

Restrictions

11 The State of Texas, County of Harris:

Know all men by these presents:

12 That I, Ben Taub, owner and holder of all of that certain real property situated in Houston, in  
13 Harris County, Texas, known and described as Vassar Place, an Addition to the City of Houston, in  
14 Harris County, Texas, in accordance with the map and plat thereof which is recorded in Volume \_  
15 here \_ of the Records of Harris County, Texas, do hereby covenant, agree and declare that I, and  
16 every person who shall hereafter have or hold any lot in said addition, by, through or under me,  
17 shall have and hold the same subject to the following restrictions upon the use and occupancy  
18 thereof, to-wit: (a) That said property shall be used for residential purposes only.

19 (b) That no part of said property shall be owned by or occupied by any person not of the Caucasian  
20 Race, save and except that this restriction shall not be deemed to prohibit the occupancy by persons  
21 other than those of the Caucasian Race of servant quarters in connection with and appurtenant to  
22 premises actually occupied by persons of the Caucasian Race, by whom the occupants of such  
23 servant quarters are actually employed.

24 (c) That only one building for residential purposes  
25 shall be constructed on any lot in said addition, but this restriction shall not be deemed to prohibit  
26 the occupancy of servant quarters which may be constructed above or in conjunction with the garage  
27 outbuilding, provided that such quarters so constructed may be occupied only by the bona fide  
28 servants of persons occupying the main residence building on the premises. Living quarters so  
29 constructed above or in conjunction with the garage out-building shall under no circumstances be  
30 occupied until such time as the main residence building has been completed and is occupied.

31 It is the purpose and intent of this paragraph, but without limiting the force thereof, to prohibit  
32 the use and occupancy of what is commonly known as a "garage-apartment." (d) That these  
33 restrictions shall continue in full force and effect until December 31, 1961, upon and after which  
34 date these restrictions shall become null, void and of no effect, but prior to which date these  
35 restrictions shall be deemed to be covenants running with the land, inuring to the benefit of any  
36 owner of any lot in said addition, and any other of any lot in said addition shall be entitled by  
37 injunction or other appropriate proceedings, to prevent or abate the violation of said restrictions.  
38 Neither the execution of this instrument by me, nor the conveyance by me of any of the lots in  
39 said addition subject to these restrictions shall ever be deemed to impress any other property than  
40 the property hereinabove expressly referred to, with any restrictions whatsoever.

41 Witness my hand at Houston, Texas, this the 29th. day of December, A.D. 1936.

Ben Taub

42 The State of Texas, County of Harris:

Before me, the undersigned authority, a

43 Notary Public in and for Harris County, Texas, on this day personally appeared Ben Taub, known to  
44 me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to  
45 me that he executed the same for the purposes and consideration therein expressed.

46 Given under my hand and seal of office, this the 29th. day of December, A.D. 1936.

47 Herbert Lott, Notary Public Harris County, Texas. (Seal)

48 Filed for record Dec. 30, 1936 at 2:50 o'clock P.M. Recorded Jan. 8, 1937 at 11:05 o'clock A.M.

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Shirley M. King Clerk County Court, Harris County, Texas. By C. R. King Deputy  
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