

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ORANGE :

29129

That, SID JOHNSON LAND DEVELOPMENT CO., a Texas Corporation, of the County of Orange, State of Texas, is the owner of the following described property, to-wit:

Outlots Nos. One (1) through Twenty-one (21) inclusive, and Outlot No. Seventy-eight (78) of FORREST ESTATES, SECTION NO. ONE, in Orange County, Texas, according to the map thereof of record in Volume 7, page 75, Map Records of Orange County, Texas, to which reference is made.

SAVE AND EXCEPT THEREFROM all of the oil, gas and other minerals in, on and under said premises.

SID JOHNSON LAND DEVELOPMENT CO. hereby dedicates to public use for rights of ingress and egress and drainage the streets shown on said map.

The following PROTECTIVE COVENANTS shall inure to the benefit of any and all owners or owner of the above described property:

RESTRICTIONS

(a) All of the above described property shall be designated as residential except as otherwise designated on the above described plat.

(b) No building shall be located on any residential lot nearer than fifteen (15) feet to the front lot line and no building or structure shall be erected or located nearer than ten (10) feet to any side line, which is also a street line nor nearer than five (5) feet to any other side residential property line.

All residential buildings shall be brick and have a minimum floor area of not less than 1,000 square feet of living area exclusive of open terraces, porches, garages and breezeways.

(c) No tent, shack or temporary building of any kind shall be erected or placed upon any lot or part thereof for human habitation. Barns, storage and tool houses, etc. may be constructed or erected for purposes other than human

habitation. All structures, regardless of their usage shall be of good workmanship and all outside materials must be new. No house, building or any structure shall be moved into this subdivision. The use of second hand or salvaged materials is prohibited in this subdivision and all construction must be of new material. No trailer or mobile home shall be used for human habitation. This does not mean that a person could not store or keep in his possession a trailer that he might use for camping or other purposes but it could not be used for human habitation while it is on the premises described in this contract.

(d) All buildings, structures and enclosures of every kind, character and nature used for human habitation shall be connected to a septic tank and septic field lines adequate for the installation. No surface or open toilet shall be erected or permitted to remain on any lot. No manure, garbage, or putrescible matter or debris of any kind shall be permitted to accumulate on any lot. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No tree more than four (4) inches in diameter may be cut without the permission of the Seller, unless the owner or person entitled to possession of said lot has paid 25% or more of the total purchase price of said lot or lots.

(f) It is understood that commercial lots as designated on said plat may be used for residential purposes, but the use of commercial lots for residential use must comply with the residential requirements as contained herein. All lots designated as commercial shall be subject to the same building restrictions as provided for residential lots, except that they shall not be subject to the building set-back line requirements nor square footage requirements. No commercial lot may be used for dance halls, beer taverns, junk yards or wrecking yards.

(g) No lot or lots in the said subdivision may be used for roadway purposes without the written consent of SID JOHNSON LAND DEVELOPMENT CO., its successors or assigns.

(h) All culverts and drain pipes providing access shall conform to State and County requirements.

(i) These COVENANTS are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1st, 1985, after which time said covenants shall automatically be continued in force until such time as a majority of the then owners of the lots execute an instrument changing such covenants in whole or in part and record the same in the Deed Records of Orange County, Texas. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt any violation of the covenants or restrictions herein set forth, it shall be lawful for any other person or persons owning any lot or lots under these restrictions to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to cover damages or other dues for such violation.

(j) Invalidation of any 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.

(k) No house for human habitation shall be built with a slab elevation lower than 27.5 feet and all slabs shall be at least 12 inches above normal ground level regardless of elevation.

(l) No septic tank field lines shall be emptied into any road ditch.

EASEMENTS

There is reserved and established an easement ten (10) feet in width parallel and adjacent to all streets and roads for the installation and

maintenance of utilities, said easements are perpetually reserved for the exclusive use, ownership and control of SID JOHNSON LAND DEVELOPMENT CO., its successors and assigns.

WITNESS MY HAND AND SEAL OF OFFICE, This the 19th day of January, 1966.

SID JOHNSON LAND DEVELOPMENT CO.

By Sidney H. Johnson
Sidney H. Johnson, President

ATTEST:

Smith, Et Head, Asst. Sec.
Secretary

THE STATE OF TEXAS :

COUNTY OF ORANGE :

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared SIDNEY H. JOHNSON, 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 SID JOHNSON LAND DEVELOPMENT CO., 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 19th day of January, 1966.

Leonard Paulson
Notary Public, Orange County, Texas

Filed for record the 20 day of January A. D. 1966, at 4:30 o'clock P.M., and duly recorded this the 27 day of January, A. D. 1966 at 10:20 o'clock A.M.

Sadie Stephens, Clerk,
County Court, Orange County, Texas.
Deputy.

By Molly Therist