

No. 330584

Richmond Lumber & Building Company

To
Restrictions

Know all men by these presents:

State of Texas County of Harris

That Richmond Lumber & Building Company, a Texas Corporation, the owners of the subdivision known as Ranch Estates, an addition to the City of Houston, Harris County, Texas, according to the map of said addition recorded in the office of the County Clerk of Harris County, Texas, under Clerk's File No. 325719, do hereby declare that all lots in said subdivision shall be and are hereby made subject to the following restrictions, covenants, easements, and conditions, to wit:

(a) All lots in said addition shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any lot other than single family dwellings not to exceed two and a half stories in height, and a private garage for not more than three cars, except that lots 35, 36, and 72 may be used for the erection of duplexes with garage apartments.

(b) Servants' quarters may be erected, but must be only one story in height, must be occupied by servants, and such quarters and all other outbuildings must conform in architecture with the main structure. No servants' quarters or outbuildings except a one-story garage shall be built before the main residence is completed on any lot.

(c) No building shall be located nearer to the front lot line or nearer to the side street line than the building set back line as shown on the recorded plat of Ranch Estates subdivision. No portion of any main building or residence shall be located nearer than five feet to any side property or lot line, and must not be less than 10 feet from the adjoining main building or residence. Garage buildings, either attached to or detached from the main structure, may be located as near as three feet to any property or lot line, provided that there is always maintained a distance of 10 feet or more between any garage and the residence or main building on the adjoining lot.

If a main building with an attached garage is built within three feet of the property line under the provisions hereof prior to the erection of a building on the adjoining lot, then the adjoining lot holder must build his main building or residence seven feet from the property line.

(d) No residence or main building on any lot shall be constructed unless at least one-third of all exterior walls of same shall be constructed of brick or other masonry. Asbestos siding shall not be considered masonry within this provision.

(e) The ground floor area of any residential building shall be not less than 1300 square feet, such area to include porches under the main roof of the house, but excluding garages, which may be attached.

(f) No wall, fence, other structure, or hedge, shall be erected or permitted to remain closer to the street than 10 feet beyond the front building line of said subdivision as shown on the recorded plat thereof. No fence, wall, or hedge over 48 inches in height shall be erected or permitted to remain upon any lot in said subdivision.

(g) No building shall be erected, placed, or altered on any building site in this subdivision until the building plans, specifications, and plot plan showing the location of such building, have been approved in writing by a majority of a committee composed of H. G. McDaniel, O. G. Baker, and Richmond Lumber & Building Company, or their authorized representative, for conformity and harmony of external design with existing structures in said subdivision, and as to location of the building with respect to property and building set back lines. In case of the death of any member or members of said committee the surviving members or member shall have authority to approve or disapprove such design or location. If the aforesaid committee or their authorized representative fails to approve or disapprove such design and location within thirty days after plans have been submitted to it, or if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required. Said committee or their authorized representative shall act without compensation.

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

APR 3 1981



ANITA RODEHEAVER
COUNTY CLERK
HARRIS COUNTY, TEXAS

By *[Signature]*
Deputy

[Signature]

RECORDS

Vol. 1446 Page 350

Said committee shall act and serve until January 1, 1966, at which time the then recorded owners of a majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the Deed Records of Harris County, Texas, their authorized representatives, who thereafter shall have all of the powers, and be subject to the same limitations, as were previously delegated herein to the aforesaid committee.

(h) No residential structure shall be erected or placed on any building plot which plot has a width of less than 55 feet at the front building set back line.

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

(j) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(k) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(l) Easements affecting all lots are reserved as shown on the recorded plat of Ranch Estates for public utility installation and maintenance. No garage, barn, servants' house, or other building shall be constructed

on any lot in that addition that will have a roof or any portion of same to extend beyond the rear property line of said lots.

(m) No cattle, hogs, rabbits, or poultry may be kept on any part of this property. (n) The above and foregoing restrictions and conditions are covenants which are to run with the land, and shall be binding upon all parties and persons owning land in Ranch Estates or who may hereafter purchase lots in Ranch Estates until January

1, 1966, 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, which such changes may only be reflected by an instrument duly recorded in the Deed Records of Harris County, Texas, showing this provision to have been complied with.

(o) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning an interest in any property situated in said subdivision to institute and prosecute appropriate proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages for such violation.

(p) Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect, nor shall any violation or disregard of any of said restrictions, no matter how long continued, release or impair or prevent the enforcement of said restrictions or any of them. Executed at Houston, Texas, this the 23 day of May, 1946. Richmond Lumber & Building Company By: H. G. McDaniel, President.

Attest: O. G. Baker, Secretary. (Seal) Before me, the undersigned authority on this day personally appeared H. G. McDaniel, President of Richmond Lumber & Building Company, and O. G. Baker, Secretary of said Company, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that he had executed the same for the purposes and considerations therein expressed, acting in the capacity therein stated, and as the act and deed of said Corporation. Witness my hand and seal of office on the 23 day of May, 1946.

Ann Vannatta, Notary Public in and for Harris County, Texas. (Seal) Filed for record May 24, 1946 at 3:50 o'clock P.M. recorded March 22, 1947 at 10:25 o'clock A.M.

W. D. MILLER, Clerk, County Court, Harris County, Texas By [Signature] Deputy

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

APR 3 1981



ANITA BODEHEAVER
COUNTY CLERK
HARRIS COUNTY, TEXAS

By [Signature]
Deputy

JUDY SWORD

[Signature]

RECORDS

Vol. 1446 Page 351

Vol 22/68 M

Richmond Lumber & Building Co. Dedication & Exp.
State of Texas.

County of Harris. -- W. E. G. McDaniel and Pearl Weaver, President and Secretary respectively of the Richmond Lumber and Building Company, owner of the property subdivided in the above and foregoing map of "Ranch Estates," do hereby make subdivision of said property for and on behalf of said Richmond Lumber and Building Company, according to the lines, lots, streets, alleys, parks, and easements thereon shown and designate said subdivision as "Ranch Estates", located in the Cleburne Smith Survey in Harris County, Texas, and on behalf of said Richmond Lumber and Building Company, dedicate to the public use, as each, all of the parks, streets, alleys, parks, playgrounds and easements shown thereon forever and do hereby waive any claims for damages contemplated by the establishing of grades as approved for the streets and alleys dedicated, or contemplated by the alteration of the surface of any portion of the streets and alleys to conform to such grades and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land as dedicated.

In testimony whereof, the Richmond Lumber and Building Company, has caused these presents to be signed by W. E. G. McDaniel, its President and its Secretary, Pearl Weaver, and its common seal hereunto affixed this 29th day of April, A. D. 1946.

By: W. E. G. McDaniel, President,
Attest: Pearl Weaver, Secretary. (Seal)

State of Texas.
County of Harris. Before me, the undersigned authority, on this day personally appeared W. E. G. McDaniel, President, and Pearl Weaver, Secretary of the Richmond Lumber and Building Company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein and herein set out, and as the act and deed of said Corporation.

Given under my hand and seal of office this 29th day of April, A. D. 1946.

Alison White, Notary Public, in and for Harris County, Texas. (Seal).

State of Texas.
County of Harris. So, the undersigned, Wm. D. Cleveland, Jr., and Mrs. Margaret V. Dickson, owners and holders of a lien upon said property do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien against said land owned and held by us.

Wm. D. Cleveland, Jr.,
Mrs. Margaret V. Dickson,

State of Texas.
County of Harris. Before me, the undersigned authority, on this day personally appeared Wm. D. Cleveland, Jr., and Mrs. Margaret V. Dickson, and each severally and separately acknowledged the execution of the foregoing instrument as his and their voluntary act and deed for the purpose therein expressed.

Given under my hand and seal of office this 30th day of April, 1946.

E. E. Stone, Notary Public in and for said County and State. (Seal)

This is to certify that I, E. T. Edinger, a State Licensed Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey of the ground and that all block corners are properly marked with iron pipes 1" in diameter, and that this plat correctly represents that survey made by me.

E. T. Edinger, Surveyor (Seal)

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of "Ranch Estates" as shown hereon.

In testimony whereof witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 21st day of March, A. D. 1946.

James Andrews, Chairman,
Ralph S. Kilgus, Secretary-Engineer. (Seal)

Filed for record May 8, 1946, at 3:30 O'clock P. M. Recorded Sept. 10, 1946, at 8:45 O'clock A. M.
V. B. KILLER, Clerk County Court, Harris County, Texas. By *W. G. Lusk* Deputy

A SUBDIVISION OF A 15 ACRE TRACT OUT OF
LOTS 10 OF THE CLEBURNE SMITH SURVEY
CITY OF HOUSTON, HARRIS COUNTY, TEXAS.
SCALE: 1" = 40'
BY E. T. EDINGER
LAND SURVEYOR

