IN THE JUAN JOSE ACOSTA SURVEY, A-65 IN NACOGDOCHES COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND A CALLED 28.123 ACRE TRACT CONVEYED TO SOVITA THAPA AND STEVEN ROY FEAGIN AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2025-2737 OF THE OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS, SAID 28.119 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 5/8" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME POINT BEING THE SOUTHEAST CORNER OF A CALLED 130.61 ACRE TRACT CONVEYED TO SHOFNER TRUST AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2023-8093 OF THE OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS, SAME POINT ALSO BEING THE NORTHEAST CORNER OF A CALLED 213.48 ACRE TRACT CONVEYED TO MONICA ANDERSON HIGHTOWER AS DESCRIBED AND RECORDED IN VOLUME 1912 PAGE 07 OF THE OFFICAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS, SAME POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO KENNETH JOE McDUFFIE AS DESCRIBED AND RECORDED IN VOLUME 1752 PAGE 94 OF THE OFFICAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS;

THENCE NORTH 03°07'36" WEST ALONG AND WITH THE EAST LINE OF SAID CALLED 130.61 ACRE TRACT A DISTANCE OF 1010.08 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME POINT BEING ON THE EAST LINE OF SAID CALLED 130.61 ACRE TRACT, SAME POINT BEING THE SOUTHWEST CORNER OF A CALLED 56.24 ACRE TRACT CONVEYED TO FRANCES SIMSON ADAMS, TRUSTEE DESCRIBED AS TRACT ONE AND RECORDED IN VOLUME 1927 PAGE 01 OF THE OFFICIAL PUBLIC RECORDS OF NACOGDOCHES COUNTY, TEXAS;

THENCE NORTH 86°52'48" EAST ALONG AND WITH THE SOUTH LINE OF SAID CALLED 56.24 ACRE TRACT A DISTANCE OF 1052.52 FEET TO A POINT FOR CORNER IN CR 175, ALSO KNOWN AS DOBBS ROAD, SAME POINT BEING THE SOUTHEAST CORNER OF SAID CALLED 56.24 ACRE TRACT, SAME POINT HAVING A 1/2" IRON ROD FOUND WITH CAP READING "LASITER" FOR REFERENCE AT SOUTH 86°52'48" WEST A DISTANCE OF 27.52 FEET;

THENCE ALONG AND WITH CR 175, ALSO KNOWN AS DOBBS ROAD AS FOLLOWS:

SOUTH 29°11'32" EAST A DISTANCE OF 152.78 FEET TO A POINT FOR CORNER IN CR 175,
SOUTH 17°10'14" EAST A DISTANCE OF 202.62 FEET TO A POINT FOR CORNER IN CR 175,
SOUTH 05°02'42" EAST A DISTANCE OF 152.18 FEET TO A POINT FOR CORNER IN CR 175,
SOUTH 01°06'59" EAST A DISTANCE OF 236.32 FEET TO A POINT FOR CORNER IN CR 175,
SOUTH 01°00'40" WEST A DISTANCE OF 157.47 FEET TO A POINT FOR CORNER IN CR 175,
SOUTH 02°48'13" WEST A DISTANCE OF 130.94 FEET TO A POINT FOR CORNER IN CR 175,
SOUTH 08°59'09" WEST A DISTANCE OF 173.38 FEET TO A POINT FOR CORNER IN CR 175 FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME POINT BEING THE NORTHEAST CORNER OF SAID McDUFFIE TRACT;

THENCE SOUTH 86°14'48" WEST ALONG AND WITH THE NORTH LINE OF SAID CALLED McDUFFIE TRACT A DISTANCE OF 368.48 FEET TO AN 5/8" IRON ROD FOUND FOR THE THE MOST SOUTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 03°49'52" WEST ALONG AND WITH A NORTHEAST LINE OF SAID CALLED McDUFFIE TRACT A DISTANCE OF 179.76 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT, SAME POINT ALSO BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED McDUFFIE TRACT;

THENCE SOUTH 86°26'20" WEST ALONG AND WITH THE NORTH LINE OF SAID McDUFFIE TRACT A DISTANCE OF 739.65 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 28.119 ACRES OF LAND.

NOTE FROM COUNTY COMMISSIONER:

THE ONLY WATER SOURCE FOR THIS PROPERTY WILL BE SOURCED VIA WATER WELL. IT WILL BE THE FINANCIAL RESPONSIBILITY OF EACH LANDOWNER TO HAVE A WATER WELL PUT IN. THERE HAS NOT BEEN A WATER TEST DONE TO MAKE SURE THERE IS ADEQUATE GROUND WATER AVAILABLE TO SUPPLY 15 WATER WELLS. ADDITIONALLY LAND OWNERS NEED TO CONTACT PINEYWOODS GROUNDWATER ABOUT RESTRICTIONS FOR PUTTING IN A WATER WELL. IT IS RECOMMENDED THAT DRIVEWAYS BE AT LEAST 10 FEET APART WITH A MINIMUM 15 INCH INSIDE DIAMETER CULVERT. RECOMMENDATION IS TO CHECK WITH THE ROAD AND BRIDGE DEPARTMENT ABOUT CULVERT SIZE.

PAGE 2 OF 2

SUBDIVISION PLAT OF
GARRISON RIDGE ADDITION
JUAN JOSE ACOSTA SURVEY, A-65
NACOGDOCHES COUNTY, TEXAS



10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

MANAGER: CHJ	CREW CHIEF: CP
ADDRESS: TBD CR 175	
CITY/COUNTY: GARRISON / NACOGDOCHES	
SURVEY/ABSTRACT No.: ACOSTA / 65	
SUBDIVISION: GARRISON RIDGE ESTATES	
LOT No.: 1-15	
CLIENT: SOVITA THAPA	

PREPARED BY: C.H.J ON JULY 9, 2025

JOB No. 25-0491

