

AFFIDAVIT OF RESTRICTIONS

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS on the 20th day of March, 1978, Scotty Brown, Trustee purchased 105.919 acres in the WILLIAM JOHNSON SURVEY, A-291, Montgomery County, Texas, from Marie Holmes by deed recorded in Volume 1051, Page 396, Deed Records of Montgomery County, Texas.

AND WHEREAS the 105.919 acres was divided into nine (9) smaller tracts and sold as acreage tracts, by metes and bounds.

AND WHEREAS at the time of each sale the restrictions were attached and made a part of each conveyance.

AND WHEREAS all of the tracts with the exception of one (1) have been sold.

NOW, THEREFORE, I, SCOTTY BROWN, TRUSTEE, the owner of the said remaining ten (10) acre tract, do hereby impress said restrictions attached as Exhibit "A" and made a part hereof on the ten (10) acre tract described as follows:

BEING 10.00 acres of land in the WILLIAM JOHNSON SURVEY, A-291, Montgomery County, Texas, also part of a 105.919 acre tract described in deed recorded in Volume 1051, Page 396, Deed Records, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron stake for corner in the North line of abovementioned 105.919 acre tract, being N 88° 03' 58" W, 832.11 ft. from its Northeast corner;

THENCE: S 01° 56' 02" W, 769.3 ft. to an iron stake for corner in the North line of a 60 ft. road;

THENCE: S 76° 31' W, 537.46 ft. along the North line of road to an iron stake for corner;

THENCE: N 01° 56' 02" W, 912.18 ft. to an iron stake for corner in the North line of 105.919 acre tract;

THENCE: S 88° 03' 58" E, 518.12 ft. along North line of 105.919 acre tract to the PLACE OF BEGINNING and containing 10.00 acres of land.

EXECUTED this the 29th day of November, 1978.

Scotty Brown Trustee
SCOTTY BROWN, TRUSTEE

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

X
X

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared SCOTTY BROWN, TRUSTEE, 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 considerations therein expressed and in the capacity therein expressed.

Witness my hand and seal of office, this the 30th day of November, 1978.



Nelly Stephens
Notary Public in and for
Montgomery County, Texas.

EXHIBIT "A"

RESTRICTIONS

1. There shall be no more than one (1) home per each four (4) acres.
2. No trailers, mobile homes, or temporary homes will be built on said property.
3. No pig farms will be allowed on said property.
4. Any home built will be of a permanent nature, built on a concrete slab or concrete piers and be a minimum of 1,000 sq. ft. of living area. The exterior of the home must be of brick or wood.
5. Any home built will be no closer than 150 ft. from presently existing road.
6. No lot, building site or tract shall be used for commercial purpose.
7. No junk cars or car graveyards shall be kept on the property.

These restrictions shall remain in effect for a period of fifteen (15) years, at which time they will be renewed for additional five (5) year periods unless 80% of the owners vote to abolish these restrictions.

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S.B.

FILED FOR RECORD
APR 26 1938

DEC 1 1938

ROY HARRIS, Clerk
County Court, Montgomery Co., Va.
Samuel Beach

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