

P752369

092-75-3804

*Notice*

STATE OF TEXAS §  
COUNTY OF HARRIS §

03/15/94 00074511 P752369 \$ 24.00

**NOTICE OF FORMATION OF  
RESTRICTIVE COVENANT PETITION COMMITTEE**

Pursuant to Chapter 201, TITLE 11 of the Property Code, the undersigned owners of real property in Greenbriar, an addition in Harris County, Texas more fully described below hereby give written notice to the County Clerk of Harris County of the formation of a Restrictive Covenant Petition Committee ("Committee") and state as follows:

1. The Committee has been found for the purpose of creating restrictions;
2. The name and residential address of each member of the Committee is:

Clay Rogers  
2332 Bartlett  
Houston, Texas 77098

Nick Vamvakias  
2336 Bartlett  
Houston, Texas 77098

Camille Murphy  
2320 Bartlett  
Houston, Texas 77098

3. The restrictions apply to Greenbriar, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 998, Page 411 of the Deed Records of Harris County, Texas, a copy of which is attached hereto as Exhibit "A" and incorporated herein for all purposes;

4. The petition to be circulated by the Committee will seek to establish new restrictions. A copy of the proposed petition creating the restrictions is attached hereto as Exhibit "B."

*24  
R*

*Clay Rogers*  
c/o *Hubert Ogden L.P.*  
*1301 McKinney Suite 5100*  
*Austin, Texas 77010-3095*

9439005

092-75-3804A

PETITION COMMITTEE:


Clay Rogers  
Clay Rogers 302

Camille Murphy  
Camille Murphy

Nick Varnvakias  
Nick Varnvakias

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on 01/31, 1994 by Clay Rogers.

(SEAL)  
  
My Commission Expires:  
2-28-96

Patricia M. Hall  
Notary Public in and for  
the State of Texas

092-75-3805

STATE OF TEXAS §  
COUNTY OF HARRIS §

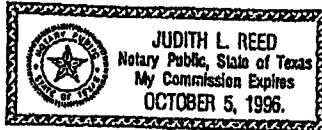
This instrument was acknowledged before me on Feb 28, 1994 by Camille Murphy.

Judith L. Reed  
Notary Public in and for  
the State of Texas

(S E A L)

My Commission Expires:

10-5-96



STATE OF TEXAS §  
COUNTY OF HARRIS §

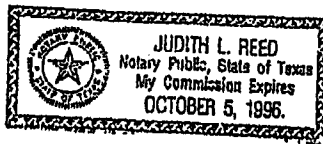
This instrument was acknowledged before me on Feb 4, 1994 by Nick Vamvakias.

Judith L. Reed  
Notary Public in and for  
the State of Texas

(S E A L)

My Commission Expires:

10-5-96



092-75-3806

STATE OF TEXAS       §  
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COUNTY OF HARRIS   §

**PETITION TO ESTABLISH RESTRICTIVE COVENANTS**

This petition is circulated, signed and acknowledged pursuant to Title 11, Chapter 201 of the Texas Property Code for the purpose of establishing real property restrictions.

1. The name of the addition is Greenbriar;
2. The map or plat of the addition is recorded in Volume 998, Page 411 of the Deed Records of Harris County, Texas;
3. A complete text of the proposed restrictions is attached as Annex "A" and incorporated herein for all purposes;
4. Owners who do not sign this Petition must file suit under Section 201.010 of the Property Code before the 181st day after the date of which the certificate of compliance is filed by the Greenbriar Addition Restrictive Covenant Petition Committee, in order to challenge the procedure creating the restrictions;
5. Owners who do not sign the petitions may delete their property from the operation of the restrictions created hereby by filing a statement described in the fourth listed category in Section 201.009(b) of the Texas Property Code before one year after the date on which the owner receives actual notice of the filing of this petition;
6. Each owner signing below certifies that they own record title to property within the Greenbriar Addition and the description of the property they own is set forth accurately beside their signature. If there is more than one record owner of a tract, each record owner must sign the petition. Check the appropriate space to include or exclude your property from the coverage of the restrictions:

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092-75-3807

SIGNATURE OF OWNER OR OWNERS	INCLUDE MY PROPERTY IN RESTRICTIONS	EXCLUDE MY PROPERTY FROM RESTRICTIONS	ADDRESS AND LEGAL DESCRIPTION
--	---	---	--

\_\_\_\_\_ 2304 Bartlett Street  
 \_\_\_\_\_ Lot 12, Block 2  
 \_\_\_\_\_ Greenbriar Addition  
 \_\_\_\_\_ Harris County  
 \_\_\_\_\_ Houston, Tx 77098

STATE OF TEXAS §  
 COUNTY OF HARRIS §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 1994, by \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public in and for  
 the State of Texas

My Commission Expires:  
 \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF HARRIS §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 1994, by \_\_\_\_\_.

\_\_\_\_\_  
 Notary Public in and for  
 the State of Texas

My Commission Expires:  
 \_\_\_\_\_

092-75-3808

**PAGES 3 - 45 ARE SIGNATURE  
FORMS FOR THE PETITION**

GENERAL PROVISIONS

092-75-3809

Enforcement

2.00. Any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions herein imposed. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Severability

2.01. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

Duration and Amendment

2.02. The covenants, conditions, and restrictions shall run with and bind the land, and shall inure to the benefit of, and be enforceable by the owner of any lot and their respective legal representative, heirs, successors, and assigns, and, unless amended as provided herein, shall be effective for a term of twenty (20) years from the date of filing of the Certificate of Compliance relating to the Petition establishing these restrictions, is recorded, after which time said covenants, conditions, and restrictions may be extended by filing of record documents indicating approval of such extension by at least 75% of the current owners extended for successive periods of ten (10) years. The covenants, conditions, and restrictions of this Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than 90 percent of the lot owners and thereafter by an instrument signed by not less than 75% of the lot owners. No amendment shall be effective until recorded in the Deed Records of Harris County, Texas, nor until the approval of any governmental regulatory body which is required shall have been obtained.

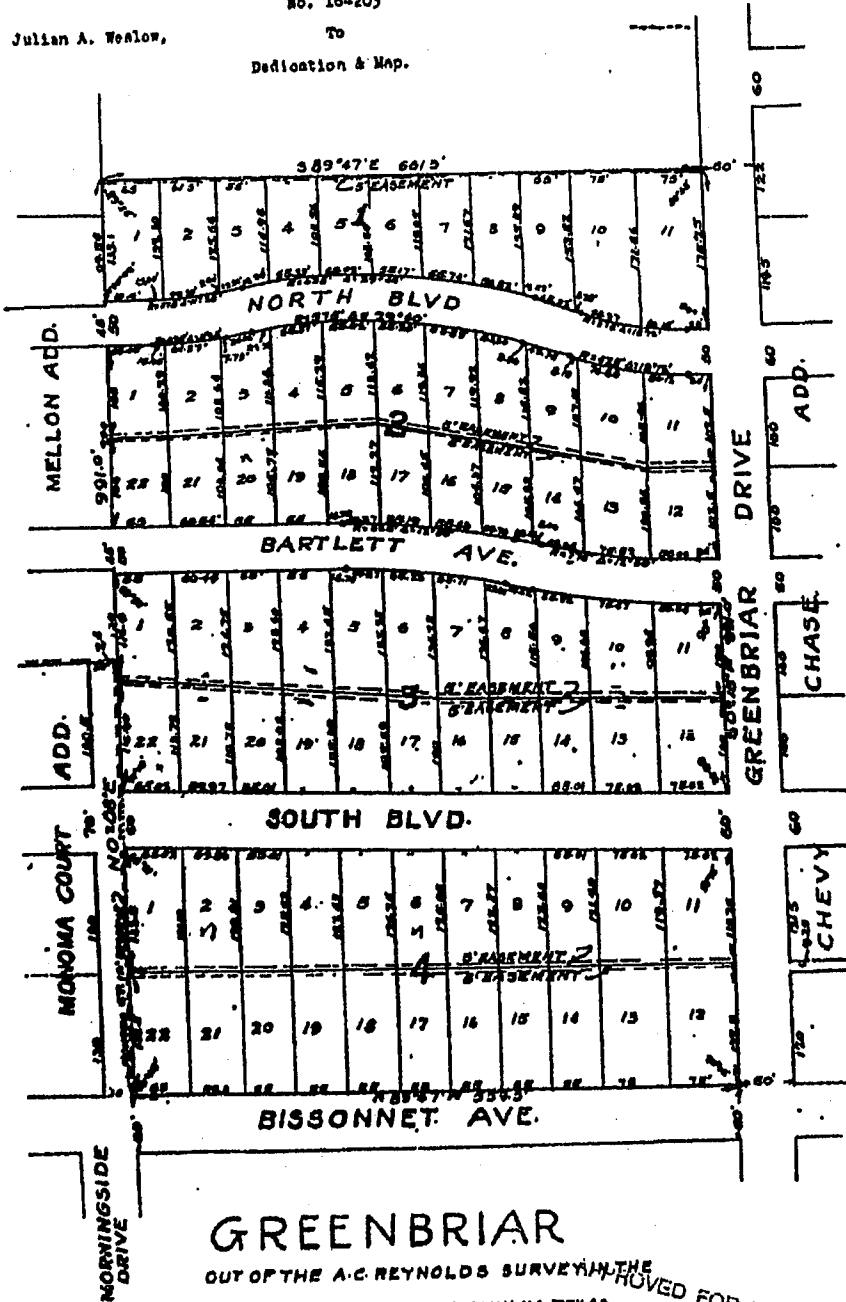
Vol-998-411

No. 164203

Julian A. Wealov,

To

Dedication & Map.



# GREENBRIAR

OUT OF THE A.C. REYNOLDS SURVEY IN THE  
CITY OF HOUSTON-HARRIS COUNTY, TEXAS

PREPARED BY C. S. PATTERSON, ENGR.

APPROVED FOR RECORDING ONLY

CERTIFIED COPY CERTIFICATE  
STATE OF TEXAS  
COUNTY OF HARRIS

The foregoing is a true and correct photographic copy of the original record, now in my lawful custody and possession, filed on the date stamped thereon and recorded in the Record, Volume and Page as stamped thereon. I hereby certify on

SEP 11 1988

ANYA RODEMEYER  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

By \_\_\_\_\_  
Deputy

SHIRLEY A. NUGENT



DEED RECORDS

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State of Texas: County of Harris: I, Julian A. Weslow, Trustee of the property subdivided in the above and foregoing map of Greenbriar do hereby make subdivision of the said property according to the lines, lots, streets, alleys, parks, and easements, thereon shown, and designate said subdivision as Greenbriar being 14.94 acres out of the A. C. Reynolds Survey, in the City of Houston, Harris County, Texas, and dedicated to public use as such streets, alleys, parks and easements shown thereon and do hereby waive any claim for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the streets and alleys to conform to such grades.

Witness my hand at Houston, Harris County, Texas, this the 23rd day of May, 1938. Julian A. Weslow, Trustee,

State of Texas: County of Harris: Before me, the undersigned authority, on this day personally appeared Julian A. Weslow known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same purposes and consideration therein set forth. Given under my hand and seal of office, this the 23rd day of May, 1938. Maxine Holden, Notary Public, Harris County, Texas. (Seal).

This is to certify that the City Planning Commission of Houston, Texas, has approved this plat and subdivision of Greenbriar, as shown hereon. In Testimony Whereof witness the official of the Chairman and Secretary of the City Planning Commission, this 23rd day of May, 1938. City Planning Commission, By Hugh Potter, Chairman, Attest: Sue Barnett, Secretary. (Seal). Approved: J. M. Nagle, Acting Director of Public Works.

This is to certify that, I, G. F. Patterson, a Civil Engineer, have surveyed and platted the above subdivision, and all block corners are marked with iron stakes, and this plat is a true and correct copy of that survey and plat made by me. G. F. Patterson, Engineer. Filed for record June 27, 1938 at 9:15 o'clock A.M. Recorded June 29, 1938 at 10:30 o'clock A.M. Clerk County Court, Harris County, Texas. By Deputy.

ANY PROVISION HEREIN WHICH AFFECTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY IN CASE OF ORDER OR SALE IS HEREBY AND UNLAWFUL UNDER FEDERAL LAW THE STATE OF TEXAS COUNTY OF HARRIS I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

MAR 15 1994

Beverly B. Kaufman



COUNTY CLERK HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIBERABILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC

FILED 94 MAR 15 AM 11:56 COUNTY CLERK HARRIS COUNTY, TEXAS

CERTIFIED COPY CERTIFICATE STATE OF TEXAS COUNTY OF HARRIS The foregoing is a true and correct photographic copy of the original record, now in my lawful custody and possession, filed on the date stamped thereon and recorded in the Record, Volume and Page as stamped thereon, I hereby certify on SEP 11 1985 ANITA RODEHEAVER COUNTY CLERK HARRIS COUNTY, TEXAS BY SHIRLEY A. NUGENT Deputy

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