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CURVE	Δ	T	R	L	
A	INNER & OUTER	15°00'	100	734.57 759.57 784.57	152.91 158.85 205.40
B	INNER & OUTER	58°48'	70	55.23 124.23 149.23	101.83 127.49 153.15
C	INNER & OUTER	70°34'	100	116.32 141.32 166.32	149.22 174.06 204.84
D	INNER & OUTER	33°57'	40	85.05 110.05	59.30 74.75
E	INNER & OUTER	140°03'	187.0	42.27 67.27	106.69 166.14
F	INNER & OUTER	18°04'	75	446.75 471.75 496.75	140.87 145.75 154.63
G	INNER & OUTER	50°01'	50	65.17 115.17	65.59 116.62

DEDICATION

YEGUA HILLS DEVELOPMENT CORPORATION, owner of the lands shown and described on the attached plat, being a portion of the James Craft Survey in Burleson County, Texas, has caused said lands to be surveyed, subdivided and platted as shown on the attached plat, which is to be henceforth known as "YEGUA HILLS SUBDIVISION"; and it is declared that all of the streets shown on said plat are dedicated, and same are hereby dedicated, to the public forever, to be so used as streets, except that reasonable and necessary easements for all public utilities are retained by the owners, and right to control the design and type of said streets is hereby retained by owner. Further, the attached restrictions are incorporated in this dedication.

Attest:
 Gordon T. Hill SECRETARY
 J. MIT LEE VICE-PRESIDENT

CORPORATION ACKNOWLEDGEMENT

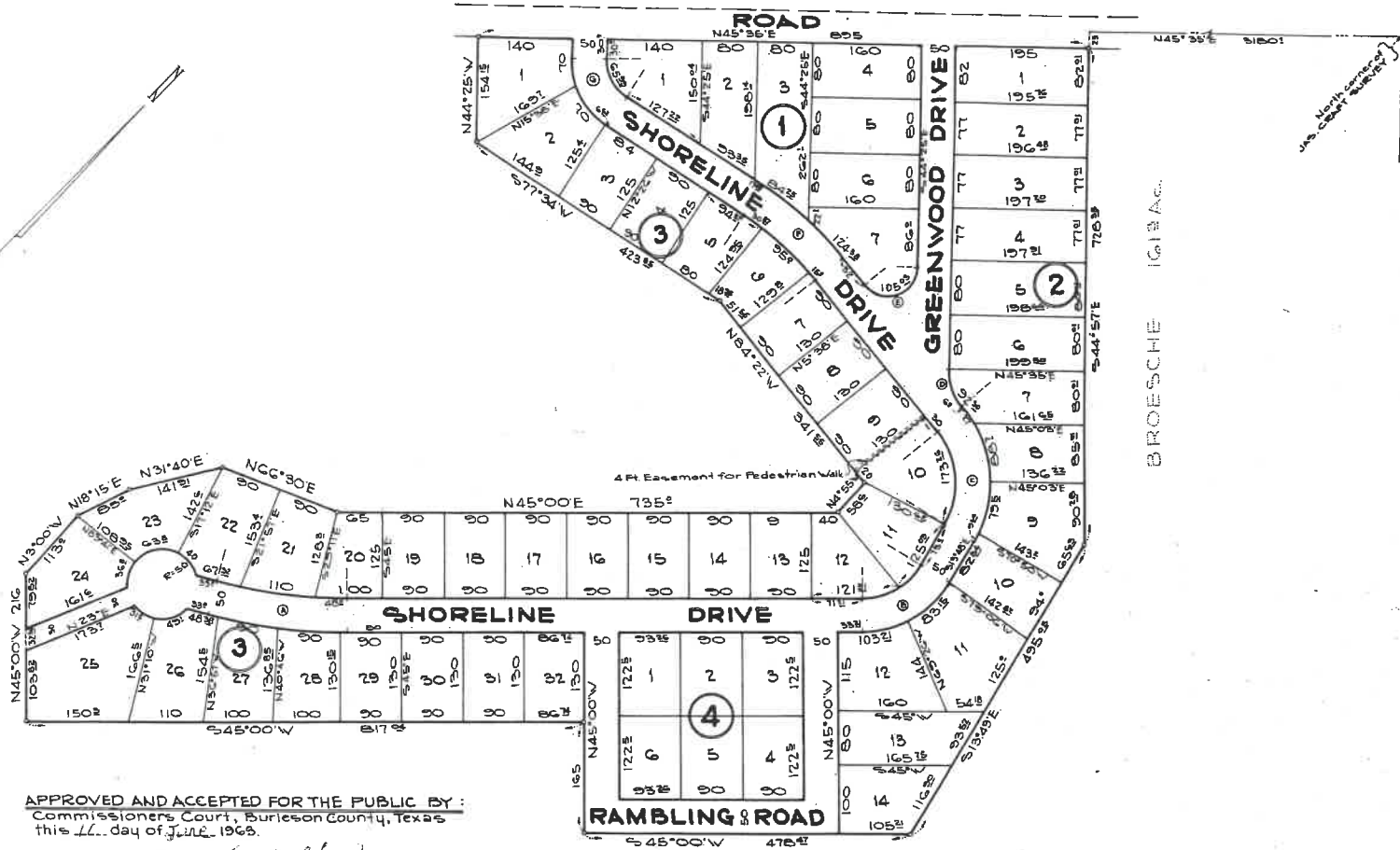
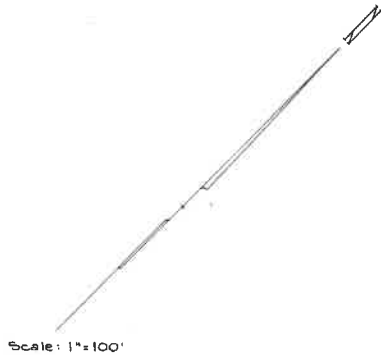
State of Texas
 County of Burleson
 Before me, the undersigned, a Notary Public in and for said County and State on this day personally appeared J. Mit Lee, Vice Pres. of Yegua Hills Development Corporation of Bryan, known to me to be the person and Officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Yegua Hills Development Corporation of Bryan, a corporation, and that he 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 29th day of April, 1963.

Don McManis
 NOTARY PUBLIC IN AND FOR
 BURLESON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

Know all men by these presents:
 That I, B. J. Kling, registered public surveyor No. 680, do hereby certify that I prepared this plat from an actual survey of the land and that the iron rods shown thereon were properly placed under my supervision.

B. J. Kling
 B. J. KLING
 Notary Public in and for Burleson Co., Texas.



APPROVED AND ACCEPTED FOR THE PUBLIC BY:
 Commissioners Court, Burleson County, Texas
 this 11th day of June, 1963.

Edward E. Bannister
 COUNTY JUDGE, BURLESON CO., TEX.
Edward E. Bannister
 COMMISSIONER, PRECINCT NO. 1
William E. Eick
 COMMISSIONER, PRECINCT NO. 2
W. J. Bannister
 COMMISSIONER, PRECINCT NO. 3
Edward E. Bannister
 COMMISSIONER, PRECINCT NO. 4

Map of
Yegua Hills
 SUBDIVISION
 James Craft Survey
 BURLESON COUNTY, TEXAS.
 SPENCER J. BUCHANAN AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - BRYAN, TEXAS

1	REVISION	DATE	APPROVED BY	DRAWING NO.
1		4-29-63	CLT	
SCALE: 1"=100'		JOB NO.		
DRAWN BY: CLT		DATE: April, 1963		SH. 1 of 1

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RESTRICTIONS

YEGUA HILLS SUBDIVISION TO YEGUA HILLS SUBDIVISION

R E S T R I C T I O N S

Yegua Hills Subdivision
Burleson County, Texas

1. LAND, USE AND BUILDING TYPE:

No lot shall be used for any purpose except for residential purposes, EXCEPT for Lots 1, 2 and 3 of Block 2, which are reserved.

No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than three cars.

All boat house and dock plans must be submitted to the Corps of Engineers for approval as to construction and design.

2. ARCHITECTURAL CONTROL:

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set-back line, unless similarly approved. The Architectural Control Committee is composed of three members whose names and addresses are:

J. Mit Lee, Bryn, Texas; Gordon T. Hill, Bryn, Texas; and J. C. Culpepper, College Station, Texas.

A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have power, through a duly recorded written instrument, to change the membership of the Committee or to withdraw from the Committee or to restore to it any of its powers and duties. The Committee's approval or disapproval, as required herein, shall be in writing. If the Committee or its designated representative fails to give written approval or disapproval within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit or enjoin the construction has been commenced prior to the completion of the improvements, approval will not be required and the related covenants shall be deemed to have been fully satisfied.

3. BUILDING LOCATION:

No building shall be located on any lot nearer to the front lot line than 25 feet or nearer to the side street line than 10 feet. No building shall be located nearer than 10 feet to any interior lot line, except garages located 75 feet or more from the front property line. The minimum side line distance on garages located 75 feet or more from the front property line shall be 5 feet. No dwelling shall be located on any lot nearer than 15 feet to the rear lot line. For the purpose of this covenant, steps and open porches shall be considered as part of the building; however eaves and overhanging roofs having no support from the ground level shall not be considered for the purposes of establishing the set back lines.

4. EASEMENTS:

Easements for installation and maintenance of utilities are reserved as shown and provided for on the recorded plat. Said easements are also reserved as drainage easements.

5. SEWAGE DISPOSAL:

No outside toilets will be permitted, and no installation of any kind of disposal of sewage shall be allowed which would result in raw or untreated sewage being carried into water bodies. No septic tank or other means of sewage disposal may be installed or used unless approved by the proper governmental authorities having jurisdiction with respect thereto. The drainage of septic tanks into road, street, alley or public ditches, either directly or indirectly, is strictly prohibited.

6. NUISANCES:

No noxious or offensive activity shall be permitted upon any lot, nor shall anything be done thereon

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which may be or become an annoyance or nuisance to the neighborhood.

7. TEMPORARY STRUCTURES:

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

8. SIGNS:

No signs of any kind shall be displayed to the public view on any lot except one sign of not more than 5 square feet advertising the property for sale or rent and one sign by the builder or contractor to advertise the property during the construction and sales period. It is specifically intended by this provision that no other commercial signs of any kind can be displayed, and only one each by the real estate company and the builder or contractor.

9. OIL AND MINING OPERATIONS:

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall any tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structures designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

10. LIVESTOCK AND POULTRY:

No animals, livestock, poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes.

11. GARBAGE AND REFUSE DISPOSAL:

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. TERMS:

The restrictions herein set forth are in personam, and are entirely with the discretion of the Architectural Control Committee provided for in Paragraph 2 hereof, which Committee may at any time change, alter, modify or discontinue the same or any part thereof without notice to or consent of the owner or owners of any portion of said subdivision.

13. ENFORCEMENT:

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation thereof or to recover damages for breach thereof.

14. SEVERABILITY:

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

Filed for Record June 12, 1963 at 2:15 o'clock P. M.

And Recorded June 18, 1963 at 10:00 o'clock A. M.

By Evelyn M. Henry Deputy

John J. Toupal

County Clerk
