

Filed for Record July 18 1973 at 11:00 o'clock A.M. by DICKSON, County Clerk, Waller County, Texas. Deputy.

General Warranty Deed

PRAIRIE VIEW ESTATES

78825

DEED RECORDS VOL. 243 PAGE 581

STATE OF TEXAS  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

THAT H.D. JMAIL, INDIVIDUALLY AND AS AGENT AND ATTORNEY-IN-FACT FOR E.E. MANDON, JR. AND PAULITA B. ARCHER, AND CAROL ARCHER ABBOTT AND WILLIAM H. ARCHER, JR. AS SUBSTITUTE INDEPENDENT EXECUTORS OF THE ESTATE OF C.B. ARCHER, DECEASED, ALL OF HOUSTON, HARRIS COUNTY, TEXAS, HEREAFTER STYLED GRANTORS, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO THEM IN HAND PAID BY BURRIS COLSON, JR. and wife ANNIE COLSON OF HARRIS COUNTY, TEXAS, HEREAFTER STYLED GRANTEE, (WHETHER ONE OR MORE) HAS GRANTED, SOLD AND CONVEYED, AND BY THESE PRESENTS DO HEREBY GRANT, SELL AND CONVEY UNTO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, ALL THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS, TO-WIT: Lot 37 & 38 IN BLOCK 3

OF PRAIRIE VIEW ESTATES, SECTION 1, A SUBDIVISION OUT OF THE G.A. DENNETT SURVEY, ABSTRACT No. 123, IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 147, AT PAGE 351 OF THE DEED

RECORDS OF WALLER COUNTY, TEXAS.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED PREMISES TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANYWISE BELONGING UNTO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER, AND GRANTORS DO HEREBY BIND THEMSELVES, THEIR HEIRS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PROPERTY AND PREMISES UNTO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. TAXES FOR THE YEAR 1972, AND SUBSEQUENT YEARS ARE ASSUMED BY GRANTEE. GRANTORS' WARRANTY IS LIMITED TO ANY MATTERS OR CLAIMS ARISING PRIOR TO APRIL 21, 1972, EXCEPT GRANTORS WARRANT THAT THEY HAVE NOT PREVIOUSLY CONVEYED THIS PROPERTY.

PROVIDED, HOWEVER, IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT THERE IS EXCEPTED FROM THIS CONVEYANCE THE UNDIVIDED ONE-SIXTEENTH (1/16TH) PERPETUAL FREE NON-PARTICIPATING ROYALTY INTEREST RETAINED BY G.T. PRACTORIOUS, ET AL. IN DEED DATED SEPTEMBER 27, 1956, RECORDED IN VOLUME 146, AT PAGE 315 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE EASEMENTS AND RIGHTS-OF-WAY AS REFLECTED BY THE MAP OF PRAIRIE VIEW ESTATES, SECTION 1 AND THE RECORDS IN THE OFFICE OF THE COUNTY CLERK OF WALLER COUNTY, TEXAS, AND IS SUBJECT TO THE FOLLOWING CONDITIONS, COVENANTS, RESTRICTIONS, AND RESERVATIONS WHICH SHALL BE IN EFFECT UNTIL JANUARY 1, 1999, AND SHALL BE DEEMED AND HELD TO BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE GRANTEE, HIS HEIRS AND ASSIGNS.

1. ALL SITES EXCEPT THOSE FRONTING ON THE DEDICATED PUBLIC ROAD ADJOINING H. AND T.C.R.R. RIGHT-OF-WAY SHALL BE USED FOR RESIDENCE PURPOSES ONLY. SAID TRACTS FACING ON SAID DEDICATED PUBLIC ROAD MAY BE USED FOR BUSINESS SITES. HOWEVER, GRANTORS RESERVE THE RIGHT TO APPROVE TYPE OF BUILDING AND TYPE OF BUSINESS, AND ALL FRONT ELEVATIONS ON BUSINESS PROPERTY SHALL BE MADE OF EITHER TILE, BRICK, STONE, PLASTER, CONCRETE BLOCKS, OR WOOD -- AND IF MADE OF WOOD, IT MUST BE HEW WOOD AND PAINTED WITH TWO COATS OF PAINT. SIDES OF BUILDING IF METAL OR WOOD MUST BE PAINTED IMMEDIATELY UPON COMPLETION, THE PURPOSE BEING TO MAINTAIN A HIGH STANDARD AND TO ELIMINATE THE TYPE OF BUSINESS THAT MAY BE OBJECTIONABLE TO A DESIRABLE RESIDENTIAL SECTION.
2. EACH CORNER LOT SHALL BE DEEMED TO FRONT ON THE STREET ON WHICH IT HAS THE SMALLEST FRONTAGE. NO PART OF ANY BUILDING PLACED ON A RESIDENTIAL LOT SHALL BE NEARER TO THE FRONT LINE THAN 30 FEET, AND NO PART OF ANY BUILDING SHALL BE NEARER ANY SIDE LINE THAN 10 FEET. ON CORNER LOTS NO PART OF ANY BUILDING SHALL BE NEARER THE SIDE LINE THAN 10 FEET.
3. THERE SHALL NOT BE BUILT IN SAID SUBDIVISION ANY RESIDENCE WITH LESS THAN 440 SQUARE FEET OF FLOOR SPACE. BUILDINGS MAY BE INCOMPLETED IN THE INTERIOR. NO METAL OR TIN BUILDING SHALL BE USED FOR RESIDENCE PURPOSES. ALL BUILDINGS USED

filed 7-18-73

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FOR RESIDENCE PURPOSES SHALL HAVE EITHER GABLE OR HIP ROOF OR SHINGLES, EITHER WOOD OR COMPOSITION. NO ORDINARY BOX TYPE HOUSE MAY BE USED FOR RESIDENTIAL PURPOSES. ALL BUILDINGS EXCEPT BRICK OR PLASTER OVER HOLLOW TILE, SHALL BE PAINTED WITHIN 30 DAYS AFTER OCCUPANCY WITH TWO COATS OF GOOD PAINT. GARAGES MAY BE BUILT OF METAL, BUT NOT OF SHED ROOF TYPE. GARAGE MAY BE ATTACHED TO RESIDENCE. ONLY A SINGLE FAMILY DWELLING OR DUPLEX MAY BE CONSTRUCTED ON ANY RESIDENTIAL SITE. GARAGE APARTMENTS ARE PERMITTED. TENTS ARE NOT PERMISSIBLE.

VOL 243 PAGE 582  
DEED RECORDS

4. No bill boards shall be erected or maintained on said tract. No church may be constructed or maintained on any residential tract. No junk yards, no tourist camps, no dance halls and no beer gardens shall be maintained on said property.

5. No site shall be used to raise hogs, goats, sheep, rabbits, or other animals for commercial purposes, or as a place for keeping horses, mules, cattle or animals of any kind, providing that the occupant of each residence may keep domestic animals for his own use and pleasure, but in the case of hogs not to exceed two. No commercial dog kennel shall be maintained in the subdivision.

6. No cesspool shall ever be dug, used or maintained on such tract. Each and every occupant of a residence shall have six months time in which to install a septic tank for sewage disposal, but lateral lines shall not be run into road ditches and drainage must be disposed of on the property.

7. It is understood and agreed that a five (5) foot easement along the property lines shall be reserved for the purposes of cutting and trimming trees in order that the electric line may be constructed and maintained.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from plane twenty (20) feet above the ground upward located adjacent to all easements shown on the recorded plat of said subdivision.

8. Bridges constructed over property line ditches shall be of concrete pipe and of a size not less than 18 inches, or of a greater size should ditches be of a depth to require same, in order that drainage will not be retarded.

9. Should the parties hereto, or any of them, their heirs and assigns, violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning property in the aforementioned subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, and either to prevent him or them from so doing, or to recover damages and other dues for such violation.

When the grantee herein is more than one person, this instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when the grantee herein is a corporation, the words 'heirs and assigns' shall be construed to read 'successors and assigns and legal representatives.'  
EXECUTED THIS THE 11th DAY OF May, A.D., 1972.

*N.D. Jamail*  
N.D. JAMAIL, INDIVIDUALLY AND AS AGENT AND ATTORNEY-IN-FACT FOR E.E. MANOUF, JR. AND PAOLITA B. ARCHER, AND CAROL ARCHER ABBOTT AND WILLIAM R. ARCHER, JR., SUBSTITUTE INDEPENDENT EXECUTORS OF THE ESTATE OF C.B. ARCHER, DECEASED.

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED N.D. JAMAIL, 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 CONSIDERATIONS THEREIN EXPRESSED, INDIVIDUALLY AND AS AGENT AND ATTORNEY-IN-FACT FOR THE GRANTORS THEREIN NAMED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, 11th DAY OF May, A.D., 1972.

LEONE H. CLONTS  
Notary Public in and for Harris County, Texas  
My Commission Expires June 1, 1973  
ATTEST: *L.H. Clonts*  
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS



78824

PRAIRIE VIEW ESTATES

DEED RECORDS  
VOL. 243 PAGE 579

STATE OF TEXAS  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

THAT R.O. JAMAIL, INDIVIDUALLY AND AS AGENT AND ATTORNEY-IN-FACT FOR E.E. MARQUAM, JR. AND PAULITA B. ARCHER, AND CAROL ARCHER ABBOTT AND WILLIAM R. ARCHER, JR. AS SUBSTITUTE EXECUTORS OF THE ESTATE OF C.B. ARCHER, DECEASED, ALL OF HOUSTON, HARRIS COUNTY, TEXAS, HEREINAFTER STYLED GRANTORS, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO THEM IN HAND PAID BY

SIRRIE COLSON, JR. and wife ANNA COLSON OF HARRIS COUNTY, TEXAS, HEREINAFTER STYLED GRANTEE, (WHETHER ONE OR MORE) HAS GRANTED, SOLD AND CONVEYED, AND BY THESE PRESENTS DO HEREBY GRANT, SELL AND CONVEY UNTO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, ALL THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS, TO-WIT:

LOT 55 & 56 IN BLOCK 3

OF PRAIRIE VIEW ESTATES, SECTION 1, A SUBDIVISION OUT OF THE G.A. DENNETT SURVEY, ABSTRACT NO. 123, IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 147, AT PAGE 351 OF THE DEED

RECORDS OF WALLER COUNTY, TEXAS

TO HAVE AND TO HOLD THE ABOVE DESCRIBED PREMISES TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANYWISE BELONGING UNTO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER, AND GRANTORS DO HEREBY BIND THEMSELVES, THEIR HEIRS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE SAID PROPERTY AND PREMISES UNTO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. TAXES FOR THE YEAR 19 72, AND SUBSEQUENT YEARS ARE ASSUMED BY GRANTEE. GRANTORS' WARRANTY IS LIMITED TO ANY MATTERS OR

CLAIMS ARISING PRIOR TO April 27, 19 72, EXCEPT GRANTORS WARRANT THAT THEY HAVE NOT PREVIOUSLY CONVEYED THIS PROPERTY.

PROVIDED, HOWEVER, IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT THERE IS EXCEPTED FROM THIS CONVEYANCE THE UNDIVIDED ONE-SIXTEENTH (1/16TH) REAPETUAL FREE NON-PARTICIPATING ROYALTY INTEREST RETAINED BY G.T. PRAETORIUS, ET AL, IN DEED DATED SEPTEMBER 27, 1956, RECORDED IN VOLUME 146, AT PAGE 315 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

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1. ALL LOTS EXCEPT THOSE FRONTING ON THE DEDICATED PUBLIC ROAD ADJOINING H. AND T.C.R.R. RIGHT-OF-WAY SHALL BE USED FOR RESIDENCE PURPOSES ONLY. SAID TRACTS FACING ON SAID DEDICATED PUBLIC ROAD MAY BE USED FOR BUSINESS SITES. HOWEVER, GRANTORS RESERVE THE RIGHT TO APPROVE TYPE OF BUILDING AND TYPE OF BUSINESS, AND ALL FRONT ELEVATIONS ON BUSINESS PROPERTY SHALL BE MADE OF EITHER TILE, BRICK, STONE, PLASTER, CONCRETE BLOCKS, OR WOOD -- AND IF MADE OF WOOD, IT MUST BE HEM WOOD AND PAINTED WITH TWO COATS OF PAINT. SIDES OF BUILDING IF METAL OR WOOD MUST BE PAINTED IMMEDIATELY UPON COMPLETION, THE PURPOSE BEING TO MAINTAIN A HIGH STANDARD AND TO ELIMINATE THE TYPE OF BUSINESS THAT MAY BE OBJECTIONABLE TO A DESIRABLE RESIDENTIAL SECTION.
2. EACH CORNER LOT SHALL BE DEEMED TO FRONT ON THE STREET ON WHICH IT HAS THE SMALLEST FRONTAGE. NO PART OF ANY BUILDING PLACED ON A RESIDENTIAL LOT SHALL BE NEARER TO THE FRONT LINE THAN 30 FEET, AND NO PART OF ANY BUILDING SHALL BE NEARER ANY SIDE LINE THAN 10 FEET. ON CORNER LOTS NO PART OF ANY BUILDING SHALL BE NEARER THE SIDE LINE THAN 10 FEET.
3. THERE SHALL NOT BE BUILT IN SAID SUBDIVISION ANY RESIDENCE WITH LESS THAN 440 SQUARE FEET OF FLOOR SPACE. BUILDINGS MAY BE INCOMPLETED IN THE INTERIOR. NO METAL OR TIN BUILDING SHALL BE USED FOR RESIDENCE PURPOSES. ALL BUILDINGS USED

*filed 7-18-73*

243

DEED RECORDS  
VOL 243 PAGE 530

FOR RESIDENCE PURPOSES SHALL HAVE EITHER GABLE OR HIP ROOF OR SHINGLES, EITHER WOOD OR COMPOSITION. NO ORDINARY BOX TYPE HOUSE MAY BE USED FOR RESIDENTIAL PURPOSES. ALL BUILDINGS EXCEPT BRICK OR PLASTER OVER HOLLOW TILE, SHALL BE PAINTED WITHIN 30 DAYS AFTER OCCUPANCY WITH TWO COATS OF GOOD PAINT. GARAGES MAY BE BUILT OF METAL, BUT NOT OF SHED ROOF TYPE. GARAGE MAY BE ATTACHED TO RESIDENCE. ONLY A SINGLE FAMILY DWELLING OR DUPLEX MAY BE CONSTRUCTED ON ANY RESIDENTIAL SITE. GARAGE APARTMENTS ARE PERMITTED. TENTS ARE NOT PERMISSIBLE.

4. NO BILL BOARDS SHALL BE ERECTED OR MAINTAINED ON SAID TRACT. NO CHURCH MAY BE CONSTRUCTED OR MAINTAINED ON ANY RESIDENTIAL TRACT. NO JUNK YARDS, NO TOURIST CAMPS, NO DANCE HALLS AND NO BEER GARDENS SHALL BE MAINTAINED ON SAID PROPERTY.

5. NO SITE SHALL BE USED TO RAISE HOGS, GOATS, SHEEP, RABBITS, OR OTHER ANIMALS FOR COMMERCIAL PURPOSES, OR AS A PLACE FOR KEEPING HORSES, MULES, CATTLE OR ANIMALS OF ANY KIND, PROVIDING, THAT THE OCCUPANT OF EACH RESIDENCE MAY KEEP DOMESTIC ANIMALS FOR HIS OWN USE AND PLEASURE, BUT IN THE CASE OF HOGS NOT TO EXCEED TWO. NO COMMERCIAL DOG KENNEL SHALL BE MAINTAINED IN THE SUBDIVISION.

6. NO CESSPOOL SHALL EVER BE DUG, USED OR MAINTAINED ON SUCH TRACT. EACH AND EVERY OCCUPANT OF A RESIDENCE SHALL HAVE SIX MONTHS TIME IN WHICH TO INSTALL A SEPTIC TANK FOR SEWAGE DISPOSAL, BUT LATERAL LINES SHALL NOT BE RUN INTO ROAD DITCHES AND DRAINAGE MUST BE DISPOSED OF ON THE PROPERTY.

7. IT IS UNDERSTOOD AND AGREED THAT A FIVE (5) FOOT EASEMENT ALONG THE PROPERTY LINES SHALL BE RESERVED FOR THE PURPOSES OF CUTTING AND TRIMMING TREES IN ORDER THAT THE ELECTRIC LINE MAY BE CONSTRUCTED AND MAINTAINED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBTSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL EASEMENTS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION.

8. BRIDGES CONSTRUCTED OVER PROPERTY LINE DITCHES SHALL BE OF CONCRETE PIPE AND OF A SIZE NOT LESS THAN 18 INCHES, OR OF A GREATER SIZE SHOULD DITCHES BE OF A DEPTH TO REQUIRE SAME, IN ORDER THAT DRAINAGE WILL NOT BE RETARDED.

9. SHOULD THE PARTIES HERETO, OR ANY OF THEM, THEIR HEIRS AND ASSIGNS, VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING PROPERTY IN THE AFOREMENTIONED SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT OR RESTRICTION, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING, OR TO RECOVER DAMAGES AND OTHER DUES FOR SUCH VIOLATION.

WHEN THE GRANTEE HEREIN IS MORE THAN ONE PERSON, THIS INSTRUMENT SHALL READ AS THOUGH PERTINENT VERBS AND PRONOUNS WERE CHANGED TO CORRESPOND, AND WHEN THE GRANTEE HEREIN IS A CORPORATION, THE WORDS "HEIRS AND ASSIGNS" SHALL BE CONSTRUED TO READ "SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES."  
EXECUTED THIS THE 11th DAY OF MAY, A.D., 19 72

*N.D. Jamall*

N.D. JAMALL, INDIVIDUALLY AND AS AGENT AND ATTORNEY-IN-FACT FOR E.E. MANGUM, JR. AND PAOLITA B. ARCHER, AND CAROL ARCHER ABBOTT AND WILLIAM R. ARCHER, JR., SUBSTITUTE INDEPENDENT EXECUTORS OF THE ESTATE OF C.B. ARCHER, DECEASED.

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED N.D. JAMALL, 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 CONSIDERATIONS THEREIN EXPRESSED, INDIVIDUALLY AND AS AGENT AND ATTORNEY-IN-FACT FOR THE GRANTORS THEREIN NAUCO.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF May, 19 72.

Notary Public in and for Harris County, Texas  
My Comm. Expires 12/31/72  
Notary Seal

*James R. O'Brien*  
NOTARILY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS