

31956

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DEEDS

RESTRICTIONS ON PINE RIDGE SUBDIVISION SECTION I.

THE STATE OF TEXAS.

COUNTY OF HARRIS

I
X
I

WHEREAS, A. H. KEEN, is the owner of a certain tract or parcel of land in Montgomery County, Texas, which has been subdivided into a subdivision known as Pine Ridge Section I., said property being more particularly described by metes and bounds as follows, to-wit:

BEING 39.85 acres of land out of the John Moore Survey A-364 Montgomery County, Texas, a portion of this 39.89 acre tract is described in Deed recorded in Vol 540, page 599 and Vol 541, page 49 of the Deed Records of Montgomery County, Texas; said 39.85 acres of land being more particularly described as follows;

BEGINNING North 89 Deg. 56 Min. East 137.08 feet from a 2 inch capped pipe marked Southwest corner of F. Theiss and being in West line of John Moore Survey

THENCE North 89 Deg. 56 Min. East 1814.98 feet to 2 Inch capped pipe marked Southeast Corner of F. Theiss;

THENCE North 01 Deg 07 Min. West 887.32 feet to 2 Inch capped pipe marked Northeast Corner of F. Theiss, and being in North line of John Moore Survey;

THENCE North 89 Deg. 44 Min. West 1469.00 feet along North line of John Moore Survey to iron pipe for corner;

THENCE North 00 Deg. 31 Min. 30 Sec. East 332.78 feet to iron pipe for corner;

THENCE North 88 Deg. 26 Min West 355.15 feet to fence post for corner;

THENCE South 01 Deg. 05 Min. East 1238.02 feet to PLACE OF BEGINNING and containing 39.85 acres of land more or less;

WHEREAS it is necessary and desirable for proper and orderly development of said Subdivision to place certain restrictions on said property, and each and every individual lot or parcel thereof;

1. All lots shall be used for residential purposes only. No noxious or offensive trades or activities shall be carried on on any of the lots or tracts, nor shall anything be done thereon which will cause a nuisance or be offensive to residents of usual sensitivities in the area. No lot or tract shall be used or occupied for any vicious or immoral purpose, nor for any use or purpose in violation of the laws of the Local, State or Federal Governments. No animals shall be raised or maintained on the property in such manner or with such lack of care as to cause offensive odors or noises or so as to otherwise be a nuisance or annoyance to persons of ordinary sensitivity.

2. No residence shall be built or maintained on an area of less than 1600 square feet of living area, exclusive of garages and open porches. Residences shall be built at least 30 feet from the roadways as dedicated. The exterior shall be finished with Fifty One (51%) per cent or more of brick or stone. Temporary buildings and residences shall be built on the rear of the tract a distance of not more than 30 feet from the rear lot line and shall contain not less than 280 square feet of floor space and shall have at least two coats of paint unless constructed of brick, rock, asbestos or other finished product. No tent, trailer, basement, shack or barn or other out-buildings shall at any time be used as a residence, either temporarily or permanently. All out-buildings shall be located to the rear of the residence except that garages may be attached to the residence. Purchaser shall submit to, and obtain approval of seller of any plans for primary or secondary buildings, before commencement of work, to determine architectural suitability and conformity with the restrictions; if seller does not approve plans within twenty days from submission, the plans will be deemed to have been approved. When construction of any improvements is begun it shall be with reasonable diligence. Only one main residence and one secondary residence (for guests or servants) shall ever be built or maintained on any tract or building site. The moving of used buildings onto any building site is prohibited unless such building is first inspected and approved in writing by grantor herein. This right of inspection and right to approve plans may be delegated to a successor by written recorded instrument; such successor may be a person, persons, corporation or civic club.

3. No billboards shall be erected or maintained on any of the property.

4. Whenever a residence is established on any tract it shall provide an inside toilet and shall be connected with a septic tank and drain field until such time as sanitary sewers may be available for use in connection with such tract.

sufficient size to permit the free flow of water at a point between the roadway and his property, and shall fill in sufficient dirt over and around same to construct a driveway to the premises. The inside bottom of said culvert must be even with or below the level of the ditch. Outside tielets are strictly prohibited.

5. All tracts are sold subject to easements for public utilities as may already be existing, or as may become reasonably necessary for the seller to create in the future, right to do so being hereby reserved, so as to permit good development of the subdivision and provide the necessary utilities.

These restrictions shall be construed as covenants running with land, until January 1, 1979, and are enforceable by or on behalf of anyone, or more, of the owners of the land in Pine Ridge Section I. Subdivision, their heirs or assigns.

It is further agreed and understood that said restrictions may extended for an additional ten (10) year period after January 1, 1979, provided that three-fourths (3/4) of the owners of the tracts in said subdivision shall agree in writing that said restrictions shall be continued, and that such writing is properly filed in the office of the County Clerk of Montgomery County, Texas.

It is further understood that in the event that such written agreement shall be made same shall be filed within the last two (2) years of the period during which the restrictions are enforceable.

Witness my hand this 22 day of May, A. D. 1969.

(Acknowledgment)

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THE STATE OF TEXAS
COUNTY OF

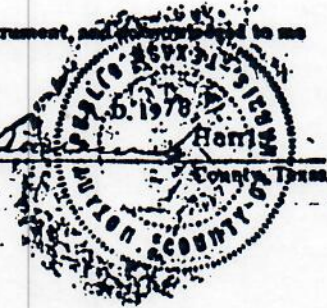
Before me, the undersigned authority, on this day personally appeared

Franklin R. Hundl, representing the persons listed below:

Known to me to be the person S whose name S subscribed to the foregoing instrument, and who acknowledged to me that I he X executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 27th day of November

Barbara Weeks
Notary Public in and for Harris County, Texas.



- Ann Hundl
- Mike Anderson
- Jeanette Anderson
- J. P. Deuel
- Mary M. Deuel
- Dale A. Owens
- Rosa Owens
- Wayne Stevenson
- Theda Rae Stevenson
- Michael G. Walker
- Martha Walker
- Earl J. Ross
- Grace Ross
- W. M. McGaughey
- Luciele McGaughey
- W. E. Boehm
- Anna Boehm
- Jack D. Carpenter
- Martha J. Carpenter
- Mrs. Fred Benigus

FILED FOR RECORD
AT 11:00 CLOCK P.M.

NOV 27 1978

BOY HARRIS, Clerk
County Court, Montgomery Co., Tx
By *Barbara Weeks* Deputy

FR HUNDL
619 RILEY LANE
SPRINGVILLE TEX
77355

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