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THE STATE OF TEXAS :
: COUNTY OF HARRIS : KNOW ALL MEN BY THESE PRESENTS, THAT:

In consideration of the mutual promises to one another and the benefit and value accruing to the property hereinafter described and the parties hereto (they being the owners of such property or the holders of mortgage liens thereon) as well as their successors in title, we

- (1) Edna Lwing Bonner, a widow, owner of Lot 1, and the East 45 feet of Lot 2 in Block 4, of West Edgemont Addition;
- (2) Charles E. Bruhl and wife, Fannie L. Bruhl owners of lot; 65 x 150 feet being part of Lots 11 and 12, Block 3, West Edgemont Addition, S388, Beginning at point 70 feet West of the Intersection of Dunlavy and North Boulevard; Thence West 65 feet to corner; thence North parallel with Dunlavy Street 150 feet to North line Lot 11 for corner; thence East 65 feet to point 70 feet West of the West line Dunlavy Street for corner; thence South parallel with Dunlavy Street 150 feet to beginning. 2nd: Part of Lot 11, Block 3, West Edgemont Addition S388 2. Smith Survey 572/2 Deed Records. Beginning at a point on North line North Boulevard 14.53 feet East of the Southwest corner of Lot 1, Block 3 West Edgemont Addition; Thence North 140 feet to point in the North line Lot 11, Block 3, which is 14.53 feet East of the Northwest corner of said lot; Thence East along the North line of Lot 11, Block 3, 6 feet to point. Thence S 140 feet to point in North line North Boulevard; thence West along the North line of said North Boulevard 6 feet to beginning.
- (3) G. S. Wallace and wife, Mary Edna Wallace, owners of Lot 5 in Block 4, West Edgemont Addition;
- (4) W. J. Bellows and wife, Anna W. Bellows, owners of Lot 8 and the adjoining West 14.53 feet of Lot 9 in Block 3, West Edgemont Addition;
- (5) Charles E. Tait and wife, Elizabeth Tait, owners of the West 14.53 feet of Lot 10, and the adjoining east 60.47 feet of Lot 9 in Block 3, West Edgemont Addition.

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 1931



ANITA RODEHEAVER
COUNTY CLERK
HARRIS COUNTY, TEXAS

By *Indy Sword*
Deputy

INDY SWORD

DEED

RECORDS

Vol. 2237 Page 397

- 398
- (6) Aaron G. Sahr and wife, Florence A. Sahr, owners of the West 14.53 feet of Lot 11, and the adjoining East 60.47 feet of Lot 10 in Block 3, West Edgemont Addition;
 - (6a) Metropolitan Life Insurance Company, a corporation, owner of a lien on the property described in (6) above;
 - (7) A. G. Pickard and wife, Nellie Ruth Pickard, owners of the East 70 feet of Lot 12 in Block 3, West Edgemont Addition;
 - (7a) Houston First Federal Savings & Loan Association, a corporation, and Alhwood Corporation, a corporation, owners of liens on the property described in (7) above;
 - (8) Alvis E. Greer and wife, Maida B. Greer, owners of the West 30 feet of Lot 2 and East 70 feet of Lot 3 of Block 4, West Edgemont Addition;
 - (8a) The Prudential Insurance Company of America, a corporation, owners of a lien on the property described in 8 immediately above;
 - (9) Mrs. Lenora Conkey, joined by her husband, G. A. Conkey, owner of Lot 4 and the adjoining 5 feet of West side of Lot 3, Block 4, West Edgemont Addition;
 - (9a) The Prudential Insurance Company of America, a corporation, owner of a lien on the property described in (9) immediately above;

as the owners of or lien holders on such tracts as described above, do agree and bind ourselves with one another as such owners and lien holders, and do adopt the following covenants and restrictions on the above described property and each tract thereof:

- (a) Residences only shall be erected on any of such property and any such residence shall be designed to house only one family; and as to the houses already or hereafter erected, such shall be used only for residences, and shall not be redesigned, altered into, or used as apartment houses or duplexes or be in any way redesigned or altered so as to house more than one family.

This restriction shall not be construed as restricting the erection or use of outbuildings and servants' houses on the rear of said premises, so long as such outbuildings and houses are used only for residence purposes or for servicing the remainder of the premises on which they are located.

- (b) No residence costing less than \$20,000 shall be erected on any of such property; but this

(2)

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COUNTY OF HARRIS

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APR 3 1981



ANITA RODEHEAVER
COUNTY CLERK
HARRIS COUNTY, TEXAS

By Judy Sword
Deputy

JUDY SWORD

DEED

RECORDS

Vol. 2837 Page 398

restriction as to cost shall not be construed to prevent the construction on any of such property of sufficient garages at the side or rear, or sufficient servants' houses or other such outbuildings at the rear of such premises, whatever the cost.

- (c) No residence or other building shall be built closer than 25 feet from the front property line of any such lot or tract, nor closer than 5 feet from the side property line of any lot or tract.
- (d) No residence of less than two full stories in height shall be erected on any of such property.
- (e) The owners of each of such lots or tracts described above and the lien holders named above, for themselves, their heirs and assigns and successors in title and interest, covenant and agree with the owners of each of such other lots or tracts described above and with the lien holders described above, their heirs and assigns and successors in title or interest, that they and each of them shall observe and perform said restrictions and conditions and if any of such owners or lien holders or persons claiming under him or them shall at any time during the term herein stipulated violate or attempt to violate any of the foregoing restrictions, conditions or covenants, appropriate proceedings at law and in equity may be instituted and prosecuted by the owners of any of the lots or tracts above described or by their heirs or assigns or successors in title to prevent the violation of any of the restrictions herein set forth. The restrictions, covenants and conditions set out above are covenants running with the land and shall be binding on and shall enure to the benefit of the parties hereto, their heirs and assigns and successors in title or interest.
- (f) The above covenants and restrictions shall be in full force and effect from midnight, December 31, 1949 until January 1, 1965.
- (g) Should any one or more of the above restrictions, or any part or parts of any one or more of the above restrictions, for any reason be invalid, such shall not affect the remainder of the covenants and restrictions set out or the remaining portions thereof.

wherever the term "West Edgemont Addition" is used herein, such term means and is West Edgemont Addition to the City of Houston, Harris County, Texas, according to the plat thereof recorded in Vol. 572, page 2, Deed Records of Harris County, Texas.

13)

CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF HARRIS

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APR 3 1981



ANITA RODEHEAVER
COUNTY CLERK
HARRIS COUNTY, TEXAS

By *Judy Sword*
Deputy

JUDY SWORD

DEED

RECORDS

Vol. 2237 Page 399

It is the intention of this instrument to bind, and such does bind, with the above restrictions, all lots and parts of lots lying in West Edgmont Addition and facing on North Boulevard between Danlavy and Woodhead Streets, and each of the parties hereto includes herein and binds with the above restrictions any such property owned by him, or in which he has an interest, whether or not such property is specifically described herein.

Each of the corporate parties hereto have caused this agreement to be executed by its officers thereunto duly authorized.

This agreement may be executed in counterparts, and all counterparts shall together constitute the agreement.

IN TESTIMONY WHEREOF, witness our hands at Houston, Texas, as of January 1, 1950.

Mrs. Lenora Coskey
Mrs. Lenora Coskey

C. A. Coskey
C. A. Coskey

ATTEST:
Jos. R. Seyller
Assistant Secretary
Chas. K. Miller

AMERICAN FEDERAL INSURANCE COMPANY OF AMERICA
J. A. Amerman
J. A. Amerman
Vice President

THE STATE OF TEXAS :
COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, on this day personally appeared C. A. Coskey and wife, Mrs. Lenora Coskey, both known to me to be the persons whose name are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Mrs. Lenora Coskey, wife of the said C. A. Coskey, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mrs. Lenora Coskey, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1st day of January, A.D. 1950.

J. W. Hardy
Notary Public in and for
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

APR 3 1951



ANITA RODEHEAVER
COUNTY CLERK
HARRIS COUNTY, TEXAS

By *Judy Sword*
Deputy
JUDY SWORD

DEED

RECORDS

Vol. 2237 Page 400

THE STATE OF NEW JERSEY :
COUNTY OF ESSEX :

BEFORE ME, the undersigned authority, on this day personally appeared J. R. Averam, Vice President of The Prudential Insurance Company of America, 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, as the act and deed of said The Prudential Insurance Company of America, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of January, 1951.



L. E. Siedler
Notary Public in and for
Essex County, New Jersey

813300

Filed for Record Feb 16 1951 at 11:00 o'clock
Recorded Feb 27 1951 at 2:56 o'clock
By E. B. Miller, Clerk County Court, Harris County, Texas.
Stella A. Cook 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 1951

ANITA RODEHEAVER
COUNTY CLERK
HARRIS COUNTY, TEXAS

By Judy Sword
Deputy

JUDY SWORD



DEED

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Vol. 2237 Page 401