

1406

DEDICATION OF THE NEWSOM THIRD ADDITION TO
THE TOWN OF HAMILTON, TEXAS

THE STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAMILTON:

THAT Elmo Newsom is the owner of a certain tract of land described in the instrument and plat attached hereto and incorporated herein by reference, and has caused the same to be surveyed, subdivided, platted and laid out into lots, streets and avenues, as shown on the accompanying plat for the purpose of establishing a subdivision to be known as the NEWSOM THIRD ADDITION to the Town of Hamilton, Hamilton County, Texas.

Further, Elmo Newsom, as owner of said property does hereby dedicate all those strips of land as shown by the accompanying Plat as streets, avenues and public roadways to the public to be used as streets, avenues, roads and highways forever. Further, said plat shows certain easements for utilities serving said addition and Elmo Newsom does hereby dedicate the property shown in said plat as easements for utilities serving said addition.

Elmo Newsom does hereby respectfully petition the Mayor and City Council to take and admit the Newsom Third Addition into the City Limits of Hamilton, Hamilton County, Texas; and to assume the responsibility for the water lines, sewer lines and the streets that are now laid out.

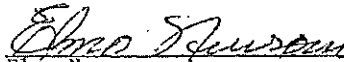
For the purpose of establishing and maintaining a general plan and building scheme uniform over the entire Addition herein created for the protection and benefit of all owners of any lot or lots in said Addition the following conditions and restrictions are hereby imposed upon the use, occupancy or sale of each and all of the lots in said Addition as shown by the plat attached hereto;

1. Said property shall be used for residential purposes only however, this restriction shall not prevent the construction of the usual appurtenances, including private garage and bona fide servant's house.
- 1a. All residential construction upon each lot shall contain a minimum of 25% masonry-veneer in the exterior wall areas.

2. No building shall be constructed closer to a side line than 10% of the width of the front of the Lot.
3. All residences erected on said lots shall be located not less than 30 feet from the front line of the lot.
4. The square footage of said residence on the first floor as may be constructed, exclusive of open porches and garages, shall not be less than 1,000 square feet.
5. No trailer, tent, mobile home, garage, barn, or metal building shall be at any time used as a residence and no other temporary structure shall be used as a residence at any time. No existing structure or portion thereof shall be moved upon said property, but any and all improvements placed thereon shall be new construction. However, this restriction shall not prevent the use of used materials in the construction of new improvements or the use of metal buildings as an appurtenance to any resident constructed thereon.
6. Purchasers of said lot or lots shall be liable to install curb and gutter on the street side of said lot or lots upon the construction of any residence.
7. No noxious or offensive activity shall be carried on upon said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No livestock or poultry shall be maintained upon said lots.
9. If the purchaser, their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein contained, it shall then be liable for any real property owners of real estate encompassed in the plat attached hereto, to prosecute any proceedings at law or in equity against any such violators and further to seek and enforce any remedies available to them.
10. Invalidity of any of these covenants or restrictions by judgment or court order shall in nowise effect any of the other provisions which shall remain in full force and effect. These covenants and restrictions shall run with the land and shall be binding on all grantees of any of said land and all persons claiming by, through or under them.
11. All cesspools, sewer lines and water lines shall be installed in accordance with all sanitary regulations promulgated by the sanitary commission and the Department of Health of the State of Texas and all applicable laws or statutes of the State of Texas.

I, Elmo Newsom do hereby declare that all of the streets, alleys and rights-of-way shown upon the plat attached hereto are dedicated, and I do hereby dedicate the same to the public forever, to be used as streets and alley ways.

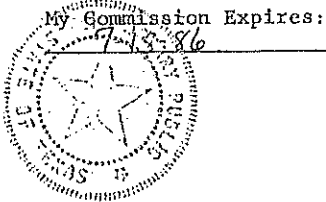
Witness my hand this 7TH day of August, 1984.


Elmo Newsom

THE STATE OF TEXAS:

COUNTY OF HAMILTON:

This instrument was acknowledged before me on the 7th day
of August, 1984, by Elmo Newsom.



Teresa Brewer
Notary Public, State of Texas
Notary's Printed Name:

TERESA BREWER
NOTARY PUBLIC
STATE OF TEXAS

FILED FOR RECORD August 8, 1984 at 9:40 AM
RECORDED August 13, 1984 at 9:40 AM

VIRGINIA LOVELL, CO. CLERK
HAMILTON COUNTY, TEXAS

The State of Texas

County of Austin. Know all men by these presents that I A. J. Cloud of the County and State aforesaid for and in consideration of the sum of six hundred and forty dollars cash to me paid by Jeremiah Cloud sen. also of the County and State aforesaid the receipt whereof is hereby acknowledged have granted, bargained & sold & by these presents do grant, bargain & sell & convey unto the said Jeremiah Cloud sen. all my right title interest & claim in & to six hundred and forty acres of land patented to me by the State of Texas, said tract of land is situated in Milam Land District McHerniman County on the ridge between Baque and Meridian Creek about two miles above the town of Waco. Beginning at the N.E. corner of B. A. 111 Thomas survey from which a Post Oak marked L bears N 60° W 77 Varas another marked M bears N 52° W 74 Varas. Thence S 60° W 400 varas to S.E. corner of Joseph L. Wilson's survey from which a Spanish Oak marked N bears N 60° W 9 Varas, another marked O bears S 60° W 5 Varas. Thence N 30° W 1000 Varas to the N.W. corner from which a Post Oak marked T bears S 64° W 86 Varas; another marked U bears S 44° E 94 Varas. Thence N 60° E 1694 Varas

to the N.E. corner from which a live oak bears West 100 varas
 Thence S 30° E 25.00 varas to the S.E. corner from which an
 Elm marked A bears N 55° W 30 varas a white oak marked
 B bears N 55° E 24 varas - Thence S 60° W 129.4 varas to a mound
 Thence N 30° W 10.00 varas to the beginning. To have and to hold
 the said tract of land unto the said Jeremiah Cloud, Sen.
 his heirs and assigns in fee simple forever. In witness
 whereof I have signed my name and affixed my seal using a
 scroll for a seal the 23rd day of August A.D. 1854.
 J. F. Cloud. 

The State of Texas
 County of Austin. Personally appeared A. J. Cloud
 to me well known before me J. P. Hunt a Notary Public of
 said County, he signed, sealed and delivered the above and fore-
 going deed in my presence and acknowledged that he did
 so for the purposes and considerations therein expressed. Sign-
 ing the same by making his mark his mark his
 usual way of signing. The witness whereof I have signed my
 name and affixed the impress of my official seal the 23rd
 day of August A.D. 1854.
 J. P. Hunt.
 Notary Public.

State of Texas
 County of Bexar. I, F. M. Collier, Clerk of the County
 Court of Bexar County Texas, do hereby certify that the
 above and foregoing Instrument of Writing be deed with
 attached certificate, was filed for record. On the 30th day of
 March A.D. 1877 at 9 o'clock A.M. was duly recorded, in
 Bexar County Land record Book E page 178.
 In witness, my official signature and the seal of the
 County Court of Bexar County Texas, at office in
 McAllen, on this the 30 day of March A.D. 1877

Frank M. Collier, Clerk
 County Court Bexar County
 Texas.
 By Thomas Collier Deputy
 Filed for record May 3rd 1877 at 5th A.M. Recorded May
 30th 1877 at 5th P.M. R. P. Edgar
 By J. C. Brockman, Deputy. Clerk