

THE STATE OF TEXAS

COUNTY OF HARRIS

175157

File No. 590, Vol. 562

DEEDS

KNOW ALL MEN BY THESE PRESENTS: That T & C Corporation, a Texas Corporation with its principal office situated in Houston, Harris County, Texas, acting herein by and through its duly authorized President, A. N. Beckman, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to it in hand paid by Elmer F. Grohman and

Melda G. Grohman, the receipt of which is hereby acknowledged and confessed, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto the said Elmer F. Grohman and Melda G. Grohman

, each of Harris County, Texas, except as stated below, and subject to the conditions and restrictions stated below, the surface and surface estate only in and to all that certain lot, tract, or parcel of land out of and a part of the Semore Garsee Survey, Abstract No. 229, Montgomery County, Texas, more particularly described as follows, to-wit:

Lot No. Seven (7) of Block No. (1) of Idle Glen Subdivision, all of which is more fully described in a map or plat of said subdivision filed for record in the office of the County Clerk of Montgomery County, Texas on the 5th day of September, A. D. 1956, said plat or map bearing File No. 110001, and to be recorded in the Map or Plat Records of Montgomery County, Texas, reference to which map or plat is here made for purposes of further description.

This conveyance is made subject to all right-of-way and/or utility easements heretofore given and/or granted by Grantor or its predecessors in title; and Grantor does hereby reserve unto itself, its successors and assigns the exclusive right and privilege to grant additional utility easements, including easements for power lines, telephone lines, and/or gas lines, but not limited thereto to any person, firm, or corporation without first obtaining the written consent of Grantees, their heirs and/or assigns and without payment of any further consideration to Grantees, their heirs and/or assigns and not to subject Grantor, its successors and/or assigns to any damages whatsoever.

EXCEPT AS STATED BELOW this conveyance is made subject to the following conditions and restrictions.

1. The said property shall be used for residence purposes only and no part thereof shall be used for business purposes. No other structure whatever, other than a first-class residence with the customary outbuildings, garages and servants' houses, shall be erected, placed or permitted on said property or any part thereof, without the written consent of the Grantor herein.

2. That no residence shall be erected or placed on said property that does not contain 350 square feet on the ground floor, and no residence shall be

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placed thereon within 35 feet of the roadway on said property, and all outhouses must be not less than 65 feet from said roadway, and shall not be nearer than 3 feet from the sidelines of said property. All building exteriors must be completed within 150 days after building is started. Buildings must be constructed of first-class building material.

3. That no outside toilets are to be built and used on these premises, but a septic tank or cess pool shall be installed to accommodate the sewage.

4. That the Grantees herein, their heirs and assigns, shall not use the above described premises, or any part thereof, or allow same to be used for treating persons afflicted with tuberculosis or diseases that are contagious or infectious, nor shall any sanitarium ever be erected thereon for any such purposes.

5. That on and after January 1st, 2000, all of the above restrictions and conditions herein contained shall in all respects terminate and end, and be of no further effect.

6. No tents, shacks, trailers or garages shall be used as living quarters on said premises at any time.

7. That no goats nor swine may be kept on the premises.

Condition and Restriction No. 1 above shall not apply to Lots Nos. 1 and 2 in Block No. 1; and to Lots Nos. 1, 2, 3 and 4, of Block No. 2, of said Idle Glen Subdivision, but shall apply to all other lots situated in said Idle Glen Subdivision. Conditions and Restrictions Numbered 2 through 7 inclusive shall apply to all lots situated in said Idle Glen Subdivision.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

Elmer F. Grohman and Melda G. Grohman

their heirs and assigns, forever; and said T & C Corporation does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Elmer F. Grohman and Melda G. Grohman

\_\_\_\_\_, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS OUR HAND AND THE OFFICIAL SEAL OF the T & C Corporation this the

25th day of January, A. D. 1965



**T & C CORPORATION**

By: A. N. Beckman

Wm. H. Bartsch  
Secretary

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THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared A. N. Beckman, of Houston, Harris County, Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that the same was the act and deed of T & C Corporation, a Texas corporation, and that the said A. N. Beckman 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 25th day of January,

A. D. 1965.

FILED FOR RECORD  
AT 1 O'CLOCK P M

FEB 17 1965

W. T. HOOPER  
Clerk County Court, Montgomery Co., Tex.  
BY W. T. Hooper - DEPUTY

Eva L. Wilson  
Notary Public in and for  
Harris County, Texas

EVA LOUELLA WILSON  
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS  
MY COMMISSION EXPIRES JUNE 6, 1968

