

water distribution system or commercial purposes. their assigns for drilling waterwell or waterwells and constructing except lot or lots that may be designated by the Developers or

1. All lots shall be used solely for residential purposes,

covenants hereinafter set forth:

shall be conveyed subject to the reservations, restrictions and and the land shown on the aforementioned map or plat is held and and covenants upon the use of said property are hereby established lots, in said addition, the following reservations, restrictions development and for the benefit of every purchaser of a lot, or For the purposes of assuring the orderly and uniform

rights of way as shown on the aforementioned map. and we hereby dedicate to the public use all streets and utility

tract of land shall henceforth be known as Jeanes subdivision, shown on the map filed for record as set out above and that such

Jeanes, have caused such property to be platted into lots as Helen G. Jeanes, Sharon G. Lightfoot and G. W. Jeanes and Arene Rebecca Jeanes Odum, Mary Beth Jeanes, Johnie Mae Jeanes Perry,

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That We,

Deed Records of Nacogdoches County, Texas.

JOHN E. BROWN SURVEY, A-109 as shown by plat duly recorded in the

of a tract of land situated in Nacogdoches County, Texas, in the

Texas and G. W. Jeanes of Nacogdoches County, Texas are the owners

heirs at law of J.P. Jeanes, Deceased, Arene Jeanes of Harris County,

the said Helen G. Jeanes and Sharon G. Lightfoot being the surviving

Jeanes of Camdon, Arkansas, Sharon G. Lightfoot of Camdon, Arkansas,

Harris County, Texas, Helen G. Jeanes, surviving widow of J.P.

Mae Jeanes Perry, doing business with her separate property, of

County, Texas, Mary Beth Jeanes of Harris County, Texas, Johnie

Jeanes Odum, doing business with her separate property, of Harris

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, Rebecca

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COUNTY OF NACOGDOCHES

THE STATE OF TEXAS

2. All commercial and concession activities in the subdivision are reserved for the Developers or their assigns. This restriction does not include normal leasing or rental of a residential unit.
3. All structures must be of permanent type construction. All residential construction shall consist of a minimum of 700 square feet (Seven Hundred Square Feet). Tents, lean-tos, busses, etc. are not permitted, except for a period not to exceed 120 (One Hundred Twenty) days pending completion of construction of aforesaid permanent type construction.
4. Mobile homes will be allowed only in designated area. Mobile homes will be required to meet Subdivision Owners approval as to size, condition, appearance and skirting.
5. No lot may be further subdivided for the purpose of creating an additional residential lot.
6. Residential construction is limited to single and duplex units and related out buildings. Duplex units must be a part of a single building under one roof.
7. All residences, including mobile homes, must be connected to a water supply system and a septic or sewerage disposal system. Such systems must meet all county and state health and sanitation requirements.
8. All residences shall establish trash disposal systems to meet county and state health and sanitation requirements.
9. No hogs, poultry, horses, or other animals may be raised, bred or kept on the property. Dogs, cats and other household pets are excepted provided they are not kept, bred, or maintained for any commercial purposes.
10. Building lines for permanent structures are as follows: Front, 20' back of utility easement; sides, 10% of lot width at point of construction. The Developers or their assigns may waive any part of this restriction if it unduly limits construction.
11. Motorcycles, motorcooters, etc. will not be allowed to be ridden in said Subdivision.
12. Noxious or offensive activity will not be allowed on any lot nor shall anything be done thereon which may be an annoyance or nuisance to the neighborhood.
13. No hunting or shooting in said subdivision.
14. Each lot Owner will agree to pay Jeanes Subdivision \$3.00 per month for the maintenance of roadways and mowing.
15. Jeanes Subdivision Owners will not be held liable for any accident or damages occurring in said Subdivision.
16. Should any part of the above be ruled invalid by proper governmental authorities, the balance remains in force the life of these restrictions.

Rebecca Jeanes Idom
 Mary Beth Jeanes
 Johnnie Mae Jeanes Perry
 Helen G. Jeanes
 Sharon G. Lightfoot
 Arene Jeanes
 G. W. Jeanes

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared REBECCA JEANES IDOM, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of August, 1978.

JOY BELL
 Notary Public in and for Harris County, Texas
 My Commission Expires 5-3-80

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared MARY BETH JEANES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of June, 1978.

Notary Public in and for
 Harris County, Texas.
 Comm. Exp. 2/20/79

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JOHNIE MAE JEANES PERRY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein stated.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of June, 1978.

Notary Public in and for
 Harris County, Texas.
 Comm. Exp. 11/19/79



COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared HELEN G. JEANES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day

Notary Public in and for
Baker County, Arkansas

[Signature]

THE STATE OF ARKANSAS

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared SHARON G. LIGHTFOOT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration

herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17 day

Notary Public in and for
Baker County, Arkansas

[Signature]

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ARENE JEANES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein

stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day

Notary Public in and for
Harris County, Texas

[Signature]

THE STATE OF TEXAS

COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day personally appeared G. W. JEANES, 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

stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23 day

Notary Public in and for
Nacogdoches County, Texas

[Signature]

STATE OF TEXAS

COUNTY OF NACOGDOCHES

I hereby certify that this instrument was filed on the date and at the time stamped hereon by me, and was duly RECORDED, in the Volume and Page of the name hereon by me, on

AUG 29 1978



COUNTY CLERK
NACOGDOCHES COUNTY, TEXAS

[Signature]

FILED
NACOGDOCHES COUNTY
TEXAS

78 AUG 23 PM 2 50

[Handwritten notes]

of June, 1978.

of July, 1978.

of July, 1978.

of July, 1978.