

RESTRICTIONS

THE STATE OF TEXAS X
COUNTY OF VICTORIA X

WHEREAS, WALTER M. PICKETT, WILLIAM W. PICKETT, and KATHLEEN CYNTHIA PICKETT, hereinafter referred to as Grantors are the owners in fee simple of all lots and blocks in "MISSION OAKS SUBDIVISION SECTION III, a subdivision in Victoria County, Texas, according to the map and plat thereof duly recorded in Volume 6, Page 197, of the Map and Plat Records of Victoria County, Texas, to which map and plat reference is here made for all purposes; and

WHEREAS, said Grantors desire to place of record certain restrictive covenants, conditions and limitations affecting all of the lots in said "MISSION OAKS SUBDIVISION SECTION III" above referred to:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the said WALTER M. PICKETT, WILLIAM W. PICKETT and KATHLEEN CYNTHIA PICKETT, for the purpose of impressing upon the properties hereinabove described and referred to 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 and/or possession is divested out of the present owner of the above described properties and invested in any other person or persons, to all of which the aforesaid owners do hereby bind themselves, as the fee owners of said properties, all of said limitations, restrictions, covenants and conditions shall extend to and include all the heirs, executors, administrators, assigns, devisees, lessees, and holders of every kind who may purchase or otherwise acquire any real property in the said "MISSION OAKS SUBDIVISION SECTION III" from the owner thereof, and said owners expressly retain and reserve in every part, parcel and lot in said properties the proprietary right to enforcement and observance of all of such limitations, restrictions, covenants and conditions.

1. RESERVATIONS:

(a) In authenticating the subdivision map for record, and in dedicating the streets, drives and roads for the use of the present and future owners of said lots and to the public, there shall be and are hereby reserved in Grantors the following rights, title and easements, which reservations shall be considered a part of the land and construed as being adopted in each and every contract, deed or other conveyance executed or to be executed by or on behalf of Grantors in the conveyance of said property or any part thereof:

(b) The several streets, drives and roads as shown on said map or plat are hereby dedicated to the use of the public.

(c) Grantors reserve the necessary utility easements and rights-of-way as shown on the aforesaid map of "MISSION OAKS SUBDIVISION SECTION III" recorded in the Map and Plat Records of Victoria County, Texas, to which map and the record thereof reference is here made for all purposes, which easements are reserved for the use and benefit of any public utility operating in Victoria County, Texas, as well as for the benefit of Grantors and the property owners

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in the subdivision to allow for the construction, maintenance and operation of a system or systems of electric light and power, telephone lines, gas, water, sewers, or any other utility or service which Grantors may find necessary for the proper service of lots in "MISSION OAKS SUBDIVISION SECTION III."

(d) Grantors reserve the right to impose further restrictions and dedicate additional easements and roadway right-of-way on any unsold sites in said subdivision, such restrictions to be imposed and such easements and right-of-way to be dedicated either by instrument in writing duly recorded in the office of the County Clerk of Victoria County, Texas, or incorporated in the deed from Grantors conveying the site to be so restricted or subject to such easement or right-of-way.

(e) Neither Grantors nor any utility company using the above mentioned easements shall be liable for any damage done by either of them or their assigns, agents, employees or servants to shrubbery, trees, flowers or other property of the owner situated on the land covered by said easements.

(f) It shall be and is expressly agreed and understood that the title conveyed by Grantors to any lot or parcel of land in the said "MISSION OAKS SECTION III" by contract, deed, or other conveyance shall not in any event be held or construed to include the title to the water, gas, sewer, storm sewer, electric light, electric power, or telephone lines, poles or conduits or any other utility or appurtenances thereto constructed by Grantors or public utilities companies through, along, or upon the herein dedicated public easements, premises, or any part thereof to serve said property or any other portion of "MISSION OAKS SUBDIVISION SECTION III", and the right to maintain, repair, sell or lease such lines, utilities and appurtenances to the County of Victoria, or to any public service corporation, or to any other party, is hereby reserved to Grantors.

2. APPROVAL OF PLANS:

No building shall be erected, placed, or altered on any building plot in this subdivision until the building, plans, specifications and plat plan showing the location of such building, have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to the topography and finished ground elevation and as to compliance with these restrictions and covenants by an Architectural Control Committee composed of KATHLEEN CYNTHIA PICKETT, WALTER M. PICKETT and WILLIAM W. PICKETT. In the event of death or resignation of any member of said Committee, the remaining members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority and the remaining member or members shall have the authority to name another person or persons to fill the vacancy on such committee. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. This committee shall also be authorized to approve deviations from these restrictions, when, in the opinion of the committee, such deviation will not detract from the attractiveness and the market value of any lot covered hereby.

3. USE OF LAND:

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All of the lots in "MISSION OAKS SUBDIVISION SECTION III", shall be used for single family private residences exclusively. No store or business house, and no building of any kind whatsoever, shall be erected or maintained thereon, except private dwelling houses and such out-buildings as are customarily appurtenant to single dwelling houses, each house being detached and being designated for occupancy by a single family. No residence shall be used as a boarding house or as a rooming house. A residence shall be considered a boarding house or rooming house when more than one person is provided board or lodging therein for hire.

No residence of a temporary character shall be permitted on any lot, and no previously built structure, including partially or wholly prefabricated mobile homes, shall be moved onto any lot in the subdivision for use as a residence, it being the intention of these covenants and restrictions to require all residential buildings located on any lot or properties, above described and referred to, to be erected on such lot or properties.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

No trade, business or profession shall be carried on upon any lot or in any structure upon any of such properties, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. LOT AREA AND FRONTAGE:

No dwelling shall be erected on any lot having an area less than the lot as shown on the recorded plats of said "MISSION OAKS SUBDIVISION SECTION III."

5. SIZE OF DWELLING:

The minimum ground floor area of one-story main structures, exclusive of open porches and garages, shall be 1,000 feet.

The minimum ground floor area on all one and one-half and two-story houses, exclusive of open porches and garages shall be 800 feet.

Each house erected on any lot covered hereby shall be required to have a minimum of a one-car garage or one-car carport.

6. MATERIALS OF CONSTRUCTION:

All roofs shall be composition shingles, wood shingle or built-up construction.

7. BUILDING LOCATION:

No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building set-back distances set forth herein. In any event, no building shall be located on any lot in

"MISSION OAKS SECTION III" nearer than 50 feet from the front lot line. No building shall be located nearer than 20 feet to an interior lot line or nearer than 30 feet to any side street line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. If a building plat consists of more than one lot as shown on the recorded plats of "MISSION OAKS SECTION III," then the interior lot line as specified herein shall be the ownership boundary line.

Each lot in "MISSION OAKS SECTION III" shall be deemed to front on the street which said lot abuts, and in the case of corner lots, they shall be deemed to front in accordance with the set-back line shown on the plat of "MISSION OAKS SECTION III."

8. SIGNS:

No sign of any kind shall be displayed to the public view on any lot, except one sign of a size of not more than twelve square feet advertising the property during the construction and sales period.

9. LOT MAINTENANCE:

Each owner of a lot in "MISSION OAKS SECTION III" binds and obligates himself, through the purchase of such lot, to maintain the lot in a neat and presentable manner, at his own cost and expense. Each lot owner obligates himself to keep the grass, vegetation and weeds on his lot cut as often as may be necessary to keep the lot in a neat and attractive condition.

10. OIL AND MINING OPERATIONS:

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designated for use of boring for oil or natural gas shall be erected, maintained or permitted on any lot.

11. MISCELLANEOUS PROVISIONS:

No tank for the storage of oil or other fluid may be maintained on any of the lots above the surface of the ground.

Livestock and poultry. No animals or poultry of any kind shall be raised, bred or kept for commercial purposes and no hogs shall be permitted at any time.

Garbage and refuse disposal. No lot shall be used or maintained as a dumping ground for rubbish; trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

No boat or trailer shall be parked for storage in the driveway or yard in front of the front wall line of the respective house.

Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded map and plat.

12. TERM:

These covenants are to run with the land and shall be binding on all parties and 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 unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

13. ENFORCEMENT:

Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

14. SEVERABILITY:

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

15. LIENHOLDERS:

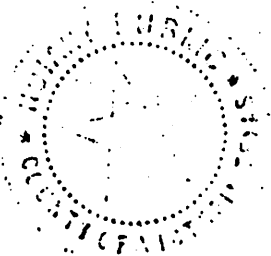
Notwithstanding any of the restrictions, limitations, provisions and covenants herein contained, it is herenow specifically provided that violation of any of such restrictions, limitations, provisions, and covenants shall not in any way affect the rights of any future good faith lien holder having a valid lien on any part of said property who is in no way responsible for such violations.

EXECUTED this 4 day of October, 1982.

Walter M. Pickett
WALTER M. PICKETT, Individually
and as Agent and Attorney-in-
Fact for William W. Pickett
and Kathleen Cynthia Pickett

STATE OF TEXAS X
COUNTY OF VICTORIA X

This instrument was acknowledged before me on October 4, 1982 by WALTER M. PICKETT, Individually and as Agent and Attorney-in-Fact for William W. Pickett and Kathleen Cynthia Pickett.



Jo Chanek JO CHANEK
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My Commission Expires 10/04/85

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W. J. F. Lina
COUNTY CLERK
VICTORIA COUNTY, TEXAS

By: *Judy Annen Rep.*

STATE OF TEXAS

COUNTY OF VICTORIA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Victoria County, Texas as stamped hereon by me.

OCT 5 1982



W. J. F. Lina

COUNTY CLERK, Victoria County, Texas