

570

2721
570
65408

STATE OF TEXAS Q
 Q
 Q
COUNTY OF LEON Q

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GERALDINE BAIN THOMASON and joined by my husband, JOE LEE THOMASON, of the County of Leon and State of Texas, being the OWNERS of the lands shown and described on the plat attached hereto, marked EXHIBIT "A", and made a part hereof for all purposes, being the same land conveyed to Sam Bain by Joe Sherman et ux by deed dated August 3, 1944, now appearing of record in Vol. 136, Page 6, Deed Records of Leon County, Texas, have caused said land to be surveyed, subdivided and platted as shown on said plat and designated as HIDDEN ACRES ADDITION to the City of Centerville, Texas, and we do hereby declare that all of the streets, alleys, lanes and parks shown upon such map and plat are dedicated, and same are hereby dedicated, to the public forever, to be so used as streets, alleys, lanes and parks; and we do hereby designate such subdivision as "HIDDEN ACRES ADDITION to the City of Centerville, Texas"; subject to the following restrictions only:

The OWNERS above named do hereby impress all of the property included in said subdivision, known as Hidden Acres Addition to the City of Centerville, Texas, as set forth on said plat with the following RESTRICTIONS:

- No. 1. All lots shall be used for residential purposes only.
- No. 2. No lot, street or portion thereof shall be used for or as a dumping ground for rubbish, garbage or other waste. No offensive, immoral or unlawful activity shall be carried on upon any lot or portion thereof, nor shall anything be done which shall become annoying or a nuisance to the neighborhood, nor any activity considered extra hazardous.
- No. 3. The dwelling house, as distinguished from outhouses and servant quarters, shall not be nearer than 25 feet from the front lot line, nor nearer than 10 feet from any side street line, or 5 feet from any interior line. All other structures shall be in the rear of the lot, and shall be sightly, of neat construction and of a character to enhance the value of the property, and all such structures shall be painted to conform with the main building and in a like condition. When any habitable structure is erected on any lot, the owner of said lot shall at the same time, or when available, connect with the City Sewer System. No outside toilets shall be installed or maintained.
- No. 4. All residences shall be connected with such other utility services available to the City, and an easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.
- No. 5. All residences constructed on any lot or building sit shall have at least twenty (20) per cent masonry trim.
- No. 6. No gas meter shall be placed on the front lawn of any residence.

55

No. 7. No residence constructed on any lot in this addition shall have less than 1200 feet of floor space, exclusive of porches and porticos.

The above and foregoing stipulations, regulations, conditions and restrictions are for the benefit of each and every other parcel of land in this Addition, and shall constitute covenants running with the land; and the Vendors their successors and heirs and assigns, and any person owning property in said Addition, may prosecute proceedings at law or in equity to prevent or remedy the violations of such restrictions and covenants, and secure redress for damages suffered on account of such violation, but such restrictions and covenants shall remain in force only until October 1, 1980, after which they may be extended for successive periods of 10 years each, unless changed by a vote of a majority of the property owners of the lots. Invalidation of any of these covenants and restrictions by a judgment or court order shall in no wise affect any of the other covenants and restrictions, and the same shall remain in full force and effect.

The foregoing restrictions and covenants are made a part of this DEDICATION, and this instrument shall be recorded and referred to in all contracts and deeds executed by said OWNERS, purchasers and interested parties in any and all lots and blocks in said addition, and shall place on due notice all persons of the full contents hereof.

WITNESS our hands this the 25th day of October, A.D. 1960.

Geraldine Bain Thomason
GERALDINE BAIN THOMASON

Joe Lee Thomason
JOE LEE THOMASON

STATE OF TEXAS Q
 Q
COUNTY OF LEON Q

BEFORE ME, the undersigned authority, a Notary Public in and for Leon County, Texas, on this day personally appeared JOE LEE THOMASON and his wife, GERALDINE BAIN THOMASON, known to me to be the persons whose names 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 GERALDINE BAIN THOMASON, wife of the said JOE LEE THOMASON, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said GERALDINE BAIN THOMASON, acknowledged such instrument to be her act and deed, and she declared that she had 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 this the 28 day of October, A.D. 1960.

Robert C. Dunning
Notary Public in and for Leon

County, Texas



HIDDEN ACRES SUBDIVISION

CENTERVILLE, TEXAS

Leon County

JOE AND DOROTHY SHERMAN TO SAM BAIN

August 3, 1944

Volume 136 Page 6 - 17 Acres

Distances shown in feet



This is to certify that I made survey on the ground August 25, 1960 and it is correct. Concrete 4" x 4" markers at corners Surveyed

/s/ Ben H. Faber
Licensed State Land Surveyor

J.L.S.

Subscribed and sworn to this 26 day of August, A.D. 1960

/s/ Mary Lou Hines
Notary Public in and for Leon County

J.L.S.

This is to certify that I have had the land shown hereon surveyed into Blocks and Lots for subdivision to the City of Centerville, Texas. Further, I hereby dedicate all streets, drives, lanes and avenues to the Public for it's use under direction of the Governing Body of the City of Centerville, Texas.

Owner

APPROVED:

City Secretary

Mayor

Filed for record on the 28 day of Oct. A. D. 1960 at 10:30 o'clock A. M., and duly recorded this the 2nd day of Nov. A. D. 1960 at 2:00 o'clock P. M.

By: *Jessie Kay Seale, Deputy*

William J. Dorman, County Clerk
Leon County, Texas

1576

2851
613

8 /

69219

STATE OF TEXAS |

|

|

COUNTY OF LEON |

KNOW ALL MEN BY THESE PRESENTS:

That I, GERALDINE BAIN THOMASON, joined by my husband, JOE LEE THOMASON, of the County of Leon and State of Texas, being the OWNERS of the lands shown and described on the map now appearing of record in Vol. 1, Page 125, of the Map Records of Leon County, Texas, reference to the same being hereby made for all purposes, and which said land was surveyed, subdivided and platted and shown on said map as HIDDEN ACRES ADDITION to the City of Centerville, Texas, and we do hereby again declare, as we have before declared in that certain Dedication Deed dated October 25, 1960, of record in Vol. 272, Page 570, of the Deed Records of Leon County, Texas, that all of the streets, alleys, lanes and parks shown upon such map are dedicated to the Public forever, to be used as streets, alleys, lanes and parks, subject to the following Restrictions only, and this deed is given in lieu of and in correction of the Restrictions contained in said former dedication deed:

The OWNERS above named do hereby impress all of the property in said subdivision, known as HIDDEN ACRES ADDITION to the City of Centerville, Texas, as set forth on said map with the following RESTRICTIONS:

- No. 1. All lots shall be used for residential purposes only.
- No. 2. The dwelling house, as distinguished from outhouses and servant quarters, shall not be nearer than 25 feet from the front lot line, nor nearer than 10 feet from any side street line, or 5 feet from any interior line. All other structures shall be in the rear of the lot, and shall be sightly, of neat construction and of a character to enhance the value of the property, and all such structures shall be painted to conform with the main building and in a like condition. When any habitable structure is erected on any lot, the owner of said lot shall at the same time, or when available, connect with the City Sewer System. No outside toilets shall be installed or maintained.
- No. 3. No lot or portion thereof shall be used for or as a dumping ground for rubbish, garbage or other waste. No offensive, immoral or unlawful activity shall be carried on upon any lot or portion thereof, nor shall anything be done which shall become annoying or a nuisance to the neighborhood, nor any activity considered extra hazardous.
- No. 4. All residences shall be connected with such other utility services available to the City, and an easement is reserved over the rear 5 feet of each lot for utility installation and maintenance.

No. 5. All residences constructed on any lot or building site shall have at least twenty (20) per cent masonry trim.

No. 6. No gas meter shall be placed on the front lawn of any residence.

No. 7. No residence constructed on any lot in this addition shall have less than 1200 square feet of floor space, exclusive of porches and porticoes, except as stated in No. 8, below.

No. 8. Residences constructed on the following lots may contain less than 1200 square feet of floor space, but not less than 1,000 square feet, exclusive of porches and porticoes, such lots being as follows: Lots 4, 5, 6 and 7 in Block No. 2; Lots 2, 3, 4 and 5 in Block No. 3, and Lots 1, 2, 3, 4, and 5 in Block No. 4.

The above and foregoing stipulations, regulations, conditions and restrictions are for the benefit of each and every other lot and parcel of land in this Addition, and shall constitute covenants running with the land; and the undersigned, their successors and heirs and assigns, and any person owning property in said Addition may prosecute proceedings at law or in equity to prevent or remedy the violation of such restrictions and covenants, and secure redress for damages on account of such violation, but such restrictions and covenants shall remain in force only until October 1, 1980, after which they may be extended for successive periods of 10 years each, unless changed by a vote of a majority of the property owners of said lots. Invalidation of any of these covenants and restrictions by a judgment or court order shall in no wise affect any of the other restrictions and covenants, and same shall remain in full force and effect.

The foregoing restrictions and covenants are made a part of this Correction Dedication Deed, and this instrument shall be recorded and referred to in all contracts and deeds executed by said OWNERS, purchasers and interested parties in any and all lots and Blocks in said addition, and shall place on due notice all persons of the full contents hereof.

WITNESS OUR HANDS this the 30 day of December, A.D. 1961.

Geraldine Basin Homaker
James W. Homaker



STATE OF TEXAS ()
()
COUNTY OF LEON ()

LB

BEFORE ME, the undersigned authority, on this day personally appeared Joe Lee Thomason and wife, Geraldine Bain Thomason, known to me to be the persons whose names 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 Geraldine Bain Thomason, wife of the said Joe Lee Thomason, having been examined by me privily and apart from her husband, and, having the same fully explained to her, she, the said Geraldine Bain Thomason, 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 this 30 day of December, A.D. 1961.



Robert B...
Notary Public in and for Leon
County, Texas

Filed for record on the 3rd day of January A. D. 1962 at 2:00
o'clock P. M., and duly recorded this the 9th day of January
A. D. 1962 at 2:00 o'clock P. M.
By Randy Ann Thompson Deputy
William J. Dorman, County Clerk
Leon County, Texas