

ARBO CORPORATION

PLAT OF ROCK HARBOR ESTATES, an
Addition in Hood County, Texas

10/24/67
1st

TO
THE PUBLIC

That Arbo Corporation

being the owner of the following tract of land.

does hereby adopt the map or plat attached hereto as its plan for subdividing the same, to be known as:

Tracts 1 - 2 - and 3

Lots 21 through 51, 53 through 62, 65 through 75, 96, 97, 122, 123, 124 and 149 through 206.

ROCK HARBOR ESTATES, an Addition in Hood County, Texas;

and does hereby dedicate as highways for use of the public, the streets, alleys and public way as shown thereon.

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. The tracts herein above described are not designated residential.
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, only no building except a detached garage or other outbuilding located 50 feet or more from the front lot lines, shall be located nearer than 5 feet to any side or rear lot line. Dedicator shall have the right to waive the setback as to a detached garage on any lot where depth, width or terrain presents a problem of compliance with this paragraph.
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 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, 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, and no water wells or buildings in connection therewith, without the expressed written consent of the dedicator.
7. Easements for installation and maintenance of utilities and drainage facilities to be five (5) feet on each side of the lots herein concerned.
8. The dedicators reserve the right to re-subdivide or revise any lot or lots and to sell fractional parts of any lot or lots, and in the event of revision or re-subdividing when said parcel is sold, then said parcel shall be considered a lot and same shall be subject to all restrictions herein or hereafter imposed.
9. No animals, swine, birds or fowl shall be kept, raised or bred on these premises, except normal household pets, and household pets shall not be bred or maintained for any commercial purpose.
10. All exteriors of any house or garage or other permitted structure is to have at least two coats of paint or stain. The dedicator, or his duly appointed representative is to approve all plans before the start of any original construction and the party proposing any construction shall furnish said dedicator or his representative a copy of said plans for the dedicators files.
11. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated therein to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.
12. Outside toilets or privy of any kind will not be permitted on any residential lot whether temporary or permanent. All dwellings are to have a health approved sanitary sewer system complete and approved by Dedicator before occupancy.
13. 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.

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124 and 149 through 206.

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and does hereby dedicate as highways for the use of the public, the streets,
alleys and public way as shown thereon.

The said Owner does hereby covenant and assign, for the benefit of itself,
its successors and assigns, that said property and addition shall hereafter
be increased with the following restrictions, which restrictions shall con-
stitute 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 buildings as herein prescribed. The tracts herein above described are not designated residential.
2. No building shall be located on the front, side or rear of a lot nearer the side street lines than the building line shown on the attached plat, only no building except a detached garage or other building located 50 feet or more from the front lot lines, shall be located within 5 feet to the side or rear lot lines. Dedicator shall have the right to require the setback line to a detached garage on any lot where such, which otherwise presents a problem of compliance with this paragraph.
3. No motion picture camera or other kind of activity shall be carried on any lot, nor shall anything be done which may be so located or placed in any place or place to the detriment and annoyance of the neighborhood, to the extent that such activity shall be kept upon the premises.
4. No trailer, building, structure, or other structure, building or other building erected on the lot shall be used as a residence, except as a temporary structure to be used as a residence for said lot, which shall be used as a residence.
5. No dwelling shall be permitted on any lot in the above described property where the ground floor shall be the main structure, exclusive of porches, open porches and garages, which shall be less than 700 square feet, except that the area of a two-story structure shall then the ground floor shall be at least 100 square feet.
6. No purchaser is to subdivide a lot or lots, and on the same residence and one garage and storage facilities remaining as residences. Private seating shall be permitted per lot; and no drilling for oil, gas, or other minerals or mining for gravel or other minerals or other minerals shall be permitted on any lot, and no water wells or buildings in connection therewith, shall be permitted without the written consent of the dedicatory.
7. Easements for installation and maintenance of utilities and other facilities to be five (5) feet on each side of the lots herein under.
8. The Dedicator reserves the right to re-subdivide or revise any lot or lots and to sell fractional parts of any lot or lots, and in the event of revision or re-subdivision when said parcel is sold, then said parcel shall be considered as one parcel and shall be subject to all restrictions herein or hereafter.

FIELD NOTES

Field notes of a 69.025 acre tract of land situated in Hood County, Texas, being a part of the Thomas Price Survey, (Ab. 439), the John Rose Survey, (Ab. 446) and a part of the L. C. Randolph Survey (Ab. 472), also being a part of the land conveyed by deed to Arthur Taliaferro from Donald Seaman, June 17, 1949 and recorded in Volume 99, page 157 of the Deed Records of Hood Co., Texas, and being more fully described as follows:

Beginning at an iron rod in the North line of the John Rose Survey at a point 2383.60 ft. N. 60 deg. 00 min. E. of the S. W. cor. of the L. C. Randolph survey, said rod also being in the westerly row line of State Hwy. No. 144;

THENCE: Along a common line between a tract belonging to J. Osburn and the tract herein described the following calls;
 N 55 deg. - 41 min. E. 228.3 ft. to a point;
 N 64 deg. - 45 min. E. 201 ft. to a point;
 N 60 deg. - 38 min. E. 121.3 ft. to a point;
 N 63 deg. - 18 min. E. 154.5 ft. to a point;
 N 58 deg. - 18 min. E. 85.4 ft. to a point;
 N 73 deg. - 52 min. E. 91.3 ft. to a point;
 N 59 deg. - 28 min. E. 117.8 ft. to a point;
 N 59 deg. - 11 min. E. 109.8 ft. to a point;
 N 55 deg. - 00 min. E. 72.8 ft. to a point;
 N 62 deg. - 43 min. E. 117.2 ft. to a point;
 N 59 deg. - 01 min. E. 113 ft. to a rod for a corner in the 696.00 contour, according to the Brazos River Authority, at this point leaving the common line between the Osburn tract and tract being described;

THENCE: With the 696.00 ft. elev. contour, meanders the following calls; S. 55 deg. - 52 min. E. 136 ft.; S. 62 deg. - 23 min. E. 116.1 ft.; S. 72 deg. - 00 min. E. 37.5 ft.; S. 57 deg. - 06 min. E. 39.6 ft.; S. 63 deg. - 15 min. E. 82.6 ft.; S. 48 deg. - 40 min. E. 24.2 ft.; N. 51 deg. - 11 min. E. 68 ft.; S. 55 deg. - 29 min. E. 97.8 ft.; N. 45 deg. - 38 min. E. 95 ft.; N. 55 deg. - 34 min. E. 50 ft.; N. 40 deg. - 19 min. E. 45.7 ft.; S. 51 deg. - 08 min. E. 59.4 ft.; S. 76 deg. - 25 min. E. 33.4 ft.; S. 70 deg. - 43 min. E. 14.3 ft.; S. 74 deg. - 41 min. E. 79 ft.; S. 55 deg. - 50 min. E. 50 ft.; S. 67 deg. - 21 deg. - 37 min. E. 64.5 ft.; N. 68 deg. - 55 min. E. 32 ft.; N. 28 deg. - 05 min. E. 20.4 ft.; S. 65 deg. - 28 min. E. 43.3 ft.; S. 43 deg. - 22 min. E. 57.2 ft.; N. 68 deg. - 05 min. E. 97.2 ft.; S. 28 deg. - 33 min. E. 77.2 ft.; N. 27 deg. - 35 min. E. 130.3 ft.; N. 27 deg. - 35 min. E. 49.2 ft.; N. 37 deg. - 03 min. E. 40.7 ft.; S. 50 deg. - 43 min. E. 81 ft.; S. 55 deg. - 00 min. E. 54 ft.; S. 67 deg. - 20 min. E. 67.6 ft.; S. 41 deg. - 25 min. E. 112.7 ft.; S. 39 deg. - 46 min. E. 52 ft.; N. 60 deg. - 08 min. E. 24.6 ft.; N. 3 deg. - 24 min. W. 40 ft.; N. 04 deg. - 36 min. E. 53.3 ft.; S. 72 deg. - 52 min. E. 52.2 ft.; S. 39 deg. - 05 min. E. 41.6 ft.; S. 29 deg. - 30 min. E. 53 ft.; S. 40 deg. - 46 min. E. 42.2 ft.; S. 16 deg. - 11 min. E. 44.1 ft.; S. 73 deg. - 08 min. E. 62.2 ft.;

FIELD NOTES (con't)

- THENCE: N. 89 deg. - 05 min. W. 391.9 ft. to the P.C. of the curve.
- THENCE: With a curve to the left, (radius of 66.13 ft.) 66.36 ft. to the P.T. of said curve.
- THENCE: S. 33 deg. - 25 min. W. 258 ft. to the P.C. of a curve.
- THENCE: With a curve to the right, (radius of 182.87 ft.) 162.74 ft. to the P.T. of said curve.
- THENCE: N. 82 deg. - 08 min. W. 132.2 ft. to a rod in a curve in the Easterly R.O.W. line of State Hwy. 144.
- THENCE: In a Northly direction with a curve 35.7 ft. to the P.T. of said curve.
- THENCE: N. 1 deg. - 27 min. E. 357 ft. to a rod for a corner, the place of beginning, and containing 63.025 acres of land more or less.

I *J. J. [Signature]* do hereby certify that the above field notes are a true and correct representation of a survey made on the ground March 14, 1967



3rd page

FILED FOR RECORD April 24 1967 at 3:20 P.M.

RECORDED May 8 1967 at 2:25 P.M.

BY: Daniel P. [Signature] BRUCE PRICE, COUNTY CLERK HOOD COUNTY, TEXAS

"Plot in Volume 138 Page 387"