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THE STATE OF TEXAS } . FILM CODE DEED RECORDS
COUNTY OF HARRIS } 065-17-0354 Vol 1644 Page 361

WHEREAS, Prokop Building Co., Inc., a Texas corporation, is the owner of those certain lots or parcels of land in the John W. Stamps Survey, in Harris County, Texas, being all of the 33.60 acres of land included in Windsor Village Section Four as shown in the Subdivision Plat of Windsor Village Section Four recorded in Volume 73, page 34, of the Map Records of Harris County, Texas, reference being here made to said Subdivision Plat of Windsor Village Section Four and the record thereof for all purposes and for a complete description of the lots and parcels of land affected by this instrument, it being expressly stipulated in this connection that no other lots or lands outside of said Windsor Village Section Four shall be affected or governed by this instrument or the provisions and restrictions herein contained; and

WHEREAS, Gibraltar Savings Association is the owner and holder of a deed of trust lien covering and affecting all of the above identified lands in Windsor Village Section Four, in Harris County, Texas, said deed of trust lien being created under and by virtue of deed of trust from Prokop Building Co., Inc. to Edgar W. Monteith, Trustee, dated February 3, 1962, recorded in Volume 4000, pages 93 thru 98, Mortgage Records, Harris County, Texas, under Clerk's File No. 457608-B.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PROKOP BUILDING CO., INC., as owner of the above described lands and Gibraltar Savings Association, as owner and holder of a deed of trust lien upon said lands, agree that the said lands in Windsor Village Section Four hereinabove described and identified are held, and shall hereafter be conveyed, subject to covenants, conditions, stipulations, easements, and restrictions as hereinafter set forth.

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR, OR RACE, IS INVALID AND UNENFORCEABLE UNDER THE FEDERAL LAW.

A CERTIFIED COPY

OCT 28 1996

ATTEST:
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

Frank Angel Cordova Jr. Deputy
FRANK ANGEL CORDOVA JR.

DEFINITIONS

The word "STREET" as used herein shall include any street, drive, boulevard, road, lane, avenue, or any place as shown on the recorded plat as a thoroughfare.

A "CORNER LOT" is one that abuts on more than one street. Any lot, except a corner, is deemed to front on the street upon which it abuts. A Corner Lot shall be deemed to front on the street designated by the Architectural Committee as hereinafter provided.

The terms "LOT" or "RESIDENTIAL LOT" as used herein shall be deemed to refer to the various lots in said Windsor Village Section Four shown in the plat thereof and included in Blocks 21 through 29, both inclusive, as shown on said plat.

RESTRICTIONS

For the purpose of creating and carrying out a uniform plan for the improvement and sale of said lands, the following restrictions upon the use of the lands included in said Windsor Village Section Four are hereby established and adopted subject to the provisions hereof and shall be made a part of each and every contract and deed executed by or on behalf of Windsor Village, Inc., its successors and assigns, by appropriate reference to this dedication and same shall be considered a part of each contract and deed affecting said lands, and any of same, as though incorporated fully therein. Further, these restrictions as hereinafter set forth shall be and are hereby imposed upon each lot and parcel of land in Windsor Village Section Four above identified, and same shall constitute covenants running with the land and shall be binding upon, and shall inure to the benefit of Windsor Village, Inc., and the undersigned lien holder, and their respective successors and assigns and all subsequent purchasers of said lands, and each such purchaser by virtue of accepting a contract or deed covering said lands, and any of same, shall be

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Harris County, Texas

Frank Angel Cordova Jr. Deputy
FRANK ANGEL CORDOVA JR.

subject to and bound by such restrictions, covenants and conditions and by the terms of this instrument as hereinafter set forth.

USE OF LAND - GENERAL

(a) None of the above identified lots in Windsor Village Section Four shall be used for anything other than residential purposes.

(b) No sign of any kind shall be displayed to the public view on any residential lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

(c) No animals, livestock or poultry of any kind shall be raised, bred or kept on any residential lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

(d) No noxious or offensive trade or activity shall be carried on upon any land in Windsor Village Section Four nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(e) No spiritous, vinous, or malt liquor or medicated bitters capable of producing intoxication shall ever be sold, or offered for sale, on any land in Windsor Village Section Four, or any part thereof, nor shall any part of said lands be used for illegal or immoral purposes.

ARCHITECTURAL AND OTHER SPECIFIC RESTRICTIONS

No improvements of any character shall be erected, or the erection thereof begun, or changes made in the exterior design thereon after original construction, on any of said lands in Windsor Village Section Four until the construction plans and specifications and a plan showing the location of the structure have been submitted to and approved (as provided hereinafter) by the Architectural Committee as hereinafter constituted. Such approval is to include quality of workmanship

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 Harris County, Texas

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 FRANK ANGEL CORDOVA JR.

and materials, harmony of external design with existing structures, location with respect to topography and finish grade elevation and the colors to be applied on the exterior of the structure, and such approval is to be based on the applicable requirements and restrictions set out herein.

(a) The right to erect or place a residential dwelling upon a building site consisting of less than an entire residential lot as shown on the subdivision plat of Windsor Village Section Four shall be limited to those instances in which such partial lot or tract constituting such building site has a frontage width at the minimum building setback line of at least sixty-two (62) feet and a square footage area of at least 6000 square feet. This provision shall not, in any event, however, be construed as limiting the right of any owner of an entire residential lot as shown on said subdivision plat to build a dwelling upon said lot or upon a building site consisting of said entire lot and any adjoining lands held as part of the same building site.

(b) No structure shall be erected on any residential building plot or lot included in the above lands other than one detached and single-family dwelling not to exceed two stories in height and a garage.

(c) No structure shall be moved on to any residential lot.

(d) No trailer, basement, tent, shack, garage, barn or other cut-building erected on any residential lot shall at any time be used as a residence, except as provided in paragraph (e) below, nor shall any residence of a temporary character be permitted.

No temporary building shall be erected or maintained on any residential lot except during actual construction of a home being erected thereon, and then such temporary building must be on the lot on which construction is in progress and not on adjoining lots, streets, or easements, and at completion:

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A CERTIFIED COPY,

ATTEST: OCT 28 1996
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

Frank Angel Cordova Jr.
FRANK ANGEL CORDOVA JR.

Deputy

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11/11/96

of construction, the temporary building must be removed immediately. No such temporary building or structure shall be used for residential purposes during construction.

(e) No garage apartment for rental purposes shall be permitted on any residential lot. Living quarters on property other than in main building on any residential lot may be used for bona fide servants only.

(f) All improvements shall be constructed on all residential lots so as to front the street upon which such lot faces.

(g) The Architectural Committee reserves the right to designate the direction in which the improvements on any corner lot shall face, and such decision shall be made with the thought in mind of the best general appearance of that immediate section.

(h) Dwellings on corner residential lots shall have a presentable frontage on all streets on which that particular lot fronts.

(i) No residence shall be constructed on any residential lot or building site in the above lands with less than One Thousand Two Hundred (1,200) square feet of ground floor area exclusive of porches and garage.

(j) Subject to the qualification set out hereinafter, the building lines of any residence to be erected upon the above described residential lots and lands in Windsor Village Section Four shall be:

- (1) Front building line - as shown on the subdivision plat of Windsor Village Section Four.
- (2) Rear building line - not nearer than the easement line at the rear of the lot.
- (3) Side building lines - not less than five (5) feet from the side property lines; provided that the "side property lines" herein referred to shall be deemed to be the actual side property lines of the building site upon which any residence is to be erected, without regard to the side lines of any of the above subdivided

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OCT 28 1996

ATTEST:
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Harris County, Texas

Frank Angel Cordova Jr.
FRANK ANGEL CORDOVA JR.

Deputy

FILED
OCT 28 1996
HARRIS COUNTY, TEXAS

lots shown on the subdivision plat and included in said building site; and provided further that when any side property line of any building site faces and is immediately adjacent to any street shown on the subdivision plat of Windsor Village Section Four, the particular side building line adjacent to said street shall be not less than ten (10) feet from the right-of-way line of said street.

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Provided further, however, that in the event the map or plat of Windsor Village Section Four expressly prescribes a different rear or side building line than is set out hereinabove with respect to any particular lot covered hereby, the particular rear or side building line or lines prescribed in said map or plat shall control over the hereinabove stated rear or side building line.

(k) No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner residential lot or on any tract abutting on two streets within the triangular area formed by the intersecting street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any such residential lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. Further, no fence or wall in excess of six feet (6') in height at any point thereon, measured from ground level perpendicularly to the top thereof shall be placed or permitted to remain on any land in Windsor Village Section Four; and no fence or wall shall be placed or permitted to remain on any residential lot in the area between any street

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 Harris County, Texas

Frank Angel Cordova Jr. Deputy
 FRANK ANGEL CORDOVA JR.

adjoining same and the front building line and/or side street building line running parallel to said street on said lot as hereinabove prescribed.

(l) No radio or television aerial wires or antennae shall be maintained on any portion of any residential lot forward of the front building line of said lot.

(m) No detached garage, servant's house or other outbuilding of any kind shall be erected on any residential lot nearer than sixty-five (65) feet to the front property line, nor nearer than the easement on the rear or side property line of said lot, nor nearer than three (3) feet to the side property line.

This does not apply to garage and servant's quarters when attached to the main residence, but any servant's quarters attached to main residence must be in rear of same. No outside toilets will be permitted.

No outbuildings on any residential lot shall exceed in height the dwelling to which they are appurtenant.

Every such outbuilding except a greenhouse shall correspond in style and architecture to the dwelling to which it is appurtenant.

(n) No building of frame construction on the exterior of any kind or character shall be erected on any residential lot unless the exterior of same (with the exception of the roof) at the time of construction shall receive at least two coats of paint or varnish.

(o) No residence shall be constructed on any residential lot or building site in Windsor Village Section Four with less than fifty-one per cent (51%) of the total exterior wall area of such residence consisting of or being covered with exterior brick, stone, tile or masonry, or brick, stone, tile or masonry veneer, said brick, stone, tile or masonry or brick, stone, tile or masonry veneer to be of a type, quality and color approved by the Architectural Committee as herein provided.

REC'D - 10:00 AM 10/11/96

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ATTEST: OCT 28 1996
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

Frank Angel Cordova Jr. Deputy
FRANK ANGEL CORDOVA JR.

HARRIS COUNTY CODE
17-0381

(p) No building material of any kind or character shall be placed or stored upon any residential lot until the owner is ready to commence improvements, and then such material shall be placed within the property lines of the lot or parcel of land upon which the improvements are to be erected, and shall not be placed in the street or between the pavement and property line.

(q) No stumps, trees, underbrush or any refuse of any kind nor scrap material from the improvements being erected on any residential lot or any building site shall be placed on any adjoining lots, streets or easements. All such material, if not disposed of immediately, must remain on the residential lot or building site on which construction is in progress, and at the completion of such improvements, such material must be immediately removed from the property.

(r) No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any part of the lands in Windsor Village Section Four, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any part of said lands. No derrick or other structure designed for use in boring for oil or natural gas, shall be erected, maintained or permitted upon any part of the said lands.

(s) At no time shall any house trailer, or any truck, trailer or commercial vehicle having a rated load capacity in excess of one (1) ton, ever be parked overnight or stored on any residential lot in Windsor Village Section Four, nor shall any such house trailer, or any such truck, trailer or commercial vehicle having a rated load capacity in excess of one (1) ton, be parked on any street in said Windsor Village Section Four at any time other than as may be reasonably required incident to construction work on or delivery or pick-up of goods, wares, property or materials to or from lands in said subdivision.

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ATTEST: OCT 28 1996
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

Frank Angel Cordova Jr. Deputy
FRANK ANGEL CORDOVA JR.

ARCHITECTURAL COMMITTEE

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L. W. Prokop, Emory Seelbach, and Helen Bolton, all of Houston, Harris County, Texas, are hereby designated and appointed as the Architectural Committee, which Committee, and its successors, are hereby vested with the full right and authority to act as such under the provisions of these restrictions. A majority of such committee shall have the right to designate a representative to act for it in all matters arising hereunder. In the event of the death or resignation of any member or members of the Committee, the remaining member or members shall have the full right and authority to designate a successor member or members. Neither the members of such Committee nor any designated representative shall be entitled to any compensation for services performed pursuant to these restrictions. All appointments and designations of persons as successors to the Committee shall be made in writing by a recordable instrument, which shall be filed for record in Harris County, Texas. The powers and duties of the Committee as from time to time constituted, shall continue in force during the effective period of the restrictions hereby created. At any time, the then record owners of a majority of the above identified lots shall have the power through a duly recorded written instrument to change the membership of the Architectural Committee or to withdraw from the Committee or restore to it any of its powers and duties. Any such instrument affecting said Committee shall show the property owned by each owner signing same, and in case property is owned by man and wife as community property, the signature of the husband alone shall be sufficient, except that in cases where the husband resides elsewhere or has abandoned his wife, her signature alone shall be sufficient.

The Architectural Committee's approval or disapproval as required in these restrictions shall be in writing. In the event such Committee, or its designated representative,

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OCT 28 1996

ATTEST:

BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

Frank Angel Cordova Jr.
FRANK ANGEL CORDOVA JR.

Deputy

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fails to approve or disapprove any design or location within thirty (30) days after plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and the related covenants and restrictions set out herein shall be deemed to have been fully complied with.

DURATION OF RESTRICTIONS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by the then record owners of a majority of the above lots has been recorded, agreeing to change said covenants in whole or in part.

RIGHT TO ENFORCE

The restrictions herein set forth shall be binding upon Prokop Building Co., Inc., and the undersigned lienholder, and their respective successors and assigns and all parties claiming by, through or under them, or any of them, and all subsequent property owners of said above identified lands, and any part of same, each of whom shall be obligated and bound to observe such restrictions, covenants, and conditions; provided, however, that no such person or Corporation shall be liable except in respect to breaches committed during its, his or their ownership of said property. The violation of any such restriction, covenant or condition shall not operate to invalidate any mortgage, deed of trust, or other lien acquired and held in good faith against said property, or any part thereof, but such liens may be enforced as

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 Frank Angel Cordova Jr. , Deputy
 FRANK ANGEL CORDOVA JR.

against any and all property covered thereby, subject nevertheless to the restrictions, covenants and conditions herein mentioned. Invalidation of any one of these covenants by judgment or court order will in nowise affect any of the other provisions which shall remain in full force and effect.

Prokop Building Co., Inc., its successors and assigns, shall have the right to enforce observance and performance of these restrictions, covenants and conditions, and in order to prevent a breach or to enforce the observance or performance of same, shall have the right in addition to all legal remedies, to an injunction either prohibitive or mandatory. The owner of any lot, lots or land affected shall have the right either to prevent a breach of any such restriction, covenant or condition or to enforce the performance of same.

EASEMENTS

It is agreed that all sales and conveyances of the above identified lands in said Subdivision shall be subject to dedicated easements and rights of way shown on the map or plat of Windsor Village Section Four, recorded in Volume 73, page 34, of the Map Records of Harris County, Texas, and to any utility easements over, under, along and across such portions of each lot and tract, as are reflected on said map or plat, for the purpose of installing, using, repairing and maintaining public utilities, water, sewer lines, electric lighting and telephone poles, pipe lines and drainage ditches or structures and/or any equipment necessary for the performance of any public or quasipublic utility service and function, with the right of access thereto for the purpose of further construction, maintenance and repairs. Such right of access shall include the right, without liability on the part of any one or all of the owners or operators of such utilities, to remove any or all obstructions on said easement right-of-way, caused by trees, brush or shrubs, either on or overhanging such right-of-way, as in their opinion may interfere with the

WILLIAM G. JOE
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FRANK ANGEL CORDOVA JR.

Installation or operation of their circuits, lines, pipes, or drainage ditches or structures. Such easements shall be for the general benefit of the Windsor Village Subdivision and the property owners thereof and are hereby reserved and created in favor of any and all utility companies entering into and upon said property for the purpose aforesaid.

There is also reserved and dedicated herewith for the use of all public utility companies the easements for down guy anchors and push braces adjacent to the dedicated utility easements affecting the above identified lands, as shown on the map of said Subdivision. There is also reserved and dedicated herewith for the use of all public utility companies an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all dedicated utility easements on the above identified lands as shown on the map of said Subdivision.

This instrument of dedication and restriction relates to and affects only the specific 33.60 acres of land in Windsor Village Section Four as shown on the recorded map or plat thereof and shall not affect any other lots, lands or property not included within said Windsor Village Section Four.

Gibraltar Savings Association,

joins in the execution hereof solely in its capacity as lienholder as set out hereinabove.

IN TESTIMONY WHEREOF PROKOP BUILDING CO., INC., has caused these presents to be executed by its President, thereunto authorized, attested by its Secretary, and its common seal hereunto affixed; and Gibraltar Savings Association, lienholder as aforesaid, has caused these presents to be executed by its Vice-President, thereunto authorized, attested by its Asst. Secretary, and its common seal hereunto affixed, this 20th day of February, 1962.

ATTEST:
Helen Dalton
Secretary

(Seal)
ATTEST:
W. Jackson
Asst. Secretary

PROKOP BUILDING CO., INC.
By Frank Angel Cordova Jr.
OWNER

GIBRALTAR SAVINGS ASSOCIATION
By Elizabeth W. ...
Vice-President
LIENHOLDER

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ATTEST: OCT 28 1996
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

Frank Angel Cordova Jr. Deputy
FRANK ANGEL CORDOVA JR.

WINDSOR VILLAGE
17-3-62

THE STATE OF TEXAS
COUNTY OF HARRIS

RECORDS

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BEFORE ME, the undersigned authority, on this day personally appeared L. W. PROKOP, President of Prokop Building Co., Inc., known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein set forth and as the act and deed of said corporation.

GIVEN under my hand and seal of office, this 20th day of February, A. D., 1962.

Pauline A. Parks
Notary Public in and for
Harris County, TEXAS

(Seal)

FILED
065-17-0386

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared E. Michael Lallier, Vice-President of Gibraltar Savings Association, a Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein set forth and as the act and deed of said Corporation.

GIVEN under my hand and seal of office, this 20th day of February, A. D. 1962.

Pauline A. Parks
Notary Public in and for
Harris County, TEXAS

(Seal)

RETURN TO:
GENERAL TITLE CO., INC. ✓
1400 SOUTH MAIN
HOUSTON 25, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Harris County, Texas, as stamped hereon by me, on

FEB 23 1962

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P. R. ...
COUNTY CLERK,
HARRIS COUNTY, TEXAS

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FILED
COUNTY CLERK
HARRIS COUNTY, TEXAS

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ATTEST: OCT 28 1996
BEVERLY B. KAUFMAN, County Clerk
Harris County, Texas

Frank Angel Cordova Jr.
FRANK ANGEL CORDOVA JR., Deputy