



RESERVATIONS, RESTRICTIONS  
*and* COVENANTS  
IN  
SECTION NO. 15

## SECTION FIFTEEN

# RESERVATIONS, RESTRICTIONS AND COVENANTS IN TANGLEWOOD ADDITION

At a meeting of the Board of Directors of LAWNSDALE TERRACE CORPORATION, a Texas corporation, hereinafter sometimes called "LAWNSDALE", held in the office of the Corporation in Houston, Texas, on the 17th day of March, 1959, all of the Directors being present; and at a meeting of the Board of Directors of San Felipe Post Oak Corporation, a Texas corporation, hereinafter sometimes called "SAN FELIPE", held in the office of the corporation in Houston, Texas, on the 17th day of March, 1959, all of the Directors being present; and at a meeting of the Board of Directors of WESTHEIMER POST OAK CORPORATION, a Texas corporation, hereinafter sometimes called "WESTHEIMER", held in the office of the corporation in Houston, Texas, on the 17th day of March, 1959, all of the Directors being present; and at a meeting of the Board of Directors of LAWNSDALE PLAZA COMPANY, a Texas corporation, hereinafter sometimes called "PLAZA", held in the office of the corporation in Houston, Texas on the 17th day of March, 1959, all of the Directors being present; the following resolutions were adopted, in each case, by unanimous votes of the Directors of the respective Corporations:

WHEREAS, LAWNSDALE TERRACE CORPORATION is the owner of certain lots in TANGLEWOOD Addition, Section XV, an addition in Harris County, Texas, according to the plat thereof, filed for record in the office of the County Clerk of Harris County, Texas, on the 11th day of March, 1959, under Clerk's file No. 118445-A, said lots being described as follows, to-wit:

- Block 72: Lots 8 and 9; and,
- Block 73: Lots 1, 2 and 3; and,
- Block 74: Lots 6, 7; and,  
Lots 19 to 23, both inclusive; and,  
Lots 29 to 32, both inclusive; and,

(1)

RESOLUTION adopted March 17, 1959

WHEREAS, SAN FELIPE POST OAK CORPORATION is the owner of certain lots in TANGLEWOOD Addition, Section XV, said lots being described as follows, to-wit:

Block 73: Lots 7 to 12, both inclusive; and,  
Lots 17 to 23, both inclusive; and,  
Lots 26, 27 and 28; and

Block 74: Lot 37; and,

WHEREAS, WESTHEIMER POST OAK CORPORATION is the owner of certain lots in TANGLEWOOD Addition, Section XV, said lots being described as follows, to-wit:

Block 73: Lots 32 to 35, both inclusive; and,

Block 74: Lots 40 to 47, both inclusive; and,

Lots 49 to 59, both inclusive; and,

WHEREAS, LAWNSDALE PLAZA COMPANY is the owner of certain lots in TANGLEWOOD Addition, Section XV, said lots being described as follows, to-wit:

Block 72: Lots 1 to 6, both inclusive; and,

Block 74: Lots 1 to 4, inclusive; and,

Lots 9 to 17, both inclusive; and,

WHEREAS, LAWNSDALE PLAZA COMPANY and LAWNSDALE TERRACE CORPORATION each owns in severalty certain tracts of land, which tracts comprise all of certain lots in TANGLEWOOD Addition, Section XV, said lots being described as follows, to-wit:

Block 72: Lot 7; and,

Block 74: Lots 5, 8 and 18; and,

WHEREAS, LAWNSDALE TERRACE CORPORATION and SAN FELIPE POST OAK CORPORATION each owns in severalty certain tracts of land, which tracts comprise all of certain lots in TANGLEWOOD Addition,, Section XV, said lots being described as follows, to-wit:

Block 73: Lots 4, 5, 6; and,

Lots 13 to 16, both inclusive; and,

Block 74: Lots 24 to 28, both inclusive; and,

WHEREAS, SAN FELIPE POST OAK CORPORATION and WESTHEIMER POST OAK CORPORATION each owns in severalty certain tracts of land, which tracts comprise all of certain lots in TANGLEWOOD Addition, Section XV, said lots being described as follows, to-wit:

Block 73: Lots 24, 25, 29, 30 and 31; and,

Block 74: Lots 38, 39 and 48; and,

WHEREAS, WESTHEIMER POST OAK CORPORATION and LAWNDALE TERRACE CORPORATION each owns in severalty certain tracts of land, which tracts comprise all of certain lots in TANGLEWOOD Addition, Section XV, said lots being described as follows, to-wit:

Block 74: Lots 33, 34 and 35; and,

WHEREAS, SAN FELIPE POST OAK CORPORATION, LAWNDALE TERRACE CORPORATION, and WESTHEIMER POST OAK CORPORATION, each owns in severalty certain tracts of land, which tracts comprise all of Lot 36, Block 74, in TANGLEWOOD Addition, Section XV; and,

WHEREAS, it is the desire of LAWNDALE TERRACE CORPORATION, SAN FELIPE POST OAK CORPORATION, WESTHEIMER POST OAK CORPORATION, and LAWNDALE PLAZA COMPANY, to place restrictions, covenants, conditions, stipulations and reservations upon and against the property owned by said Corporations, as hereinabove set forth, out of said TANGLEWOOD Addition, Section XV:

NOW, THEREFORE, BE IT RESOLVED: That the restrictions and covenants hereinafter set out shall be, and the same are, made applicable to Section XV of TANGLEWOOD Addition, an addition in Harris County, Texas, the plat of which was filed in the office of the County Clerk, in Harris County, Texas, on the 11th day of March, 1959, under Clerk's File No. 118445-A. Said map has been duly authenticated with proper certificates showing dedication of the streets, drives and easements to the use of the present and future residents and to the public, subject to the restrictions and covenants herein contained, to the same extent as though copied at length in said dedication certificate and said map is subject to only such minor changes as, in the judgment of TANGLEWOOD CORPORATION, a

Texas corporation, of Harris County, Texas (herein sometimes called "TANGLEWOOD"), are necessitated by the efficient installation of improvements.

### RESERVATIONS

That the plat filed for record dedicates for public use as such the streets, alleys, parks and easements shown thereon and there was reserved and is hereby expressly reserved in said TANGLEWOOD CORPORATION, its successors and assigns, the following rights, title and easements, which reservation is expressly made a part of, and shall be construed as being adopted in, each and every contract, deed or conveyance executed or to be executed by or on behalf of LAWNSDALE TERRACE CORPORATION, SAN FELIPE POST OAK CORPORATION, WESTHEIMER POST OAK CORPORATION, or LAWNSDALE PLAZA COMPANY, or any of them, conveying said property, or any part thereof.

(1) The legal and fee simple title in and to each and all of the several streets and drives as shown on said map or plat is hereby reserved in TANGLEWOOD subject to the limited dedications herein expressed.

(2) There is reserved in TANGLEWOOD the exclusive right to construct and operate in, over, upon, along and under said streets and drives a transportation system or systems; and to erect and maintain therein and thereon wires and poles for the purpose of constructing and maintaining a system of electric lights, power, telegraph and telephone line or lines and connections; and to construct, lay and maintain in, along and under any and all of said streets and drives and along easements provided therefor, all pipes and conduits necessary and proper for the construction and maintenance of a system of drainage and a system of sewerage and for the supply of water, (retaining also the right to grant or deny to areas beyond Section XV connection privileges on said drainage, sewerage or water systems) gas, light and power, telegraph and telephone service to said Addition and the inhabitants thereof; and for all other purposes incident to the development and use of said property as a community unit.

(3) There is reserved in TANGLEWOOD the necessary easements and rights of way for the purpose of constructing, maintaining and repairing a system or systems of light, electric power, telegraph and telephone line or lines, gas, sewers or any other utility TANGLEWOOD sees fit to install across said lots, blocks, and homesite tracts in said SECTION XV of TANGLEWOOD, as shown on aforesaid map recorded in the Harris County Map Records, to which map and the record thereof reference is here made for all purposes.

(4) There is reserved in TANGLEWOOD the right to make minor changes in and additions to the abovementioned easements for the purpose of most efficiently and economically installing the improvements.

(5) Neither TANGLEWOOD, nor LAWNDALE, nor SAN FELIPE, nor WESTHEIMER, nor PLAZA, nor any utility company using the easements herein referred to, shall be liable for any damage done by them or their assigns, their agents, employees or servants, to shrubbery, trees or flowers or other property of the owner situated on the land covered by said easements.

(6) It is expressly agreed and understood that the title conveyed by LAWNDALE, or SAN FELIPE, or WESTHEIMER, or PLAZA, or any of them, to any lot or parcel of land in said Addition by contract, deed or other conveyance shall not in any event be held or construed to include the title to the water, gas, sewer, storm-sewer, electric light, electric power, telegraph or telephone lines, poles or conduits or any other utility or appurtenances thereto constructed by LAWNDALE or SAN FELIPE, or WESTHEIMER, or PLAZA, or any of them, or its or their agents, through, along or upon said premises, or any part thereof, to serve said property or any other portion of the Addition, and the right to maintain, repair, sell or lease such lines, utilities and appurtenances to any municipality or other governmental agency or to any public service corporation or to any other party is hereby expressly reserved in TANGLEWOOD.

(7) It is expressly provided that any contract, deed, or other conveyance executed by LAWNDALE TERRACE CORPORATION, or SAN FELIPE POST OAK CORPORATION, or WESTHEIMER POST OAK CORPO-

RATION, or LAWDALE PLAZA COMPANY, or any of them, affecting any of the property hereinafter mentioned in this paragraph (7), shall be subject to those certain non-participating royalty interests, hereinafter mentioned, to the extent that, but only to the extent that, said non-participating royalty interests may then be valid, subsisting, outstanding, and applicable to the property conveyed; and the provisions of this paragraph (7) shall be construed as being adopted in any such contract, deed, or other conveyance, and incorporated therein by reference, to the same effect as though expressly written therein as an exception to the title thereto; such non-participating royalty interests and the affected property being as follows, to-wit:

(a) Non-participating royalty interests as described in and referred to, in instrument recorded in Volume 2689, Page 668, of the Harris County Deed Records; applicable to all property lying within the boundaries of those certain tracts which were formerly those certain 50 foot wide private roads described in instrument recorded in Volume 1097, Page 601, of the Harris County Deed Records; and,

(b) Non-participating royalty interests as described in instruments recorded in Volume 981, Page 522, and Volume 1113, Page 611, of the Harris County Deed Records; applicable to all property lying within that certain 9.201 acre tract and that certain 9.121 acre tract, respectively, conveyed by instruments recorded in Volume 3268, Page 328, and Volume 3268, Page 330, respectively, of the Harris County Deed Records; and reference is here made to each and all of abovementioned instruments and the record thereof for all purposes.

#### RESTRICTIONS

For the purpose of creating and carrying out a uniform plan for the improvement and sale of TANGLEWOOD, Section XV, an addition in Harris County, Texas, according to the plat thereof, filed in the office of the County Clerk, Harris County, Texas, on March 11, 1959, under Clerk's File No. 118445-A; LAWDALE TERRACE CORPORATION, SAN FELIPE POST OAK CORPORATION, WESTHEIMER POST OAK CORPORATION, and LAWDALE PLAZA COMPANY, sole owners of all property located in said Tanglewood, Section XV,

as hereinabove set forth, desire to restrict the use and the development of the property located in TANGLEWOOD, Section XV, in order to insure that it will be a high class restricted district;

NOW, THEREFORE, LAWNDALE TERRACE CORPORATION, SAN FELIPE POST OAK CORPORATION, WESTHEIMER POST OAK CORPORATION, and LAWNDALE PLAZA COMPANY, being the sole owners, as hereinabove set forth, of property known as TANGLEWOOD, Section XV, an addition in Harris County, Texas, according to the plat thereof, filed in the office of the County Clerk, Harris County, Texas, on March 11, 1959, under Clerk's File No. 118445-A do hereby impose the following restrictions on said property, which shall constitute covenants running with the land, and shall inure to the benefit of LAWNDALE TERRACE CORPORATION, SAN FELIPE POST OAK CORPORATION, WESTHEIMER POST OAK CORPORATION, LAWNDALE PLAZA COMPANY, their successors and assigns, and to each and every purchaser of lands in said Addition, and their heirs, executives, administrators, successors and assigns, and to TANGLEWOOD HOMES ASSOCIATION, INC., a Texas corporation of Harris County, Texas, its successors and assigns, and any one of said beneficiaries shall have the right to enforce such restrictions using whatever legal method is deemed advisable; and if any one of such restrictions shall be held to be invalid, or for any reason is not enforced, none of the others shall be affected or impaired thereby, but shall remain in full force and effect.

#### GENERAL RESTRICTIONS

(1) These restrictions shall be effective until January 1, 1984, and shall automatically be extended thereafter for successive periods of ten (10) years; provided, however, that the owners of a majority of the square foot area of the lots in TANGLEWOOD, Section XV, may release all of the lots hereby restricted from any one or more of said restrictions, or may release any lot from any restriction imposed hereby or created by deed from LAWNDALE TERRACE CORPORATION, or SAN FELIPE POST OAK CORPORATION, or WESTHEIMER POST OAK CORPORATION, or LAWNDALE PLAZA COMPANY, or any of them, on either January 1, 1984, or at the end of any successive ten year period thereafter, by executing and acknowledging an appropriate



agreement or agreements in writing for such purpose, and filing the same for record in the office of the County Clerk of Harris County, Texas, at any time prior to January 1, 1979, or at any time prior to five years preceding the expiration of any successive ten year period thereafter; further provided, however, expressly, but not by way of limitation, that such release of any of said restrictions shall additionally be conditioned upon compliance, insofar as applicable, with the requirements for the release of certain restrictions made applicable to portions of the land comprising said TANGLEWOOD, Section XV, as set forth in the following instruments, to-wit: Instrument dated March 25, 1954, executed by Wm. G. Farrington, et al, recorded in Volume 2765, Page 428, of the Harris County Deed Records; and instrument dated May 20, 1954, executed by Wm. G. Farrington, et al, recorded in Volume 2765, Page 486, of the Harris County Deed Records; to which said instruments and the record thereof reference is here made for all purposes, same being incorporated herein by reference.

(2) This property shall be used for residence purposes only.

(3) Only one residence shall be constructed on each lot; however, this shall not prohibit the construction of a residence on portions of two or more lots as shown by said map, provided such tract constitutes a homesite as defined in the succeeding paragraph.

(4) Parts of two or more adjoining lots facing the same street in the same block may be designated as one homesite provided the lot frontage shall not be less than the minimum frontage of lots in the same block facing the same street.

(5) The terms "residence purposes" as used herein shall be held and construed to exclude hospitals, duplex houses and apartment houses, and to exclude commercial and professional uses; and any such usage of this property is hereby expressly prohibited.

(6) The word "house" or "residence" as used herein with reference to building lines shall include galleries, porches, porte cocheres, steps, projections and every other permanent part of the improvements, except roofs.

(7) No garage or outbuilding on this property shall be used as a residence or living quarters, except by servants engaged on the premises.

(8) No garage or servant's house shall be erected on any lot in said TANGLEWOOD Addition, Section XV, with roof or outside walls of material or color different from those used in house or residence erected on such lot, except with the written consent of TANGLEWOOD CORPORATION.

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(10) No trash, ashes or other refuse may be thrown or dumped on any vacant lot in the Addition.

(11) No livestock of any kind shall be staked or pastured on any vacant lot in the Addition.

(12) No building material of any kind or character shall be placed or stored upon the property until the owner is ready to commence improvements, and then such material shall be placed within the property lines of the lot or parcel of land upon which the improvements are to be erected, and shall not be placed in the streets or between the curb and property line.

(13) Grass, weeds, and vegetation on each lot shall be kept mowed at regular intervals so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines and plants which die shall be promptly removed from the property. Until a home or residence is built on a lot, TANGLEWOOD CORPORATION or TANGLEWOOD HOMES ASSOCIATION, INC., may at its option have the grass, weeds and vegetation cut when and as often as the same is necessary in its judgment, and have dead trees, shrubs and plants removed from the property, and the owner of such lot shall be obligated to pay for the cost of such work.

(14) Subject to the provisions of the succeeding paragraph, Section (14-A), no fence, wall, or hedge shall be placed on any lot

(9)

in the Addition nearer to any street than is permitted for the house on said lot, except with the written consent of TANGLEWOOD CORPORATION; no fence, wall, or hedge shall be placed on any portion of the sites higher than six feet from the ground. Should a hedge, shrub, tree, flower or other planting be so placed, or afterwards grow, so as to encroach upon adjoining property, such encroachment shall be removed promptly upon request of the owner of the adjoining property. Should any encroachment be upon a right-of-way easement, it shall be removed promptly upon request of TANGLEWOOD CORPORATION, and such encroachment is wholly at the risk of the owner.

(14-A) On the following three lots adjacent to the west line of Potomac Drive, namely: Lot 1, Block 72; and Lots 12 and 13, Block 74; hedges (but not walls or fences) may be placed along a line five (5') feet west of the east property lines of said lots, between the following points:

Lot 1, Block 72: between the north and south building set-back lines (being 35' and 20' respectively); and,  
Lot 12, Block 74: between the north building set-back line (being 35') and the south property line; and,  
Lot 13, Block 74: between the south building set-back line (being 35') and the north property line.

Any such hedge shall otherwise meet the requirements of the immediately preceding paragraph, Section (14).

(15) No signs, billboards, posters or advertising devices of any character shall be erected on this property without the written consent of TANGLEWOOD CORPORATION; such permission shall be revocable at any time.

(16) No cattle, hogs or other animals, rabbits, or poultry shall be kept in any part of this property unless written permission be obtained from TANGLEWOOD CORPORATION; such permission shall be revocable at any time.

(17) No privy, cesspool, septic tank, or disposal plant shall be

erected or maintained on any part of this property unless written permission be obtained from TANGLEWOOD CORPORATION.

(18) No excavation, except such as is necessary for the construction of improvements, shall be permitted, nor shall any well or hole of any kind be dug on this property without the written consent of TANGLEWOOD CORPORATION.

(19) LAWDALE TERRACE CORPORATION, or WESTHEIMER POST OAK CORPORATION, or LAWDALE PLAZA COMPANY, or SAN FELIPE POST OAK CORPORATION, or any of them, may make other restrictions applicable to each lot by appropriate provision in the contract or deed without otherwise modifying the general plan above outlined and such other restrictions shall inure to the benefit of and bind the respective parties in the same manner as though they had been expressed herein.

(20) Violations of any restrictions, conditions or covenants herein shall give TANGLEWOOD CORPORATION the right to enter upon property where such violation exists and summarily abate or remove the same at the expense of the owner, and such entry and abatement or removal shall not be deemed a trespass.

(21) LAWDALE TERRACE CORPORATION, SAN FELIPE POST OAK CORPORATION, WESTHEIMER POST OAK CORPORATION, LAWDALE PLAZA COMPANY, or any of them, or TANGLEWOOD CORPORATION shall have the right to modify the restrictions with reference to location of set-back or sideline restrictions of any of the improvements, and the direction which they shall face, to such an extent as it deems for the best interest of the Addition as a whole, but such modification must be in writing.

(22) If garage, servants' house, or other outbuilding is made an integral part of the residence, or is connected thereto, in a manner approved by TANGLEWOOD CORPORATION upon submission of plans and specifications, as provided in deed from LAWDALE TERRACE CORPORATION or SAN FELIPE POST OAK CORPORATION, or WESTHEIMER POST OAK CORPORATION, or LAWDALE PLAZA COMPANY, or any of them, the set-back distances from the front and side

lines of lot will then automatically become identical with those stipulated for the residence itself. When the garage is situated as aforesaid, garage doors shall not open toward the street except with the written consent of TANGLEWOOD CORPORATION.

(23) Lots backing and/or siding on Woodway Drive shall not have direct driveway access to said street.

(24) Houses or residences constructed shall have a minimum cost as shown on the attached schedule. The minimum cost of improvements hereinafter designated for each lot refers to the cost of construction at the time of the passage of this resolution, and will vary up or down with the changes, if any, of the unit cost of construction in the future; for example, should construction cost at a given date be 10 per cent less than that prevailing at the time of this resolution, improvements costing \$27,000.00 would satisfy a requirement of \$30,000.00 minimum; whereas, should such construction cost have advanced 10 per cent, \$33,000.00 expenditure would be required to fulfill a \$30,000.00 minimum requirement as expressed herein.

(25) No building shall be built closer to the street or side property lines than the distance set forth in the schedule attached hereto, except as provided in Section 21 hereof.

#### SCHEDULE OF COST OF IMPROVEMENTS AND DISTANCE OF IMPROVEMENTS FROM PROPERTY LINES

##### *Cost of Improvements:*

Houses or residences constructed on sites in Section No. XV shall cost not less than the respective sums indicated in the following schedule:

##### *Distance of Improvements from Property Lines:*

The house or residence, garage, servants' house, or other out-building on each site in Section XV shall not be nearer to the property lines than is indicated in the following schedule:

Block No.	Lot Number	Cost of Improvements	Set Back Distances (No. Ft. from Lot Lines)							
			House				Outbuildings			
			No.	So.	East	West	No.	So.	East	West
72	1	\$ 30,000	35	20	10	10	90	20	75	5
	2-8 incl.	25,000	35	20	10	10	90	20	5	5
	9	30,000	35	20	10	20	90	20	5	60
73	1	30,000	10	10	40	10	3	10	100	5
	2-7 incl.	25,000	10	10	40	10	3	3	100	5
	8	30,000	10	10	40	10	70	3	100	5
	9	30,000	10 *	10	10	35 SW	70	3	5	100
	*10-15 incl.	25,000	7½	7½	5	35	3	3	5	100
	16	25,000	7½	10	5	20	3	10	5	See note (a)
	17	25,000	7½	10	20	10	3	10	See note (a)	5
	*18-22 incl.	25,000	7½	7½	35	10	3	3	100	5
	23	30,000	10	7½	35	10	50	3	100	5
	24	30,000	10	7½	10	35	50	3	5	90
	*25-27 incl.	25,000	7½	7½	10	35	3	3	5	90
	28	25,000	7½	10	10	20	3	10	5	See note (a)
	29	25,000	7½	10	20	10	3	10	See note (a)	5
	*30,31	25,000	7½	7½	25	10	3	3	80	5
	32	25,000	10	7½	25	7½	40	3	80	5
	33	25,000	7½	7½	10	20	3	3	5	40
	34	25,000	7½	7½	10	35	3	3	5	85
35	25,000	7½	10	10	35	3	10	5	85	
74	1	35,000	10	40	20	12½	5	100	20	5
	2-5 incl.	30,000	10	40	12½	12½	5	100	5	5
	6	30,000	10	See note (b)	12½	10	5	See note (c)	5	5
	7	30,000	See note (b)	10	12½	10	See note (c)	5	5	5
	8	30,000	35 & 20	10	12½	12½	80	5	5	5
	* 9-11 incl.	30,000	35	10	12½	12½	90	5	5	5
	12	30,000	35	10	20	12½	90	5	80	5
	* 13	30,000	10	35	20	10	5	90	80	5
	*14-19 incl.	25,000	10	35	10	10	5	90	5	5
	20	25,000	10	35	10	40	5	90	5	90
	*21,22	25,000	12½	12½	10	40	5	5	5	100
	*23-31 incl.	35,000	10	45	12½	12½	5	100	5	5
	32	35,000	10	45 & 20	12½	10	5	100	5	10
	33	30,000	40 & 20	10	12½	15/10	100	5	5	15/10
	*34-36 incl.	30,000	40	10	12½	12½	100	5	5	5
	37	30,000	40	10	10	12½	100	5	75	5
	38	30,000	10	35	10	7½	5	100	75	3
*39-41 incl.	25,000	10	35	7½	7½	5	100	3	3	
42	25,000	10	35 & 20	7½	7½	5	80	3	3	
43	25,000	10	20	7½	15/10	5	See note (a)	3	15/10	
44	25,000	20	10	7½	15/10	See note (a)	5	3	15/10	
45	25,000	35 & 20	10	7½	7½	80	5	3	3	
*46,47	25,000	35	10	7½	7½	100	5	3	3	
48	30,000	35	10	10	7½	100	5	45	3	
49	30,000	10	35	10	7½	5	100	80	3	
50	25,000	10	35	7½	7½	5	100	3	3	
51	25,000	10	35 & 20	7½	7½	5	80	3	3	
52	25,000	10	20	7½	15/10	5	See note (a)	3	15/10	
53	25,000	20	10	7½	10	See note (a)	5	3	10	
54	25,000	35 & 20	10	7½	7½	90	5	3	3	
55	30,000	35	10	10	7½	60	10	25	3	
56	25,000	7½	7½	35	10	5	3	100	10	
*57,58	25,000	7½	7½	35	10	3	3	100	10	
59	25,000	7½	10	35	10	3	10	100	10	

Recommended Changes

*Note (a)*

Front of garage shall not be farther from the rear line than forty (40) feet.

*Note (b)*

The street set back distance is twenty (20) feet. The set back distance from the common line between lots 6 and 7 is fifteen (15) feet.

*Note (c)*

The street set back distance is eighty (80) feet. The set back distance from the common line between lots 6 and 7 is fifteen (15) feet.

\*For the purpose of this schedule and the set back distances set forth herein, arbitrary designations of North, South, East, and West have been made in the case of Blocks 73 and 74 as follows:

(a) The property lines of Lots 1 to 8, both inclusive, Block 73, along Briar Ridge Road, are to be considered the east lot lines of said lots.

(b) The property lines of Lots 9 to 16, both inclusive, Block 73, along Old Lake Road, are to be considered the west lot lines of said lots.

(c) The property lines of Lots 17 to 23, both inclusive, Block 73, along Old Lake Road, are to be considered the east lot lines of said lots.

(d) The property lines of Lots 24 to 28, both inclusive, Block 73, along Wild Valley Road, are to be considered the west lot lines of said lots.

(e) The property lines of Lots 29 to 32, both inclusive, Block 73, along Wild Valley Road, are to be considered the east lot lines of said lots.

(f) The property lines of Lots 33 to 35, both inclusive, Block 73, along Clearbrook Lane, are to be considered the west lot lines of said lots.

The common line between lots 32 and 33, Block 73, is to be considered the west line of lot 32 and the north line of lot 33.

(g) The property lines of lots 20 to 22, both inclusive, block 74, along Briar Ridge Road, are to be considered the west lines of said lots.

(h) The property lines of lots 23 to 32, both inclusive, block 74, along Briar Ridge Road, are to be considered the south lines of said lots.

(i) The property lines of lots 33 to 37, both inclusive, block 74, along Briar Ridge Road, are to be considered the north lines of said lots.

(j) The property lines of lots 38 to 43, both inclusive, block 74, along Old Lake Road, are to be considered the south lines of said lots.

(k) The property lines of lots 44 to 48 both inclusive, block 74, along Old Lake Road, are to be considered the north lines of said lots.

(l) The property lines of lots 49 to 52, both inclusive, block 74, along Wild Valley Road are to be considered the south lines of said lots.

(m) The property lines of lots 53 to 55, both inclusive, block 74, along Wild Valley Road, are to be considered the north lines of said lots.

#### FACING OF RESIDENCE

Block No. 72: Houses or residences on Lots No. 1 to No. 9, both inclusive, shall face on Ilverview Way.



Block No. 73: Houses or residences on Lots No. 1 to No. 8, both inclusive, shall face on Briar Ridge Road. Houses or residences on Lots No. 9 to 23, both inclusive, shall face Old Lake Road. Houses or residences on Lots No. 24 to 32, both inclusive, shall face on Wild Valley Road; houses or residences on Lots No. 33 to 35, both inclusive, shall face on Clearbrook Lane.

Block No. 74: Houses or residences on Lots No. 1 to 12, both inclusive, shall face on Crab Orchard Road. Houses or residences on Lots No. 13 to 19, both inclusive, shall face on Riverview Way. The house or residence on Lot No. 20 shall face on Riverview Way or Briar Ridge Road. Houses or residences on Lots No. 21 to 37, both inclusive, shall face on Briar Ridge Road. Houses or residences on Lots No. 38 to 48, both inclusive, shall face on Old Lake Road. Houses or residences on Lots No. 49 to 55, both inclusive, shall face on Wild Valley Road. Houses or residences on Lots No. 56 to 59, both inclusive, shall face on Clearbrook Lane.

#### ENTRANCE OF GARAGE DRIVEWAY

Garage driveways constructed on all lots shall enter from the street on which the houses or residences face, except as specifically listed herein, to-wit:

On Lot No. 9, Block No. 72; same may enter from Briar Ridge Road. Lots No. 8, 9, 23, 24, and 32, Block No. 73; Lots No. 37, 38, 48 and 49, Block No. 74; same may enter from Clearbrook Lane.

We, WM. G. FARRINGTON, as President of LAWDALE TERRACE CORPORATION, and ROBROY C. CARROLL, as its Secretary, do hereby certify that the above and foregoing is a true and correct copy of a resolution of the Board of Directors of LAWDALE TERRACE CORPORATION passed and adopted at a meeting of said Board of Directors of LAWDALE TERRACE CORPORATION held at Houston, Texas; and we, WM. G. FARRINGTON, as President of SAN FELIPE POST OAK CORPORATION, and ROBROY C. CARROLL, as its Secretary, do hereby certify that the above and foregoing is a true and correct copy of a resolution of the Board of Directors of SAN FELIPE POST OAK CORPORATION

passed and adopted at a meeting of said Board of Directors of SAN FELIPE POST OAK CORPORATION held at Houston, Texas; and we, WM. G. FARRINGTON, as President of WESTHEIMER POST OAK CORPORATION, and ROBROY C. CARROLL, as its Secretary, do hereby certify that the above and foregoing is a true and correct copy of a resolution of the Board of Directors of the WESTHEIMER POST OAK CORPORATION passed and adopted at a meeting of said Board of Directors of WESTHEIMER POST OAK CORPORATION held in Houston, Texas; and we, WM. G. FARRINGTON, President of LAWDALE PLAZA COMPANY, and ROBROY C. CARROLL as its Secretary, do hereby certify that the above and foregoing is a true and correct copy of a resolution of the Board of Directors of LAWDALE PLAZA COMPANY passed and adopted at a meeting of said Board of Directors of LAWDALE PLAZA COMPANY held in Houston, Texas.

WITNESS our hands at Houston, Texas, on this 17th day of March, 1955.

LAWDALE TERRACE CORPORATION

By: s/Wm. G. Farrington

Wm. G. Farrington, President

(Seal)

ATTEST:

s/Robroy C. Carroll

Robroy C. Carroll, Secretary

SAN FELIPE POST OAK CORPORATION

By: s/Wm. G. Farrington

Wm. G. Farrington, President

(Seal)

ATTEST:

s/Robroy C. Carroll

Robroy C. Carroll, Secretary

WESTHEIMER POST OAK CORPORATION

By: s/Wm. G. Farrington

Wm. G. Farrington, President

(Seal)

ATTEST:

s/Robroy C. Carroll

Robroy C. Carroll, Secretary

LAWNDALE PLAZA COMPANY

By: s/Wm. G. Farrington  
Wm. G. Farrington, President

(Seal)

ATTEST:

s/Robroy C. Carroll  
Robroy C. Carroll, Secretary

SUBSCRIBED AND SWORN to before me this the 17th day  
of March, 1959.

(Seal)

s/M. P. Pehrson  
Notary Public in and for Harris County, Texas

STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally  
appeared WM. G. FARRINGTON, as President of LAWNDALE TERRACE  
CORPORATION, and ROBROY C. CARROLL, as Secretary of said Corpo-  
ration, known to me to be the persons and officers whose names are  
subscribed to the foregoing instrument, and acknowledged to me that  
they executed the same for the purposes and consideration therein  
expressed, as the act and deed of said corporation, and in the capacity  
therein stated.

Given under my hand and seal of office this the 17th day of  
March, 1959.

(Seal)

s/M. P. Pehrson  
Notary Public in and for Harris County, Texas

STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally  
appeared WM. G. FARRINGTON, as President of SAN FELIPE POST OAK

CORPORATION, and ROBROY C. CARROLL, as Secretary of said Corporation, known to me to be the persons and officers whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, as the act and deed of said Corporation, and in the capacity therein stated .

GIVEN under my hand and seal of office, this the 17th day of March, 1959.

(Seal)

s/M. P. Pehrson  
Notary Public in and for Harris County, Texas

STATE OF TEXAS     )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared WM. G. FARRINGTON, as President of WESTHEIMER POST OAK CORPORATION, and ROBROY C. CARROLL, as Secretary of said Corporation, known to me to be the persons and officers whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, as the act and deed of said Corporation, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 17th day of March, 1959.

(Seal)

s/M. P. Pehrson  
Notary Public in and for Harris County, Texas

STATE OF TEXAS     )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared WM. G. FARRINGTON, as President of LAWNDALE PLAZA COMPANY, and ROBROY C. CARROLL, as Secretary of said Corporation,

known to me to be the persons and officers whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, as the act and deed of said Corporation, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 17th day of March, 1959.

(Seal)

s/M. P. Pehrson  
Notary Public in and for Harris County, Texas

STATE OF TEXAS     )  
COUNTY OF HARRIS )

TANGLEWOOD CORPORATION, a Texas Corporation, of Harris County, Texas, owner and holder of liens upon a portion of said property, securing the payment of certain indebtedness set forth in: deed from TANGLEWOOD CORPORATION to LAWNSDALE TERRACE CORPORATION, dated December 27, 1956, recorded in Volume 3268, Page 330 of the Harris County Deed Records; and deed from TANGLEWOOD CORPORATION to LAWNSDALE PLAZA COMPANY, dated December 27, 1956, recorded in Volume 3268, Page 328, of the Harris County Deed Records; does hereby ratify, adopt, and join in the "Reservations, Restrictions and Covenants in TANGLEWOOD Addition, Section XV", as hereinabove set forth.

IN TESTIMONY WHEREOF, TANGLEWOOD CORPORATION has caused these presents to be signed by Wm. G. Farrington, its President, thereunto authorized, attested by its Secretary, and its common seal hereunto affixed this 17th day of March, A.D., 1959.

(Seal)

TANGLEWOOD CORPORATION  
by: s/Wm. G. Farrington  
Wm. G. Farrington, President

ATTEST:

s/Robroy C. Carroll  
Robroy C. Carroll, Secretary

STATE OF TEXAS     )  
COUNTY OF HARRIS )

First City National Bank of Houston, Houston, Texas, as Trustee, under and by virtue of the authority granted to said First City National Bank of Houston, in deed from R. B. Landram, Jr. and wife, Amy Bowyer Landram, to San Felipe Post Oak Corporation, dated 12th day of April, A.D., 1956, recorded in Volume 3139, Page 244, of the Harris County Deed Records; and the authority granted to said First City National Bank of Houston in deed of trust from San Felipe Post Oak Corporation to First City National Bank of Houston, as Trustee, dated 12th day of April, A.D., 1956, recorded in Volume 2721, Page 564, of the Harris County Mortgage Records; does hereby ratify, adopt and join in the "Reservations, Restrictions and Covenants in Tanglewood Addition, Section XV," as hereinabove set forth.

In Testimony Whereof, First City National Bank of Houston, as Trustee, has caused these presents to be signed by H. B. Black its Vice-president, thereunto authorized, attested by its Assistant Cashier, Marx W. Edwards and its common seal hereunto affixed this 26th day of March, A.D., 1959.

FIRST CITY NATIONAL BANK OF HOUSTON

(Seal)

By: s/H. B. Black  
Vice-President

ATTEST:

s/Marx W. Edwards  
Assistant Cashier

STATE OF TEXAS     )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared Wm. G. FARRINGTON, as President of TANGLEWOOD CORPORATION, and ROBROY C. CARROLL, as Secretary of said Corporation, known to me to be the persons and officers whose names are sub-

scribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 17th day of March, 1959.

(Seal)

s/M. P. Pehrson  
Notary Public in and for Harris County, Texas

STATE OF TEXAS     )  
COUNTY OF HARRIS )

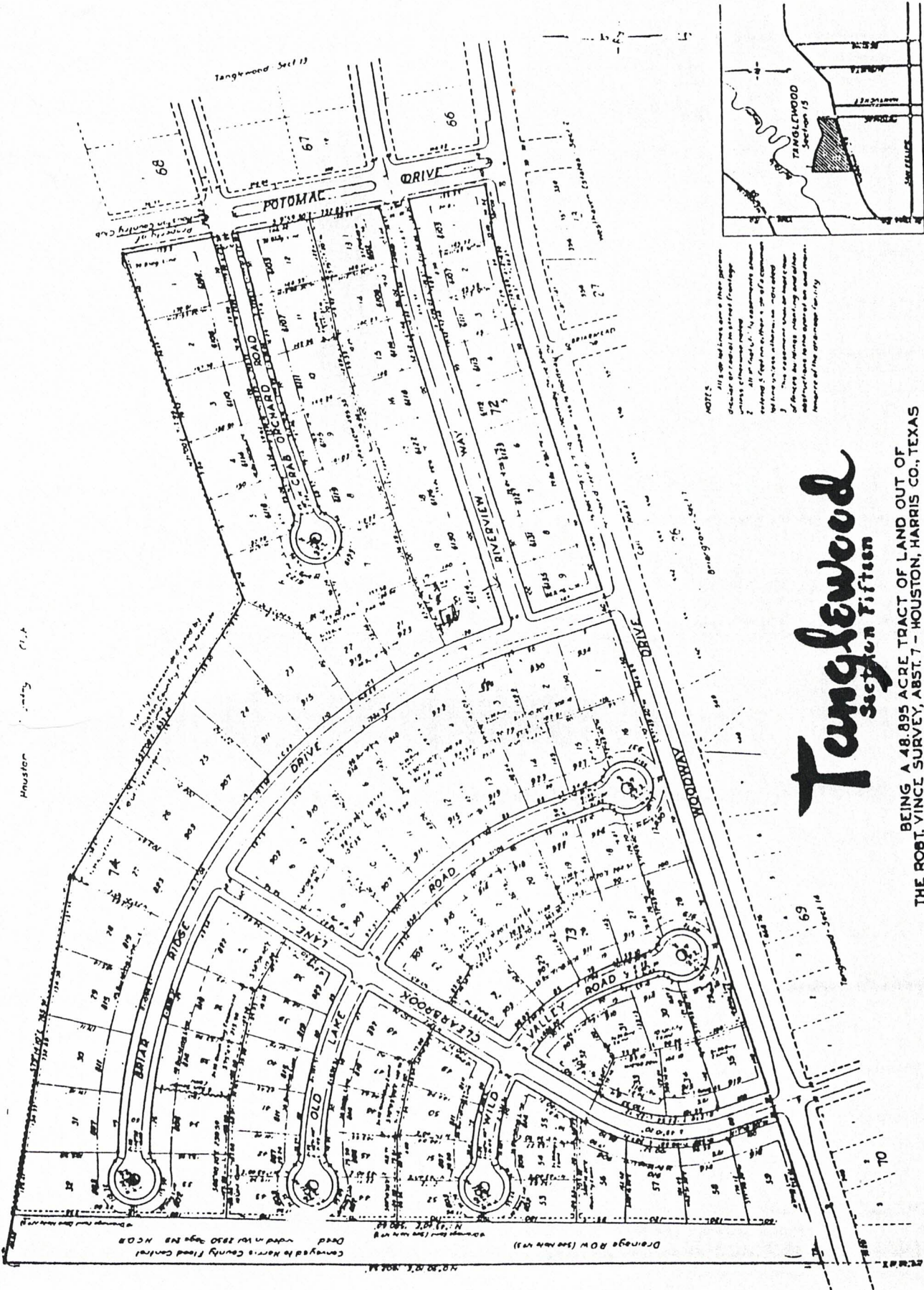
BEFORE ME, the undersigned authority, on this day personally appeared H. B. Black as Vice-President of First City National Bank of Houston, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said First City National Bank of Houston.

GIVEN under my hand and seal of office, this the 26th day of March, 1959.

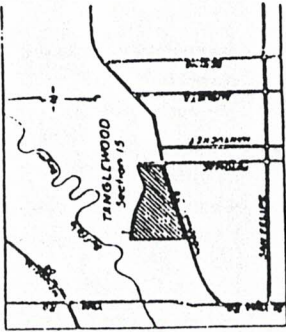
(Seal)

s/Madelaine J. Gibbon  
Notary Public in and for Harris County, Texas

— — — — —  
Filed March 26, 1959, in the office of the County Clerk of Harris County, Texas, under Clerk's File No. 125546-A.



NOTES:  
 1. All lots shown on this plat are subject to the provisions of the plat of the original survey.  
 2. All lots shown on this plat are subject to the provisions of the plat of the original survey.  
 3. This plat is a subdivision of the original survey and does not constitute a new survey.  
 4. The plat is subject to the provisions of the original survey and does not constitute a new survey.



# Tanglewood

Section Fifteen

BEING A 48.895 ACRE TRACT OF LAND OUT OF  
 THE ROBT. VINCE SURVEY, ABST. 7 - HOUSTON, HARRIS CO., TEXAS  
 Scale 1:100  
 No. of Lots 103  
 No. of Blocks 3  
 Date February 1939

Filed March 11, 1939, in the office of the County Clerk of  
 Harris County, Texas, under Clerk's File No. 118445-A.

Drainage Row (See Note 1)  
 Ord. No. 100, 1930, H.C.O.B.  
 conveyed to Harris County Flood Control  
 District, H.C.O.B. 1930, H.C.O.B.