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COUNTY OF SMITH

S. KNOW ALL MEN BY THESE PRESENTS:

That HAROLD M. SHOTHERMAN of Smith County, Taxas, being the sole owner of the following described land and premises; a part of the Don Thomas Queved Seven League Grant, Section 25, in Smith County, Texas, to-wit;

All that certain lot, tract or parcel of land, a part of Section 25, Don Thomas Quevado Seven League Grant, Abst. No. 18, Smith County, Texas, a part of that certain called 174 acre tract conveyed to ROY McKEE and LACY ROBERSON by BONNIE JOHNSON, et al, on March 10, 1951, recorded in Volume 672, page 23d of the Deed Records of Smith County Texas, and being more particularly described as follows,

BEGINNING at a 172" Iron Rod for the Southeast corner of said 174 acre tract, being on the East line of Section 25 and being South O degrees, O! minutes, 41 seconds West = 3359.52 feet, from the Northeast corner of same:

THENCE South 89 degrees 40 minutes West, with the South line of said 174 acre tract, a distance of 2717.19 feet, to a 1/2" Iron Rod for the Southwest corner of same, being in the East margin of a County Road;

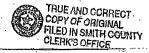
THENCE North O degrees, Ol minute West, with the Southerly West line of said 174 acre tract, a distance of 1351.84 feet, to a 1/2" Iron Rod for corner being in a County Road:

THENCE South 85 degrees, 27 minutes East, a distance of 2726.99 feet, to a 1/2" Iron Rod for corner on the East line of said 174 acre tract and on the East line of Section 25:

THENCE South O degrees, 02 minutes, 41 seconds West, with the East line of said 174 acre tract, and the East line of Section 25, a distance of 1119 85 feet, to the place of beginning, containing 77.103 acres of land.

The above described land has been subdivided by said HAROLD M. SMOTHERMAN into HIGH MEADOWS Subdivision, which is shown by plat there of recorded in Volume 8, page 103 of the Plat Records of Smith County, Texas.

In order to insure the present and future owners that said subdivision will be improved into a destrable addition, said owner does hereby impress said property with the following restrictive



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- VOLIGITAGE 22 covenants hereinafter set out, which said covenants shall run with the land and shall be binding upon all persons purchasing or acquiring lots in said subdivision from by or through him.
- 1. No lot or part of the above described property shall be used for other than residential purposes.
- 2. Except as specifically otherwise provided in this instrument, all houses, barns, stables, and other buildings and structures placed upon any part or parcel of the above described property shall be of new construction.
- 3. No residence or dwelling containing less than 1500 square feet of floor space may be constructed or permitted on any part of the above described property. Such square footage shall be exclusive of porches, breeze-ways, garages and other attached buildings. All buildings must be completed, on the exterior at least, within 6 months from beginning of construction.
- 4. The residences permitted on said tracts shall be single femily dwellings, nor more than two stories in height and shall consist of not less than 65% brick, brick veneer, or stone or a combination of such materials.
- 5. No residence, garage, out-building or building of any kind may be constructed, placed nor permitted to exist upon any lot or tract in said subdivision nearer than twenty-five (25) feet from a street or roadway abutting said lot, nor nearer than twenty (20) feet from any property line of the lot or tract on which said structure is situated.
- 6. All residences and dwellings shall have a continuously operable septic tank system or other sewage disposal system and no outside toilets shall be permitted on the above described property.
- 7. No swine or poultry may be craised, bred, or kept on any lot in said subdivision. Other snimals, livestock, or pets may be kept on a lot provided that they are not kept, bred, or maintained for commercial purposes or kept in such manner or



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THE STATE OF TEXAS,

COUNTY OF SMITH.

GOUNTY OF SMITH.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This the

Smith County, TEXAS.

THE STANK OF AUXILIS COUNTY OF SMITH I IMPREMENT CHRISTIAN THAT THE PORTCODIC deed on the number of annuary, and thied in was office POH KECORP AT 2:12 OFCLOCK PIN ON THE 1922 AND THAT THE SAME TOGETHER WITH THE GERTIFICATE OF AUTHENTICATION WAS ON THIS DAY SCRRECTLY RECORDED ON PAGES 1-4 IN VOLUME 163/ RECORD OF DEEDS COUNTY, TEXAS.

given under my hand and seal of office in tyler, texas MINE 15 DAY OF July 19.22 EHNEST CHRISTIAN, County Clerk, Smith County, Texas

RESTRICTIONS HIGH MEADOWS

FILED AT 10:04 O'CLOCK AM. ON THE 22 DAY OF RECORDED AT 7.360 CLOCK A. ON THE 29 DAY OF MARY MORRIS, COUNTY CLERK, BYEER, Done

TRUE AND CORRECT COPY OF CRIGINAL FILED IN SMITH COUNTY , CLERK'S OFFICE

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