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THE STATE OF TEXAS }
 }
COUNTY OF HARRIS }

KNOW ALL MEN BY THESE PRESENTS:

20130280680
06/07/2013 RP2 \$164.00

PETITION TO CREATE RESTRICTIVE COVENANTS
Pursuant to Texas Property Code Chapter 201

**Unrecorded
Subdivision:**

Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes. *ll*

**Property Owners'
Association:**

A property owners' association has not been established for Park Place Estates.

**Petition
Committee:**

Darlene Morris, 29902 Park Place Drive, Tomball, Texas 77377; Liz Frazier, 29911 Park Place Drive, Tomball, Texas 77377; Tena Quinlan, 29914 Park Place Drive, Tomball, Texas 77377; and Belinda Rodgers, 30015 Park Place Drive, Tomball, Texas 77377

Purpose:

The restrictive covenants of this Petition to Create Restrictive Covenants shall be create hereby, and which restrictive covenants shall in all respects encumber the properties described herein.

**Proposed Restrictive
Covenants:**

Upon compliance with Texas Property Code Chapter 201, the following restrictive covenants (the "Restrictions") shall apply to the all properties within Park Place Estates. The Restrictions shall run with the land, bind and benefit each owner of property in Park Place Estates, as well as their successors and assigns, create a uniform plan for the subdivision for the common benefit of Park Place Estates and its owners, and shall restrict all property within Park Place Estates, unless the owner(s) of any specific property have elected to "opt out" of such restrictive covenants in accordance with the aforementioned Chapter 201.

**Approval by
Owners:**

This Petition and the Restrictions are being circulated for approval by at least a majority of the total number of properties in the subdivision, all in accordance with the express provisions of the Texas Property Code.

**Compliance With
Texas Property
Code Chapter 201:**

In order to become valid and binding upon the properties within Park Place Estates, these Restrictions require approval of a majority of the total number of the properties in the subdivision.

Opt Out:

When adopted, the Restrictive Covenants shall be effective as to all property in Park Place Estates, save and except those which choose to be excluded from the restrictions, pursuant to Texas Property Code Section 201.009. In accordance with Section 201.007 of the Texas Property Code, owners who do not sign this

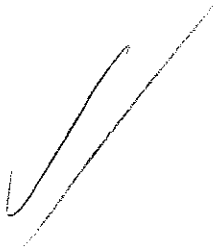
Petition may delete their property from the operation of the created restrictions by filing a statement described in the fourth listed category in Section 201.009(b) of the Texas Property Code, before one year after the date on which the owner receives actual notice of the filing of this Petition.

Effective Date:

The Restrictions shall be in all respects valid and binding, upon recording of same in the office of the Harris County Clerk, after the requisite number of approvals have been received. No formal notice to owners or lienholders is necessary with respect to said effective date.

RETURN:

Treece Law Firm
1020 Bay Area Boulevard
Suite 200
Houston, Texas 77058



**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
PARK PLACE ESTATES**

THE STATE OF TEXAS }
 }
COUNTY OF HARRIS } KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned are the owners of all that certain property located in Harris County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof, such property hereinafter referred to as PARK PLACE ESTATES.

WHEREAS, the undersigned do hereby create the following set of restrictions, easements, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title, or interest in or to the above described property or any part thereof, and their heirs, successors, and assigns, and which easements, restrictions, covenants, and conditions shall inure to the benefit of each owner thereof.

ARTICLE ONE

- 1.1 **Term.** These Restrictions shall run with the land and shall be binding upon all parties and all persons claiming under them for a period of ten (10) years from the Effective Date, and shall automatically renew for successive ten (10) year periods, unless amended or terminated in accordance with the terms and provisions of this document.
- 1.2 **Termination.** The Restrictions may be terminated by a document executed and acknowledged by the Owners of at least seventy-five percent (75%) of the total number of Lots and Building Sites in Park Place Estates, and recorded in the Real Property Records. The termination shall be effective when the appropriate document is filed in the Real Property Records.
- 1.3 **Extension.** The Restrictions shall automatically renew for successive terms of ten (10) years each, unless the Owners of at least seventy-five percent (75%) of the total number of Lots and Building Sites in Park Place Estates execute and acknowledge a document filed in the Real Property Records to preclude the extension.
- 1.4 **Amendment.** The Restrictions may be amended but not terminated, by a document executed and acknowledged by the Owners of at least a majority of the total number of Lots and Building Sites in Park Place Estates, and recorded in the Real Property Records of Harris County, Texas. The amendment shall be effective when filed in the Real Property Records.

ARTICLE TWO

All tracts of PARK PLACE ESTATES shall be used for single family residential purposes only. No tract shall be divided or re-divided for purposes of resale. No tract shall be used or occupied for any vicious or immoral purpose, nor in violation of the laws of the Local, State or

Federal governments. No animals shall be raised or maintained on the property in such manner or so with such lack of care as to cause offensive odors or noises, or so as to otherwise be a nuisance or annoyance to persons of ordinary reasonable sensitivity. Likewise and in addition thereto, no animals shall be raised or maintained for commercial purposes. No hunting or discharge of firearms shall be permitted. No unlicensed automobiles or junk may be kept on any property. There shall be a limit of two (2) farm animals on tracts less than two (2) acres. One (1) farm animal per acre on tracts in excess of two (2) acres will be allowed. No swine, feathered fowl or goats will be allowed.

ARTICLE THREE

No residence shall be built or maintained on an area of less than two thousand (2,000) square feet of living area, exclusive of garages and open porches. Residences shall be built at least seventy-five (75) feet from the main roadways as dedicated, and at least thirty-five (35) feet from the interior tract lines. The exterior of the residence shall be finished with at least fifty-one (51) percent brick, masonry or stone, and the rest, if of a material other than brick or material, not commonly decorated or painted, shall be painted with at least two (2) coats of paint. No tent, trailer, shack, RV or other outbuildings shall at any time be used as a residence, either temporarily or permanently. Travel trailers, RV's, four-wheelers and other recreational vehicles shall be discretely stored to minimize visibility from the street. All outbuildings shall be located to the rear of the residence. Only one main residence and one secondary residence (for guest or servants) shall ever be built or maintained on any tract or building site. The moving of used buildings onto any building site in the subdivision is prohibited. Mobile homes, trailer homes and other types of manufactured dwellings are prohibited. There is hereby created an Architectural Control Committee. The committee shall be composed of three (3) members, all of whom shall be owners of property located within Park Place Estates. The membership of the committee shall be filled by a majority approval of the property owners of Park Place Estates subdivision. All house plans must be approved, in writing, by the Architectural Control Committee, prior to the commencement of construction. It shall be the purpose of the Committee to review plans, specifications and tract plans to insure harmony of external and structural design and the quality of the subdivision. The committee shall have the right to designate a representative to act for it in all matters arising hereunder. Structures existing as of the date these Restrictions are adopted are deemed "approved" in all respects. All fences which cross the building lines above described must be of a decorative type and be pre-approved by the Architectural Control Committee. No wire or chain link fence of any type shall be built in front of the building lines.

ARTICLE FOUR

It is specifically agreed that tract owners shall not excavate, remove or sell the soil, or cut, sell or remove timber other than as necessary for the reasonable use, upkeep and maintenance of the property which would not in any manner decrease the value of the same, and shall at all times maintain such property in conformity with the general plan and scheme of residential development as herein set forth, to the end and purpose that the property herein sold, as well as other properties in the subdivision, will maintain uniform conformative development. No leaves, brush, timber, debris or trash of any nature shall be permitted to be placed, disposed of or burned within the road right-of-ways. All property owners shall be responsible for the reasonable upkeep of their properties, all of which shall be mowed and otherwise maintained on a regular and consistent basis.

ARTICLE FIVE

No billboards or other advertising signs of any nature, either commercial or private, shall be erected or maintained, save and except reasonable "For Sale" or signs pertaining to the sale or rental of tracts and improvements thereon.

ARTICLE SIX

Whenever a residence is established on any tract it shall provide an inside toilet and shall be connected with a septic system, which system must be approved by the appropriate and applicable County and/or State regulatory authorities, and which shall at all times be maintained in such a manner to meet all applicable County and/or State regulations. No cesspool shall ever be dug, used or maintained on any parcel of land in this subdivision and drainage of septic tanks or sewage into roads, lakes, streets, alleys, ditches, ravines, or upon the open ground, shall be strictly prohibited. Upon commencing of construction of any residence upon a tract, the respective owner(s) shall place a culvert of sufficient size to permit the free flow of water at a point between the roadway and his property, and shall fill in sufficient dirt over and around the same to construct a driveway to the premises. The inside bottom of said culvert must be even with or below the level of the ditch. Outside toilets are prohibited, and shall be utilized only during the construction period, and only until such time that a working toilet is installed within the respective residence. Property owners shall not take any action, nor allow any such action to be taken, which would in any manner jeopardize the integrity of ground water and drinking water (including all water wells) within the subdivision and/or which provide water to the properties therein.

ARTICLE SEVEN

All tracts are sold subject to easement(s) for public utilities as may already be existing or as may become reasonably necessary for development of the subdivision, and may need to be created in the future and all of which rights are reserved so as to permit proper development of the subdivision and provide necessary utilities. All existing roads as more particularly described on Exhibit "A" attached hereto and incorporated herein for all intents and purposes are hereby dedicated to the property owners of PARK PLACE ESTATES Subdivision to provide permanent access to their land. However, it is expressly agreed that no roads on tracts shall be used for ingress or across to any adjoining property of PARK PLACE ESTATES without the written consent of the Architectural Control Committee. All tracts herein sold are subject to prior recorded reservation of all oil, gas and other minerals, together with all restrictions herein set forth, and as well as any other easements reservations and restrictions of record.

ARTICLE EIGHT

No used or new building materials whatsoever shall be placed or stored on any tract in said subdivision. Construction of all buildings must be completed within eight (8) months from and after the date of the beginning and/or commencement of such construction. All individual property owners shall be responsible for keeping their property in a well maintained manner, with the understanding that there shall be no open storage of such materials, nor any other items such as trash, junk, debris and/or miscellaneous personal items.

ARTICLE NINE

If the parties hereto, or anyone of the future owners of this subdivision, their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein contained, then any owner in the subdivision shall have the right to prosecute any proceeding, at law or in equity, against any person violating or attempting to violate any of the covenants or restrictions, and either prevent such person or persons from so doing by prohibitive or mandatory injunction and to recover damages for such violation. It is further stipulated that the invalidation of anyone or more covenants, restrictions, or conditions by any judgment or court order shall in no way affect or invalidate any of the other provisions, but all such other provisions shall remain in full force and effect.

ARTICLE TEN

There shall be a ten dollar (\$10.00) per month maintenance fee chargeable against the owner(s) of each tract, payable to the Architectural Control Committee or its successor organization operating for the joint benefit of the property owners within PARK PLACE ESTATES. This maintenance fee charge is payable annually, as determined by the Architectural Control Committee or its successor. The amount of such maintenance fee may be changed from time to time by a majority of the property owners.

ARTICLE ELEVEN

The purpose of the foregoing restrictions is to promote and maintain a higher standard of living conditions, to promote and enhance property values within the subdivision, and thereby make Park Place Estates a more desirable residential subdivision.

EXECUTED this 3 day of June, 2013

Darlene Morris
Darlene Morris, 29902 Park Place Drive, Tomball, Texas 77377;

Liz Frazier
Liz Frazier, 29911 Park Place Drive, Tomball, Texas 77377;

Tena M. Quinlan
Tena Quinlan, 29914 Park Place Drive, Tomball, Texas 77377; and

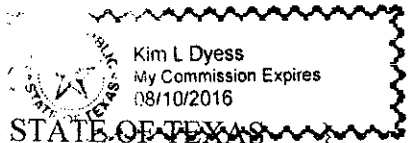
Belinda Rodgers
Belinda Rodgers, 30015 Park Place Drive, Tomball, Texas 77377

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THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on June 5, 2013, by Darlene Morris, for the purposes and consideration therein stated.



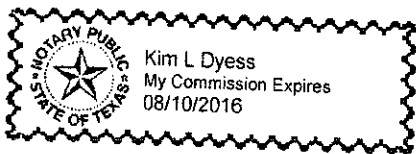
[Signature]

Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on June 5, 2013, by Liz Frazier, for the purposes and consideration therein stated.



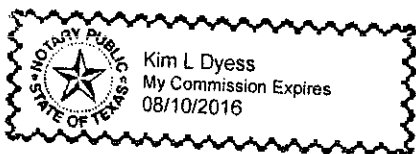
[Signature]

Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on June 3, 2013, by Tena Quinlan, for the purposes and consideration therein stated.



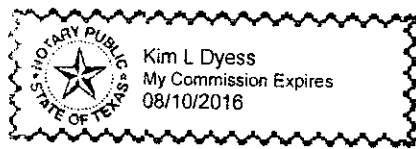
[Signature]

Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on June 3, 2013, by Belinda Rodgers, for the purposes and consideration therein stated.



[Signature]

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 21, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 29814 Park Place Dr., Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: 

Print Name: Cesar Puente

Signature: 

Print Name: Cecilia Puente

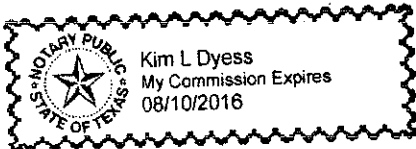
Signature: _____

Print Name: _____

202

THE STATE OF TEXAS }
COUNTY OF HARRIS }

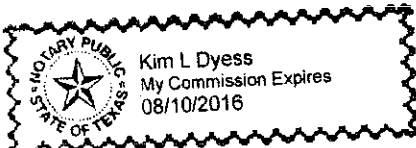
This instrument was acknowledged before me on this 6 day of June, 2013,
by Cesar Puente, as owner of the above-described
property, and for the purposes and consideration therein stated.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6 day of June, 2013,
by Cecilia Puente, as owner of the above-described
property, and for the purposes and consideration therein stated.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013,
by _____, as owner of the above-described
property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 03, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 29815 Park Place Drive, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: *Randolph O. Dow*

Print Name: Randolph O. Dow

Signature: _____

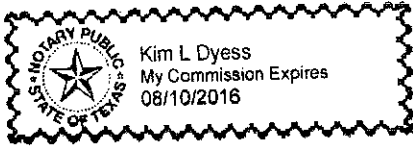
Print Name: _____

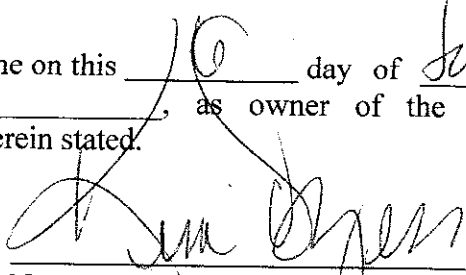
Signature: _____

Print Name: _____

THE STATE OF TEXAS }
 }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this 10 day of June, 2013,
by Randolph O. Dow, as owner of the above-described
property, and for the purposes and consideration therein stated.





Notary Public, State of Texas

THE STATE OF TEXAS }
 }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013,
by _____, as owner of the above-described
property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

THE STATE OF TEXAS }
 }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013,
by _____, as owner of the above-described
property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 05, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 29911 Park Place Drive, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: Elizabeth M. Frazier

Print Name: Elizabeth M. Frazier

Signature: R.R. 2.

Print Name: BERNARD R. FRAZIER

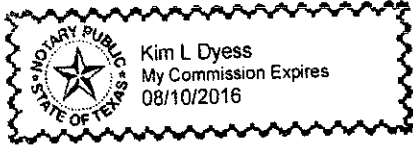
Signature: _____

Print Name: _____

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 15 day of June, 2013, by Elizabeth M. Frazier as owner of the above-described property, and for the purposes and consideration therein stated.

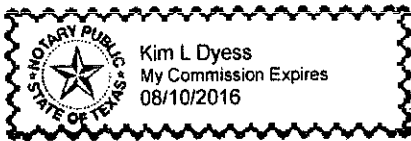


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 15 day of June, 2013, by Bernard R. Frazier as owner of the above-described property, and for the purposes and consideration therein stated.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013, by _____, as owner of the above-described property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 13, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 30014 Park Place Drive, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: _____

Print Name: STEVEN E. PERRY

Signature: _____

Print Name: JACQUELINE PERRY

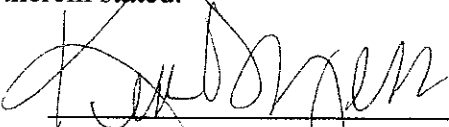
Signature: _____

Print Name: _____

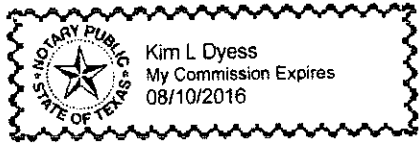
THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6TH day of JUNE, 2013, by STEVEN E. FERRY, as owner of the above-described property, and for the purposes and consideration therein stated.



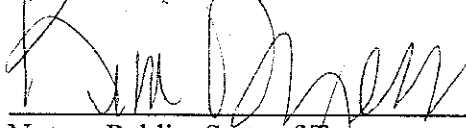
Notary Public, State of Texas



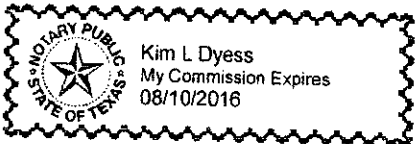
THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6TH day of JUNE, 2013, by JACQUELINE FERRY, as owner of the above-described property, and for the purposes and consideration therein stated.



Notary Public, State of Texas



THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013, by _____, as owner of the above-described property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 14, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] N/A, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: _____

Print Name: _____

Signature: _____

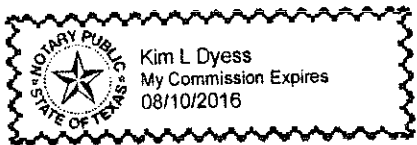
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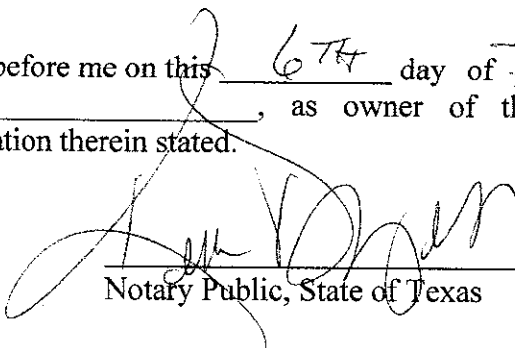
Signature: _____

Print Name: _____

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6TH day of JUNE, 2013, by JACQUILINE PERRY, as owner of the above-described property, and for the purposes and consideration therein stated.

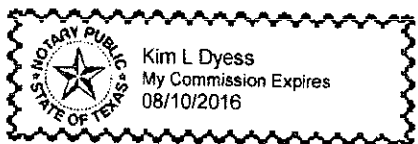


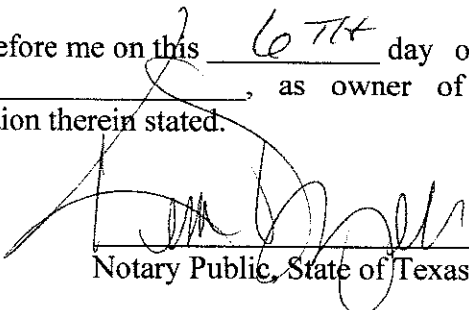


Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6TH day of JUNE, 2013, by STEVEN E PERRY, as owner of the above-described property, and for the purposes and consideration therein stated.





Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013, by _____, as owner of the above-described property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 17, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 29920 Park Place Drive, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: _____

Print Name: Maria Tarchala

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

MB

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 19, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] N/A, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: Darlene Morris

Print Name: Darlene Morris

Signature: Larry Morris

Print Name: Larry Morris

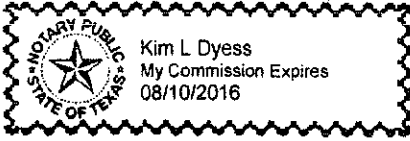
Signature: _____

Print Name: _____

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6 day of June, 2013, by Darlene Morris, as owner of the above-described property, and for the purposes and consideration therein stated.

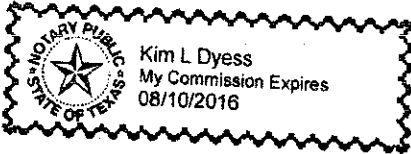


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6 day of June, 2013, by Larry Morris, as owner of the above-described property, and for the purposes and consideration therein stated.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013, by _____, as owner of the above-described property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 20, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 29902 Park Place Drive, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: Darlene Morris

Print Name: Darlene Morris

Signature: Larry Morris

Print Name: Larry Morris

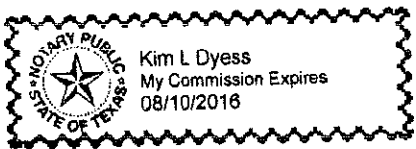
Signature: _____

Print Name: _____

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 16 day of June, 2013, by Darlene Morris, as owner of the above-described property, and for the purposes and consideration therein stated.

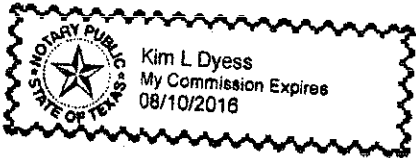


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 16 day of June, 2013, by Larry Morris, as owner of the above-described property, and for the purposes and consideration therein stated.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013, by _____, as owner of the above-described property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 15, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 30006 Park Place Drive, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: David W. Harrell

Print Name: DAVID W. HARRELL

Signature: Frances C. Harrell

Print Name: FRANCES C. HARRELL

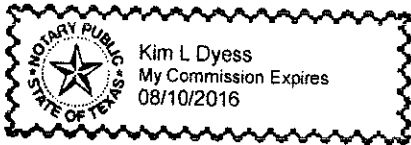
Signature: _____

Print Name: _____

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 10 day of June, 2013, by David W. Harrell, as owner of the above-described property, and for the purposes and consideration therein stated.

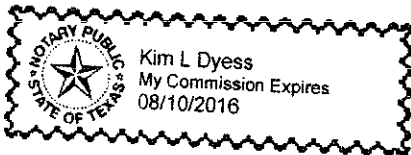


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 10 day of June, 2013, by Frances C. Harrell, as owner of the above-described property, and for the purposes and consideration therein stated.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013, by _____, as owner of the above-described property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 01, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 29802 PARK PLACE DR., Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: 

Print Name: SPENCER L. COURSE

lon

Signature: _____

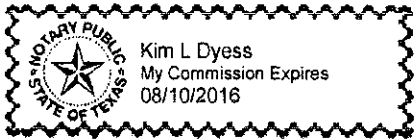
Print Name: _____

Signature: _____

Print Name: _____

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this 5 day of June, 2013,
by Spencer L Monroe, as owner of the above-described
property, and for the purposes and consideration therein stated.



Kim L Dyess
Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013,
by _____, as owner of the above-described
property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013,
by _____, as owner of the above-described
property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 18, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 29914 Park Place Drive, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: [Handwritten Signature]

Print Name: R. J. Quinlan

Signature: [Handwritten Signature]

Print Name: Tena Quinlan

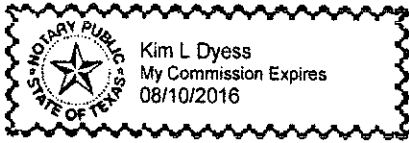
Signature: _____

Print Name: _____

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6 day of June, 2013, by Robert John Quinlan, as owner of the above-described property, and for the purposes and consideration therein stated.

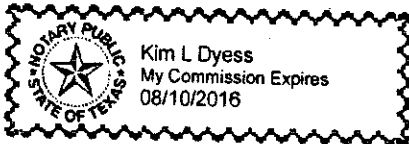


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6 day of June, 2013, by Tena M. Quinlan, as owner of the above-described property, and for the purposes and consideration therein stated.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013, by _____, as owner of the above-described property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

**SIGNATURE PAGE FOR PETITION TO CREATE RESTRICTIVE COVENANTS
(Pursuant to Texas Property Code Chapter 201)**

The undersigned certify that they hold record title as Owner or Co-Owner of the Property described below located in Park Place Estates, being Tracts One (1) through Twenty-three (23), inclusive, in the Joseph House Survey, A-34, an unrecorded subdivision in Harris County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

LEGAL DESCRIPTION AND STREET ADDRESS OF THE PROPERTY:

Tract 09, in Park Place Estates, an unrecorded subdivision, Joseph House Survey, A-34, Harris County, Texas.

[Address] 30015 Park Place Drive, Tomball, Texas, 77377.

The undersigned has received, read, and understands the Petition to Create Restrictive Covenants and executes this document as evidenced by their signature(s) below of our **acceptance or rejection** of the restrictive covenants set forth in the Petition to Create Restrictive Covenants.

The undersigned acknowledges that the Petition provides for the creation of restrictions for the Subdivision. The restrictive covenants specifically provide for residential character limitations, use restrictions, restrictions on improvements, setbacks, construction requirements, regular maintenance assessments, a ten year term for the restrictions, provisions for renewal and modification of the restrictions, transition procedures (including grandfathering of existing conditions which may become non-conforming under said restrictions) and other general provisions.

This Signature Page must be signed by all owners of the Tract in order to become valid.

ACCEPT (include property)

REJECT (exclude property)

Signature: Belinda Rodgers

Print Name: BELINDA RODGERS

Signature: _____

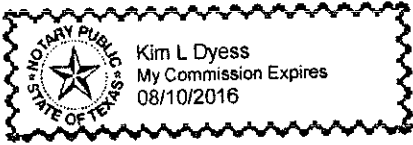
Print Name: _____

Signature: _____

Print Name: _____

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this 6 day of June, 2013,
by Belinda Rodgers, as owner of the above-described
property, and for the purposes and consideration therein stated.



[Handwritten Signature]

Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013,
by _____, as owner of the above-described
property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF HARRIS }

This instrument was acknowledged before me on this _____ day of _____, 2013,
by _____, as owner of the above-described
property, and for the purposes and consideration therein stated.

Notary Public, State of Texas

Exhibit "A" - page 1

STATE OF TEXAS

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Lynn R. Lovett, a Registered Professional Engineer in the State of Texas, do hereby certify that the following field notes are a true and correct description of the results of a field survey made under my supervision in September, 1978 of a 43.3914 acre tract of land in the Joseph House Survey, A-34, Harris County, Texas, said 43.3914 acre tract of land being that same tract of land conveyed to Charles R. Hodges, Trustee and recorded under File #F-503750 (described as Tract 1 - called 43.5248 acres) Real Property Records, Harris County, Texas, said 43.3914 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" steel rod (found) at a corner fence post marking the Northeast corner of that certain 43.3914 acre tract of land conveyed to Charles R. Hodges, Trustee and recorded under File #F-503750 (described as Tract 1 - called 43.5248 acres) Real Property Records, Harris County, Texas;

THENCE South 00° 48' 09" East - 475.94 feet along a fence line, being the East boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract of land, to a 1/2" steel rod (found);

THENCE North 88° 50' 21" West - 15.16 feet to a 1-1/2" iron rod (found) for an interior corner of the tract herein described;

THENCE South 00° 10' 49" West - 268.85 feet along the East boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract, to a 2" iron pipe (found);

THENCE South 00° 00' 57" West - 1559.53 feet along the East boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract, to a 1/2" steel rod (found) in the North right-of-way line of Brown Road (60 feet wide) being also in the arc of a curve to the left having a radius of 542.70 feet, being also the Southeast corner of said Charles R. Hodges, Trustee 43.3914 acre tract, for the Southeast corner of the tract herein described;

Exhibit "A" - page 2

THENCE in a Southwesterly direction along the North right-of-way line of Brown Road (60 feet wide), being also the South boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract, also being the arc of a curve to the right, a distance of 170.72 feet, said curve having a radius of 542.70 feet, a central angle of $18^{\circ} 00' 08''$ and a chord which bears South $76^{\circ} 46' 18''$ West - 169.81 feet, to a 1/2" steel rod (found) at the P.T. of said curve to the right having a radius of 542.70 feet;

THENCE South $85^{\circ} 46' 22''$ West - 638.15 feet along the North right-of-way line of Brown Road (60 feet wide) being also the South boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract, to a 1/2" steel rod (found) at a corner fence post marking the Southwest corner of said Charles R. Hodges, Trustee 43.3914 acre tract, for the Southwest corner of the tract herein described;

THENCE North $00^{\circ} 04' 48''$ East - 1685.18 feet along a fence line, also being the West boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract, to a 1/2" steel rod (found);

THENCE North $00^{\circ} 05' 18''$ East - 369.96 feet along the West boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract, to a 1/2" steel rod (found);

THENCE North $00^{\circ} 08' 07''$ East - 244.49 feet along the West boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract, to a 1/2" steel rod (found);

THENCE North $01^{\circ} 45' 48''$ West - 101.06 feet along the West boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract, to a 1/2" steel rod (set) marking the Northwest corner of said Charles R. Hodges, Trustee 43.3914 acre tract, for the Northwest corner of the tract herein described;

THENCE South $46^{\circ} 56' 01''$ East - 28.32 feet along the Northerly boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract to a 1/2" steel rod (found);

THENCE North $89^{\circ} 23' 25''$ East - 790.50 feet along the North boundary line of said Charles R. Hodges, Trustee 43.3914 acre tract to the POINT OF BEGINNING and containing 43.3914 acres of land.

SURVEYED BY:

BARR ENGINEERING & SURVEYING CORP.
200 S. FINE STREET
TOMBALL, TEXAS 77375.

Lynn R. Lovett 2/7/1980
LYNN R. LOVETT
REGISTERED PROFESSIONAL
ENGINEER NO. 27936

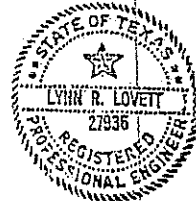
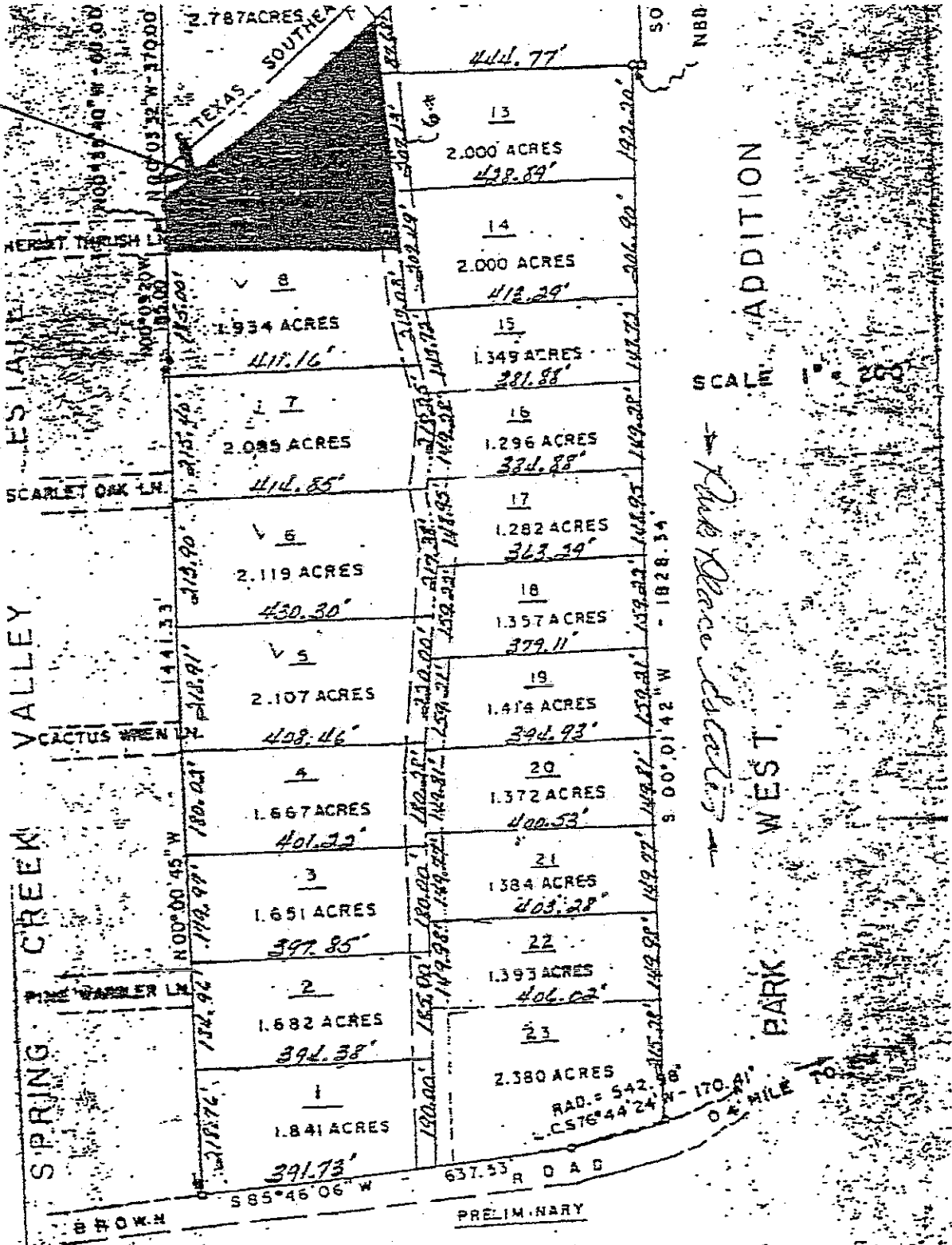


Exhibit "A" - page 3

LOT #9



BARB ENGINEERING & SURVEYING CORP.
 28321 E.M. 149
 TOMBALL, TEXAS 77375
 LYNN R. LOVETT
 PROFESSIONAL ENGINEER NO 27936

DWG. NO. 403-A
 JOB NO. 425-18

DWG. BY LYNN R. LOVETT
 JUNE 20, 1978

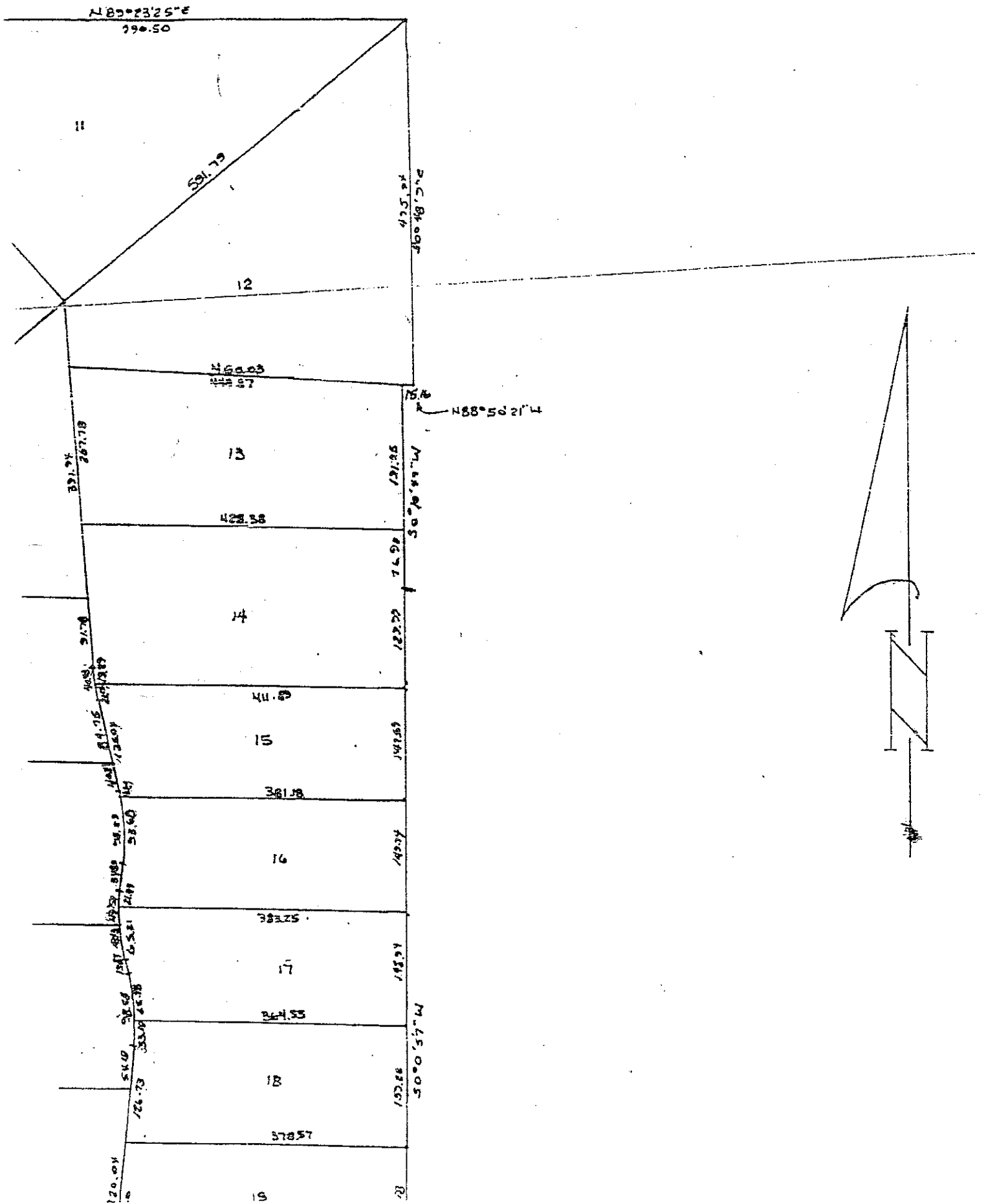
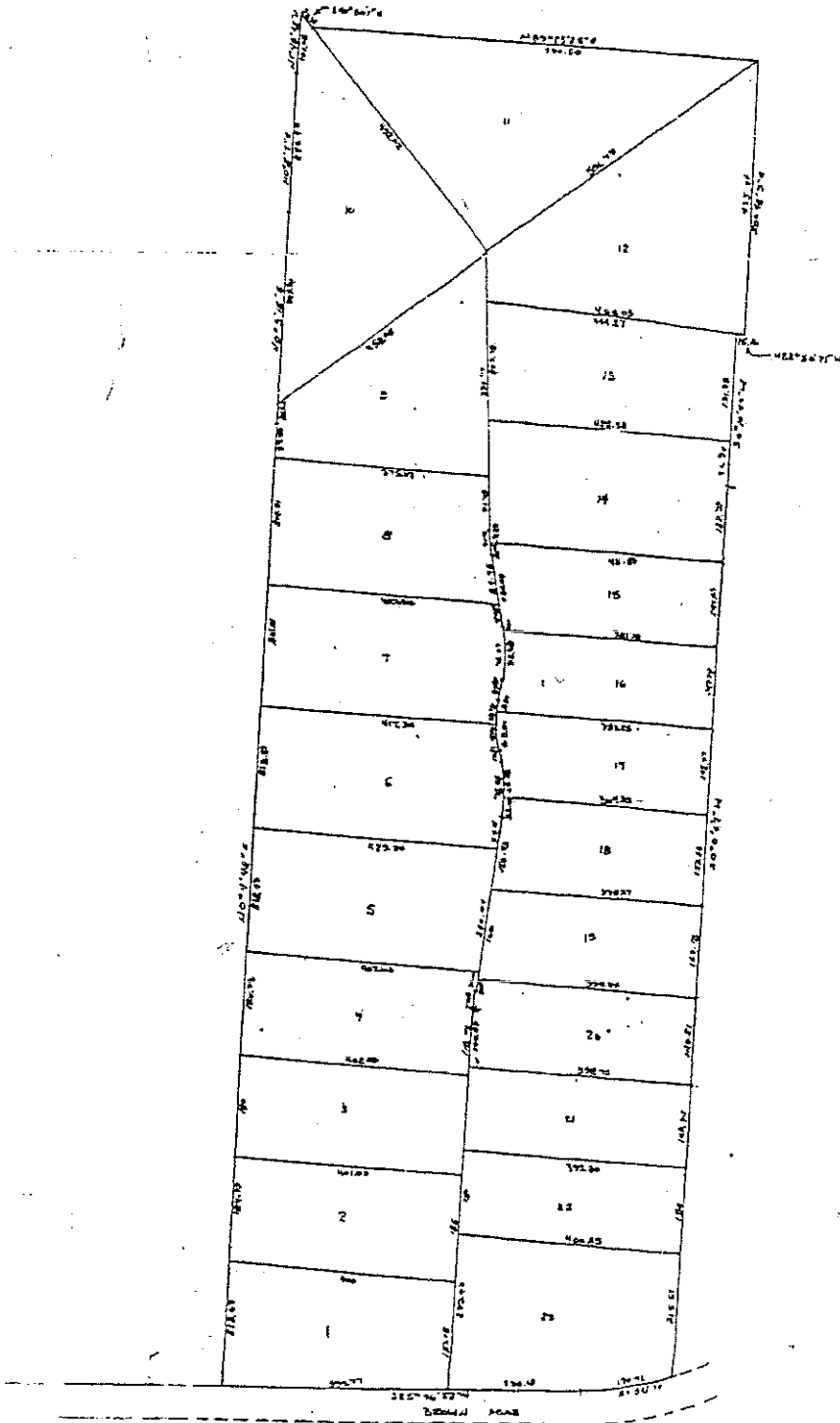


Exhibit "A" - page 6

PARKPLACE ESTATES

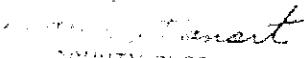
9-83 UR

SCALE 1" = 200'



FILED

2013 JUN -7 PM 2:46


COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas.

JUN -7 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS