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No. 179223

Bissonnet Corporation,
By Secy.

To

Copy of Resolution.

The State of Texas, County of Harris. I, George Shepherd, Secretary of the
Bissonnet Corporation, a Corporation organized and existing under the laws of the State of Texas,
hereby certify that the following is an exact copy of Resolutions of the Board of Directors
of Bissonnet Corporation adopted on the 8th day of August, A. D. 1938, to-wit:

"Be it resolved by the board of Directors that the following restrictions, covenants, easements,
and conditions shall be made applicable to lots Twelve (12) to Twenty-Two (22) both inclusive
in Block Four (4) of Greenbriar Addition to the city of Houston, in Harris County, Texas, all
of said lots facing on Bissonnet Avenue, said restrictions, covenants, easements and conditions
to continue and remain in effect until the first day of January, A. D. 1955.

That the same shall not be demised, sold, rented, leased or mortgaged to any person other than
of White or Caucasian Race, and that said lots may be used for any business purposes except
that no laundry, planing mill, stone works, foundry, saloon or nightclub, stadium or arena for
athletic exhibitions shall be erected or operated thereon and that no noxious or offensive
trade or operation shall be conducted upon any of said property. It being intended that the
aforesaid property facing on Bissonnet Avenue may be used for any purposes other than the
business purposes expressly prohibited by the foregoing provisions. The foregoing

restrictions are limited to said Lots Twelve (12) to Twenty-Two (22), both inclusive, in Block
Four (4) of said addition.

"Be it further Resolved by the Board of Directors
of the Bissonnet Corporation that the following restrictions, covenants, easements and conditions

shall be applicable to all lots facing on South Boulevard and Bartlett Ave. being Lots one (1) to eleven (11) inclusive, in Block four (4) and lots twelve (12) to twenty-two (22), inclusive, in Block Three (3) and Lots twelve (12) to twenty-two (22), inclusive, in Block Two (2), all in Greenbrier Addition to the City of Houston, in Harris County, Texas, said restrictions, covenants, easements and conditions to continue and remain in effect until the first day of January, A. D. 1962, but at any time within five (5) years before January 1, 1962 the then owners of property facing on South Boulevard and they owning in the aggregate seventy-five (75) per cent of the total number of feet frontage on said South Boulevard may by written declaration, signed and acknowledged by them and recorded in the Deed Records of Harris County, Texas, extend these restrictions, covenants, easements, and conditions for a period of Ten (10) years additional, to-wit:

"First": No business house, sanitarium, hospital, saloon, place of public amusement or entertainment, livery stable, factory, warehouse, place for manufacture or sale of malt, vinous or spirituous liquors, foundry, brick yard, cemetery, crematory, burial place, detention home, reform school, asylum, or any institution of like or kindred nature, tannery, slaughter house, junk yard, trailer camp, storage house or place of business of any kind, either wholesale or retail, shall be constructed, built, operated, kept or maintained on the land or premises hereinbefore described, no shall any house, building, shed, tent or enclosure on said premises be used for any such purposes, but said land and premises hereinbefore described shall be used solely and exclusively for one family residence purposes only.

No trailer basement, garage, barn or any other out building erected on any of the tracts shall be used at any time as a residence, either temporary or permanent, no shall any residence of a temporary character be permitted; provided that this shall not be deemed to prevent the occupancy of servant quarters located in such out buildings by the bona fide domestic servants of the occupants of the main residence building. The property herein conveyed shall not be sold, demise, rented, leased or mortgaged to any person other than of the white or Caucasian race, and may not be occupied by other than Caucasian race, other than servants employed on the premises.

The foregoing restrictions are limited to said lots one (1) to eleven (11), in Block four (4), lots twelve (12) to twenty-two (22) in Block three (3) facing on South Boulevard, and all lots facing on Bartlett Avenue, being lots one (1) to eleven (11) in Block three (3) and lots twelve (12) to twenty-two (22), inclusive in Block two (2).

The minimum actual value of any single family residence erected on South Boulevard and on Bartlett Avenue on lots one (1) to twenty-two (22), inclusive, shall be Thirty Five Hundred (\$3500.00) Dollars.

"Second": No resident shall be constructed on lots facing on South Boulevard nearer than twenty (20) feet from the front property line of said property or nearer than three (3) feet from the property line or lines of adjacent side streets.

These restrictions establishing building rights apply to porches, galleries, and porte cochere, but will not be construed to the entrance steps or to terraces which have no roof or covering.

"Third": Biscanet Corporation, or its successors, shall be under no obligation to enforce the restrictions, herein contained or any modification thereof, but shall have the right to do so at its election. The respective lot owners shall have the right to enforce such restrictions, and they or any of them, shall have the right and option of bringing any and all actions at law or in equity and they may deem fit or to properly enforce each and all such restrictions.

"Fourth": And there is hereby expressly reserved an easement and the right of ingress and egress through and over a strip of land five (5) feet wide across the rear of all lots within Greenbrier Sub-division.

Said easement to be used for all time for the purposes of laying gas mains, water mains, sanitary sewer laterals and connections, and for electric light and telephone poles. And the City of Houston shall have full authority to permit the

Each purchaser of a lot or

1 lots in Greenbrier Addition for himself, his heirs, assigns, executors, administrators,
 2 successors and its successors and assigns, that he will and his heirs, assigns, executors,
 3 administrators, and successors shall forever faithfully observe and perform said restrictions,
 4 covenants, easements, and conditions as hereinbefore set forth. Be it further resolved
 5 that the President and Secretary of Bissonnet Corporation cause the resolutions to be recorded
 6 in the Deed Records of Harris County, Texas, and that the same be adopted as a condition of
 7 each conveyance hereafter executed by said Corporation of properties in said addition whether
 8 same be repeated in said contract or not. "Unanimously adopted by the Board of
 9 Directors this 8th day of August, A. D. 1938. B. W. Steale, President Bissonnet Corporation.
 10 George M. Shepherd, Secretary. _____

11 In Testimony Whereof, I have hereunto set my hand and the seal of Bissonnet Corporation on
 12 this the 8th day of August, A.D. 1938. George M. Shepherd, Secretary (Seal)

13 State of Texas, County of Harris, Before me, the undersigned authority,
 14 on this day personally appeared George Shepherd, known to me to be the person whose name is
 15 subscribed to the foregoing instrument, and acknowledged to me that he executed the same for
 16 the purpose and consideration therein expressed and in the capacity therein stated.
 17 Given under my hand and seal of office, on this the 8th day of August, A. D. 1938.

18 G. W. Hamlik, Notary Public, in and for Harris County, Texas. (Seal)

19 I, George Shepherd, Secretary of Bissonnet Corporation, do hereby certify that the above
 20 is a true and correct copy of a Resolution of the Board of Directors of Bissonnet Corporation,
 21 filed for record _____ and given No. _____

22 George M. Shepherd, Secretary. _____

23 Filed for record Oct. 11, 1938 at 3:00 o'clock P.M. Recorded Oct. 25, 1938 at 11:55 o'clock A.M.
 24 Henry M. Dudley Clerk County Court, Harris County, Texas. By William L. Jones Deputy.
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