

182  
THE STATE OF TEXAS  
COUNTY OF HARRIS

53569A

WHEREAS, Aldis Co., hereinafter referred to and identified as "Owner", is the owner of various lots, hereinafter described, located in WESTBURY, SECTION 3, Harris County, Texas, a plat of which said subdivision has been filed for record under File No. 1483272, Plat Records of Harris County, Texas; and

WHEREAS, it is deemed to be to the best interest of the above described Owner and of the persons who may purchase any of the lots hereinafter mentioned that there be established and maintained restrictions as to said lots, over, above and in addition to the restrictions as to the entirety of said subdivision evidenced by instrument dated the 8th day of September, 1955, recorded in Volume 3055, at Page 531 of the Deed Records of Harris County, Texas.

NOW, THEREFORE, we, the Owner aforementioned, do hereby adopt the following covenants and restrictions as to the lots below mentioned:

1. No residential structure shall be placed on any of the hereinafter enumerated lots unless, if the building is a one-story structure, its living area has a minimum of one thousand eight hundred (1,800) square feet of floor area, exclusive of porches and garage:

Lots Six (6) through Fifteen (15), Block Seventy-eight (78);  
Lots One (1) through Eleven (11), Block Sixty-seven (67);  
Lots One (1) through Thirty-four (34), which are all of the lots in the block, Block Sixty-eight (68);  
Lots One (1) through Seventeen (17), Block Sixty-nine (69).

2. No residential structure shall be placed on any of the hereinafter enumerated lots unless, if the building is a one-story structure, its living area has a minimum of one thousand seven hundred (1,700) square feet of floor area, exclusive of porches and garage:

Lots Eighteen (18) through Thirty-four (34), Block Sixty-nine (69);  
Lots One (1) through Seventeen (17), Block Seventy (70).

3. No residential structure shall be placed on any of the hereinafter enumerated lots unless, if the building is a one-story structure, its living area has a minimum of one thousand six hundred fifty (1,650) square feet

ANY PROVISIONS HEREIN WHICH REFERENCE IS MADE TO COLOR OR RACE OR TO THE SEPARATION OF THE RACES OR TO THE FILING OF A LAW

A CERTIFIED COPY

AUG 27 1998

ATTEST:  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

DEED RECORDS  
VOL. 3582 PAGE 182

*Susan L. McPherson*  
SUSAN L. McPHERSON

of floor area, exclusive of porches and garage:

Lots Twelve (12) through Twenty-two (22),  
Block Seventy-seven (77);  
Lots One (1) through Eleven (11) and Lots  
Fifteen (15) and Sixteen (16), in Block  
Sixty-six (66);  
Lots Eighteen (18) through Thirty-four (34),  
in Block Seventy (70);  
Lots One (1) through Thirty-four (34), which  
are all of the lots in the block, Block Seventy-  
one (71);  
Lots One (1) through Sixteen (16), which are  
all of the lots in the block, Block Seventy-two  
(72);  
Lots One (1) through Twenty-two (22), which are  
all of the lots in the block, Block Seventy-three  
(73);  
Lots One (1) through Twenty-nine (29), which are  
all of the lots in the block, Block Seventy-four  
(74);  
Lots One (1) through Thirty-eight (38), which are  
all of the lots in the block, Block Seventy-five  
(75);  
Lots Thirteen (13) through Seventy-one (71),  
Block Seventy-six (76).

4. No residential structure shall be placed on any of the lots described under 1, 2 and 3 above unless, if the building is a one and one-half or two-story structure, its ground floor living area has a minimum of one thousand four hundred fifty (1,450) square feet, exclusive of porches and garage.

The restrictions hereinabove set out shall be cumulative of and in addition to those certain restrictions evidenced by the instrument dated September 8, 1955, recorded in Volume 3055, at Page 531 of the Deed Records of Harris County, Texas, aforementioned; and the restrictions hereinabove set out shall be taken and deemed as covenants to run with the land, binding on Owner and all parties acquiring title under Owner to all or any of the lots specifically described above until September 8, 1980, at which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each unless and until, by duly recorded instrument, signed by a majority of the property owners in the addition of which such lots are a part, it is agreed to change said covenants, conditions and restrictions, in whole or in part.

If Owner or any of its successors or assigns shall violate or attempt to violate the covenants hereinabove stated, it shall be lawful for any other person or persons owning any of the lots hereinabove described or any of the real property situated in the above referred to subdivision to prosecute any proceedings at law or in equity against any party or parties violating or attempting to violate such covenants or any of them, and either to prevent him,

ANY PROVISIONS HEREIN WHICH RESTRICT THE SALE, RENTAL,  
OR USE OF THE DESCRIBED REAL PROPERTY BY REASON OF  
COLOR, OR RACE, IS HEREBY REPEALED TO THE EXTENT OF  
THE FEDERAL LAW

A CERTIFIED COPY

ATTEST: AUG 27 1998  
BEVERLY B. KAUFMAN, County Clerk  
Harris County, Texas

Susan L. McPherson  
SUSAN L. MCPHERSON

DEED RECORDS  
VOL. 3582 PAGE 183



... or them, from so doing or to recover damages or other things from such violation, or both of them.

EXECUTED this 15<sup>th</sup> day of October, 1958.

*Stetson D. ...*  
Secretary

ALDIS CO.  
By *Julian T. Keith*  
Julian T. Keith, Vice-President

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JULIAN T. KEITH, Vice-President of ALDIS CO., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said ALDIS CO., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15<sup>th</sup> day of October, 1958.

*W. D. Miller*  
Notary Public in and for  
Harris County, T e x a s

Filed for Record October 16, 1958 at 11:00 o'clock A.M.

Recorded December 17, 1958 at 11:36 o'clock A.M.

W. D. MILLER, Clerk County Court Harris County, Texas  
By *Marjorie ...* Deputy

ANY PROVISIONS HEREAFTER MADE BY THE SAID COMPANY OR USE OF THE SAID COMPANY, WHICH DISCRIMINATE ON COLOR, OR RACE, OR SEX, OR NATIONAL ORIGIN, SHALL BE VOID UNDER THE FEDERAL LAW.

A CERTIFIED COPY  
ATTEST AUG 27 1998  
BEVERLY B. KAUFMAN, Notary Public  
Harris County, Texas

*Susan L. McPherson*  
SUSAN L. McPHERSON