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BRAEBURN VALLEY WEST DUPLEX  
RESTRICTIONS

THE STATE OF TEXAS \*  
COUNTY OF HARRIS \*

KNOW ALL MEN BY THESE PRESENTS:

139-37-0649

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That BRAES BAYOU LAND COMPANY, a Texas corporation, and CHAPLINE, LTD., a limited partnership, (hereinafter sometimes referred to as Declarant), being the owner of eighteen (18) tracts of land out of Lots 1 through 18, inclusive, Block 13, Braeburn Valley West, Section 1, an addition in Harris County, Texas, according to a map or plat thereof recorded in Volume 157, Page 1, of the Map Records, Harris County, Texas, to which plat and the record thereof reference is here made for all purposes, and desiring to create and carry out a uniform plan for the improvement, development and sale of the Braeburn Valley West Duplexes and said Tracts 1 through 18, for the benefit of the present and future owners of the hereinafter described tracts, do hereby adopt and establish the following reservations, restrictions, covenants, easements and dedications, each and all to apply uniformly, except as herein set forth, to the occupancy and conveyance of all Tracts 1 through 18, inclusive, described in Exhibit "A" attached hereto and made a part hereof for all purposes, and each Contract or Deed or other conveyance which may be hereafter executed with regard to any of the tracts in said Braeburn Valley West, Section 1, shall be conclusively held to have been executed, delivered and accepted upon the following reservations, restrictions, covenants, easements and dedications, regardless of whether or not reservations, restrictions, covenants, easements and dedications are set out in full or by reference or omitted in said Contract or Deed.

1. The term "tract", as used herein, shall be deemed a reference to one or more of the eighteen (18) tracts of land

described herein in Exhibit "A" attached hereto and made a part hereof for all purposes.

2. Declarant for each tract, when improved with duplexes, described in Exhibit "A" attached hereto hereby covenants, and each owner of any tract improved with duplexes, by acceptance of a Deed therefor, whether or not it shall be so expressed in any such Deed or other conveyance, is deemed to covenant and agree, to pay annual assessments in an amount equal to two times the assessment actually levied and assessed by Braeburn Valley West Civic Association, Inc. in accordance with the Restrictions recorded in Volume 7554, Page 585, Harris County Deed Records. Such assessments, together with any interest thereon and costs of collection thereof, as provided in said Restrictions recorded in Volume 7554, Page 585, Harris County Deed Records, and in the amount provided herein, shall be a charge on the land and shall be a continuing Vendor's Lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees for the collection or enforcement thereof, shall also be the personal obligation of the owner of such tract at the time such assessment fell due. Such assessment provided for herein shall be used for the purpose set out in the Restrictions recorded in Volume 7554, Page 585. Such assessment shall be paid to Braeburn Valley West Civic Association, Inc. or its successors. It is the purpose and intent of these restrictions to provide for assessment for each tract when improved with duplexes in double the amount provided for for a single family residence, as set out in the Restrictions recorded in Volume 7554, Page 585. One-half of the assessment provided for in these restrictions shall satisfy the assessment provided for in the Restrictions recorded in Volume 7554, Page 585.

3. There is an alley across the rear of each tract, which is approximately twenty (20') feet wide and which parallels the rear of each tract described in Exhibit "A" attached hereto, and said alleyway is at all times to be kept open, and no owner

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or occupier of any tract shall close or obstruct said alley. In addition to all other sums, assessments or charges imposed upon said tract, each said tract is hereby subjected, and Declarant for each tract described in Exhibit "A" attached hereto hereby covenants, and each owner of any tract by acceptance of a Deed therefor, whether or not it shall be so expressed in any such Deed or other conveyance, is deemed to covenant and agree, to pay annual assessments in an amount of FIVE (\$5.00) DOLLARS per tract per month, or such other higher sum reasonably necessary to maintain the alley. The assessment provided for in this paragraph shall be payable monthly and shall be paid to Braes Bayou Land Company, its successors or assigns. Braes Bayou Land Company shall supervise the maintenance of said alley and shall disburse the funds collected for said purpose. Braes Bayou Land Company shall not be liable to any of the owners of any of the tracts for said funds, except for willful bad faith. The judgment of Braes Bayou Land Company shall be final and binding on all of the owners of said tracts. Braes Bayou Land Company may refuse to collect said funds upon notice to the last known owners of said tracts sent Registered or Certified Mail to said tract. A majority of the owners of said tracts shall select a successor who shall collect and disburse said funds, and who shall be responsible for maintenance of the said alley.

4. The term of these restrictions shall be for a period ending the 24th day of March, 2009, after which date such restrictions shall be automatically extended for successive periods of ten (10) years each, unless and until, by instruments executed by the then recorded owners of a majority of the tracts described in Exhibit "A" attached hereto and duly recorded in the Deed Records of Harris County, Texas, such restrictions are altered, rescinded, modified or changed in whole or in part.

We, the named undersigned, owners or lienholders

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respectively, do hereby join in the execution hereof for all purposes and do adopt, ratify and confirm the above and foregoing restrictions as being in full force and effect and consent that these restrictions shall apply to Tracts 1 through 18, inclusive, described in Exhibit "A" attached hereto and made a part hereof for all purposes.

EXECUTED this, the 19th day of January.

A.D. 1972.

139-37-0652

BRAES BAYOU LAND COMPANY

ATTEST:

*[Signature]*  
Secretary

By: *[Signature]*  
President  
CHAPLINE, LTD.

By: *[Signature]*  
W. L. CHAPLINE, Limited Partner  
FIDELITY BANK AND TRUST COMPANY

ATTEST:

*[Signature]*  
Notary Cashier

By: *[Signature]*

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. L. CHAPLINE, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said BRAES BAYOU LAND COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 19th day of January, A.D. 1972.

*[Notary Seal]*

*[Signature]*  
Notary Public in and for  
Harris County, Texas

THE STATE OF TEXAS \*

COUNTY OF HARRIS \*

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. L. CHAPLINE, General Partner of CHAPLINE, LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said CHAPLINE, LTD., a Limited Partnership, and that he executed the same as the act of CHAPLINE, LTD., for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 19th day of January, 1972.

*Lake...*  
Notary Public in and for  
Harris County, Texas

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THE STATE OF TEXAS \*

COUNTY OF HARRIS \*

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared D. David Wilson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said FIDELITY BANK AND TRUST COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 20th day of January, A.D. 1972.

*Carolyn L. Horton*  
Notary Public in and for  
Harris County, Texas

CAROLYN L. HORTON  
Notary Public in and for Harris County, Texas  
My Commission Expires June 1, 1973



EXHIBIT "A"

TRACT 1

All of Lot 1, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, save and except the northeasterly 1.69 feet thereof adjoining Lot 2, Block 13.

TRACT 2

BEING a part of Lots 1 and 2, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most southerly corner of Lot 1, Block 13, in the northerly right-of-way line of Tooley Drive (60' R/W), thence N 33° 51' 00" E 58.31 feet to the place of beginning, and being the most southerly corner of the herein described tract;

THENCE N 56° 09' 00" W - 130.0 feet to a point for corner, being the most westerly corner of this tract;

THENCE N 33° 51' 00" E, at 1.69 feet past a common corner between Lots 1 and 2 and continuing on a total distance of 60.0 feet to the most northerly corner of this tract;

THENCE S 56° 09' 00" E - 130.0 feet to a point for corner in the northerly R/W line of Tooley Drive, being the most easterly corner of this tract;

THENCE S 33° 51' 00" W along the northerly R/W line of Tooley Drive (60' R/W), at 58.31 feet past a common corner between Lots 1 and 2, continuing on a total distance of 60.0 feet to the PLACE OF BEGINNING.

TRACT 3

BEING a part of Lots 2 and 3, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most southerly corner of Lot 2, Block 13, in the northerly R/W line of Tooley Drive (60' R/W), being also a common corner between Lots 1 and 2, THENCE N 33° 51' 00" E - 58.31 feet to the PLACE OF BEGINNING, and being the most southerly corner of the herein described tract;

THENCE N 56° 09' 00" W - 130.0 feet, to a point for corner, being the most westerly corner of this tract;

THENCE N 33° 51' 00" E, at 11.69 feet past a common corner between Lots 2 and 3 and continuing on a total distance of 62.90 feet to the most northerly corner of this tract;

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THENCE S 55° 38' 00" E - 130.20 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W), being the most easterly corner of this tract;

THENCE following a curve to the left whose radius is 790.0 feet along the northerly R/W line of Tooley Drive 21.27 feet to a point for corner, being the P. T. (Point of Tangency) of the curve;

THENCE S 33° 51' 00" W, at 28.73 feet past a common corner between Lots 2 and 3, continuing on a total distance of 40.42 feet and the PLACE OF BEGINNING.

#### TRACT 4

BEING a part of Lots 3 and 4, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most westerly corner of Lot 3, Block 13, being also a common corner between Lots 2 and 3, THENCE N 33° 51' 00" E - 51.21 feet to the PLACE OF BEGINNING, and being the most westerly corner of the herein described tract;

THENCE N 33° 51' 00" E, at 19.79 feet past a common corner between Lots 3 and 4, and continuing on a total distance of 76.10 feet to a point for corner, being the most northerly corner of this tract;

THENCE S 48° 48' 00" E - 135.80 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W) and being the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet along the northerly R/W line of Tooley Drive (60' R/W), at 45.0 feet past a common corner between Lots 3 and 4, continuing on a total distance of 60.0 feet to a point for corner, being the most southerly corner of this tract;

THENCE N 55° 38' 00" W - 130.20 feet to the PLACE OF BEGINNING.

#### TRACT 5

BEING a part of Lots 4 and 5, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most westerly corner of Lot 4, Block 13, being also a common corner between Lots 3 and 4, THENCE N 33° 51' 00" E - 56.31 feet to the PLACE OF BEGINNING, and being the most westerly corner of the herein described tract;

THENCE N 33° 51' 00" E, at 20.0 feet past a common corner between Lots 4 and 5 and continuing on a total distance of 30.25 feet to a point for corner;

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THENCE N 50° 42' 00" E - 40.6 feet to the most northerly corner of this tract;

THENCE S 44° 27' 00" E - 134.50 feet to a point for corner in the northerly R/W of Tooley Drive (60' R/W) and being, the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet, along the northerly R/W line of Tooley Drive (60' R/W) at 40.0 feet pass a common corner between Lots 4 and 5, and continuing on a total distance of 60.0 feet to a point for corner, being the most southerly corner of this tract;

THENCE N 48° 48' 00" W - 135.80 feet to the PLACE OF BEGINNING.

TRACT 6

BEING a part of Lots 5 and 6, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at a common corner between Lots 4 and 5 in the north R/W line of Tooley Drive (60' R/W), thence following a curve to the right, whose radius is 790.0 feet, a distance of 40.0 feet to the PLACE OF BEGINNING, and being the most southerly corner of the herein described tract;

THENCE N 44° 27' 00" W - 134.50 feet to a point for corner in the northerly line of Lot 5 and being the most westerly corner of this tract;

THENCE N 50° 42' 00" E at 20.0 feet pass a common corner between Lots 5 and 6; and continuing on a total distance of 67.25 feet to a point for corner and being the most northerly corner of this tract;

THENCE S 41° 27' 00" E - 129.90 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W) and being the most easterly corner of this tract;

THENCE following a curve to the left whose radius is 790.0 feet along the northerly R/W line of Tooley Drive at 40.0 feet pass a common corner between Lots 5 and 6 and continuing on a total distance of 60.0 feet to the PLACE OF BEGINNING.

TRACT 7

BEING a part of Lots 6 and 7, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most westerly corner of Lot 6, Block 13, same also being a common corner between Lots 5 and 6, Block 13, thence N 50° 42' 00" E 47.25 feet to the PLACE OF BEGINNING, and being the most westerly corner of the herein described tract;

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THENCE N 50° 42' 00" E, at 28.49 feet pass a common corner between Lots 6 and 7, and continuing on a total distance of 70.0 feet to a point for corner and being the most northerly corner of this tract;

THENCE S 36° 35' 00" E - 128.50 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W) and being the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet, along the northerly R/W line of Tooley Drive (60' R/W) at 35.0 feet pass a common corner between Lots 6 and 7 and continuing on a total distance of 60.0 feet to a point for corner, being the most southerly corner of this tract;

THENCE N 41° 27' 00" W - 129.90 feet to the PLACE OF BEGINNING.

TRACT 8

BEING a part of Lots 7 and 8, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most westerly corner of Lot 7, Block 13, same also being a common corner between Lots 6 and 7, Block 13, THENCE N 50° 42' 00" E - 41.51 feet to the PLACE OF BEGINNING, and being the most westerly corner of the herein described tract;

THENCE N 50° 42' 00" E; at 28.29 feet pass a common corner between Lots 7 and 8 and continuing on a total distance of 71.0 feet to a point for corner and being the most northerly corner of this tract;

THENCE S 31° 54' 00" E - 135.20 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W), and being the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet along the northerly R/W of Tooley Drive (60' R/W), at 35.0 feet pass a common corner between Lots 7 and 8 and continuing on a total distance of 60.0 feet to a point for corner being the most southerly corner of this tract;

THENCE N 36° 35' 00" W - 128.50 feet to the PLACE OF BEGINNING.

TRACT 9

BEING a part of Lots 8 and 9, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds; as follows:

COMMENCING at the most westerly corner of Lot 8, Block 13, same also being a common corner between Lots 7 and 8, Block 13, THENCE N 50° 42' 00" E 42.71 feet to the PLACE OF BEGINNING, and being the most westerly corner of the herein described tract;

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THENCE N 50° 42' 00" E, at 39.72 feet pass a common corner between Lots 8 and 9 and continuing on a total distance of 71.40 feet to a point for corner, and being the most northerly corner of this tract;

THENCE S 27° 29' 00" E - 145.50 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W), and being the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet, along the northerly R/W line of Tooley Drive (60' R/W), at 25.0 feet pass a common corner between Lots 8 and 9 and continuing on a total distance of 60.0 feet to a point for corner, being the most southerly corner of this tract;

THENCE N 31° 54' 00" W - 135.20 feet to the PLACE OF BEGINNING.

TRACT 10

BEING a part of Lots 9 and 10, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, according to a map or plat thereof recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most westerly corner of Lot 9, Block 13, same also being a common corner between Lots 8 and 9, Block 13, THENCE N 50° 42' 00" E - 31.68 feet to the PLACE OF BEGINNING, and being the most westerly corner of the herein described tract;

THENCE N 50° 42' 00" E at 46.93 feet pass a common corner between Lots 9 and 10 and continuing on a total distance of 49.28 feet to a point for corner;

THENCE N 78° 57' 00" E - 30.58 feet to a point for corner and being the most northerly corner of this tract;

THENCE S 20° 58' 00" E - 148.60 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W) and being the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet, along the northerly R/W line of Tooley Drive, at 20.0 feet pass a common corner between Lots 9 and 10 and continuing on a total distance of 60.0 feet to a point for corner, being the most southerly corner of this tract;

THENCE N 27° 29' 00" W - 145.50 feet to the PLACE OF BEGINNING.

TRACT 11

BEING a part of Lots 10 and 11, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most southerly corner of Lot 10, Block 13, in the northerly R/W line of Tooley Drive (60' R/W), being

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also a common corner between Lots 9 and 10, Block 13, THENCE following a curve to the right, whose radius is 790.0 feet, a distance of 20.0 feet to the PLACE OF BEGINNING, and being the most southerly corner of this tract;

THENCE N 20° 58' 00" W - 148.60 feet to a point for corner in the northerly line of Lot 10 and being the most westerly corner of this tract;

THENCE N 78° 57' 00" E, at 45.96 feet pass a common corner between Lots 10 and 11, Block 13, and continuing on a total distance of 64.80 feet to a point for corner, and being the most northerly corner of this tract;

THENCE S 19° 37' 00" E - 137.51 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W) and being the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet, along the northerly R/W line of Tooley Drive (60' R/W) at 15.0 feet, pass a common corner between Lots 10 and 11, and continuing on a total distance of 60.0 feet to the PLACE OF BEGINNING.

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TRACT 12

BEING a part of Lots 11 and 12, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most westerly corner of Lot 11, Block 13, same being also a common corner between Lots 10 and 11, Block 13, THENCE N 78° 57' 00" E - 18.84 feet to the PLACE OF BEGINNING, and being the most westerly corner of the herein described tract;

THENCE N 78° 57' 00" E, at 52.0 feet pass a common corner between Lots 11 and 12, and continuing on a total distance of 67.01 feet to a point for corner and being the most northerly corner of this tract;

THENCE S 16° 45' 00" E - 128.95 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W) and being the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet, along the northerly R/W line of Tooley Drive (60' R/W) at 19.0 feet pass a common corner between Lots 11 and 12 and continuing on a total distance of 60.0 feet to a point for corner being the most southerly corner of this tract;

THENCE N 19° 37' 00" W - 137.51 feet to the PLACE OF BEGINNING.

TRACT 13

BEING a part of Lots 12 and 13, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and being more particularly described by metes and bounds, as follows:

COMMENCING at the most westerly corner of Lot 12, Block 13, being also a common corner between Lots 11 and 12, Block 13, THENCE N 78° 57' 00" E 15.01 feet to the PLACE OF BEGINNING, and being the most westerly corner of the herein described tract;

THENCE N 78° 57' 00" E, at 60.58 feet pass a common corner between Lots 12 and 13 and continuing on a total distance of 70.58 feet to a point for corner and being the most northerly corner of this tract;

THENCE S 11° 58' 00" E - 125.98 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W), being also the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet, along the northerly R/W line of Tooley Drive (60' R/W), at 10.0 feet pass a common corner between Lots 12 and 13 and continuing on a total distance of 60.0 feet to a point for corner, being the most southerly corner of this tract;

THENCE N 16° 45' 00" W - 128.95 feet to the PLACE OF BEGINNING.

TRACT 14

BEING a part of Lots 13 and 14, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds, as follows:

COMMENCING at the most westerly corner of Lot 13, Block 13, being also a common corner between Lots 12 and 13, Block 13, THENCE N 78° 57' 00" E 10.0 feet to the PLACE OF BEGINNING, and the most westerly corner of the herein described tract;

THENCE N 78° 57' 00" - 57.72 feet to a point for corner;

THENCE N 63° 22' 00" E, at 2.03 feet pass a common corner between Lots 13 and 14, and continuing on a total distance of 10.63 feet to a point for corner being the most northerly corner of this tract;

THENCE S 8° 30' 00" E - 131.50 feet to a point for corner in the northerly R/W line of Tooley Drive (60' R/W) and being the most easterly corner of this tract;

THENCE following a curve to the left, whose radius is 790.0 feet, along the northerly R/W line of Tooley Drive (60' R/W)

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at 10.0 feet pass a common corner between Lots 13 and 14 and continuing on a total distance of 60.0 feet to a point for corner, being the most southerly corner of this tract;

THENCE N 11° 58' 00" W - 125.98 feet to the PLACE OF BEGINNING.

TRACT 15

BEING a part of Lots 14 and 15, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds as follows:

COMMENCING at the most westerly corner of Lot 14, Block 13, being also a common corner between Lots 13 and 14, Block 13, THENCE N 63° 22' 00" E - 8.6 feet to the PLACE OF BEGINNING, and the most westerly corner of the herein described tract;

THENCE N 63° 22' 00" E, at 78.60 feet pass a common corner between Lots 14 and 15, and continuing on a total distance of 87.80 feet to a point for corner, the Northeast corner of this Tract;

THENCE S 3° 00' 00" E - 163.74 feet to a point for corner in the North R/W line of Tooley Drive (60' R/W) and being the Southeast corner of this tract;

THENCE following a curve to the left, whose radius is 790.00 feet, along the North R/W line of Tooley Drive (60' R/W), at 8.43 feet pass the common corner between Lots 14 and 15 and continuing on a total distance of 16.86 feet to a point for corner, being the P.C. (Point of Curvature) of the curve;

THENCE following a curve to the left, whose radius is 790.00 feet, along the North R/W Line of Tooley Drive (60' R/W), 51.57 feet to a point for corner, the Southwest corner of this tract;

THENCE N 8° 30' 00" W - 131.50 feet to the PLACE OF BEGINNING.

TRACT 16

BEING a part of Lots 15 and 16, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, recorded in Vol. 157, Page 1, Map Records, Harris County, Texas, and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 15, Block 13, being also the Northeast corner of Lot 14, THENCE N 63° 22' 00" E - 9.2 feet to the PLACE OF BEGINNING, the Northwest corner of the herein described tract;

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THENCE N 63° 22' 00" E, at 61.75 feet pass a common corner between Lots 15 and 16, Block 13, and continuing on a total distance of 65.49 feet to a point for corner, the Northeast Corner of this tract;

THENCE S 3° 00' 00" E - 189.99 feet to a point for corner in the North R/W line of Tooley Drive (60' R/W), the Southeast corner of this tract;

THENCE S 87° 00' 00" W along the North R/W line of Tooley Drive, at 3.43 feet pass the common corner between Lots 15 and 16, Block 13, and continuing on a total distance of 60.00 feet to a point for corner, the Southwest corner of this tract;

THENCE N 3° 00' 00" W - 164.74 feet to the PLACE OF BEGINNING.

TRACT 17

BEING a part of Lot 16, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, recorded in Vol. 157, Page 1, Map Records of Harris County, Texas, and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 16, Block 13, being also the Northeast corner of Lot 15, THENCE N 63° 22' 00" E - 3.74 feet to the PLACE OF BEGINNING, the Northwest corner of the herein described tract;

THENCE N 63° 22' 00" E - 72.67 feet to a point for corner, the Northeast corner of this tract and being the common corner between Lots 16 and 17, Block 13;

THENCE S 3° 00' 00" E - 219.12 feet to a point for corner in the North R/W line of Tooley Drive (60' R/W), the Southeast corner of this tract;

THENCE S 87° 00' 00" W along the North R/W line of Tooley Drive, 66.57 feet to a point for corner, the Southwest corner of this tract;

THENCE N 3° 00' 00" W - 189.99 feet to the PLACE OF BEGINNING.

TRACT 18

BEING all of Lot 17, Block 13, Braeburn Valley West, Section 1, a subdivision in Harris County, Texas, recorded in Volume 157, Page 1, of the Map Records of Harris County, Texas.

139-37-0662

139-37-0663

				<p><u>BRAEBURN VALLEY WEST DUPLEX</u> <u>RESTRICTIONS</u></p>	<p><i>Return to:</i></p>	<p>LAW OFFICES OF HUGH E. MCGEE, JR. SUITE 2421 BANK OF THE SOUTHWEST BUILDING HOUSTON, TEXAS 77002 224.0443</p>
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STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number 139-37-0663 on the date and at the time stamped  
hereon by me, and has duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas on

FEB 2 1972



*Petermonte*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

1972 FEB 2 AM 10 59

*Petermonte*  
FILED  
COUNTY CLERK  
HARRIS COUNTY, TEXAS