

Vol. 1494 Page 248

10028

350

THE STATE OF TEXAS
COUNTY OF SMITH

Y
I
X

KNOW ALL MEN BY THESE PRESENTS:

That We, MORRIS M. KREULEN and wife JULIA BERNICE KREULEN, owners of the Paluxy South Addition in Smith County, Texas, as shown by plat recorded in Volume 7, Page 26 of the Plat Records of Smith County, Texas, hereby impress the lots hereinafter described in Block No. 4 of said Addition only, with the following restrictions:

1. These restrictions shall apply to all of the lots located in Block No. 4 only, as shown by said plat, with the exception of Lot No. 1, Block No. 4; Lot No. 2, Block No. 4; and Lot No. 27 of Block No. 4; as shown on said plat of said addition.

2. Said lots to which these exceptions apply shall be used for residential purposes only, and no building shall be erected or structurally altered, which is arranged or designed to be used for other than residential purposes, and then only as a one-family dwelling, and suitable outbuildings, which outbuildings may include servant's quarters, storage buildings and garages.

3. No dwelling containing less than 1,400 square feet of floor space, exclusive of porches, breezeways, terraces, garages and other attached buildings, shall be constructed or permitted on any of the lots to which these restrictions apply.

4. The construction of each dwelling shall consist of exterior walls constructed of at least fifty-one percent (51%) brick, brick veneer, or stone, except that native rock or stucco shall not be used on the exterior walls of any structure on any lot to which these restrictions apply.

FILED
ERNEST CHRISTIAN
COUNTY CLERK
JUN 24 12 09 PM '74
SMITH COUNTY, TEXAS
DEPUTY
Ernest Christian

Vol 1494 Page 249

5. No old house or other structure shall be moved onto any lot to which these restrictions apply.

6. Trailers, barns, stables, poultry houses and other structures of like character shall not be permitted on any of said lots to which these restrictions apply; provided, however, that neatly constructed pens and quarters may be placed to the rear of the dwelling house for small family pets, such as dogs and cats.

7. No lot to which these restrictions apply shall be used or maintained as a dumping ground. Rubbish, trash or garbage and other waste, shall not be kept, except in sanitary containers.

8. No sign of any kind shall be displayed for public view on any lot to which these restrictions apply, except one professional sign of not more than five (5) square feet.

9. The building set-back of said one-family dwellings constructed on lots to which these restrictions apply shall be not nearer than thirty (30) feet from the front property line, or nearer than five (5) feet to any interior side lot line, and a distance of fifteen (15) feet between two dwellings.

10. The above restrictions and provisions shall be considered as conditions subsequent upon the title to the lots to which these restrictions apply, and binding upon the grantees, their heirs and assigns, and in the event of the violation of any of the terms or conditions herein expressed, the title to the lot on which said violation was permitted and occurred, shall revert to MORRIS M. KREULEN and wife JULIA BERNICE KREULEN, subject to any valid lien against said lot held by any good faith holder. These restrictions shall cease and determine upon the expiration of twenty (20) years from date hereof.

VOL. 1494 PAGE 250

WITNESS OUR HANDS this the 13th day of July, 1973.

Morris M. Kreulen
MORRIS M. KREULEN

Julia Bernice Kreulen
JULIA BERNICE KREULEN

THE STATE OF TEXAS
COUNTY OF SMITH

X
X
X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MORRIS M. KREULEN and wife JULIA BERNICE KREULEN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13th day of July, 1973.



Kaye Brummett
KAYE BRUMMETT
Notary Public in and for Smith
County, Texas

FILED AT 12:09 O'CLOCK P.M. ON THE 24 DAY OF June 1974
RECORDED AT 8:55 O'CLOCK A.M. ON THE 2 DAY OF July 1974
ERNEST CHRISTIAN, COUNTY CLERK, BY *Ernest Christian* DEPUTY

7.50

18623

VOL 1637 PAGE 265

THE STATE OF TEXAS I
THE COUNTY OF SMITH I

KNOW ALL MEN BY THESE PRESENTS:

That We, JOHN A. CORNELL and JOE D. ZIEGLER, owners of the Paluxy South Addition in Smith County, Texas as shown by plat recorded in Volume 7, Page 26 of the Plat Records of Smith County, Texas, hereby impress the lots hereinafter described in Block Numbers 1, 2, and 3 of said addition with the following restrictions:

1. These restrictions shall apply to Block No. 1, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14; Block No. 2, Lots 1 and 2; Block No. 3, Lots 1, 2, 3, 4.
2. Said lots to which these exceptions apply shall be used for residential purposes only, and no building shall be erected or structurally altered, which is arranged or designed to be used for other than residential purposes, and then only as a one-family dwelling, and suitable outbuildings, which outbuildings may include servant's quarters, storage buildings, and garages.
3. No dwelling containing less than 1,500 square feet of floor space, exclusive of porches, breezeways, terraces, garages and other attached buildings, shall be constructed or permitted on any of the lots to which these restrictions apply.
4. The construction of each dwelling shall consist of exterior walls constructed of at least fifty-one percent (51%) brick, brick veneer, or stone, except that native rock or stucco shall not be used on the exterior walls of any structure on any lot to which these restrictions apply.
5. No old house or other structure shall be moved onto any lot to which these restrictions apply.
6. Trailers, barns, stables, poultry houses and other structures of like character shall not be permitted on any of said lots to which these restrictions apply; provided, however, that neatly constructed pens and quarters may be placed to the rear of the dwelling house for small family pets, such as dogs and cats.
7. No lot to which these restrictions apply shall be used or maintained as a dumping ground. Rubbish, trash or garbage and other waste, shall not be kept, except in sanitary containers.

VOL 1637 PAGE 266

8. No sign of any kind shall be displayed for public view on any lot to which these restrictions apply, except one professional sign of not more than five (5) square feet.

9. The building set-back of said one-family dwellings constructed on lots to which these restrictions apply shall be not nearer than thirty (30) feet from the front property line, or nearer than five (5) feet to any interior side lot line, and a distance of fifteen (15) feet between two dwellings.

10. The above restrictions and provisions shall be considered as conditions subsequent upon the title to the lots to which these restrictions apply, and binding upon the grantees, their heirs and assigns, and in the event of the violation of any of any of the terms or conditions herein expressed, the title to the lot on which said violation was permitted and occurred, shall revert to JOHN A. CORNELL AND JOE D. ZIEGLER, subject to any valid lien against said lot held by any good faith holder. These restrictions shall cease and determine upon the expiration of twenty (20) years from date hereof.

WITNESS OUR HANDS this 17th day of August, 1977.

John A. Cornell
JOHN A. CORNELL
Joe D. Ziegler
JOE D. ZIEGLER

FILED
ERNEST CHRISTIAN
COUNTY CLERK
1977 AUG 16 AM 10:14
SMITH COUNTY TEXAS
Sandra Wilson DEPUTY

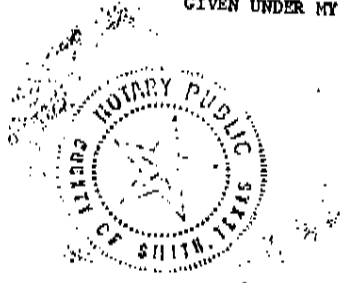
THE STATE OF TEXAS X
THE COUNTY OF SMITH X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHN A. CORNELL and JOE D. ZIEGLER, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of August, 1977.

Edna Dubins
Notary Public in and for Smith County, Texas

- 2 -



FILED AT 10:14 O'CLOCK A.M. ON THE 18 DAY OF August 1977
RECORDED AT 9:29 O'CLOCK A.M. ON THE 23 DAY OF August 1977
ERNEST CHRISTIAN, COUNTY CLERK, BY *Sandra Wilson* DEPUTY