

DECLARATION OF RESTRICTIONS FOR  
6 TRACTS OF LAND BEING PART OF 116.214 ACRES OF LAND LOCATED  
IN THE HARRIS COUNTY LAND SURVEY, SECTION NO. 29,  
ABSTRACT NO. 333, HARRIS COUNTY, TEXAS

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENT:

COUNTY OF HARRIS §

Y806384  
10/05/05 100939139

\$28.00

THAT MIKE EASON, (hereinafter referred to as "Developer") is the owner of that certain 116.214 acres of land, in the Harris County Land Survey, Section No. 29, Abstract No. 333, Harris County, Texas, the same being more fully described in 'EXHIBIT A' attached hereto.

Developer desires to create and carry out a uniform plan for the improvement, use, development and sale of all of the tracts; and, to that purpose, Developer hereby adopts, establishes and imposes the following declarations, reservations, protecting covenants, and limitations, governing the use, occupancy, and conveyance of all tracts. Each contract or deed which may be hereafter executed with regard to any of the tracts shall conclusively be held to have been executed, delivered, and accepted subject to the following (regardless of whether or not the same are set out in full or by reference in said contract or deed):

RESERVATIONS AND DEDICATION

- 2.01 For the use and benefit of Developer and owners of all of the Tracts in the subdivision, there are hereby dedicated, subject to the rights of abandonment hereinafter reserved, all utility easements. Said roads shall constitute exclusive rights-of-way to be used by the Owners of said Tracts, their heirs, and assigns.
- 2.02 Developer hereby reserves and retains drainage easements, for the purpose of drainage, maintenance, and improvement of drainage, of the subdivision. Nothing herein shall imply any obligation on the part of the Developer, its successors, or assigns, to maintain, improve, or otherwise take any action with reference to said easements. No Tract owner shall erect structures upon, obstruct, or otherwise make use of such road utility easements in such manner as to prevent utilization of the easements for the purpose herein set out.

CONVENANTS

- 1. Single family residential lots. Lots or tracts carved out of said real property shall be used only as single-family lots. Only one (1) house per lot or tract can be built and used as a dwelling. This excludes garages, barns, sheds, shops, etc. Each house shall be required to contain a minimum of two thousand (2,000) square feet of heated and cooled space.
- 2. Lot size. No lot or tract shall be sold or conveyed with a size of less than five (5) acres, without the express prior written consent of the undersigned.
- 3. No temporary structures. No Structure of a temporary character: basement, tent, shack, barn, or other out-building shall be used on any lot or tract at any time as a residence, either temporarily or permanently.
- 4. Mobile home and travel trailers standards for temporary residence. Any mobile home on any lot shall be a minimum of twelve feet (12') by sixty feet (60') in size and manufactured in the year 1995 or thereafter. Each mobile home must be tied down and underskirted with

Hold Tx Amer

Restr  
28  
17  
T

RECORDATION

vinyl or metal comparable in color and texture to the trailer or with brick, and such must be done within sixty (60) days after the mobile home is moved onto the property. As a temporary home only, said mobile home or travel trailer to be used while building permanent residence for up to a maximum of one (1) year and then must be removed from property.

5. Culverts. All culverts for driveways must meet the prevailing custom for those in rural driveways in Harris County, Texas at the time of their installation.
6. Nuisance. No noxious or offensive activity shall be carried on upon any lot or tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to owners of other portions of the above described real property.
7. Commercial Activity. No Commercial activity shall be conducted on any portion of the premises, unless the commercial activity is a type of commercial activity commonly conducted within a private residence, and unless said commercial activity is actually conducted within a private residence on the premises. In the event any commercial activity is conducted, no commercial trucks shall be permitted on the premises, other than while making routine deliveries to the premises.
8. Animals. The following animals may be kept on any tract: (1) domestic or household pets; (2) Horses; (3) cattle and (4) other livestock, temporarily, if part of a 4-H, FFA, or other bona fide youth program provided that none of the herein exceptions shall be allowed to become a nuisance or offensive to the other Tract Owners.
9. Garbage and refuse disposal. No lot shall be used or maintained as a dumping ground for rubbish; including, but not limited to, garbage, trash piles and junk automobiles. Trash, garbage, and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Materials incident to construction of improvements may be stored on lots during construction.
10. Buildings previously constructed elsewhere. No building previously constructed elsewhere, except for the mobile home permitted above, shall be moved onto the premises.
11. Maintenance. The owners or occupants of all lots or tracts comprising a portion of the real property above described shall at all times keep weeds and grass thereon cut in a sanitary, healthful, and attractive manner.

12. Dry hydrants. Developer to install dry hydrants in each of the three ponds located in tracks two (2), four (4), and six (6) for the benefit of all property owners of the above mentioned real property. Owner of said tracts will allow a 911 key on each of the three enter gates.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, until January 1, 2023, at which time said covenants shall be automatically extended for a successive period of twenty (20) years unless by vote of a majority of the then owners of the real property above described it is agreed to change said covenants in whole or in part.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any of the other provisions, which remain in full force and effect.

EXECUTED THIS 15 day of **SEPTEMBER, 2005.**

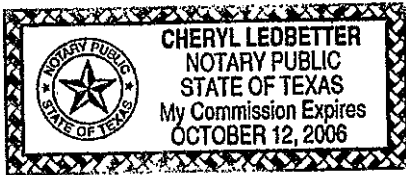
*Mike Eason*  
MIKE EASON

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 15 day of **SEPTEMBER, 2005.**  
Mike Eason.

My Commission expires:

*Cheryl Ledbetter*  
Notary Public, State of Texas



\_\_\_\_\_  
Print or type name

FILED FOR RECORD  
*2:04 pm*

*Oct 5, 2005*

*Bevly B. Faigman*  
County Clerk, Harris County, Texas

012-28-3886

" EXHIBIT B "

FIELD NOTES FOR A 116.214 ACRE TRACT OF LAND (CALLED 116.1794 ACRES IN DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. R321752) SITUATED IN THE HARRIS COUNTY SCHOOL LANDS SURVEY, SECTION 29, ABSTRACT 333, HARRIS COUNTY, TEXAS.

COMMENCING FOR REFERENCE: At a 1/2 inch iron rod set at the intersection of the North line of Botkins Road (66 foot width) and the West line of Becker Road (66 foot width);

THENCE: North 00° 04' 49" East a distance of 2027.21 feet along the West line of Becker Road to a 5/8 inch iron rod found for the Southeast corner of this tract and the Northeast corner of a 5.007 acre tract (Harris County Clerk's File No. U950029) and being the ACTUAL PLACE OF BEGINNING;

THENCE: South 89° 44' 13" West a distance of 2610.54 feet to a 5/8 inch iron rod found in the East line of a 128.147 acre tract (Harris County Clerk's File No. S324916) for the Southwest corner of this tract and the Northwest corner of the residue of a 96.9668 acre tract (Harris County Clerk's File No. K521104);

THENCE: North 00° 09' 22" East a distance of 1941.39 feet to a 5/8 inch iron rod found for the Northwest corner of this tract and an interior corner of a 24.287 acre tract (Harris County Clerk's File No. T129332);

THENCE: North 89° 47' 23" East a distance of 2607.95 feet to a 5/8 inch iron rod found in the West line of Becker Road for the Northeast corner of this tract and the most Easterly Southeast corner of said 24.287 acre tract;

THENCE: South 00° 04' 49" West a distance of 1938.97 feet along the West line of Becker Road to the ACTUAL PLACE OF BEGINNING and containing 116.214 acres of land.

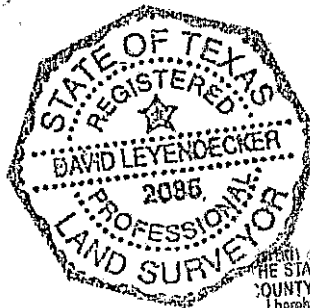
All bearings recited herein are based on the West line of Becker Road running South 00° 04' 49" West.

This survey consists of a separate plat and a legal description.

*David Leyendecker*

For Clay & Leyendecker, Inc.  
David Leyendecker, R.P.L.S.  
Texas Registration No. 2085  
August 5, 2002

DJ  
HC SL -116.214



THIS INSTRUMENT IS VOID IF IT STARTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW  
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 on

OCT - 5 2005



*Dorely B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS