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RESTRICTIONS

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THE STATE OF TEXAS,  
COUNTY OF SMITH

KNOW ALL MEN BY THESE PRESENTS:

That HAROLD M. SMOTHERMAN of Smith County, Texas, being the sole owner of the following described land and premises, a part of the Don Thomas Quevado 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 234 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 0 degrees, 02 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 0 degrees, 01 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 0 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 desirable addition, said owner does hereby impress said property with the following restrictive



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COPY OF ORIGINAL  
FILED IN SMITH COUNTY  
CLERK'S OFFICE

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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, breezeways, 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 family dwellings, not 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 raised, bred, or kept on any lot in said subdivision. Other animals, 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.

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared HAROLD M. SMOTHERMAN, known to me to be the person whose 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 6<sup>th</sup> day of July, 1977.



*Ben Jarvis*  
Notary Public in and for  
Smith County, TEXAS.

THE STATE OF TEXAS  
COUNTY OF SMITH I HEREBY CERTIFY THAT THE FOREGOING DEED OR INSTRUMENT OF WRITING WAS FILED IN MY OFFICE FOR RECORD AT 2:17 O'CLOCK P.M. ON THE 11 DAY OF July 1977 AND THAT THE SAME TOGETHER WITH THE CERTIFICATE OF AUTHENTICATION WAS ON THIS DAY CORRECTLY RECORDED ON PAGES 1-4 IN VOLUME 1631 RECORD OF DEEDS OF SMITH COUNTY, TEXAS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE IN TYLER, TEXAS THIS 15 DAY OF July 1977  
ERNEST CHRISTIAN, County Clerk, Smith County, Texas  
by *Grace Baker* Deputy

HAROLD M. SMOTHERMAN

TO

PUBLIC

RESTRICTIONS ON  
HIGH MEADOWS

BEN E. JARVIS  
ATTORNEY AT LAW  
460 FAIR FOUNDATION BLDG.  
TYLER, TEXAS 75701

FILED AT 10:04 O'CLOCK A.M. ON THE 23 DAY OF Jan 1980  
RECORDED AT 9:30 O'CLOCK A.M. ON THE 29 DAY OF Jan 1980  
MARY MORRIS, COUNTY CLERK, BY *Dennis Daniels* DEPUTY



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