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FILED FOR RECORD
AT 2:45 O'CLOCK P.M.

1965
CHAS. E. WIEDE

COUNTY CLERK WASHINGTON COUNTY

DEEP WATER SUBDIVISION
WASHINGTON COUNTY, TEXAS

BY *[Signature]*

DEDICATION AND PROTECTIVE COVENANTS AND RESTRICTIONS
APPLICABLE TO SECTION 1, DEEP WATER SUBDIVISION

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

KNOW ALL MEN BY THESE PRESENTS: That I, Charles W. Machemehl, Trustee, of Washington County, Texas, being the owner of a certain tract of land out of the J. Goacher League, Washington County, Texas, being a portion of the same lands conveyed by Jane Cunningham Coleman, et al to Charles W. Machemehl, Trustee, by deed dated September 3, 1962, and recorded in Volume 243, page 405, Washington County Deed Records, do hereby adopt the attached map and plat creating a Subdivision of a portion of said tract, said plat having been prepared by D.R. Muzzy, Registered Public Surveyor, such Subdivision to be known as "SECTION 1, DEEP WATER SUBDIVISION", and do hereby dedicate the same as such, and do further dedicate to the use of the public the streets shown thereon.

In dedicating this subdivision to be known as "SECTION 1, DEEP WATER SUBDIVISION, located in Washington County, Texas, the following restrictions and protective covenants shall be applicable to all of the lots in said subdivision:

1. No building shall be placed at a less distance than 8 feet from the rear property line and 5 feet from the side property lines; provided, however, that in the event a party owns two or more adjacent lots, then this provision shall, with reference to no building being less than 5 feet of the side property lines, apply only to the outside property lines of the lots owned by said party.

2. Cattle, milch cows, sheep, goats, swine or poultry shall not be kept on any of said lots in this subdivision.

3. No outdoor toilet or privy shall be rected or maintained on any lot in said subdivision.

4. No building material of any kind or character shall be placed or stored in the streets or between the streets and the property line. All building materials to be used in the construction of buildings in this subdivision shall be placed within the property lines of the premises, upon delivery.

5. No garbage, trash, ashes or other refuse may be thrown or dumped on any vacant lot in the subdivision, nor shall same or any container thereof be left in the street line, or public view, except as same may be maintained in a neat and sanitary manner in the rear of the residence or outbuildings.

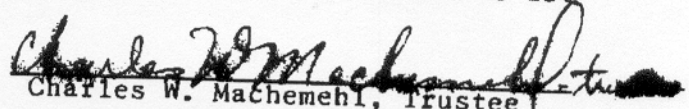
6. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, for a period of TWENTY-FIVE (25) YEARS from the date these covenants are recorded, after which time said covenants shall be of no further force and effect, but null and void.

7. Enforcement shall be by proceedings at law and equity against any person or persons violating, or attempting to violate any of the covenants or restrictions herein, either to restrain violation, or to recover damages.

8. Invalidity of any one of these covenants and restrictions, by Judgment or Court Order, shall in no wise affect any of the other provisions, which shall remain in full force and effect.

9. The above covenants are made a part of the dedication of Section 1, Deep Water Subdivision upon the public records, and the deed to each lot purchaser shall convey the same to the purchaser subject to such covenants and restrictions, and his observance thereof shall constitute a part of the consideration for said premises.

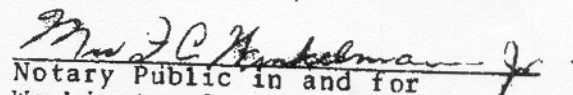
IN WITNESS WHEREOF, this instrument is executed, this the 1st day of December, A. D. 1965.


Charles W. Machemehl, Trustee

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

Before me, the undersigned authority, on this day personally appeared Charles W. Machemehl, Trustee, 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 considerations therein expressed, and in the capacity therein set forth.

Given under my hand and seal of office, on this the 1st day of December, A. D. 1965.


Notary Public in and for
Washington County, Texas.

(Seal)

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