

THE STATE OF TEXAS

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS: That T & C Corporation, a Texas Corporation with its principal office situated in Houston, Harris County, Texas, acting herein by and through its duly authorized President, A. N. Beckman, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to it in hand paid by Charley Scott Rowell, the receipt of which is hereby acknowledged and confessed, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto the said Charley Scott Rowell, each of Harris County, Texas, except as stated below, and subject to the conditions and restrictions stated below, the surface and surface estate only in and to all that certain lot, tract, or parcel of land out of and a part of the Semore Garsee Survey, Abstract No. 229, Montgomery County, Texas, more particularly described as follows, to-wit:

Lot No. 1 & 2 of Block No. 6 of Idle Glen Subdivision, all of which is more fully described in a map or plat of said subdivision filed for record in the office of the County Clerk of Montgomery County, Texas on the 5th day of September, A. D. 1956, said plat or map bearing File No. 110001, and to be recorded in the Map or Plat Records of Montgomery County, Texas, reference to which map or plat is here made for purposes of further description.

This conveyance is made subject to all right-of-way and/or utility easements heretofore given and/or granted by Grantor or its predecessors in title; and Grantor does hereby reserve unto itself, its successors and assigns the exclusive right and privilege to grant additional utility easements, including easements for power lines, telephone lines, and/or gas lines, but not limited thereto to any person, firm, or corporation without first obtaining the written consent of Grantees, their heirs and/or assigns and without payment of any further consideration to Grantees, their heirs and/or assigns and not to subject Grantor, its successors and/or assigns to any damages whatsoever.

EXCEPT AS STATED BELOW this conveyance is made subject to the following conditions and restrictions.

1. The said property shall be used for residence purposes only and no part thereof shall be used for business purposes. No other structure whatever, other than a first-class residence with the customary outbuildings, garages and servants' houses, shall be erected, placed or permitted on said property or any part thereof, without the written consent of the Grantor herein.

2. That no residence shall be erected or placed on said property that does not contain 350 square feet on the ground floor, and no residence shall be

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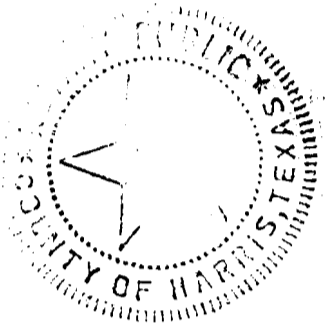
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared A. N. Beckman, of Houston, Harris County, Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that the same was the act and deed of T & C Corporation, a Texas corporation, and that the said A. N. Beckman executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of October,

A. D. 1957.

Paul Lipscomb
Notary Public in and for
Harris County, Texas

PAUL LIPSCOMB
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1959



FILED FOR RECORD
RECORDED
Not. 1
Nos. 12
1957 at 3:15 o'clock P. M.
1957 at 5:00 o'clock P. M.
W. T. BURMAN, Clerk County Court
Harris County, Texas
W. T. Burman Deputy