RABB INWOOD HILLS

ADDITION TO
AUSTIN, TEX.

DE RANCE C. RABB
TO
THE PUBLIC

That I, De Rance C. Rabb do hereby subdivide that certain tract of land out of the Henry P. Hill League in Travis County, Texas, consisting of approximately forty nine acres of land.

Said Subdivision is known and designated as "Rabb Inwood Hills" and consists of 19 Blocks numbered 1 to 19, inclusive, subdivided into certain Lots numbered according to the map or plat of said subdivision hereto attached, and certain avenues, streets and driveways, all as shown by the map or plat of said subdivision hereto attached and made a part hereof. And I have dedicated and do hereby dedicate to the public all avenues, streets and driveways shown on said map or plat.

All lots in said subdivision shall be restricted to residential purposes except Lots 1, Lot 2 in Block 8, are restricted to commercial use for retail merchandising, except that no oil and or gas filling station, garage, or other kindred business or sale of alcoholic beverages shall be carried on.

An easement is reserved over the rear five feet of all lots in Blocks Nos. 4, 11, 12, 16, 17, 18, 19, Lots 1 to 11 inclusive in Block 8, and three feet on the rear of all other lots in said subdivision for utility installation and maintenance.

WITNESS my hand at Austin, Texas, this July 6th, A. D. 1939.

De Rance C Rabb

STATE OF TEXAS }
COUNTY OF TRAVIS } Before me, the undersigned authority, on this day personally appeared De Rance C. Rabb, 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 consideration therein expressed.

Given under my hand and seal of office this 6th day of July, A D 1939

(Notary Seal) Frances Mc Williams
Notary Public, Travis County, Texas

SUBDIVIDED JUNE 1939
(Seal) L A JORDAN ENGINEER
1411 N. 27th WACO TEXAS

- ⊡ Denotes Concrete monument
- ○ Denotes Iron pin
- ⊠ Denotes Concrete slab with "x"

All distances are in feet
— — City Limit Line (Abandoned)
All bearings are based on the bearing of the center line of Bluebonnet Lane.
Scale is one inch 100 feet.

SAN JACINTO INVESTMENT CO
122 W 6th ST. FLR. P. AUSTIN, TEXAS
DEVELOPERS

Approved for Acceptance
Date 1-6-39
City Engineer

Approved by City Plan Commission
H. F. Kuehne 7-6-39
Chairman
B. J. Rupert 7-6-39
Secretary
T B Hardwicke
MEMBER

Originally Surveyed by L A Jordan, June, 1939
Re surveyed in June, 1939, by
(Seal) O. Lawrence
Licensed Civil Engineer

Re: For restrictions see Vol. 621 pp 408-401 Deed Records
E. Limberg Co Clk

For additional restrictions see Vol. 614, p 101 Deed Records
E Limberg Co Clk

STATE OF TEXAS,)

COUNTY OF TRAVIS.) TO THE PUBLIC

RESTRICTIVE COVENANTS

which shall apply to all lots sold for residential purposes in Rabb Inwood Hills as per plat of said Subdivision duly recorded in the Plat Records of Travis County, Texas, this 6th day of July, A. D.1939, Volume 4, Page 73, Deed Records, Travis County, Texas.

It is provided, however, that this conveyance is made subject to the following restrictions, covenants and conditions, to wit:

1. No mercantile business of any kind shall be carried on, on the premises hereby conveyed, and no commercial signs or bill-boards shall be erected thereon; it being understood

that all improvements shall be used for residence purposes only; no residence shall be constructed on said premises other than one detached single family dwelling, constructed of frame, brick or rock; the floor space to occupy not less then eight hundred square feet; shall not exceed two stories in height, with one, two or three car garage. Dwellings shall not be constructed less than twenty-five feet from front property line. No residential lot shall be subdivided into building plots having less than 5000 square feet of area or a width of less than 50 feet each, nor shall any building be erected on any plot having an area of less than 5000 square feet or a frontage of less than 50 feet. Note exception: a two family dwelling will be permitted of same construction above mentioned; the floor space to occupy not less then 1400 square feet.

2. No part of the premises hereby conveyed shall ever be owned by, held or rented to any person of African descent; provided, however, that this clause shall not prevent the employment of such persons as domestic servants and providing customary accommodations for them on said premises.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected or placed on said premises herein conveyed as a temporary or permanent residence.

The grantee in this conveyance accepts same subject to the foregoing restrictions and conditions, which is agreed shall be deemed to be covenants running with the land, and the grantee for himself, his heirs and assigns covenant to and with grantor his heirs and assigns that he will faithfully observe the foregoing restrictions, whether or not they are repeated in subsequent conveyances of the above described property.

If the grantee or any person claiming under him, shall at any time violate or attempt to violate or shall omit to perform or observe any of the foregoing restrictions, then it shall be lawful for any person owning land in the residential portion of Rabb Inwood Hills Addition, to institute and prosecute appropriate proceedings a law or in equity against the grantee, his heirs or assigns to enforce the provisions herein; and a failure to bring such proceedings for a violation of theprovisions herein shall not bedeemed or taken as a waiver of any subsequent violations.

I, De Rance C. Rabb, owner of Rabb Inwood Hills as per Plat duly recorded and as above set forth, designate that all Residential Lots above mentioned will be sold subject to Restrictive Covenants as set forth.

De Rance C. Rabb.

STATE OF TEXAS,)
COUNTY OF TRAVIS.) BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared De RanceC. Rabb, 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.

Given under my hand and seal of office, this 13th day of July, 1939.

Frances McWilliams,

(Notary Seal). Notary Public, Travis County, Texas.

Filed for Record July 17, 1939 at 8:00 A. M. Recorded July 20, 1939 at 7:40 A. M.

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THE STATE OF TEXAS,)
COUNTY OF HARRIS.) KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, by deed of trust dated May 1, 1937 and duly recorded in the Mortgage Records of Travis County, Texas, in Volume 561, Page 277, a deed of trust lien was fixed against the following described property:

West Seventy-five feet (75 feet) of Lot No. Five (5) in Block No. Nineteen (19) of