

GF# \_\_\_\_\_

**NOTICE TO PURCHASERS  
DEED RESTRICTIONS**

**STATE OF TEXAS**

**COUNTY OF HARRIS**

The real property described below, which you are purchasing is subject to deed restrictions recorded in Harris County, Texas.

Those filed for record under Harris County Clerk's File No(s). B955091, 20120256260, 20120531695 and 20150252011.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. THE CITY OF SPRING IS AUTHORIZED BY STATUTE TO ENFORCE COMPLIANCE WITH CERTAIN DEED RESTRICTIONS. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Spring may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provision does not render the remainder of the deed restrictions invalid. The legal description and street address of the property you are acquiring are as follows:

A TRACT OR PARCEL OF LAND CONTAINING 0.7159 ACRES, (31,183 SQUARE FEET), SITUATED IN THE BENJAMIN B. WEST SURVEY, ABSTRACT NUMBER 870, HARRIS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 7.5564 ACRE TRACT OF LAND AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 5656, PAGE 59, OF THE DEED RECORDS OF HARRIS COUNTY, SAID 0.7159 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.7159 ACRE TRACT OF LAND AS CONVEYED TO SARAH VANTANA VALLE AND HUSBAND, EDGAR CESAR VALLE BY INSTRUMENT RECORDED IN DOCUMENT NO. 20120435652 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 20120435652 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

BEGINNING at a 5/8" iron rod found on the westerly right-of-way line of Falvel Road, (60.00 Foot Right-of-Way), on the arc of a curve to the right, for the southeast corner of that certain called 0.4208 acre tract of land as conveyed to Sarah Vantana Valle and Husband, Edgar Cesar Valle by instrument recorded in Document No. 20120435652 of the Official Public Records of Harris County, Texas, same being the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, Southeasterly, along the westerly right-of-way line of Falvel Road, with the arc of said curve to the right, having an included angle of 10°06'13", a radius of 1064.94 feet, a chord that bears, S 26°43'15" E, a chord distance of 187.55 feet, for an arc distance of 187.79 feet to a capped iron rod found for the northeast corner of that certain called 0.0442 acre tract of land as conveyed to Robert J. Brenner and Mary C. Brenner by instrument recorded in Document No. 20120220164 of the Official Public Records of Harris County, Texas, same being the southeast corner of the herein described tract;

Thence, S 59°27'39" W, along the common line of said 0.0442 Acre Tract, pass at a distance of 170.31 feet a capped iron rod found for reference, and continuing for a total distance of 191.36 feet to a calculated point on the common line of Wel-Don Forest, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 125, Page 21, of the Map Records of Harris County, same being the approximate centerline of a gully, for the northwest corner of said 0.0442 Acre Tract, same being the southwest corner of the herein described tract;

Thence, N 12°21'06" W, along the common line of said Wel-Don Forest, with the approximate centerline of said gully, a distance of 85.89 feet to a calculated point for a corner of said Wel-Don Forest, same being a corner of the herein described tract;



Thence, N 09°04'02" W, along the common line of said Wel-Don Forest, with the approximate centerline of said gully, a distance of 110.24 feet to a calculated point for the southwest corner of said 0.4208 Acre Tract, same being the northwest corner of the herein described tract;

Thence, N 58°13'38" E, along the common line of said 0.4208 Acre Tract, pass at a distance of 21.78 feet a capped iron rod found for reference, and continuing for a total distance of 136.72 feet to the POINT OF BEGINNING and containing 0.7159 acres or 31,183 square feet of land, more or less.

also known as 20627 Falvel Rd., Spring, Texas 77388.

9-23-19  
Date


9-23-19  
Date

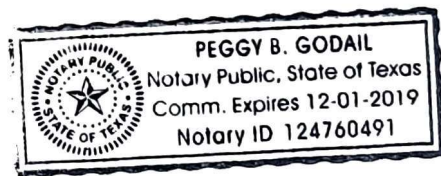
  
Sarah Vantana Valle  
  
Edgar Cesar Valle

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 23 day of September 2019, by Sarah Vantana Valle and Edgar Cesar Valle.

  
Notary Public, State of Texas



The undersigned admit receipt of the foregoing notice at or prior to closing the purchase of property above described.

09/23/19  
Date


  
Pavel Rudometkin

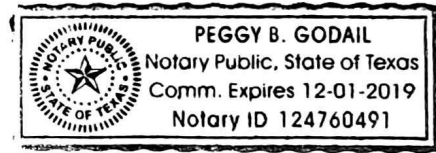
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STATE OF TEXAS

COUNTY OF HARRIS

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RP-2019-423711

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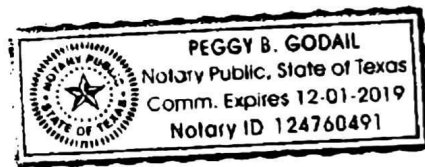
Sarah Valle  
Sarah Vantana Valle  
Edgar Valle  
Edgar Cesar Valle

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 23 day of September 2019, by Sarah Vantana Valle and Edgar Cesar Valle.

Peggy B. Godail  
Notary Public, State of Texas



RP-2019-423711

The undersigned admit receipt of the foregoing notice at or prior to closing the purchase of property above described.

09/23/19  
Date

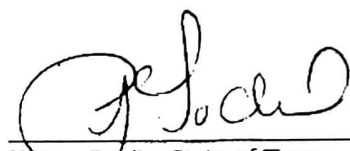
  
Pavel Rudometkin

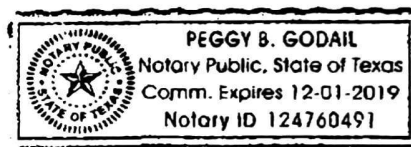
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Date

STATE OF TEXAS

COUNTY OF HARRIS

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\_\_\_\_\_  
Notary Public, State of Texas



RP-2019-423711

RP-2019-423711  
# Pages 4  
09/25/2019 07:52 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$24.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Diane Trautman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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