

Restrictions to be included in deeds on MISSION VALLEY RANCHETTES,
SECTION I.

1. The property hereinabove described shall be used for private residential purposes only, and no building other than a private one family residence building shall be constructed or be permitted to remain on any part thereof; provided, however, that buildings such as one story family garages, barns, servants' rooms, washrooms and other small buildings customarily and ordinarily used in connection with a private residence may be constructed and allowed to remain thereon.

2. No main residential building which has less than One Thousand One Hundred (1100) square feet of floor space, exclusive of porches, carports or attached garages, shall be erected or placed on the hereinabove described property, nor shall any secondhand house or barracks of any form be moved onto the property, the intention being that all structures shall be of new construction.

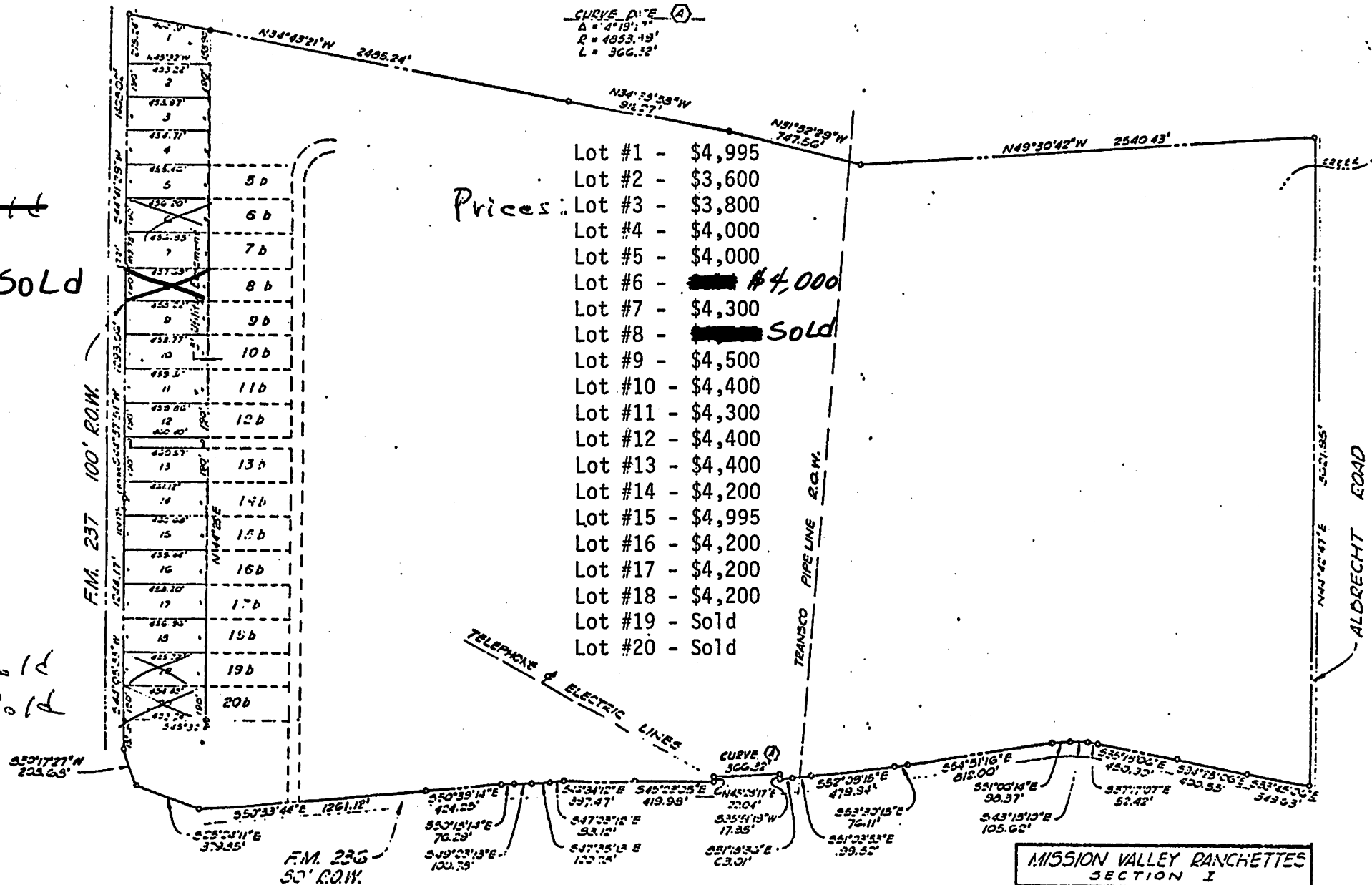
3. No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuilding shall be used on the hereinabove described property at any time as a residence, either temporary or permanent.

4. Every residential building must be connected to approved cesspool, septic tank or county sewer, and not more than one residence shall be connected to each approved cesspool, or septic tank. The cesspool and septic tank must be erected strictly in accordance with the Rules and Regulations of the State Health Department and must have the approval of the City-County Health Officer (or his successor) of Victoria

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MISSION VALLEY RANCHETTES SECTION I	
40.938 ACES SITUATED IN THE N.M. J. EATON LEASE ABSTRACT NO. 134 IN VICTORIA COUNTY, TEXAS.	
JOHN A. BALUSEK REGISTERED PUBLIC SURVEYOR	
VICTORIA,	TEXAS
DRAWN BY	CHECKED BY
SCALE 1" = 200'	DATE

8. The hereinabove described property shall never be used or maintained as a dumping ground, for rubbish, used lumber, building materials, or other unsightly items.

9. No sign of any kind shall be displayed to the public view on the hereinabove described property except one professional sign of not more than one (1) square foot or one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.

10. No residential building shall be constructed on any portion of the property which is less in area than shown on the platted map of the subdivision for such lot. Nothing herein shall prohibit the building upon more than one lot but only upon less than one platted lot.

11. 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 on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted on any lot.

12. All construction shall be new and no used structures shall be moved upon the property and then remodeled.

County, Texas; the State Health Officer, or the County District Attorney are given the right to enforce such compliance with the Rules and Regulations (this grant shall not be construed as preventing other interested parties from enforcing such compliance). The septic tank shall be located on the extreme southwest side of odd numbered lots and the northeast side of even numbered lots. The water well shall be located on the opposite side of said lot. In those instances where the proposed improvements are to be located on more than one lot or where the strict application of this provision would provide for the adjoining location of a water well and a septic tank, then approval for such location shall be obtained from a committee composed of Graves L. Rouse and Ron Brown. Such approval shall be in writing.

5. No animals, sheep, livestock, or poultry of any kind shall be raised, bred or kept on the hereinabove described property for commercial purposes and no hogs shall be permitted at any time on the hereinabove described property. All fowl shall be caged.

6. No building shall be located on the hereinabove described property nearer than one hundred feet (100') from the front property line or nearer than twenty-five feet (25') from any exterior side property line, or nearer than twenty-five feet (25') from any rear or interior side property line.

7. No noxious or offensive activities shall be carried on upon the hereinabove described property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.