

-555774

THE STATE OF TEXAS:  
COUNTY OF HARRIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, John B. Carey, B. M. Carey, J. T. Plaag, Helen Plaag and W. D. C. Lucy, of Harris County, Texas, for and in consideration of the sum of Nine Hundred Seventy Five and No/100 (\$975.00) - - - - - Dollars, to us in hand paid by

Lee Wooten  
of Harris County, Texas, the receipt of which is hereby acknowledged, have granted, sold and conveyed and by these presents do hereby grant, sell and convey unto the said Lee Wooten  
of Harris County, Texas, all that certain parcel of land situated in The Harris & Wilson Two League Grant in Harris County, Texas, more particularly described as follows, to-wit:

Lot Nos 115-116-117 Block No. 7  
TRIANGLE GARDENS, as shown by recorded Plat and described in Vol. 20, Page 45, of The Harris County Map Records.

LAND USE RESTRICTIONS

RESERVATIONS: Vendors reserves a 1/16th royalty on all oil, gas and other minerals in and under said land, but purchasers shall have the right to make any mineral lease thereon which they desire, provided a royalty equal to 1/16th of all oil, gas and other minerals produced and saved therefrom, shall be paid to vendors, free of the cost of production, at the mouth of the well or wells from which the same may be produced.

RESTRICTIONS: THIS conveyance and subsequent conveyances shall be made subject to the following restrictions, to-wit:

LOT RESTRICTIONS: ALL lots, except lot numbers 38-39-40-41-43-44-44A-55-58-90-91-146-147 and 194, inclusive, are designated as residence lots and are restricted for residence purposes only. The above numbered lots are business lots. Business lot restrictions must be obtained from the owners.

RESIDENCE BUILDING RESTRICTIONS: ALL building must be kept back 30 feet from the front lot line of all lots and 12 feet from the side lot line of corner lots. Free and open space of not less than 6 feet in width shall be left on both sides of every dwelling and shall extend the entire depth of the lot. A corner lot shall be deemed to front on the street on which it has the smallest frontage. All buildings must be painted with 2 coats of paint within 60 days after completion of construction or occupancy. No billboards shall be erected or maintained on any residence lot.

OUTSIDE TOILETS: ALL outside toilets must be constructed to meet the approval of The Sanitary Board of Harris County, and must be built of the same material as dwelling.

ALL the restrictions herein shall be a covenant running with the title to said land and shall be binding on the vendee, his heirs or assigns, and all purchasers take title with knowledge of these restrictions.

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

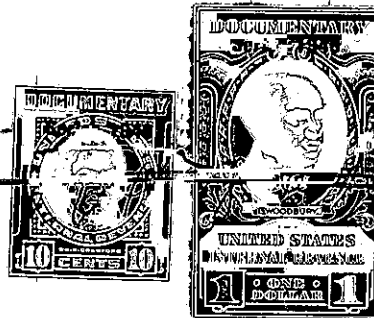
Lee Wooten, his heirs or assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said

Lee Wooten, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS AT HOUSTON, TEXAS, This the 16th Day of August 1948.

John B. Carey  
John B. Carey  
B. M. Carey  
B. M. Carey

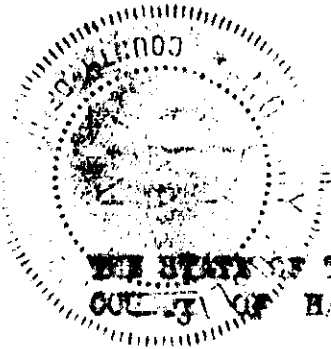
J. T. Plaag  
J. T. Plaag  
Helen Plaag  
Helen Plaag  
W. D. C. Lucy  
W. D. C. Lucy



THE STATE OF TEXAS  
COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, A Notary Public, in and for Harris County, Texas on this day personally appeared W. D. C. Lucy, 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.

GIVEN Under My Hand and Seal of Office, this the 16 Day of August 1948



Lila Bellamy  
Lila Bellamy, Notary Public  
Harris County, Texas.

THE STATE OF TEXAS  
COUNTY OF HARRIS :

BEFORE ME the Undersigned Authority, A Notary Public, in and for Harris County, Texas, on this day personally appeared J. T. Flaag, and Helen Flaag, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and they each acknowledged to me that they signed the same for the purposes and consideration therein expressed. And the said Helen Flaag, wife of the said J. T. Flaag, having been examined by me privately and apart from her husband and having the same fully explained to her, she, the said Helen Flaag, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN Under My Hand and Seal of Office, this the 16 Day of August 1948

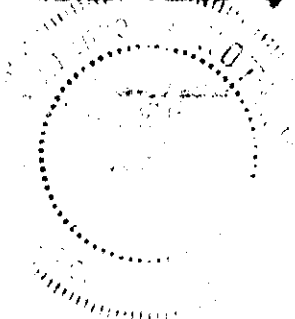


Lila Bellamy  
Lila Bellamy, Notary Public  
Harris County, Texas

THE STATE OF TEXAS  
COUNTY OF HARRIS :

BEFORE ME, the Undersigned Authority, A Notary Public, in and for Harris County, Texas on this day personally appeared John B. Carey and B. M. Carey, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument of writing and they each acknowledged to me that they had executed the same for the purposes and consideration therein expressed, and the said B. M. Carey, wife of the said John B. Carey, having been examined by me privately and apart from her husband and having had the same fully explained to her, she, the said B. M. Carey, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN Under My Hand and Seal of Office this the 16 Day of August 1948



Lila Bellamy  
Lila Bellamy, Notary Public  
Harris County, Texas

Filed for Record, Aug-25-1948, at 12:05 o'clock P.M

Recorded Sept-18-1948, at 9:44 o'clock A.M

W. D. MILLER, Clerk County Court, Harris County, Texas.

BY Stella Lapham Deputy