

THE STATE OF TEXAS : OCT 22 1965 4910 \* 2.50  
: KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF TRAVIS :

That we, Austin Corporation, a corporation, acting herein by and through its Vice President, David B. Barrow (hereinafter called Developers) owners of Northwest Hills, Section Seven (7) of Austin, Travis County, Texas, as shown on plat thereof, recorded in Book 26, Page 32, of the Travis County Plat Records, do hereby impress all of the property included in Northwest Hills Section Seven Addition with the following restrictions, covenants, conditions and uses:

1. Designation of Use

All lots shall be used for single family residential purposes, with not more than one residence on any lot. No lot shall be used for a trade or profession; nor shall anything be done on any lot which may be or may become an annoyance or nuisance to the neighborhood. The Developers, however, may erect a temporary sales office on any lot selected by them, in accordance with the zoning regulations of the City of Austin.

2. Retention of Easements

Easements are reserved as indicated on the recorded plat.

3. Temporary Structures and Garage Apartments

No apartment house, house trailer, tent, shack, garage apartment or other out-building shall be placed, erected, or permitted to remain on any lot or plot, nor shall any structure of temporary character be used at any time as a residence thereon.

4. Separate Garages, Guest Houses, Etc.

A separate garage building, servants' quarters of one story, or a one story guest house not to exceed 600 square feet of floor area will be permitted, provided that such structure or structures must be attached to the main residence by a common wall or by a covered passage-way, provided that the main dwelling be substantially completed prior to said erection and provided further that all other restrictions, covenants, conditions and uses herein are complied with.

5. Minimum Plat Size

No structure shall be erected or placed on any plot which plot has an average width of less than 70 feet. No resubdivision of existing lots shall be made which would create an additional lot or plot; but this shall not prevent the modifying of boundaries of original lots in conformity with the above minimum width. For the purpose of these restrictions, a "plot" shall consist of a lot or lots having a contiguous frontage and having an average width of not less than 70 feet.

6. Size and Construction of Dwellings

All dwellings shall be of recognized standard construction. The dwelling erected on any plot shall cover not less than 1,500 square feet of floor area of which not less than 1,300 square feet shall be in the house proper, exclusive of garage and porches. Ornamental structures, fences and walls are permitted subject to approval in writing by the Developers, or in the alternative by the Architectural Committee referred to under Paragraph No. 8.

7. Set-Back, Front Line, Side Line and Rear Line

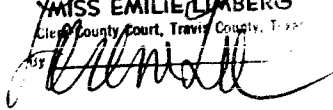
No structure shall be located or erected on any lot nearer to the front plot line than twenty-five (25) feet, nor nearer than five (5) feet to any side plot line except that the total combined setback from both sides shall in no event be less than fifteen (15) feet, nor nearer than fifteen (15) feet to the rear plot line.



FILED FOR RECORD  
at 11:25 o'clock AM

OCT 22 1965

MISS EMILIE LIMBERG  
Clerk County Court, Travis 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.

OCT 27 1965



*Emilie Limberg*  
COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

DEED RECORDS  
Travis County, Texas

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