

THE STATE OF TEXAS

558

COUNTY OF CORYELL

KNOW ALL MEN BY THESE PRESENTS:

That CURTIS A. DAVIS and wife, THELMA DAVIS, and ROBERT F. SALTER and wife, LYNITA SALTER, being the owners of all Blocks in Leisure Acres a part of the Joseph Thompson Survey in Coryell County, Texas, as shown by Plat and Dedication of record in Volume 2 Page 45 of the Plat Records of Coryell County, Texas for their benefit and for the benefit and interest of the neighborhood where said properties are located do hereby impose the following restrictions on all Blocks in said subdivision.

I.

No residence shall be erected nearer than fifty (50) feet to Valley View Drive nor nearer than thirty (30) feet to a side-line. Any detached garage shall also be fifty (50) feet from Valley View Drive.

II.

With the exception of the existing barn on Block Six (6), all barns, sheds, and corralls for the care of livestock shall be erected no closer than one hundred fifty (150) feet from Valley View Drive. Blocks nine (9) and ten (10) are excluded from this restriction. In addition to the set back from Valley View Drive mentioned in this restriction, all barns, sheds and corralls for the care of livestock shall be erected no closer than one hundred fifty (150) feet from Farm Road 116 on Blocks one (1) and two (2).

III.

No mobil home shall be placed on the subject property unless the same is permanently attached to the ground, ie wheels removed, skirted etc. Any mobil home onto the subject property shall comply with the set-back requirements referred to above.

IV.

No houses shall be moved in onto Blocks 1 through 5 and Blocks 14 through 19 of the subject property. This restriction is not intended to prevent the construction or erection of a modular home.

V.

No garage shall open onto or face Valley View Drive.

VI.

All septic tanks shall be constructed to meet minimum State requirements.

VII.

All residences constructed on the subject property shall have at least 1000 square feet of heated living area.

VIII.

Easements are reserved as shown on the Recorded Plat for utility installation and maintenance.

IX.

All houses in said subdivision shall have not less than 60% masonry over exterior walls.

X.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive period of 20 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

XI.

Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

XII.

Invalidation of any one of these covenants by judgment of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

EXECUTED this the 17th day of January, 1973.

Curtis A. Davis

 Curtis A. Davis

Thelma Davis

 Thelma Davis

Robert F. Salter

 Robert F. Salter

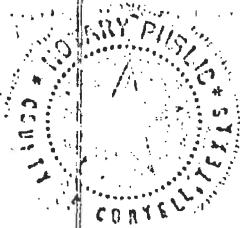
Lynita Salter

 Lynita Salter

THE STATE OF TEXAS
 COUNTY OF CORYELL

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Curtis A. Davis and wife, Thelma Davis, Robert F. Salter and wife, Lynita Salter, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of January, 1973.



Ruth Perry

 Notary Public in and for Coryell County, Texas.
 My Commission Expires June 1, 1973

Filed for record January 17, 1973 at 2:00 o'clock P. M.
 Recorded January 19, 1973 at 11:40 o'clock A. M.

Rebel J. Henson
 County Clerk, Coryell County, Texas By *Subl. W. Shepherd* Deputy