veyed,and by these presents do grant,sell and convey unto the said Mayme Rabb, a feme sole, of the County of Travis,in the State of Texas,all those certain tracts or parcels of land lying and being situated in the City of Austin,in the County of Travis,in the State of Texas,and described as follows,to-wit:-

Lots Nos. Eight(8) and Nine(9),in Block "A",of the Richardson Subdivision of Block No. One(1),of Doughty's Subdivision or part of the Isaac Decker League,in the said City of Austin,Travis County,Texas,according to the map or plat of said Subdivision of record in Plat-book No. 2 page 193 of the Records of Travis County Texas;and being the same property conveyed by P.L.Richardson and wife to me,the said Tom M.Rabb,by their deed bearing date the 28th day of January,A.D. 1914,and recorded in Book No. 264 pages 282-283 of the Records of Travis County,Texas,to which said map or plat and said deed of conveyance and the records thereof reference is here made for description;together with all improvements situated thereon.

TO HAVE AND TO HOLD the above described premises,together with all and singular the rights and appurtenances thereto in anywise belonging,unto the said Mayme Rabb,her heirs or assigns forever. And I do hereby bind myself,my heirs,executors and administrators to warrant and forever defend all and singular the said premises unto the said Mayme Rabb, her heirs and assigns,against every person whomsoever,lawfully claiming or to claim the same,or any part thereof.

Witness my hand,this the 25th day of June,A.D. 1917.

Tom M.Rabb

THE STATE OF TEXAS,#

County of Travis.# Before me, Horace Barnhart, a Notary Public within and for the said State and County,on this day personally appeared Tom M.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 the 25th day of June,A.D.1917.

(Notary Seal)

Horace Barnhart

Notary Public Travis County,Texas.

Filed for record 28 June 1917,9:30 A.M.

Recorded 29 June 1917, 1:30 P.M.

THE STATE OF TEXAS,#

County of Travis.# KNOW ALL MEN BY THESE PRESENTS: That THE NORTH AUSTIN REALTY COMPANY, hereinafter called grantor,acting herein by W.G.BELL as its President,under a resolution of its Board of Directors so authorizing,in consideration of the sum of One hundred fifty thousand Dollars ($150,000.00)paid and to be paid to said Company by THE HIGHLANDS INVESTMENT COMPANY ,Inc.of Travis County,State of Texas,hereinafter called grantee,as follows: The sum of One hundred fifty thousand Dollars ($150,000.00)cash in hand paid,the receipt of which is hereby acknowledged.

Now,for the consideration above recited the said grantor has granted,sold and conveyed,and by these presents does grant, sell and convey,but subject to the conditions hereinafter recited,unto the above named grantee the following described lots or parcels of land situated in Travis County,Texas,the same being a part of what is known as THE HIGHLANDS, a subdivision of a part of the J.P.Wallace survey,according to the plat of said subdivision on record in the office of the County Clerk of said County,in Plat Book No. 3,Page 55,to which reference is here made,viz:

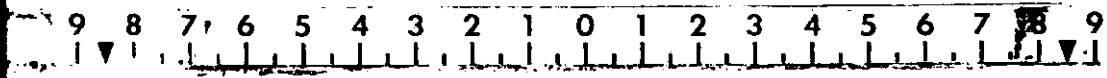
Lots Nos.18 to 34 inclusive ,in Block No.1

Lots Nos.18 to 34 inclusive,in Block No.2

Lots Nos.18 to 34 inclusive,in Block No.3

Lots Nos.17 to 32 inclusive,in Block No.4

RESTRICTIONS



Lots Nos. 1 to 8 inclusive,in Block No.5
Lots Nos.20 to 32inclusive,in Block No.5
Lots Nos.19 to 30 inclusive in Block No.7
Lots Nos.1 to 32 inclusive,in Block No.8
Lots Nos.1 to 8 inclusive,in Block No. 10
Lots Nos. 1 to 32 inclusive,in Block No. 11
Lots Nos.1 to 16 inclusive,in Block No. 12
Lots Nos.19 to 26 inclusive,in Block No.12
Lots Nos.5 to 21 inclusive,in Block No. 13
Lots Nos.7 to 28 inclusive,in Block No. 15
Lots Nos.4 to 19 inclusive,in Block No. 16
Lot No. 1 in Block No. 17
Lots Nos. 1 to 9 inclusive,in Block No.18
Lots Nos.1 to 13 inclusive,in Block No.19
Lots Nos.1 to 20 inclusive,in Block No. 20
Lots Nos.1 to 30 inclusive,in Block No. 21
Lots Nos. 1 to 30 inclusive,in Block No. 22
Lots Nos.18 to 32 inclusive,in Block No. 23
Lots Nos. 1 to 32 inclusive,in Block No. 24
Lots Nos.1 to 32 inclusive,in Block No. 25
Lots Nos. 1 to 32 inclusive,in Block No.26
Lots Nos.1 to 24 inclusive,in Block No. 27
Lots Nos. 1 to 3 inclusive,in Block No. 27 1/2
Lots Nos. 1 to 30 inclusive,in Block No. 28
Lots Nos. 1 to 25 inclusive,in Block No. 29
Lots Nos. 1 to 32 inclusive,in Block No. 30
Lots Nos.1 to 32 inclusive,in Block No. 31
Lots Nos.1 to 36 inclusive,in Block No.32
Lots Nos.1 to 29 inclusive,in Block No.33
Lots Nos.1 to 26 inclusive,in Block No.34
Lots Nos.1 to 36 inclusive,in Block No. 35
Lots Nos.1 to 36 inclusive,in Block No. 36
Lots Nos.1 to 36 inclusive,in Block No. 37
Lots Nos.1 to 36 inclusive,in Block No. 38
Lots Nos. 1 to 32 inclusive,in Block No. 39
Lots Nos.1 to 32 inclusive,in Block No. 40
Lots Nos.1 to 32 inclusive,in Block No. 41
Lots Nos.1 to 32 inclusive,in Block No.42
Lots Nos.1 to 32 inclusive,in Block No.43
Lots Nos.1 to 32 inclusive,in Block No.44
Lots Nos.1 to 32 inclusive,in Block No.45
Lots Nos.1 to 32 inclusive,in Block No.46
Lots Nos.1 to 32 inclusive,in Block No. 47
Lots Nos.1 to 32 inclusive,in Block No. 48
Lots Nos.1 to 32 inclusive,in Block No. 49
Lots Nos. 1 to 32 inclusive,in Block No.50
Lots Nos.1 to 16 inclusive,in Block No. 51
Lots Nos.5 to 12 inclusive,in Block No.52
Lots Nos.17 to 32 inclusive,in Block No. 52

Lots Nos. 1 to 30 inclusive,in Block No.53

Lots Nos.7 to 16 inclusive,in Block No.54

Lots Nos.1 to 17 inclusive,in Block No.55

Lots Nos. 5 to 34 inclusive,in Block No.56

Lots Nos.18 to 34 inclusive,in Block No.57

Lots Nos.1 to 17 inclusive,in Block No.58

TO HAVE AND TO HOLD the above granted premises,together with all and singular the rights and appurtenances thereto in anywise belonging,unto the said above named grantee,and to the heirs or assigns of said grantee,forever; and said THE NORTH AUSTIN REALTY COMPANY hereby binds itself and its successors to warrant and forever defend all and singular the said premises unto the said above named grantee,and to the heirs and assigns of said grantee, against every person whomsoever lawfully claiming or to claim the same,or any part thereof.

This deed is made upon the express condition that no part of the land herein conveyed shall be sold,rented,leased or in any way conveyed to any person of African descent,nor shall spirituous,vinous or malt liquors be manufactured or sold as a beverage thereon,and should the grantee,his heirs,assigns or legal representatives,violate any of said conditions, the property herein conveyed shall revert to the grantor,its successors or assigns.

IN WITNESS of all which this instrument is executed by the grantor under its corporate seal,this the 23rd day of February,A.D. 1917.

THE NORTH AUSTIN REALTY COMPANY

(Corporate Seal) BY W.G.Bell President.

Attest J.M.Byers Secretary.

THE STATE OF TEXAS,#

County of Travis.# Before me,the undersigned Notary Public within and for said County and State,on this day personally appeared W.G.Bell,known to me to be the person whose name is subscribed to the foregoing instrument as the President of the North Austin Realty Company,and he acknowledged to me that he executed the same for the purposes and consideration therein expressed and as the act and deed of said Company

Given under my hand and seal of office,in Austin,Texas,this 23d day of February A.D. 1917.

V.Richardson

(Notary Seal) Notary Public Travis County,Texas.

Filed for record 29 June 1917,4 P.M. Recorded 29 June 1917,2:20 P.M.

THE STATE OF TEXAS,#

County of Travis.# KNOW ALL MEN BY THESE PRESENTS: That THE NORTH AUSTIN REALTY COMPANY, hereinafter called grantor,acting herein by W.G.Bell as its President,under a resolution of its Board of Directors so authorizing,in consideration of the sum of Thirty Thousand Dollars ($30,000.00)paid and to be paid to said Company by Mrs. T.O.Bell,of Travis County, State of Texas,hereinafter called grantee,as follows: The sum of Thirty Thousand Dollars ($30,000.00)cash in hand paid,the receipt of which is hereby acknowledged.

Now,for the consideration above recited the said grantor has granted,sold and conveyed,and by these presents does grant, sell and convey,but subject to the conditions hereinafter recited,unto the above named grantee the following described lots or parcels of land situated in Travis County,Texas,the same being a part of what is known as THE HIGHLANDS, a subdivision of a part of the J.P.Wallace survey,according to the plat of said subdivision on record in the office of the County Clerk of said County,in Plat Book No.3,Page 55,to which reference is here made,viz:

Lots Nos.1 to 17 inclusive,in Block No.1

Lots Nos.1 to 17 inclusive,in Block No.2

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THE STATE OF TEXAS)
COUNTY OF TRAVIS) KNOW ALL MEN BY THESE PRESENTS:

That we, A. F. Smith, Dee Thompson, and M. F. Abrahamson, all of Travis County, Texas, being the owners of the following described lots situated in the City of Austin, Travis County, Texas, and being out of The Highlands Subdivision according to the map or plat thereof recorded in Volume 1, page 55 of the Plat Records of Travis County, Texas, to-wit:

Fractional Lots Nos. 30 and 31, in Block 33, Fractional Lot No. 1 in Block 34, Lots Nos. 1 to 29, inclusive in Block 33, Lots Nos. 1 to 36, inclusive, in Block 32, Lots Nos. 1 to 36, inclusive in Block 36, Lots Nos. 1 to 36, inclusive in Block 37, Lots Nos. 1 to 36, inclusive in Block 38, Lots Nos. 1 to 32, inclusive, in Block 39, Lots Nos. 7 to 16 inclusive, in Block 40, Lots Nos. 21 to 26, inclusive, in Block 40, Lots Nos. 8 to 16, inclusive, in Block 41, Lots Nos. 17 to 25, inclusive, in Block 41, Lots Nos. 17 to 27 inclusive in Block 31, Lots Nos. 17 to 25, inclusive, in Block 43, Lots Nos. 8 to 16, inclusive, in Block 44, Lots Nos. 17 and 32, inclusive, in Block 44, Lots Nos. 17 to 32, inclusive in Block 45, Lots Nos. 17 to 32, inclusive in Block 50,

do hereby agree that the same shall be hereafter restricted so that neither we nor any person hereafter acquiring title thereto shall ever use, enjoy, or occupy the same in violation hereof, which is to say:

That none of said property shall ever be owned, used, or occupied by any person other than of the Caucasian race.

No fence, wall or hedge shall extend beyond the front wall line of respective house.

No building shall be located nearer to the front lot line or nearer to the said street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 5 feet to any side street line.

No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6,000 square feet or a width of less than 50 feet at the front

building setback line.

No Noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No dwelling costing less than $3,500.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages shall be not less than 725 square feet in the case of a one-story structure, which ever restriction shall be more ~~luxerious~~ ous.

The foregoing restrictions are hereby declared to be covenants running with the land by which we, and those claiming under us, shall be duly bound, and enforcement of such restrictions may be had by institution of appropriate proceedings in any court of competent jurisdiction by either of us, or by any person claiming by, through or under us.

Witness our hands this 13th day of November, A. D. 1947.

A. F. SMITH

DEE THOMPSON

M. F. ABRAHAMSON

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, the undersigned authority, on this day personally appeared A. F. Smith, Dee Thompson, and M. F. Abrahamson, each known to me to be the person whose name is subscribed to the foregoing instrument, and eack acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 13th day of November, A. D. 1947.

J. E. Taylor, Jr.

Notary Seal Notary Public within and for Travis County, Texas.

Filed for Record Nov. 14, 1947 at 8:00 A. M. Recorded Nov. 14, 1947 at 2:00 P. M.

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THE STATE OF TEXAS)
COUNTY OF TRAVIS) KNOW ALL MEN BY THESE PRESENTS:

That for a valuable and sufficient cash consideration to me in hand paid by The Austin National Bank, the receipt of which is hereby acknowledged, I, C. L. Taylor, do hereby assign, transfer and convey unto The Austin National Bank, aforesaid, one certain promissory note in the sum of Seven Thousand One Hundred and No/100 ($7,100.00) Dollars, executed by Cecil N. Law, payable to the order of C. L. Taylor, at Austin, Travis County, Texas, together with interest thereon from date at the rate of six (6%) per cent. per annum, principal and interest payable in monthly installments of Seventy-five and No/100 ($75.00) Dollars, or more, each, from each of which installments the accrued interest on the entire unpaid principal shall be first deducted and the remainder applied to the payment of principal, the first of which installments was due and payable on June 5, 1947, and a like installment is due and payable on the fifth day of each succeeding month thereafter until the entire amount of said note, both principal and interest, has been paid.

Said note was given to the said C. L. Taylor in part payment for certain real property in the City of Austin, Travis County, Texas, known as all of Lots Numbers Two (2) and Three (3) in Block Number Seven (7), in the subdivision of Outlot Number Forty-seven (47), in Division "O", in the City of Austin, Travis County, Texas, known as Riverside Addition, according to the map or plat thereof recorded in Book 2, at page 132, of the

THE STATE OF TEXAS, I JA 26-63 9806 * 1.25

County of Bexar. I KNOW ALL MEN BY THESE PRESENTS :

JA 26-63 9807 * .55

1.25
.55

That, WHEREAS, the North Austin Realty Company conveyed certain lots out of the Highlands Addition in Austin, Travis County, Texas, according to the map or plat of said Addition recorded in Volume 3, Page 55, of the Plat Records of Travis County, Texas, and

Whereas, in said deeds certain restrictions as to the use of the property conveyed therein were imposed on said property, and it was provided that should the grantee, his heirs, assigns or legal representatives violate any of said conditions, the property conveyed therein should revert to the grantor, its successors or assigns ; and

Whereas, the said North Austin Realty Company, a corporation, was dissolved by operation of law in 1929, and all the assets of all and every kind, including the above mentioned right of reversion, passed to and became the property of William G. Bell as the sole owner of all of the assets of the corporation ; and

Whereas, ownership of the right of reversion referred to, passed by will to Marshall O. Bell and Berkeley Bell, sons of William G. Bell ; and

Whereas, Marshall O. Bell's interest passed by will to his widow, Mrs. Marshall O. Bell :

Now, Therefore, in consideration of the premises and the payment of the sum of Fifty Dollars ($50.00) cash to me in hand paid by Walter George Wendlandt and Charles William Wendlandt of Travis County, Texas, the receipt of which is hereby acknowledged, I, Mrs. Marshall O. Bell of Bexar County, Texas, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Walter George Wendlandt and Charles William Wendlandt all of my right, title and interest in and to the following described premises, to-wit :

The reversionary interest of the North Austin Realty Company in the Highlands Addition, City of Austin, Travis County, Texas, according to the map or plat of said Addition recorded in Volume 3, Page 55, of the Plat Records of Travis County, Texas.

To Have and to Hold the above described interest, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Walter George Wendlandt and Charles William Wendlandt, their heirs and assigns, forever; and I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend all and

singular the said interest unto the said Walter George Wendlandt and Charles William Wendlandt, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under me, but not otherwise.

Witness my hand this 22nd day of July, 1963.

Mrs. Marshall O. Bell
Mrs. Marshall O. Bell

$ 1.55¢ U.S. INT. REV. STAMPS CANCELLED

The State of Texas, }
County of Bexar. }

Before me, the undersigned authority, on this day personally appeared Mrs. Marshall O. Bell, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that and executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22nd day of July, 1963.

Notary Public, In and For
Bexar County, Texas

STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

JUL 31 1963

Emilie Limbeig
COUNTY CLERK,
TRAVIS COUNTY, TEXAS

FILED
COUNTY CLERK
TRAVIS COUNTY, TEXAS
JUL 26 1 03 PM '63

DEED RECORDS
Travis County, Texas

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