

32676

DEED

VOL 1482 PAGE 888

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, as Owners of all of the herein-
after described real property, desire to place certain restric-
tions on the hereinafter described real property as hereinafter
contained for the purpose of protecting said property and the
Purchasers of said property with the restrictions as herein con-
tained and to have a written instrument of record to define said
restrictions, and for making certain that said restrictions apply
and shall be in force and effect as to the property hereinafter
described:

NOW, THEREFORE, Know All Men By These Presents:

I,
That the undersigned, being the Owners of all of the herein-
after described real property, do hereby adopt the hereinafter
stated restrictions, covenants and conditions, reservations and
rights on the hereinafter described real property, which restric-
tions, covenants and conditions, reservations and rights shall be
covenants running with the following described parcels or tracts
of land, to-wit:

All of a tract of land containing 9.3268 acres, being Lot 13,
of the Subdivision of Section 26, H.T.&B, R.R. Company Survey,
Abstract 550, Brazoria County, Texas.

II,
These covenants are to run with the land and shall be bind-
ing on all of the undersigned, their successors and assigns, and
on all other parties and all persons claiming under them for a
period of forty (40) years from the date that these covenants are
recorded, after which time said covenants shall be automatically
extended for successive periods of ten (10) years unless an in-
strument signed by a majority of the then Owners of the lots has

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been recorded, agreeing to change said covenants in whole or in part,

III.

For the purposes of creating and carrying out a uniform plan for the improvement and the sale of property in said addition as a restricted subdivision, the following restrictions upon the use of said property are hereby established and adopted subject to the provisions hereof and shall be made a part of each and every contract and deed executed or on behalf of any of the undersigned, their successors and assigns, by appropriate reference to this dedication and the same shall be considered a part of each of contract and deed as though incorporated fully therein. And these restrictions as hereinafter set forth shall be and are hereby imposed upon each lot or parcel of land in said addition as shown by said plat and referred to herein, and shall constitute covenants running with the land and shall be binding upon, and shall inure to the benefit of the undersigned, their successors and assigns, and specifically, all other Purchasers of said property and each such Purchaser by virtue of accepting a contract or deed covering said property shall be subject to and bound by such restrictions, covenants and conditions specified herein, for the term of this instrument as hereinabove set forth.

IV.

1. No part of the land conveyed hereby shall be used for any purpose other than the construction of a single family residence or garage, nor shall it be used for any business purpose nor shall any business of any kind ever be conducted thereon.

2. All homes built upon the land conveyed hereby shall contain not less than 1400 square feet of heated area, of which 70 per cent (70%) of the exterior shall be brick or other type of masonry, with wood shingle roof or composition shingle roof.

3. No house shall be constructed less than a minimum of 25 feet from the front building line or less than a minimum of 5 feet from side lines of the land conveyed, or the garage 5 feet minimum from sides and 3 feet from back lines.

4. No temporary buildings, trailers, mobile homes or tents shall ever be used on the land conveyed hereby at any time for any permanent purpose.

5. No cement block buildings shall be constructed on the land hereby conveyed nor may any house be moved upon the property.

6. All vacant portions of the land conveyed hereby shall be mowed at least four times per year. If such is not done by the owner a quarterly charge of \$25.00 will be assessed against the property which shall be secured by a lien against the same which will bear interest at the rate of ten per-cent per annum, until paid.

7. Before any house, servant's house or other structure is built upon the land conveyed hereby the plans therefor and the name of the builder shall be submitted to ANDREW R. NELSON, his successors and assigns.

8. No livestock or fowls of any kind shall be permitted on the property. This is not intended to exclude household pets such as cats or dogs; provided however, that such pets shall not be bred or maintained for commercial purposes on any part of the land conveyed hereby.

9. No operation for the production of oil, gas or other minerals or the refining thereof shall be permitted on the land conveyed hereby.

10. No garbage, trash or other rubbish shall ever be deposited on the land hereby conveyed, and the surface thereof shall be maintained in a sanitary condition at all times.

11. Should any provision of these restrictions be held invalid or illegal by a court of competent jurisdiction, such finding shall not have the effect of invalidation the remaining restrictions. Enforcement of these restrictions may be had in any court

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of relief to enforce such restrictions shall not bar an action for damages which have resulted or may result from the violation of such restrictions.

12. All of lot owners shall provide driveways that shall comply with City of Pearland specifications and shall be constructed at the time of construction of the residence upon each lot.

M. L. Jarrett

M. L. JARRETT, TRACT A,
Described in Vol. 1394, page 831,
Deed Records, Brazoria County, Texas

Doris Jarrett

DORIS JARRETT, TRACT A,
Described in Vol. 1394, page 831,
Deed Records, Brazoria County, Texas

Sandra Elliott

SANDRA ELLIOTT, TRACT E,
Described in Vol. 1378, page 603,
Deed Records, Brazoria County, Texas

Carroll Elliott

CARROLL ELLIOTT, TRACT E,
Described in Vol. 1378, page 603,
Deed Records, Brazoria County, Texas

Jessie M. Clark

JESSIE M. CLARK, a single person,
TRACT F, Described in Vol. 1374, page
226, Deed Records, Brazoria County,
Texas

John P. McClanahan

JOHN P. MCCLANAHAN, TRACT G,
Described in Vol. 1404, page 328,
Deed Records, Brazoria County, Texas

Frances J. McClanahan

FRANCES J. MCCLANAHAN, TRACT G,
Described in Vol. 1404, page 328,
Deed Records, Brazoria County, Texas

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Leo Ray Reed
LEO RAY REED, TRACT H,
Described in Vol. 1453, page 515,
Deed Records, Brazoria County, Texas

Peggy Reed
PEGGY REED, TRACT H,
Described in Vol. 1453, page 515,
Deed Records, Brazoria County, Texas

Carlton M. Krog
CARLTON M. KROG, TRACT I,
Described in Vol. 1421, page 250,
Deed Records, Brazoria County, Texas

Donna Krog
DONNA KROG, TRACT I,
Described in Vol. 1421, page 250,
Deed Records, Brazoria County, Texas

Murray J. Prevost
MURRAY J. PREVOST, TRACT J,
Described in Vol. 1398, page 748,
Deed Records, Brazoria County, Texas

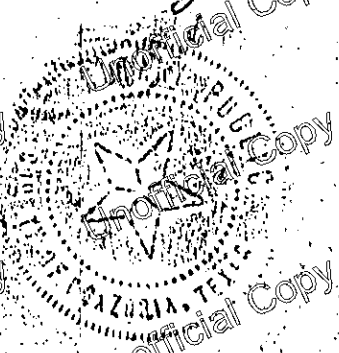
Lou B. Prevost
LOU B. PREVOST, TRACT J,
Described in Vol. 1398, page 748,
Deed Records, Brazoria County, Texas

Andrew R. Nelson
ANDREW R. NELSON,
all of the balance of the 9.3268 acres,
including, but not limited to, Tracts
B, C and D

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally
appeared M. L. JARRETT 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.

GIVEN under my hand and seal of office on this the 11th
day of August, 1979.



Henry V. Mingarelli
Notary Public in and for
Brazoria County, Texas
My Commission Expires: 12-31-80

HENRY V. MINGARELLI
Notary Public in and for Brazoria County, Texas
My Commission Expires June 1, 1982
(12-31)

DEED

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THE STATE OF TEXAS

COUNTY OF BRAZORIA

I
BEFORE ME, the undersigned authority on this day personally appeared DORRIS JARRETT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 11th day of August, 1979,


Notary Public in and for
Brazoria County, Texas
My Commission Expires: 12-31-80

HENRY V. MINGARELLI
Notary Public in and for Brazoria County, Texas
My Commission Expires June 1, 1980
12-31

THE STATE OF TEXAS

COUNTY OF BRAZORIA

I
BEFORE ME, the undersigned authority on this day personally appeared CARROLL ELLIOTT 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.

GIVEN under my hand and seal of office on this the 12th day of June, 1979.


Notary Public in and for
Brazoria County, Texas
My Commission Expires: 12-31-80

HENRY V. MINGARELLI
Notary Public in and for Brazoria County, Texas
My Commission Expires June 1, 1980
12-31

THE STATE OF TEXAS

COUNTY OF BRAZORIA

I
BEFORE ME, the undersigned authority on this day personally appeared SANDRA ELLIOTT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 12th day of June, 1979.


Notary Public in and for
Brazoria County, Texas
My Commission Expires: 12-31-80

HENRY V. MINGARELLI
Notary Public in and for Brazoria County, Texas
My Commission Expires June 1, 1980
12-31

DEED

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THE STATE OF TEXAS

I

COUNTY OF BRAZORIA

I

BEFORE ME, the undersigned authority on this day personally appeared JESSIE M. CLARK 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.

GIVEN under my hand and seal of office on this the 11th day of June, 1979.



Notary Public in and for
Brazoria County, Texas

My Commission Expires: 12-31-80

HENRY V. MINGARELLI

Notary Public in and for Brazoria County, Texas

My Commission Expires June 1, 1980

THE STATE OF TEXAS

I

COUNTY OF BRAZORIA

I

BEFORE ME, the undersigned authority on this day personally appeared JOHN D. CLANNAHAN 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.

GIVEN under my hand and seal of office on this the 11th day of August, 1979.



Notary Public in and for
Brazoria County, Texas

My Commission Expires: 12-31-80

HENRY V. MINGARELLI

Notary Public in and for Brazoria County, Texas

My Commission Expires June 1, 1980

THE STATE OF TEXAS

I

COUNTY OF BRAZORIA

I

BEFORE ME, the undersigned authority on this day personally appeared FRANCES J. CLANNAHAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 11th day of August, 1979.



Notary Public in and for
Brazoria County, Texas

My Commission Expires: 12-31-80

HENRY V. MINGARELLI

Notary Public in and for Brazoria County, Texas

My Commission Expires June 1, 1980

DEED

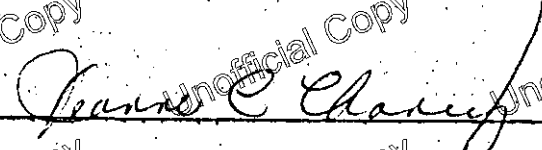
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THE STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally appeared LEO RAY REED 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.

GIVEN under my hand and seal of office on this the day of Oct. 31, 1979.


Notary Public in and for
Brazoria County, Texas
My Commission Expires: 6-23-81

THE STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally appeared PEGGY REED known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the day of Oct. 24, 1979.

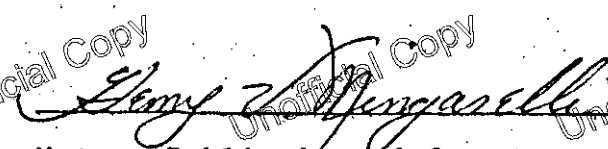

Notary Public in and for
Brazoria County, Texas
My Commission Expires: 6-23-81

THE STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally appeared CARLTON M. KROG 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.

GIVEN under my hand and seal of office on this the day of June, 1979.


Notary Public in and for
Brazoria County, Texas
My Commission Expires: 12-31-80

HENRY V. MINGARELLI
Notary Public in and for Brazoria County, Texas
My Commission Expires June 1, 1981

THE STATE OF TEXAS I
COUNTY OF BRAZORIA I

BEFORE ME, the undersigned authority on this day personally appeared DONNA KROG known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 15th day of June, 1979.


Notary Public in and for
Brazoria County, Texas
My Commission Expires: 12-31-80

HENRY V. MINGARELLI
Notary Public in and for Brazoria County, Texas
My Commission Expires June 7, 1980

THE STATE OF TEXAS I
COUNTY OF BRAZORIA I

BEFORE ME, the undersigned authority on this day personally appeared MURRAY J. PREVOST 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.

GIVEN under my hand and seal of office on this the 1st day of September, 1979.


Notary Public in and for
Brazoria County, Texas
My Commission Expires: 12-31-80

HENRY V. MINGARELLI
Notary Public in and for Brazoria County, Texas
My Commission Expires June 7, 1980
12-31

THE STATE OF TEXAS I
COUNTY OF BRAZORIA I

BEFORE ME, the undersigned authority on this day personally appeared LOU B. PREVOST known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the _____ day of _____, 1979.


Notary Public in and for
Brazoria County, Texas
My Commission Expires: 12-31-80

HENRY V. MINGARELLI
Notary Public in and for Brazoria County, Texas
My Commission Expires June 7, 1980
12-31

DEED

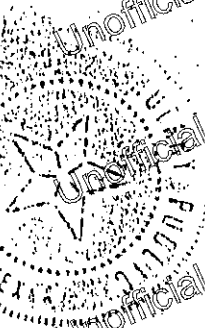
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THE STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally appeared ANDREW R. NELSON 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 there in expressed.

GIVEN under my hand and seal of office on this the 7th day of June, 1979.



Henry V. Mingarelli

Notary Public in and for
Brazoria County, Texas
My Commission Expires: 12-31-80

HENRY V. MINGARELLI
Notary Public in and for Brazoria County, Texas
My Commission Expires June 1, 1980
12-31

FILED FOR RECORD

AT 1:20 O'CLOCK P M.

OCT 30 1979

H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY *[Signature]* DEPUTY