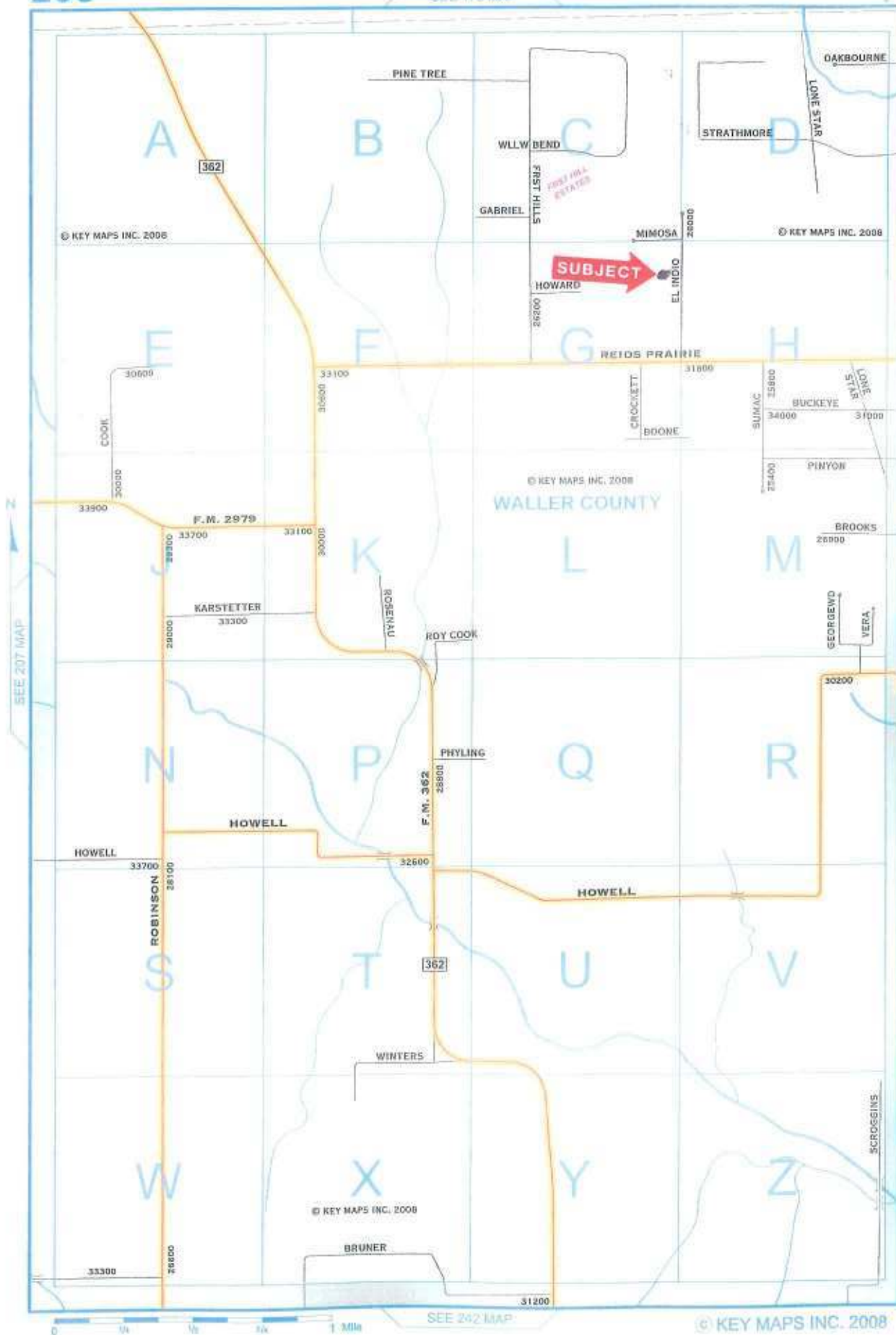
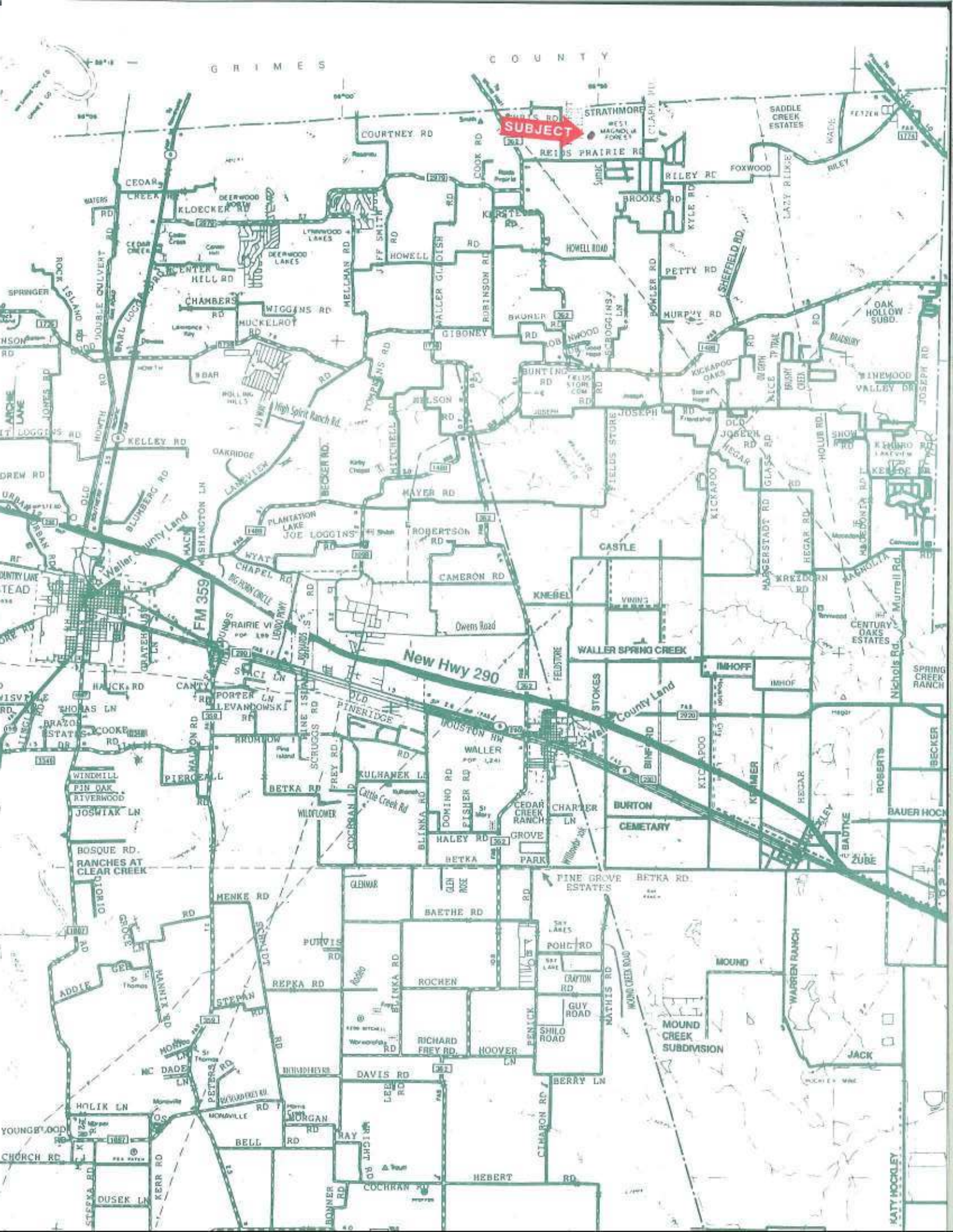
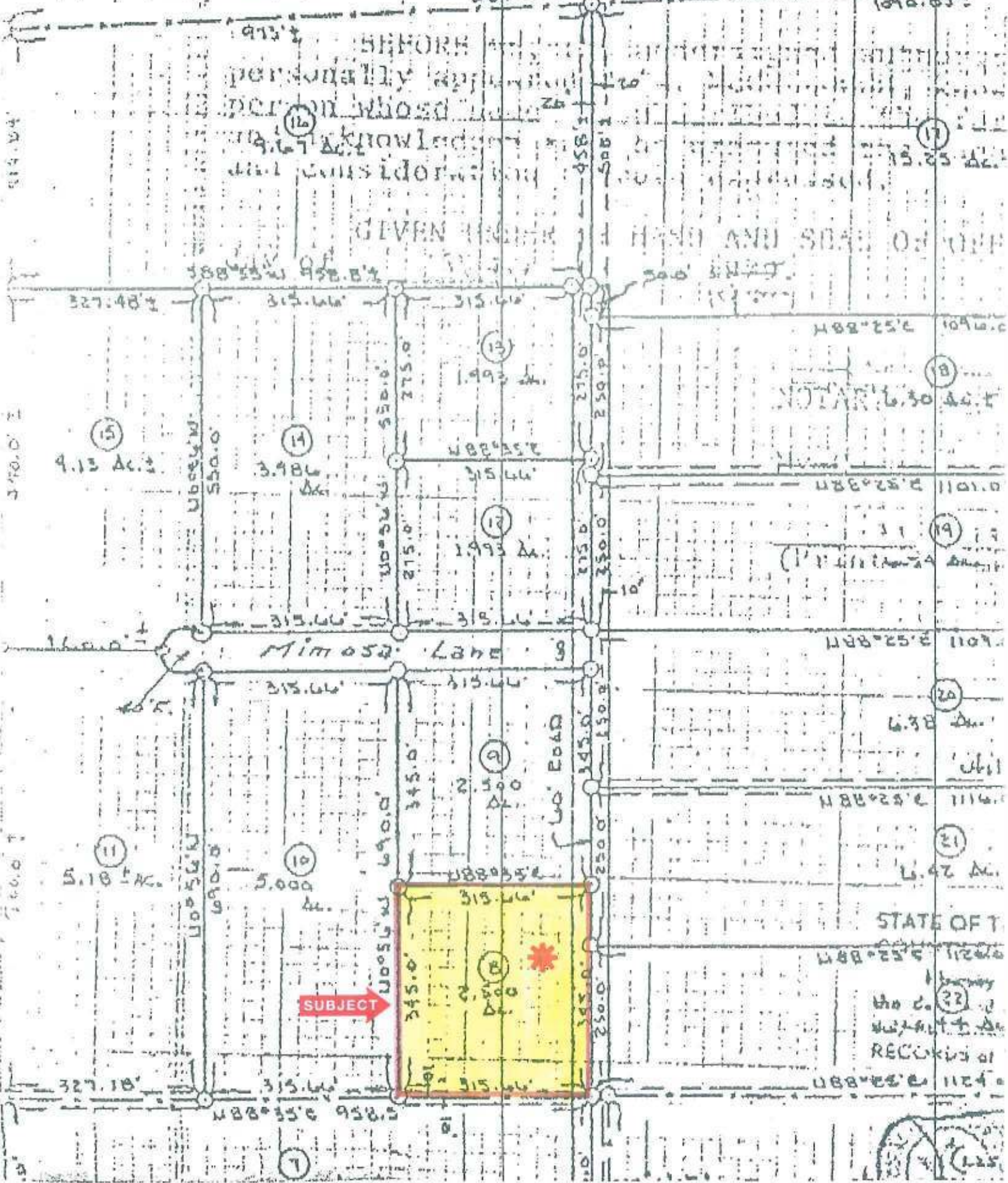


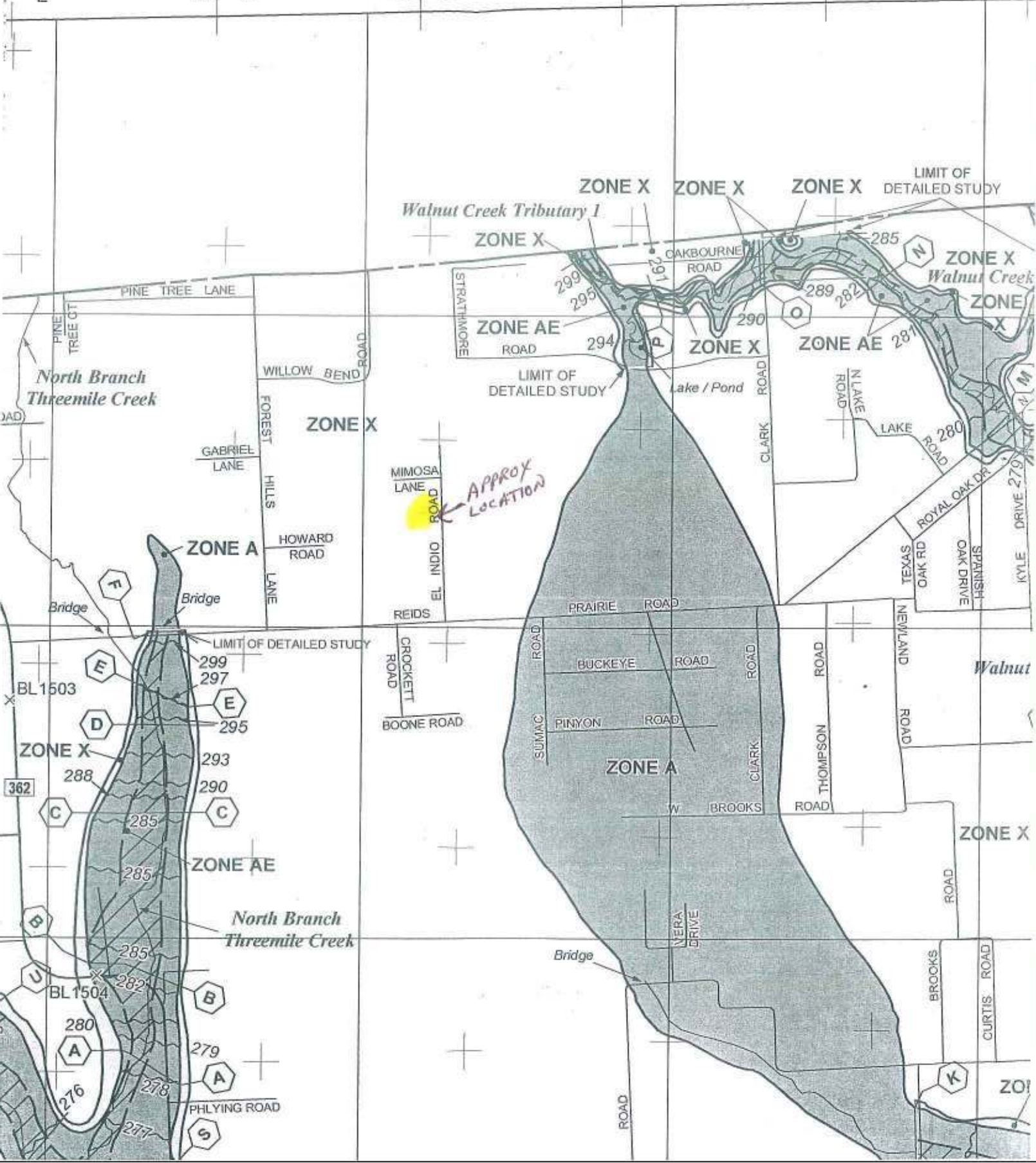


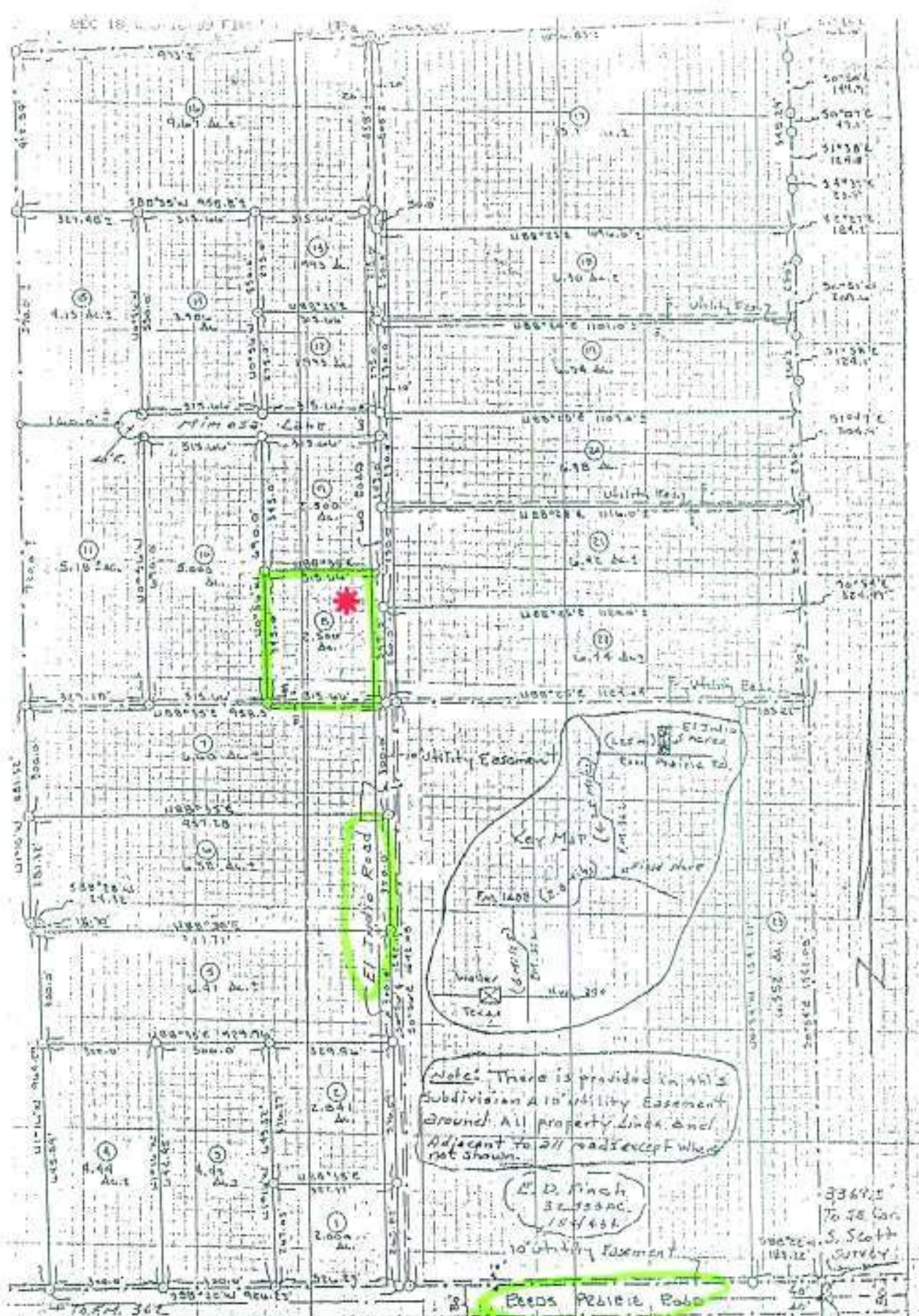
SEE 207 MAP



FOR STATE OF
SIMPSON Scott Survey
A-248 NEX OF







"EL INDIO ACRES"
 A Subdivision of 124.718 A.C.
 in the Simpson Scott Survey, A-200
 Scale: 1" = 300'
 Date: June 10, 1978

This is to certify that I, W.D. Kennedy,
 a Registered Public Surveyor of the State of Texas,
 have plotted the above Subdivision from an actual
 Survey on the Ground & that 14" iron pipes are on

[illegible]

1. These restrictions shall be effective until January 1, 2000, and shall automatically be extended thereafter for successive periods of ten years. After January 1, 2000, any owner of the property may terminate the restrictions by executing and acknowledging an appropriate agreement in writing for such purpose and filing same for record in the office of the County Clerk of Waller County, Texas.
2. This property shall be used for residential purposes only. Except as herein provided, no animals, livestock or poultry of any kind shall be raised, bred or kept on the property except that dogs, cats, household pets, may be kept and horses, ponies, calves, sheep or goats totaling not more than three animals may be kept for 4-H Club or FFA Club purposes, provided that none of the animals allowed on the property are kept, bred or maintained for commercial purposes, or constitute a nuisance or an unwanted odor to the property or the surrounding property. All barns, stables or pens for animals shall be erected on the rear of the property away from any public road.
3. All tracts may be subdivided into lots not less than one acre each, and only one residence shall be constructed on each lot.
4. Residences built closer than 200 feet to a public road must contain at least 1,200 square feet of living space.
5. No buildings or structures of any type other than fences shall be built within 50 feet of any public road or within 20 feet of any boundary line. All barns or out buildings must be built at least 250 feet away from any public road.
6. No buildings shall be erected, placed or altered on any lot until the construction plans and specifications showing the location of the structure and the quality of workmanship and materials have been approved in writing by the Architectural Control Committee.
7. The initial Architectural Control Committee shall be composed of D. M. McCullough and such other members as he may designate. D. M. McCullough or his heirs or designees may designate a representative to act for the Committee or he may assign his rights and responsibilities to other individuals or organizations. The Architectural Control Committee shall hereinafter be referred to as the "Committee" whether consisting of one or more individuals.
8. All residences must be of new construction and no old houses may be moved on to the property without permission of the Committee.
9. No chain-link fences with barbed wire tops shall be permitted.
10. All septic tanks and water wells shall be built in accordance with the health standards and requirements of the County Health Department or other private or municipal agency having jurisdiction. The drainage of septic tanks into any road, street or drainage ditch is prohibited.
11. No obnoxious or offensive activities shall be carried on upon the property nor shall anything be done thereon which may become an annoyance to the surrounding properties.
12. No signs, billboards, posters or advertisements shall be placed on the property.

character shall be erected or placed upon the property except that one sign of not more than twenty square feet, advertising the property for sale or rent, in an attractive and first-class manner shall be allowed.

13. The premises shall be maintained in a neat and attractive manner with weeds mowed at regular intervals. Trees, shrubs, vines and plants which die or are uprooted shall be promptly removed from the property.
14. No structure of a temporary character whether trailers, tent, shack, garage, barn or other out building shall be maintained or used on the property at any time as a residence, or for any other purposes either temporarily or permanently. No metallic buildings, barns, or other structures of any size or shape shall be permitted on the property, except that corrugated tin buildings, barns, or other structures are permitted. No dilapidated vehicles, boats, trucks, automobiles, which are not in good running condition, may be stored on the property. No materials, refuse, garbage or trash may be stored on the property other than new building materials which are being incorporated into the construction of improved structures. All trash, garbage or other waste materials shall be kept either in sanitary containers with permanent lids or covers affixed thereto or in incinerators which are hidden from view of the public and are kept in a clean and sanitary condition.
15. No drilling or mining operations may be conducted on the property for purposes of exploring, producing, transporting, refining, quarrying, or mining of any oil, gas or other minerals including any tanks, wells, reservoirs, or other structures related thereto.
16. All roads to and from a public road shall have culverts which are approved by and acceptable to the Waller County Highway Department or other appropriate municipal agency at the point where the private road joins the public road.
17. The violations of any restrictions, conditions or covenants herein shall give Seller, his heirs, executors, administrators, assigns, designees, or successors the right to enter upon the property where such violation exists and summarily abate or remove said condition, and such entry and abatement or removal shall not be deemed a trespass. Expenses or costs for such action may be charged to the landowner, and if not paid shall become a lien against the property, and a vendor's lien as security for such expenses is hereby reserved by Seller. Additionally, enforcement may be made by proceedings at law and equity against any person or persons violating or attempting to violate any of the restrictions, covenants and conditions herein contained. Invalidation of any of these reservations, restrictions or covenants by judgment or court order shall in no way affect the other valid provisions hereof which shall remain in full force and effect.
18. The property is hereby subject to annual maintenance charge and assessment not to exceed \$10.00 per acre per annum. This annual maintenance fee is for the purpose of road maintenance and shall be due and payable to the Committee annually at such time as may be designated by the Committee. At such time as the public roads are accepted by Waller County or other governmental authority assuming responsibility for maintenance of said roads, any maintenance fee charge shall terminate.