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No. 239284

T. H. Blalock

To

Restrictions

The State of Texas, County of Harris:

Know all men by these presents:

That I, T. H. Blalock, of Houston, Harris County, Texas, the owner of that certain property known and described as Lots One (1) to Eleven (11), inclusive, in Block Two (2) and Lots One (1) to Eleven (11), inclusive, in Block One (1) of ~~Brachiar~~ Addition to the City of Houston in Harris County, Texas, according to the Map of said Addition recorded in Volume 608, Page 411, of the Deed Records of Harris County, Texas, do hereby declare that all of said lots in said addition shall be and are hereby made subject to the following restrictions, covenants and conditions, to-wit:

(a) All of said lots shall be known and described as residential lots and no structures shall be erected, altered, placed or permitted to remain on any residential building lot other than one single family dwelling not to exceed two and one-half stories in height and a private garage, attached or detached, for not more

than three cars, and servant quarters.

(b) No business house,

sanitarium, hospital, saloon, place of public amusement or entertainment, livery stable, factory, warehouse, place for manufacture or sale of malts, vinous or spirited liquors, foundry, brick yard, cemetery, crematory, burial place, detention house, 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, nor shall any house, building, shed, tent or enclosure of 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.

(c) The property hereinabove described shall not be sold, devised, rented, leased or mortgaged to any person other than of the White or Caucasian Race and may not be occupied by other Caucasian Race other than servants employed on the premises.

(d) No trailer, basement, garage, barn or any other outbuilding erected on any of the lots above described shall be used at any time as a temporary residence nor shall any residence of a temporary character be permitted; provided that this shall not be deemed to prevent the occupancy of servants quarters located in such outbuildings by the bona fide domestic servants of the occupants of the main residence building.

(e) No residence shall be constructed on any of said lots nearer than twenty feet from the front property line of same or nearer than five feet from the side property lines, or lines of adjacent side streets.

The above restrictions establishing the front building line shall apply to porches, galleries or porte-cochere but will not be construed to mean entrance steps or terraces which have no roof or covering.

(f) No residence or structure shall be erected or placed on any building plot, which plot has an area of less than five thousand square feet or a width of less than fifty feet to the front building set-back line.

(g) No noxious or offensive trade or activities shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(h) The cost of improvements erected on the property hereinbefore described shall be not less than \$3500.00. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than one thousand square feet in the case of a one story structure and not less than six hundred and fifty square feet in the case of a one and one-half, two, or two and one-half story structure.

(i) There is hereby expressly reserved an easement and the right of ingress and egress through and over a strip of land five feet wide across the rear of all the lots above described. Said easement shall be used for all times for the purposes of laying and maintaining gas mains, water mains, sanitary sewers, laterals and connections and for electric lights and telephone poles. And the City of Houston shall have full authority to permit the use of such right of way for the purposes herein stated.

The above restrictions, covenants and conditions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1968, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

The undersigned and each purchaser of a lot or lots in Greenbriar Addition, being the lots above described, for himself, his heirs, assigns, executors, administrators and/or successors, covenants that he will and his heirs, assigns, executors, administrators and/or successors shall forever faithfully observe and perform said restrictions, covenants, easements and conditions as hereinbefore set forth. The undersigned, or his heirs, executors, administrators or assigns, shall be under no obligation to enforce the restrictions herein contained or any

modification thereof, but shall have the right to do so at his 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 and in equity that they may deem fit or proper to enforce each and all of such restrictions. Invalidation of any of the above covenants by judgments or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect. Any violation of these restrictions shall not defeat the lien on any lot or lots above described placed thereon in good faith, on any liens on any lot or lots securing any indebtedness which may be purchased in good faith.

Witness my hand on this 14th day of November, A. D. 1939.

T. E. Blalock

The State of Texas, County of Harris:

Before me, the undersigned authority,

on this day personally appeared T. E. Blalock, 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 this 15th day of November, A. D. 1939.

E. D. McCrory, Notary Public in and for Harris County, Texas. (Seal)

Filed for record Nov. 18, 1939 at 3:10 o'clock P.M. Recorded Nov. 27, 1939 at 1:55 o'clock P.M.

[Signature] Clerk County Court, Harris County, Texas, By *[Signature]* Deputy

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