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THE STATE OF TEXAS)
)
COUNTY OF BELL.....)

KNOW ALL MEN BY THESE PRESENTS:

That GREAT NORTHERN, INC., acting by and through its duly authorized officers, being the sole owner of the following described property, does hereby subdivide the hereinafter land into lots and blocks to be known as South Meadows Sect.IV to the City of Killeen, Bell County, Texas, as shown by the plat thereof, attached hereto and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas; and GREAT NORTHERN, INC., does hereby adopt said Plat of South Meadows Sect. IV as an addition to the City of Killeen, Bell County, Texas, and for the purpose of selling lots and blocks of land with reference thereto and for the proper development of said land by its owner and for all other purposes, and does hereby dedicate to the City of Killeen, all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares, and for the installation and maintenance of public utilities, when and as authorized by the City of Killeen; said land described as follows:

Being out of and a part of the Thomas Robinett Survey, Abstract No. 686 and the land herein described being out of and a part of that certain 108.798 acre tract of land described in a deed from Meta Daude et al to Great Northern, Incorporated, said deed being of record in Volume 1353, Page 793, Deed Records of Bell County, Texas.

BEGINNING at an iron pipe for the southwest corner of said 108.798 acre tract for the southwest corner of this;
THENCE N 18° 42' 11" E., 289.98 feet, N., 19° 06' 13"E., 260.94 feet, N., 19° 02' 26" E., 284.86 feet, and N., 17° 44' 42" E., 143.81 feet, with the east line of said 108.798 acre tract as fenced and evidenced on the ground to an iron rod for the southwest corner of South Meadows Sect. III, for the northwest corner of this;
THENCE S 69° 42' 42" E., 751.89 feet, S., 18° 50' 59"W., 134.51 feet, and S 71° 09' 01"E., 120.00 feet, with the south line of South Meadows Sect. III, to an iron rod for the northwest corner of South Meadows Sect. II for the northeast corner of this;
THENCE S., 18° 50' 59" W., 650.49 feet, S., 11° 18' 38" E., 69.62 feet, and South 19° 09' 31" W., 120.00 feet with the west line of South Meadows Sect. II, to an iron pipe for the southwest corner of South Meadows Sect. II, for the southeast corner of this;
THENCE N., 70° 50' 06" W., 164.23 feet, N., 70° 40' 36" W., 232.23 feet, N. 71° 53' 40" W., 158.62 feet, N., 71° 10' 17" W., 164.07 feet, N., 70° 05' 13"W., 87.58 feet, and N., 69° 52' 02" W., 97.91 feet, with the south line of said 108.798 acre tract as fenced and evidenced on the ground to the place of beginning containing 19.160 acre of land.

The utility easements shown on said plat are dedicated to the City of Killeen for installation and maintenance of any and all public utilities, which said City may elect to install and maintain or permit to be installed and maintained.

That GREAT NORTHERN, INC., does hereby adopt the following restrictions, protective covenants and conditions, which are to run with the land:

The forementioned property is being divided in accordance with the community subdivision plan and therefore the aforementioned property will be restricted in accordance with the present City of Killeen Zoning Ordinance. All lots in the subdivision shall be zoned R-1, Single Family Residential District.

1. None of said lots shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any of said lots other than one detached single family dwelling not to exceed two (2) stories in height.
 2. No building shall be erected or placed on any of said lots in South Meadows Sec. IV nor shall any existing structure be altered, until the building plans and specifications and a plot plan have been submitted to and approved in writing by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. The Architectural Control Committee is composed of C. W. Hetherly, Sidney I. Darden and John B. Selman or their heirs, successors and assigns. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership Committee or to withdraw from the Committee or to restore to it any of its powers and duties.
- If the said building plans and specifications and said plot plan be not approved or disapproved within thirty (30) days following the date on which the same are submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and of the plot plan shall be conclusively presumed to have been had and obtained.

3. The floor area of the main structure, exclusive of open porches and garages, shall be not less than 1000 square feet. Any dwelling erected on any lot shall have outside walls of at least 50% masonry of stone or brick.
4. No building shall be located on any of said lots nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. In any event no building shall be located on any of said lots nearer than 25 feet to nor farther than 35 feet from the front lot line, or nearer than 15 feet to any side street; except, however, minor variations of the maximum set-back line shall be permitted to allow for preservation and utilization of existing trees. No building shall be located nearer than 5 feet to an interior lot line, except that any garage or other permitted accessory building located 50 feet or more from the minimum building set-back line may be 3 feet from the lot line. No dwelling shall be located on any of the interior lots nearer than 15 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon any other lot.
5. No dwelling shall be erected or placed on any of said lots having a width of less than 50 feet at the minimum building set-back line nor shall any dwelling be erected or placed on any of said lots having an area of less than 7500 square feet, except that dwellings may be erected or placed on lots as shown on the recorded plat of South Meadows Sec. IV.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
7. No noxious or offensive activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any of said lots at any time as a residence either temporarily or permanently.

9. No sign of any kind shall be displayed to the public view on any of said lots except one professional sign of not more than two (2) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sale period.

10. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any of said lots, nor shall oil wells, tanks, tunnels, mining excavations, or shafts be permitted upon or in any of them. No derrick or other structure designated for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any of said lots.

11. No part of said lots shall ever be used for a business or commercial purpose or for carrying on any trade or profession.

12. No corner lot may be resubdivided or used so as to permit an additional detached dwelling to face on a side street.

13. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said lots, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

14. None of said lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

15. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any corner lot herein described within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of street lines, or in the case of rounded property lines extended. The same sight line limitations shall apply on any of said lots within ten feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient heights to prevent obstruction for such sight lines.

16. No fence, wall, or hedge shall be built or maintained forward of the front wall line of any house erected on any of said lots. No existing dwelling shall be removed onto any lot in this subdivision.

17. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Sanitary Engineer, City of Killeen, and approval of such system as installed shall be obtained from such authority.

18. No individual sewerage disposal system shall be permitted on any lot unless such system is designated, located and constructed in accordance with the requirements, standards and recommendations of the Sanitary Engineer, City of Killeen, and approval of such systems as installed shall be obtained from such authority.

19. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then owners of the lots in South Meadows Sec. IV has been recorded, agreeing to change said covenants, conditions and restrictions in whole or in part.

20. Enforcement shall be proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

21. Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the provisions, which shall remain in full force and effect.

EXECUTED this the 18th day of November, 1982.

GREAT NORTHERN, INC.

By Sidney I. Darden
Sidney I. Darden
Vice President

FIELD NOTES for a tract of land in Bell County, Texas, out of and a part of the Thomas Robnett Survey Abstract No. 686, and the land herein described being out of and a part of that certain 108.798 acre tract of land described in a deed from Meta Daude et al to Great Northern, Incorporated, said deed being of record in Volume 1353, Page 793, Deed Records of Bell County, Texas.

BEGINNING at an iron pipe for the southwest corner of said 108.798 acre tract for the southwest corner of this.

THENCE N., 18° 42' 11" E., 289.98 feet, N., 19° 06' 13" E., 260.94 feet, N., 19° 02' 26" E., 284.86 feet, and N., 17° 44' 42" E., 143.81 feet, with the east line of said 108.798 acre tract as fenced and evidenced on the ground to an iron rod for the southwest corner of South Meadows Sect. III, for the northwest corner of this.

THENCE S., 69° 42' 42" E., 751.89 feet, S., 18° 50' 59" W., 134.51 feet, and S., 71° 09' 01" E., 120.00 feet, with the south line of South Meadows Sect. III, to an iron rod for the northwest corner of South Meadows Sect. II, for the north east corner of this.

THENCE S., 18° 50' 59" W., 650.49 feet, S., 11° 18' 38" E., 69.62 feet, and S., 19° 09' 31" W., 120.00 feet, with the west line of South Meadows Sect. II, to an iron pipe for the southwest corner of South Meadows Sect. II, for the southeast corner of this.

THENCE N., 70° 50' 06" W., 164.23 feet, N., 70° 40' 36" W., 232.23 feet, N., 71° 53' 40" W., 158.62 feet, N., 71° 10' 17" W., 164.07 feet, N., 70° 05' 13" W., 87.58 feet, and N., 69° 52' 02" W., 97.91 feet, with the south line of said 108.798 acre tract as fenced and evidenced on the ground to the place of beginning containing 19.160 acre of land.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that I, Gale E. Mitchell, Registered Public Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land and to the best of my knowledge and belief the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 12th day of July, A. D., 1979.

Gale E. Mitchell

Registered Public Surveyor

