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RESTRICTIONS

21570

THE STATE OF TEXAS I

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZORIA I

THAT, MANVEL DEVELOPMENT CO., INC., a Texas Corporation, with its principal office in Manvel, Brazoria County, Texas, herein represented by JOHNNIE R. LOWE, PRESIDENT, its duly authorized officer, is the owner of that certain tract and parcel of land situated in Brazoria County, Texas, and known and described as follows:

139.239 acres, being a part of Lots 5, 6, 7 & 15 of the Subdivision, ^{of the} Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas and being more particularly described by attached surveyor's field notes.

AND WHEREAS, it is the desire and intent of the owner to sell and convey various tracts of land to various persons, and desires that said property shall be established as a restricted residential district and to place upon said lands certain restrictions, covenants and conditions to the end that the values of said lands will be upheld and the interests of the present and future owners of said lands be protected.

NOW THEREFORE, MANVEL DEVELOPMENT CO., INC., a Corporation acting herein by and through its duly authorized officer, does for itself, its successors, grantees and assigns make, create and place upon the aforescribed property and each and every part thereof, the following covenants, conditions, and restrictions which shall run and be binding upon and against the said premises for a period of twenty (20) years from the date of recording of these covenants, after which said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the property has been recorded agreeing to change said covenants in whole or in parts.

1. No part of said land above described shall be used or occupied for any purpose other than that of a private family residence and such things that ordinarily pertain to a private residence, the only exception being that the grantee may provide separate quarters for their parent or parents.
2. All houses erected on said property will be of new construction (no moved in houses) which shall contain a floor space area of not less than 1800 square feet, exclusive of garages or open porches. All buildings shall be at least ten (10) feet from side lot lines and fifty (50) feet from the front lot line. The elevation of each dwelling slab at the time of construction, must be prescribed by the Federal Flood Administration and the Brazoria County Engineers Office. The exterior of all houses must be completely "dried-in" within 120 days of construction start date.
3. No tents, shacks or other temporary buildings shall be placed or built upon said property for residential purposes, including NO mobile homes.
4. Livestock, except swine may be kept providing they are kept inside a fence and any building housing same shall be at least 25 feet from any side lot line and at least 100 feet from the front lot line.
5. Land shall be kept clean and neat in appearance and no part of said land shall be used as a dumping ground or storage place for rubbish, trash, junk, junk cars, used building materials or any other type of used or junk materials, nor shall any such object or materials be placed upon or allowed to remain upon any portion of said land.
6. No part of the above described property shall be used for sand pits, the sale of sand, fill dirt or top soil, nor for a land fill or garbage dump.
7. There shall be no discharging of firearms of any kind on the above described property.
8. Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate the same, either to restrain the violation thereof or to recover damages or both.

WITNESS MY HAND this 24 day



MANVEL DEVELOPMENT CO., INC.

By: Johnnie R. Lowe
Johnnie R. Lowe, President

THE STATE OF TEXAS
COUNTY OF BRAZORIA

This instrument was acknowledged before me by JOHNNIE R. LOWE, PRESIDENT OF MANVEL DEVELOPMENT CO., INC., a Texas Corporation, on behalf of said corporation, on this 24 day of June, 1991.

91930 322

139.239 acres of land, being a part of Lots 5, 6, 7, and 15 of the Subdivision of the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, according to the Plat recorded in Volume 22, Page 365, Deed Records of Brazoria County, Texas, and being more particularly described as follows:

BEGINNING at an Iron rod found in the Northeast line of Lot 5, said point being located South 47 deg. 56 min. 54 sec. East-32.76 feet from an iron pipe found at the East corner of Lot 4 and the North corner of Lot 5;
THENCE South 47 deg. 56 min. 54 sec. East, along the Northeast line of Lot 5, a distance of 1315.35 feet to the West corner of Lot 15 and the North corner of Lot 6;
THENCE North 42 deg. 04 min. 54 sec. East, along the Northwest line of Lot 15, a distance of 364.48 feet to an iron rod for corner;
THENCE South 47 deg. 56 min. 54 sec. East a distance of 1320.0 feet to an iron rod for corner;
THENCE South 42 deg. 04 min. 54 sec. West a distance of 364.48 feet to an iron rod for corner;
THENCE North 47 deg. 56 min. 54 sec. West a distance of 57.70 feet to an iron rod for corner;
THENCE South 40 deg. 50 min. 36 sec. West a distance of 1825.20 feet to an iron rod for corner in the Northeast line of Lot 6, Quail Valley Ranches, Section One, as recorded in Volume 18, Pages 335-336, Plat Records of Brazoria County, Texas;
THENCE North 47 deg. 19 min. 15 sec. West, along the Northeast line of Lot 6, Quail Valley Ranches, Section One, a distance of 478.16 feet to an iron rod for corner;
THENCE South 46 deg. 18 min. West, along the Northwest line of Quail Valley Ranches, Section One, a distance of 704.03 feet to an iron rod for corner;
THENCE South 13 deg. 01 min. East, along the Southwest line of Lot 9, Quail Valley Ranches, Section One, a distance of 737.49 feet to an iron rod for corner;
THENCE South 41 deg. 01 min. 34 sec. West a distance of 74.15 feet to a point for corner;
THENCE North 13 deg. 01 min. West a distance of 1515.25 feet to a point for corner;
THENCE North 58 deg. 39 min. 16 sec. West a distance of 1444.06 feet to a point for corner;
THENCE North 20 deg. 42 min. 19 sec. West a distance of 187.66 feet to a point for corner;
THENCE North 46 deg. 29 min. 53 sec. East a distance of 1836.86 feet to the PLACE OF BEGINNING and containing 139.239 acres of land.

✓ THE STATE OF TEXAS
COUNTY OF BRAZORIA
I DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the Volume and Page of the OFFICIAL RECORD as the date and page so stamped hereon at the



Dolly Bailey
County Clerk of Brazoria Co., TX

FILED FOR RECORD

JUL 26 8 24 AM '91

Dolly Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS