

WOODBRANCH (SECTION 4)

A SUBDIVISION OF 69 ACRES IN THE PRYOR BRYAN SURVEY
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, Seth W. Dorbandt, W.C. McClain, and J.P. Waddill, the owners of the property shown subdivided in the above and foregoing plat of WOODBRANCH (Section 4), do hereby make subdivision of said property according to the lines, roads, and lots therein shown and dedicate to the public use as such the roads shown thereon forever and do hereby waive any claim for damages occasioned by the establishment of grades as approved for the roads dedicated.

All lot owners, their heirs and assigns, and none others are hereby granted a perpetual easement to all Parks and the Creek for the purpose of picnicing, fishing, and recreation.

All lots in this section are residence lots only and shall be used for such purpose and none other and are subject to the following restrictions which are for the mutual protection, enjoyment, and pleasure of all lot owners and to enhance the future value of all land in the area:

- (A) Attention is directed to the Tree Cutting Restrictions in the sales contract.
- (B) No lot shall be re-subdivided and each lot shall be limited to a single family dwelling occupied by a single family.
- (C) Permanent residential buildings shall have a minimum ground floor area of 1000 square feet and all buildings shall be set back a minimum of thirty five (35) feet from the road line which it faces, and fifteen (15) feet from any side street line. No building shall be located nearer than ten (10) feet to an interior lot line except a garage or other accessory building located sixty (60) feet or more from front property line is permitted within six (6) feet thereto. No temporary building of any kind shall be erected upon the premises except in connection with the building of the permanent residence and then only simultaneously with and during the construction of such residence. All buildings, including the accessory buildings, shall be of brick or brick veneer, or masonry exterior construction. Foundations of all buildings shall be concrete slab except that inside piers may be used when the exterior beam is of solid masonry or concrete around the entire perimeter. Sanitary facilities must be provided by septic tanks or sewage systems which meet F.H.A. minimum requirements for such.
- (D) No chickens, animals or livestock of any kind shall be raised or kept on any lot, except that dogs, cats, birds or other household pets may be kept provided they are not bred or maintained for commercial purposes.
- (E) The drainage of septic tanks into road, street, or other public ditches, either directly or indirectly, is strictly prohibited.
- (F) Firearms practice or use within the Subdivision is prohibited.
- (G) Junk yards, old junk cars, refrigerators, furniture, or piles of litter, bottles, etc., which can cause an unsightly or unseanitary condition are prohibited.
- (H) Drainage structures of sufficient size to permit the free flow of water without backwater shall be used for driveways where such cross flowing ditches.

WITNESS OUR HANDS on this 27th day of March, A.D. 1965.

Seth W. Dorbandt W. C. McClain J. P. Waddill
 Seth W. Dorbandt W. C. McClain J. P. Waddill

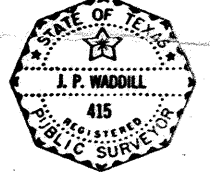
- CERTIFICATION -

I hereby certify that this plat accurately presents a Subdivision of 69 acres of land as laid out and surveyed on the ground by me, being a part of the land conveyed to the dedicators herein by deed dated Feb. 17, 1958, and recorded in Vol. 143, Page 229, of the Montgomery County Deed Records.

All lot corners are marked by permanent iron stakes.

DATE: Mar. 26th, 1965.

J. P. Waddill
 J. P. Waddill, Conroe, Texas.
 Registered Public Surveyor.



THE ABOVE AND FOREGOING PLAT APPROVED FOR RECORDING BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEX.

on this 1st day of April, A.D. 1965.

W. H. ...
 County Judge

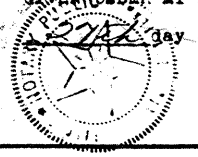
J. L. ... H. S. ...
 Commissioner Prec. No. 1 Commissioner Prec. No. 2

J. C. ... L. D. ...
 Commissioner Prec. No. 3 Commissioner Prec. No. 4

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Seth W. Dorbandt, W.C. McClain, and J.P. Waddill, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 27th day of March, A.D. 1965.



Catherine Patterson
 Notary Public in and for
 Montgomery County, Texas.

FILED FOR RECORD
AT 11:00 O'CLOCK am

APR 1 1965

W. T. HOOPER
 Clerk County Court, Montgomery Co., Tex.
 BY ... DEPUTY