

7/2/68

DR 1488

ARBO CORPORATION

Plat and Dedication of
ROCK HARBOR ESTATES,
FOURTH FILING, an Addition
in Hood County, Texas

TO

THE PUBLIC

THAT, ARBO CORPORATION, being the owner of the land described in Exhibit "A" attached hereto, does hereby adopt the map or plat attached hereto as its plat for subdividing the same, to be known as;

Lots 1-B through 5-B, inclusive, ROCK HARBOR ESTATES,
FOURTH FILING, an Addition in Hood County, Texas.

The said Owner does hereby covenant and agree, for the benefit of itself, its successors and assigns, that said property and addition shall henceforth be impressed with the following restrictions, which restrictions shall constitute covenants running with the land:

1. All lots in the above described property shall be known as residential lots. No structure shall be erected on any of said lots other than one single family dwelling not to exceed two stories in height and outbuildings as herein prescribed.
2. No building shall be located nearer the front lot lines or nearer the side street lines than the building setback lines shown on the attached plat, and no building shall be located nearer than five (5) feet to any side or rear lot line.
3. No noxious or offensive trade or activity shall be carried on on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood and specifically, no old cars or other junk shall be kept upon the premises.
4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence; nor shall any building be moved upon any lot.
5. No dwelling shall be permitted on any lot in the tract where the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be less than 700 square feet, except Lot 5-B, which shall be 600 square feet, except in the case of a two-story structure and then the ground floor shall be at least 500 square feet.
6. No purchaser is to subdivide a lot or lots, except Lot 5-B, and only one residence and one garage and storage facilities pertaining to residence and private boating shall be permitted per lot; and no drilling for oil, gas or other minerals or mining for gravel or other minerals of any kind will be permitted on any lot, or building in connection therewith, without the expressed written consent of the dedicater.
7. Easements for installation and maintenance of utilities and drainage facilities to be five (5) feet on each side of the lots herein concerned.

59-177

1/3

July 2nd, 1968

FIELD NOTES OF ROCK HARBOR ESTATES, FOURTH FILING

Being a tract of land out of the John Rose, Thomas Price and L. C. Randolph Surveys, Hood County, Texas, and being further described as follows:

BEGINNING at the Southeast corner of Lot 29, Scenic View Estates, as recorded in Volume 138, Page 393, Deed Records, Hood County, Texas;

THENCE North 60 degrees 31 minutes East along the Southerly line of said Lot 29, 132.0 feet to a point for corner;

THENCE South 28 degrees 40 minutes West, 111.6 feet to a point;

THENCE South 28 degrees 58 minutes 20 seconds West, 70.0 feet to a point;

THENCE South 32 degrees 22 minutes 20 seconds West, 240.0 feet to a point;

THENCE North 36 degrees 18 minutes West, 148.62 feet to a point in the South line of said Scenic View Estates;

THENCE along the said South line of said Scenic View Estates as follows:

North 70 degrees 53 minutes East, 21.5 feet to a point;
North 56 degrees 09 minutes East, 44.3 feet to a point;
North 45 degrees 06 minutes East, 46.2 feet to a point;
North 37 degrees 18 minutes East, 73.4 feet to a point;
North 43 degrees 47 minutes East, 78.0 feet to the place

of BEGINNING.