

HARRIS COUNTY TEXAS

SCALE: 1/1"=200 FT.

JULY 1951

This plot of "Hanschester
Subdivision" to the City
of Houston was made by
submitting with the City Council
and the Magnolia Park Land Co. Owners and was approved
by the Magnolia Park Land Co. Owners and the City Council
and the streets shown thereon accepted for use
by the Public on 25th day of Sept. 1921.

Approved J.C. Moore, City Engineer.

Approved J.C. McVea, City Engineer,
W.A. Moore
City Secretary.

We hereby certify that this plot is a true representation of the
Wanderer Modifications as actually surveyed and stored by us on the
ground.

Lawe & Wise, Civil Engineers
Houston, Texas 8-8-1951

Magnolia Park Land Co. to M A P
115,933

The State of Texas,
County of Harris.

County of Harris. Know all men by these presents;

That this plot represents the subdivision of a tract of land owned in Harris County Texas, the same being a part of what is known as the Manchester Tract, and here designated as Manchester Subdivision of the City of Houston, and Town of Springdale, and subject to the grant of streets from the City of Houston, Texas, to the City of Houston, Texas, as shown by the plat located in Book 100 of Maps and Plats in the City of Houston, Texas, and the restrictions and restrictions hereinafter stated, the streets shown on said plat are hereby designated by said MacFarland Park Land Company to the

THE RESERVATIONS ARE AS FOLLOWS:

- [illegible]

THE RESTRICTIONS ARE AS FOLLOWS;

- A. That no lot in Manchester Subdivision or any portion thereof, shall ever be sold, conveyed, transferred, leased or rented to a negro or negroes.
- B. No buildings costing less than \$2500.00 may be erected on lots abutting on Central Street or on Manchester Avenue. On all other lots, no building more than three stories in height shall be erected. On all lots containing corner lots, no building may be erected which shall cost less than \$1,000.00 unless such building shall stand at least six feet from each side of the street. No building shall be erected on any lot fronting on to either of the streets hereinbefore mentioned until it has been fully paid for. In the event of the erection of a building on any lot hereinafter being created or thereafter, all buildings erected on any lot in Manchester Subdivision must receive at least two coats of paint before occupancy.

The dividing line between the east and west halves of said Callahan and Vince survey as marked on ground, and the limit lines of the City of Houston, are delineated on said plat.

IN TESTIMONY WHEREOF, the Magnolia Park Land Company has caused these presents to be executed by its Vice President and attested by its corporate seal, and the signature of its Secretary, this the 1st day of October, A.D. 1921.

Magnolia Park Land Company By K.B. Johnson,
 Vice President.

Attest; Geo. W. Hedrick,
Secretary. (Seal.)

The State of Texas,

County of Harris. Before me the undersigned authority, a Notary Public in and for Harris County, Texas, on this day personally appeared A.B. Johnson, Vice President, of the Negrellia Park Land Company, 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 and in the capacity therein set out, and as the act and deed of said Negrellia Park Land Company.

Given under my hand and seal of office at Houston, Texas, this 16th day of November, A.D. 1921.

M. N. Anderson, Notary Public,
Harris County, Texas,
(Seal)

Filed for record May 10, 1923 at 1:15 o'clock, P. M. Recorded May 16th, 1923 at 10:05 o'clock A. M.

Albino, Thomas Clerk County Court, Harris County, Texas. Ex. B. F. England Deputy

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