

OFFICIAL RECORDS INSTRUMENT # 200510260 3 PGS

**RESTRICTIVE COVENANTS
OF
LOT 22, BLK. 1, MESQUITWOOD ESTATES, SECTION I**

THE STATE OF TEXAS

COUNTY OF VICTORIA

WHEREAS, Jay M. Easley and wife, Judy B. Easley are the owners in fee simple of Lot 22, Block 1, Mesquitewood Estates, Section I (being hereinafter called Lot 22) in Victoria County, Texas according to the map and plat of record in Volume 6, Page 34 of the Map and Plat Records of Victoria County, Texas, to which reference is herenow made for all purposes, and;

WHEREAS, Owners, said Jay M. Easley and wife, Judy B. Easley desire to place of record certain restrictive covenants, conditions and limitations affecting Lot 22.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Owners, for the purpose of impressing upon Lot 22 the restrictive covenants and conditions hereinafter set out, do hereby make and publish the following limitations, restrictions, covenants and conditions which shall apply to and become a part of all contracts of sale, deeds, and all other legal instruments whereby title or possession affect said Lot 22. The limitations, restrictions, covenants and conditions on and for Lot 22 are as follows:

1. The sign stating Mesquitewood Estates is subject to removal by the then Owner of Lot 22, but if not removed, such sign must be maintained and repaired in a state of good condition.
2. Right of Way Agreement dated September 14, 1965, executed by R. W. Oliver and wife to Lo-Vaca Gathering Company recorded in Volume 654, Page 540, Deed Records, Victoria County, Texas, as revised and reconstructed by Instrument recorded in Volume 1017, Page 630, Deed Records, Victoria County, Texas.
3. One-half (1/2) of all oil, gas and other minerals reserved in Instrument dated May 2, 1978, executed by James Edward Oliver et al to Jay W. Cliburn and Michael V. Stewart recorded in Volume 975, Page 73, Deed Records, Victoria County, Texas.
4. A fifteen foot (15') utility easement along the Northerly line of Lot 22, as shown on the map and plat of record in Volume 6, Page 34, Plat Records, Victoria County, Texas.
5. A ten foot (10') Utility Easement and Covenant of Access granted to Victoria Electric Cooperative, Inc. along the most Westerly line of Lot 22.
6. Building lines, being a Thirty-Five foot (35') building setback line along Cottonwood Drive, being the most Southerly line of said Lot 22, and a Ten foot (10') building setback line along the most Easterly line of said Lot 22.
7. Oil, Gas and Mineral Lease dated October 23, 1978, executed by Thomas R. Ward, Agent to Mustang Exploration Co., Inc. recorded in Volume 998, Page 498, Deed Records, Victoria County, Texas.
8. Pipeline right-of-way across the most Westerly line of Lot 22.
9. Commercial or business uses and structures therefor may be erected on Lot 22, but no prefabricated structures, including but not limited to, mobile homes or trailer houses shall be moved onto Lot 22 and if a residence is to be constructed, it will be subject to all the

temporarily or permanently, nor shall any structure of a temporary character be used as a residence or for commercial or business structures and purposes.

10. The architectural design and the materials of any structure to be built on Lot 22 must be approved by Owners.
11. A six foot (6') privacy wooden fence must be erected on the most Westerly line of said Lot 22.
12. No signs may be erected unless agreed to in advance, in writing, by Owners.
13. None of the following commercial enterprises shall be constructed or operated on Lot 22:

Lounges, dance halls, pool halls, gaming facilities, bars or package stores

14. All waste disposal systems shall be designed and constructed in accordance with the laws and rules of the State of Texas and Victoria County, and such systems must be approved in writing. All water wells shall be placed within fifteen (15) feet of the front building line. The location of all water wells, septic tanks, and absorption fields shall be approved by the Victoria County Sanitarian prior to construction.
15. No animals, sheep, hogs or other livestock or poultry of any kind shall be raised, bred or kept on Lot 22, but, the foregoing shall not prevent keeping house pets such as dogs, cats or caged birds on said Lot 22, so long as such dogs, cats or caged birds are not kept or raised for commercial purposes.
16. No noxious or offensive activities shall be carried on upon Lot 22 nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
17. Lot 22 shall never be used or maintained as a dumping ground for rubbish, used lumber, building materials or other unsightly items, however, trash cans for the storage or disposal of throw-away materials from residences and/or commercial or business structures will be permitted if they are kept in a clean, orderly and sanitary condition.

Such restrictions are made covenants running with the land for the use and benefit of Owners, their heirs and assigns, and to the owners of other lots in Mesquitewood Estates, Section I. Enforcement of such restrictions shall be by proceedings at law or in equity for damages and/or injunctive relief. Such restrictions shall remain in force and effect for 50 years from the date hereof.

EXECUTED this the 21st day of July, 2005.

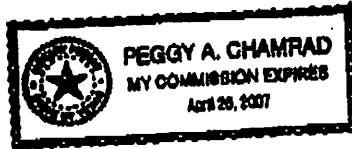

JAY M. EASLEY


JUDY B. EASLEY

STATE OF TEXAS

COUNTY OF VICTORIA

This instrument was acknowledged before me on the 21st day of July, 2005, by JAY EASLEY.

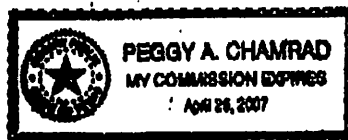


Peggy A. Chamrad
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF VICTORIA

This instrument was acknowledged before me on the 21st day of July, 2005, by JUDY B. EASLEY.



Peggy A. Chamrad
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

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VAL D. HUVAR, COUNTY CLERK
VICTORIA COUNTY, TEXAS