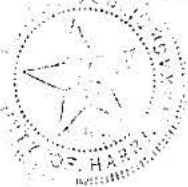


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THE STATE OF TEXAS }  
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared JAMES DEARING, President of The Camway Company, a corporation, 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 expressed, in the capacity therein stated, and declared the same to be the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15<sup>TH</sup> day of October, A.D., 1965.



Carl J. Wood  
Notary Public in and for Harris County, Texas

FILED FOR RECORD the 18 day of October, 1965 at 3:00 o'clock P.M.  
RECORDED the 18 day of October, 1965 at 3:35 o'clock P.M.  
MRS. L. V. HIGHTOWER, COUNTY CLERK  
BY Lona Bastain DEPUTY.

THE STATE OF TEXAS } #5727  
COUNTY OF LIBERTY }

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CAMWAY COMPANY, a Texas Corporation, domiciled in Houston, Harris County, Texas, being the owner of that one certain 129.32 acres of land in the F. J. C. Smiley League, Abstract 345, Liberty County, Texas, which has heretofore been platted and subdivided into that certain subdivision known as the Tarkington Acres Subdivision, according to the plat thereof recorded in Volume 8, Page 21 of the Map Records of Liberty County, Texas, and desiring to create and carry out a uniform plan for the improvement, development and sale of all of the lots in said Tarkington Acres Subdivision, for the benefit of the present and future owners of said lots, does hereby adopt and establish the following reservations, restrictions, agreements, covenants and easements to apply uniformly to the use, occupancy and conveyance of all lots in the Tarkington Acres Subdivision, and each Contract or Deed which may hereafter be executed with regard to any of the lots in said Tarkington Acres Subdivision, shall conclusively be held to have been executed, delivered and accepted subject to the following reservations, restrictions, covenants and easements, regardless of whether or not said reservations, restrictions, covenants and easements are set out in full or by reference in said Contract or Deed, and which said conditions, reservations, restrictions, covenants and ease-

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ments which are to run with the land shall be binding until January 1, 1985, at which time said covenants shall automatically be extended for periods of ten years unless by vote of the then owners of the majority of the lots in said subdivision it is agreed to change said covenants in whole or in part:

1. All lots shall be used for residence purposes only, except Lot No. 1.
2. Each corner lot shall be deemed to front on the street on which it has the smallest frontage. No part of any building shall be erected nearer to the front line of the lot than thirty five (35) feet, and no building other than the main residence shall be erected nearer the front line of the lot than fifty (50) feet, or nearer any otherline of the lot than six feet.
3. There shall not be built in said subdivision any permanent residence with less than 480 sq. feet, or with a roof of any type except gable or hip, and any gable or hip roof shall be built of tile, slate, or shingles, either wood or composition. The outside walls of every residence shall be covered immediately upon completion with two coats of good paint. No box house shall be used as a residence and all frame residences must be built with standard siding or shiplap.
4. No beer garden shall be maintained in the subdivision.
5. No cess pool shall ever be dug, used or maintained on such tract and whenever a residence is established on said tract, all toilets must be connected with a septic tank. The drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly, is strictly prohibited, and this restriction shall be enforceable by Liberty County.
6. Drainage structure under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three-quarters (1-3/4) square feet 18" diameter pipe culvert. Culverts or bridges must be used for driveways and for walks, and this restriction shall be enforceable by Liberty County.
7. Should the parties hereto, or any of them, their heirs or assigns, violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any property in the aforementioned subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, and either to prevent him or them from so doing or to recover damages or other dues for such violation.
8. The purpose of the foregoing restrictions is to maintain a high standard of living conditions and thereby make it a desirable residential section. It is understood and agreed that should a violation, or attempted violation of any of the foregoing covenants and restrictions by any Buyer in said subdivision, the Seller is in nowise responsible, either financially or otherwise, but will use his best efforts through Sales Agents to adjust any violations.

There are also dedicated and reserved permanent and unobstructed utility easements across 10 feet of each lot in said Tarkington Acres Subdivision, which said 10 feet of each lot lies adjoining any road in said subdivision together with the right to cut and trim trees to the extent necessary to keep them clear of lines and to cut all dead, weak or leaning trees that are tall enough to strike the wires in falling. All poles and guys will be place so as to form the least possible interference to the property owner.

EXECUTED AT HOUSTON, TEXAS, this the 15th day of October, A.D., 1965.

THE CAMWAY COMPANY

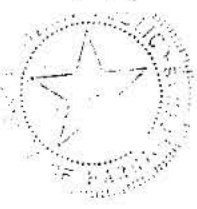
By J. James Pearson  
President

ATTEST:  
Sylvia Woods  
Secretary

THE STATE OF TEXAS }  
COUNTY OF HARRIS }X

BEFORE ME, the undersigned authority, on this day personally appeared JAMES DEARING, President of The Camway Company, a corporation, 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 expressed, in the capacity therein stated, and declared the same to be the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15<sup>TH</sup> day of October, A.D., 1965.



Carl J. Wood  
Notary Public in and for Harris County, Texas

FILED FOR RECORD the 18 day of October, 1965, at 3:00 o'clock P.M.  
RECORDED the 18 day of October, 1965, at 3:40 o'clock P.M.  
MRS. L. V. HIGHTOWER, COUNTY CLERK  
BY Lona Bastain DEPUTY.

THE STATE OF TEXAS }  
COUNTY OF LIBERTY }X

#5728

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CAMWAY COMPANY, a Texas Corporation, domiciled in Houston, Harris County, Texas, for and in consideration of the sum of Eighteen Hundred Seventy-five and No/100 (\$1,875.00) Dollars to it in hand paid by LARRY L. PRICE, SHERMAN PRICE and CHARLES PRICE, hereinafter called Grantees, in cash, the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto the said Grantees of the County of Harris, State of Texas, all that certain lot, tract or parcel of land, lying and being situated in the County of Liberty, State of Texas, and being:

The surface only in and to Tract Twenty (20) of the Tarkington Acres Subdivision in Liberty County, Texas, according to a map of said subdivision recorded in Volume 8, Page 21 of the Map Records of Liberty County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees and their heirs and assigns forever and it does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantees and their heirs and assigns, against every person whomsoever lawfully claiming, or to claim