

Filed for record May 14, A. D., 1969 at 8:00 o'clock A. M.

Recorded May 19, A. D., 1969 at 10:10 o'clock A. M.

DICK CUNY, County Clerk, Waller County, Texas.

By Linda Wallingford, Deputy.

RESTRICTIONS
WEST MAGNOLIA FOREST, SECTION 9
WALLER COUNTY, TEXAS

65819

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THE STATE OF TEXAS I
COUNTY OF WALLER I KNOW ALL MEN BY THESE PRESENTS:

THAT, in order to insure to all purchasers of property in the following subdivision:

WEST MAGNOLIA FOREST, SECTION 9, a Subdivision located in the G. Pettuck Survey, Abstract 240, the J. Tuttle Survey, Abstract 264 and the John C. White Survey, Abstract 275, in Waller County, Texas, according to the Map or Plat thereof recorded in Volume 214, Page 207, of the Deed Records of Waller County, Texas;

That all properties ("Said Properties") therein will be developed and maintained in a uniform manner to the mutual benefit of owners and future owners thereof, the undersigned Mitchell & Mitchell Land Development Co., the present owner of all lots and tracts of land within said Subdivision, does hereby ADOPT, ESTABLISH and IMPOSE the following restrictions, covenants and conditions upon Said Properties which shall constitute covenants running with the land and shall be binding upon and insure to the benefit of the present owner, its successors and assigns, and to each and every purchaser of any of Said Properties, their respective heirs, successors and assigns, to-wit:

1. These conditions and restrictive covenants shall be binding upon the land and the purchasers thereof until January 1, 1980, and shall be automatically extended for successive ten (10)-year periods thereafter unless on or before one (1) month prior to the end of any such period of time three-fourths (3/4ths) of the owners of tracts of land in said subdivision shall agree in writing, properly executed and recorded in the Office of the County Clerk of Waller County, Texas, to amend or repeal such restrictions.

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2. Prior to January 1, 1972, no tract in said subdivision may be subdivided or resubdivided into tracts or parcels of land smaller than as shown on the subdivision plat, each tract in said subdivision as shown on the recorded plat constituting one and only one building site. After January 1, 1972, any tract in said subdivision may be subdivided and/or resubdivided provided that no lot or tract in such subdivision or resubdivision shall have an area of less than one (1) acre.

3. The subdivider or any owner in the above named subdivision shall have the right to prosecute any proceeding, at law or in equity, against any person violating or attempting to violate the foregoing restrictive covenants, and either prevent such person, or persons, from so doing by prohibitive or mandatory injunction, and/or recover damages for such violation.

4. The 18.06-acre tract designated as "Reserved" on the Subdivision Plat is excepted from these restrictions, and, as shown on the Subdivision Map, this Reserved Tract is unrestricted.

EXECUTED on this the 7th day of May, 1969.

OWNER:

MITCHELL & MITCHELL LAND DEVELOPMENT CO.

By: [Signature]
President

[Signature]

LIENHOLDERS:

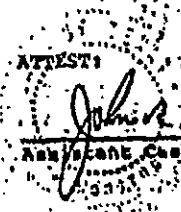
BANK OF TEXAS

By: [Signature]
Vice President

[Signature]
Erna Von Streety, a feme sole



ATTEST:
[Signature]
Assistant Secretary



ATTEST:
[Signature]
Assistant Cashier

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THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared George P. Mitchell, known to me to be the person whose name is subscribed to the foregoing instrument, as President of MITCHELL & MITCHELL LAND DEVELOPMENT CO., a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7th day of May, A.D. 1969.

Jamie D. Bell
Notary Public in and for Harris
County, Texas

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared F. R. Covel, known to me to be the person whose name is subscribed to the foregoing instrument, as Vice President of BANK OF TEXAS, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of May, A. D. 1969.



Sharon J. Shady
Notary Public in and for Harris
County, Texas

THE STATE OF TEXAS I
COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared ERMA YON STREETZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9 day of May, A.D. 1969.

Barbara M. Perrine
Notary Public in and for Harris
County, Texas

Filed for record May 14, A. D., 1969 at 8:00 o'clock A. M.
Recorded May 19, A. D., 1969 at 10:20 o'clock A. M.

DICK CUNY, County Clerk, Waller County, Texas.
By Lynnda Walkingford, Deputy.