

assigned. This Assignment is made without recourse on the undersigned, either express or implied. In Testimony whereof witness our hands at Houston, Texas, on this the 12th day of February, A.D. 1937. T.C. Dent Geneva Dent

State of Texas, County of Harris: Before me, the undersigned authority, on this day personally appeared T.C. Dent, 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 20 day of February, A.D. 1937. E.D. McCrory, Notary Public in and for Harris County, Texas. (Seal)

State of Texas, County of Harris: Before me, the undersigned authority, on this day personally appeared Geneva Dent, wife of T.C. Dent, known to me to be the person whose name is subscribed to the foregoing instrument, and having been by me examined privily and apart from her husband, and having the same fully explained to her, she the said Geneva Dent, 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 20 day of February, A.D. 1937.

E.D. McCrory, Notary Public in and for Harris County, Texas. (Seal)

Filed for record Feb. 23, 1937 at 9:00 o'clock A.M. Recorded Feb. 24, 1937 at 3:45 o'clock A.M. Clerk County Court, Harris County, Texas. By W.E. White Deputy

No. 98473

1041/8 DR

W.E. White

To

Restrictions

The State of Texas, County of Harris: Whereas, the undersigned W.E. White, is the sole owner of all of the lots and properties situated in Cresmere Place, an Addition to the City of Houston, in Harris County, Texas, per map of said Addition recorded in Volume 998, page 193 of the Deed Records of said County and is also the sole owner of all of the lots and properties situated in West Ormond Place Addition to the City of Houston, Harris County, Texas, map of which addition is recorded in Volume 855, page 725, Deed Records of said County, save and except the lots in said West Ormond Place fronting on North Boulevard, said two additions being in Lot 2 of the Obedience Smith Survey in said County; and, Whereas, the lots in said additions are so owned by the undersigned are about to be put on the market for sale and it is desired that a uniform plan of restrictions be adopted and placed of record with respect to said lots. Now, therefore, I, the said W.E. White, also sometimes written as Wm. E. White, hereby declare that from henceforth the following restrictions shall apply with respect to said lots in said additions and said lots shall from henceforth be subject to said restrictions as herein more fully set out. (a) That there shall never be erected, permitted, maintained or carried on upon any of the said property any saloon, or place for the sale or manufacture for sale of malt, vinous or spirituous liquors, any foundry, brick yard, cemetery, any establishment for the care or cure of persons afflicted with any disease or any institution for the cure or restraint of the mentally impaired, or any detention home, reform school, asylum or any institution of like or kindred nature,

nor any slaughter house or tannery or any noxious interest, trade or business. (b) That no part of said property fronting on Banks or Milford Streets shall ever be used for any type business business houses or stores. (c) That no part of said property shall be sold, conveyed, rented or leased in whole or in part to any person of the African or Mongolian races, or to any person not of the white or Caucasian race. (d) That unless especially permitted in writing by a majority of the whole number of lot owners in said additions there shall be no prospecting, mining or drilling for or producing of oil, gas or other hydrocarbon or mineral products or mineral substances in, on or upon any of the said property. (e) Houses on Banks and Milford Streets shall have a set back of not less than 25 feet. No houses to be built on Milford Street in Cresmere Place to cost less than \$6,000.00. No houses to be built on Banks Street in Cresmere Place to cost less than \$5500.00 except Lots 1 and 2, in Block 1, and Lots 1 and 2, in Block 2 to cost not less than \$4,500.00. No houses to be built on Milford and Banks Streets in West Ormond Place to cost less than \$6,500.00. No apartments or duplexes are to be constructed on either Milford or Banks Streets. No one story dwellings are to be constructed on Milford Street. No garage or outhouse shall be built within less than 80 feet of the front property line of Banks or Milford Streets. No house on Milford or Banks Streets shall be less than 5 feet from side property lines. No fence or hedge paralleling the front property lines of Hazard and Banks Streets shall be nearer said front line than 25 feet. No fence on or paralleling side lines of any lots shall be nearer than 25 feet from front property line and no fence shall exceed five feet in height with regards to Banks and Milford Streets. No temporary dwellings are to be constructed on any part of properties fronting on Banks or Milford Streets to be occupied prior to construction of main dwelling. In furtherance of the plan for the improvement and sale of the above described property the foregoing basic restrictions are hereby declared to be in full force and effect with respect to said lots and shall remain in full force and effect fifty (50) years dating from February 1, 1937, provided, however that after the lapse of fifty years from said date these restrictions can be extended, modified or abolished by written consent of 50% of the property owners then residing on the property herein described. Executed this the 22d. day of February, A.D. 1937. W.E. White

The State of Texas, County of Harris: Before me, the undersigned authority, this day personally appeared W.E. White, 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 23rd. day of February, A.D. 1937.

Claude I. Boddeker, Notary Public, Harris County, Texas. (Seal)

Filed for record Mar. 1, 1937 at 4:20 o'clock P.M. Recorded Mar. 3, 1937 at 10:40 o'clock A.M.

W. E. White Clerk County Court, Harris County, Texas. By *W. E. White* Deputy

No. 99324

Highland Farms Corporation
By: President

To

Copy of Resolution

--- March 3rd, 1937. Whereas, Harry K. Johnson, President of Highland Farms Corporation has negotiated with T.J. Bettes Company for a loan in the sum of Two Thousand Dollars (\$2,000.00)