



Dedictory Statement.

State of Texas,
County of Harris.

I
The William A. Wilson Company the owner of the streets of land shown on this plat and described in the field notes hereto attached and made a part hereof, and hereinafter referred to as "the Company", does hereby subdivide the same according to this plat and gives to the same the name of "Eastwood".

II
The Company also dedicates the streets shown on this plat, but inasmuch as it is its desire and intention that the land thus shown as streets shall at all times be used in the way best calculated to promote the comfort, convenience and happiness of those having homes in Eastwood, the dedication of the streets hereby made is not unconditional, but is made expressly subject to the following conditions, to-wit:

1. The dedication is not a statutory dedication and is not made in pursuance of Section 3 of Article I of the Charter of the City of Houston, but is a common law dedication; and only those rights in said land shown on said plat as streets are granted which are granted hereby, all other rights being retained by the Company.

2. The fee to the land shown on said plat as streets is not granted or conveyed but is expressly retained by the Company, nor shall deeds to lots in Eastwood, hereafter made by the Company be deemed to convey the fee to the streets or any part thereof, unless otherwise stated therein.

3. The Company reserves a discretionary power to direct how and where pipes or other conduits shall be laid in said streets, whether for water, gas, sewer or for any other purpose, and how and where poles shall be placed in said streets, whether the same be for stringing electric wires or other purposes, and reserves a discretionary power to determine on what streets, if any, tracks for street cars or other means of traffic shall be laid; and no pipes shall be laid, or poles placed, or tracks built, against its wishes, the purpose and intent being that such improvements shall at all times be made in such manner as in the sound judgment and discretion of the Company will be for the best interests of Eastwood.

4. Until a lot has been sold abutting on a given street, in said plat, said street shall remain the private property of this Company and may be replatted or closed up, or occupied by it at its option, and this shall apply to all streets in said addition.

III
The strips of land North of and adjoining Blocks 7, 8, 9, 10, 11 and 12, and south of the Galveston, Houston & Henderson Railroad Company's right of way, and being 16.8 feet wide are not alleys or streets, or any part thereof, but are the private property of the Company and are as such reserved to it, and so are the parcels lettered A. B. C. D. E. F. G. H. I. J. K. L. M. N. and O.

IV
The tract of 68 acres, more or less, out of the Luke Moore League, and being tract No. Twelve, as described in the field notes accompanying this, is also reserved and not subdivided at this time, it being contemplated that it will be subdivided at a later time, when this plat, or a copy hereof, with the subdivision, will be filed again.

V
The purchasers of a lot or lots in Eastwood, or their assigns, shall at all times hold said lot or lots subject to an obligation on their part to faithfully observe and keep the provisions hereinafter set forth restricting the use to be made of said lots, and the right shall exist at all times in the Company and the owners of lots in Eastwood, it, any, or all of them, to demand and require observance of and compliance with each and all of said provisions of, and by, to every other lot owner, and to enjoin or otherwise lawfully prevent the non-observance of, or non-compliance with said provisions, or any of them, either threatened or actual; provided, however, no such obligation as to the use of said lots shall be personally binding on any corporation, person or persons, except in respect of breaches thereof committed during its, his or their seisin or ownership of said lots; and provided further, that the Company may at any time before it sells a lot or lots relieve said lot or lots from any or all of said provisions but not thereafter; said provisions being as follows, to-wit:

1. None of the lots shall be improved, used or occupied at any time during the period of twenty-five (25) years from the date hereof for other than residence purposes.
2. None of said lots during the aforesaid period, shall be conveyed to, owned, used or occupied by negroes as owners or tenants.
3. No vinous, spirituous or malt liquors shall at any time during the aforesaid period be sold or offered for sale on any of said lots.
4. Said period of 25 years during which the aforesaid restrictions shall be in force may be extended as to any or all of said restrictions for an additional period not exceeding 25 years, provided the owners of a majority of the lots in Eastwood, who are actual bona fide residents thereof shall, prior to January 1st, 1925, execute and acknowledge an agreement making an extension of said period of 25 years and file the same of record in the office in Harris County, Texas, where conveyances of real estate may be required by law to be filed, and said latter agreement may provide for a time not exceeding 25 years thereafter by which an agreement signed by said majority may be filed extending the time for another period not exceeding 25 years after the filing thereof, and so may each agreement filed thus provide and be binding on the owners of all the lots in Eastwood in accordance with the terms hereof.
5. An easement shall always exist in a strip of land not exceeding three feet in width across the rear end of each lot as platted for the purpose of locating, constructing and maintaining or authorizing the location, construction or maintenance of water, gas and sewer pipes and poles, and wires, which easement may without further conveyance from the Company, be enjoyed or used by the owner of any lot in Eastwood, when his necessities so require and upon his furnishing in advance the owner of the lot or lots over which it is proposed to exercise the right, reasonable indemnity against loss from a failure to leave the land in its proper condition. Said three feet shall be that included between the back line or lines and a line parallel with and three feet distant from, said back line or lines. No building or other substantial structure, except a division fence shall ever be erected over said strip of land. This shall not apply to any lot in Blocks Twenty seven (27), Twenty eight (28), Forty three (43) or Forty four (44) that runs through the Block.

In witness whereof, the William A. Wilson Company has caused this plat to be signed by its President and its corporate seal, attested by its Secretary, to be hereunto affixed, this 31st day of January A. D. 1913.

(SEAL)
Attest: W. A. Watson, Secretary

WILLIAM A. WILSON COMPANY,
By J. B. Bowles, President

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State of Texas, County of Harris. Before me, M. S. Perkins, a Notary Public in and for Harris County, Texas, on this day personally appeared J. B. Bowles, President of the William A. Wilson Company, and W. A. Watson, the Secretary of said Company, both of whom are known to me to be the persons whose names are subscribed to the foregoing instrument, and separately acknowledged to me that they executed the same in their official capacity, respectively, as the act and deed of said William A. Wilson Company for the purposes and consideration therein expressed.

Given under my hand and seal of office at Houston, Texas, this 13th day of February A D 1913 (seal) M. S. Perkins, Notary Public Harris County, Texas.

FIELD NOTES OF THE SEVERAL TRACTS OF LAND, WHICH TOGETHER CONSTITUTE THE LAND PLATTED, SUBDIVIDED AND KNOWN AS EASTWOOD.

- Eastwood comprises the whole of the following 13 tracts or parcels of land, to wit:
1. A tract of ten and 905/1000 (10.905) acres of land north of the G. H. & H. R. R. Co's right of way, south of the Harrisburg Road, the field notes of which are as follows:
Beginning on the North line of said R. R. Co's right of way at the intersection of it with the west line of Dumble Street; thence N. 69 degrees 9 minutes W. along the North line of said right of way 756.3 feet to a corner; thence North 34 degrees 10 minutes E. 166 feet to a corner; thence North 69 degrees 9 minutes W. 5 feet to a corner; thence North 34 degrees 35 minutes E. 458 feet to the south line of the Harrisburg Road; thence south 75 degrees 19 minutes E. 171.4 feet to a corner on the south line of the Harrisburg Road; thence south 69 degrees 10 minutes E. along the South line of the Harrisburg Road 601.7 feet to an intersection with the West line of Dumble Street; thence South 35 degrees 8 minutes W. 643.7 feet to the place of beginning.
 2. A tract of 583/1000 (0.583) acres of land, North of the G. H. & H. R. R. Co's right of way, south of the Harrisburg Road, the field notes of which are as follows:
Beginning on the East line of the J. R. Byron tract at a point on the south line of the Harrisburg Road, which point is N. 77 degrees 55 minutes west 690 feet from the northwest corner of the tract described in the foregoing paragraph; thence south 77 degrees 55 minutes east along the south line of the Harrisburg Road 55 feet to a corner, being the northwest corner of the Oak Lawn Annex Addition to the City of Houston; thence S 35 degrees 2 minutes W. along the west line of Oak Lawn Annex Addition 537.5 feet to the north line of said R. R. Co's right of way; thence N 69 degrees 9 minutes W. along the north line of said right of way, to the east line of the J. R. Byron tract; thence N. 35 degrees 2 minutes east along the east line of the Byron tract 520.3 feet to the place of beginning.
 3. All that certain tract or parcel of land out of Lot 59 of the S.M. Williams Survey in Harris County, Texas, more particularly described as follows, to wit:
Beginning at a stake in the N. right of way fence of the G. H. & H. Railroad, which stands N. 70 degrees 44 minutes W. Seventy four and seven tenths (74.7) feet from an iron pin, which marks the S. E. corner of P. M. Heinze's Two and Four One Hundredths (2.04) acre tract; thence N 34 degrees 36 minutes E. three hundred and seventy seven and three tenths (377.3) feet to a stake in the S. line of Harrisburg Road, which stands N. 71 degrees, 49 minutes W. Seventy-four and Seven tenths (74.7) feet from an iron pin, which marks the N E corner of P. M. Heinze's 2.04 acre tract; thence N 71 degrees 49 minutes W sixty two and fifty four one hundredths (62.54) feet to a stake for corner; thence S 34 degrees 36 minutes W. three hundred and seventy seven and three tenths (377.3) feet to a stake in the G. H. & H. Railroad right of way fence for corner; thence S 70 degrees 44 minutes E Sixty two and two tenths (62.2) feet to the place of beginning, containing .527 acres.
 4. A tract of eighty-three and 332/1000 (83.332) acres of land, south of the G. H. & H. R. R. Co's right of way out of the south end of lots 59 and 60 of the S.M. Williams survey and lying between the west line of 59 and the east line of 60, the field notes of which are as follows:
Beginning at the intersection of the south line of the G. H. & H. R. R. Co's right of way with the west line of Dumble Street; thence along the west line of Dumble Street south 35 degrees 8 minutes W. at 1138.8 feet, the center of a branch of Slaughter Pen Bayou, at 1582.8 feet a stake for corner; thence south 31 degrees 7 minutes W. 151.5 feet to the east corner of lot 60 in the south line of the S. M. Williams survey; thence North 69 degrees 8 minutes east at 22.5 feet, formerly H. Cooks S E corner at 590 feet the center of said branch of Slaughter Pen Bayou; thence meandering the center line of said Bayou as follows: North 69 degrees 52 minutes west 109 feet; thence south 66 degrees 38 minutes west 129.5 feet; thence south 80 degrees 38 minutes west 341.7 feet to an intersection with an easterly line of the Telephone Road; thence North 28 degrees 42 minutes west 1048.5 feet to the west line of lot 59; thence North 35 degrees 43 minutes east 688.5 feet to the south line of said R. R. Co's right of way; thence south 69 degrees 9 minutes east along the south line of said right of way 2707.1 feet to the place of beginning.
 5. A tract of 97/1000 (0.097) acres of land, south of Henry Cook's 3.4 acre tract, the field notes of which are as follows:
Beginning at what was formerly Henry Cook's southeast corner mentioned in the foregoing paragraph; thence North 69 degrees 44 minutes west along his south line 197.6 feet to the east line of the Telephone Road; thence in a southeasterly direction along the east line of said road to an intersection with the south line of lot 60; thence south 69 degrees 44 minutes east along the south line of lot 60, 178.4 feet for corner; thence North 20 degrees 8 minutes east along the west line of Tract No. 4, 22.5 feet, to the place of beginning.
 6. Tracts 1, 2, 4 and 5 having been conveyed to William A Wilson Company by F. F. Arnm by deed dated the 8th day of May, 1911 and recorded in Vol 266 pages 607-10 of the Deed Records of Harris County, Texas; tract No. 3 having been conveyed to the same Company by F. M. Heinze and wife by deed dated September 18th, 1912 and recorded in Vol 293 pages 252-3-4 of the same Deed Records.
 7. A tract of land in the southwest part of Lot 59 of the S. M. Williams survey and described by metes and bounds as follows, to wit:
Beginning at a point on the south line of the S. M. Williams League at or near the southwest corner of said Lot 59 in the center of a ditch from which a gum tree marked "S" bears North 36 degrees East, 33 feet; thence south 70 degrees East along the south line of Lot 59 a distance of Twelve hundred and eighty seven and one-half (1287-1/2) feet to the west line of the Telephone Road; thence North 28 degrees west thirteen Hundred and sixty six (1396) feet along the west line of the Telephone Road to a point on or near the west line of said lot 59; thence south 35 degrees west, nine hundred and sixty seven (967) feet to the place of beginning, and containing within said bounds 13.803 acres of land, being that land conveyed to the William A Wilson Company by J. J. Settegast Jr. et al. by deed dated December 29, 1906 and recorded in Vol 199 pages 162-4 of the Deed Records of Harris County, Texas.
 8. All of these certain tracts or parcels of land described as follows:
1st. A certain tract out of the East half of 15 acres, more or less, of lot No. 11 of the sub-

division of the West half of the Luke Moore League, described by metes and bounds as follows:

Beginning at a point in the middle of Slaughter Pen Bayou at a public road on the east side of said tract; thence in a Northerly direction along said public road 610 feet to the North line of the Luke Moore League; thence in a westerly direction along the North line of the Luke Moore League 351 feet to a stake for corner; thence in a southerly direction parallel with the east line 736 feet to the center of Slaughter Pen Bayou; thence down the middle of Slaughter Pen Bayou with its meanders to the place of beginning, containing six acres, more or less, described in deed in Vol 201 pp 468-471 Harris County Deed Records.

A certain other tract containing 3.31 acres more or less, in the west half of a 15 acre tract out of the north east end of Lot No. 11 in the west or upper half of the Luke Moore League described by metes and bounds as follows:

Beginning at a point on the North line of the Luke Moore League at a point 174.7 feet east of the Northwest corner of said 15 acre tract, and the northeast corner of the said Borton tract, said point of beginning being the Northeast corner of the tract of land conveyed by the Kelley-Dickson-Blair Company to Laura C. Lubbock; thence in a southerly direction at right angles with the north line of the Luke Moore League and parallel with the said East line of the Borton tract, following the East line of the said Laura C. Lubbock tract to the North side of the Telephone Road - same being the southeast corner of the said Lubbock tract; thence in an easterly and southerly direction along the North side or line of the Telephone Road to the southwest corner of the J. H. Blair Homestead tract; thence in a Northerly direction along the west line of said Blair Homestead tract to a stake in the center of Slaughter Pen Bayou, being the southwest corner of a 6 acre tract more or less, described in a deed from C W Bock to Kelly-Dickson-Blair Co. and recorded in Vol 201 page 468 to 471 of the Deed Records in and for Harris County, Texas; thence in a Northerly direction parallel with the east line of said Borton tract and said Laura C. Lubbock tract along the dividing line between said 6 acre tract and said part of said 15 acre tract above referred to, to the North line of the Luke Moore League; thence in a westerly direction along the North line of said Luke Moore League 174.7 feet to the northeast corner of the said Laura C. Lubbock tract, being the place of beginning - containing about 3.31 acres of land, described in deed in Vol 247 pp 615 et seq, Harris County Deed Records, being the land conveyed to Wm. A. Wilson by Kelly-Dickson-Blair Company by deed dated March 18, 1912, and recorded in Vol 283 pages 434, 435 and 436 of the Deed Records of Harris County.

A tract of land out of the west portion of what is known as the Parker and Donovan Fifteen acre tract out of the East corner of lot 11 of the west half of the Luke Moore League, described as follows, to wit: Beginning at a point on the north side of the Telephone Road at the southeast corner of the Borton tract; thence in a northerly direction along the dividing line between said 15 acre tract, and the Borton tract 727 feet to the North line of the Luke Moore League being the Northwest corner of the 15 acre tract and the Northeast corner of the Borton tract; thence in an easterly direction along the north line of the Luke Moore League 174-7/10 feet to a corner; thence at right angles with the north line of the Luke Moore League in a southerly direction parallel with the east line of the Borton tract to the north line of the Telephone Road; thence in a westerly direction following the north boundary line of the Telephone Road to the west boundary line of said 15 acre tract; being the southeast corner of the Borton tract, the place of beginning, containing 3-31/100 acres of land, being the same land conveyed to William A. Wilson Company by H. O. Schneider and B. C. Disen by deed dated June 10, 1911 and recorded in Vol 273 page 112 of the Deed Records of Harris County, Texas.

A tract of land described by metes and bounds as follows: Beginning at a stake at the intersection of the east line of the old Telephone Road with the north line of the Luke Moore League; thence south 70 degrees east 242 feet to a stake for corner; thence S 20 degrees west 268 feet to a stake for corner in the east line of the old Telephone Road; thence northwestwardly along said east line to the place of beginning, being a part of lot 11 of the subdivision of the west half of the Luke Moore League, and being the same property set aside to Grace Grider under the decree of the District Court of Harris County for the 11th Judicial District, rendered in cause No. 30766 entitled Grace Davis Menard vs O. J. Menard of record in Vol 13 page 47 of the minutes of said Court, and containing three-fourths of an acre of land, and being the land conveyed to William A Wilson Company by Mrs. Grace Grider by deed dated August 9, 1911 and recorded in Deed Records of Harris County, Volume 276 pages 40-41.

A part of lot No. 11 of the subdivision of the west half of the Luke Moore League, and being a part of a tract of land conveyed by A. H. Hitchler and wife to O. J. Menard on August 24, 1892, and described by metes and bounds as follows: Beginning at a stake in the east line of the old Telephone Road, being also the south corner of the Menard three-fourths of an acre; thence N 20 degrees E 268 feet to a stake for corner in the north line of the Luke Moore League; thence south 70 degrees east 153 feet to a stake for corner; thence south 20 degrees W. 441 feet to a stake for corner on the east side of said road; thence northwestwardly along said east side of said road to the place of beginning, being that tract of land conveyed to William A Wilson Company by O. J. Menard and wife by deed dated July 3rd, 1912 and recorded in Vol 290 page 84 of the Deed Records of Harris County.

A tract of land out of the southern part of lot No. 59 of the S.M. Williams League described by metes and bounds as follows: Beginning at a point in the middle of a deep gully which crosses the southern part of lot No. 59, and on the east side of the Telephone Road; thence south 28 degrees east along the east side of said road 409 feet to a corner on the west side of Henry Cook's purchase in said lot No. 59; thence south 70 degrees east 216 feet to the southeast corner of Henry Cook's purchase; thence north 20 degrees east 556 feet more or less, to the northeast corner of Henry Cook's purchase, said gully; thence down said gully with all its meanderings to the place of beginning, being the land conveyed by Henry Cook and wife to William A Wilson Company by deed dated July 15, 1912 and recorded in Volume 291 page 150 of the Deed Records of Harris County, Texas.

Sixty-eight (68) acres of land, more or less, a portion of Lot No. 10 of the subdivision of the west half of the Luke Moore League, a plat of which subdivision is recorded in Book "C" page 276 of the Deed Records of Harris County, Texas and more particularly described as follows, to wit: Beginning at the Northeast corner of said lot No. 10 and running thence North 70 degrees west along the Northwest line of said lot a distance of 500 varas, more or less, to the southwest corner of the tract No. 6 above conveyed by J. J. Settegast, Jr et al to William A. Wilson Company; thence south 20 degrees west 764-1/4 varas to corner; thence south 70 degrees east 500 varas, more or less, to the east line of said lot No. 10; thence North 20 degrees east 764-1/4 varas along the eastern line of lot No. 10 to the place of beginning; being the land conveyed to the William A Wilson Realty Company by deeds from the Merchants National Bank of Omaha, Nebraska, Thomas R. Kimball and wife, Louis H. Korty and wife, and C. J. McCarty recorded in Volumes 185 pages 415 to 416; 185 pages 417 and 418; 185 pages 416 and 417 and 187 page 365 in the Deed Records of Harris County, Texas.

The land through the Borton tract, appropriated by Clay Avenue and Polk Avenue was conveyed to the Company by W H Borton by deed.

File No. 114728

Filed for record- Feb 13, 1913 at 2.45 O'Clock P.M. Recorded- Feb 19, 1913 at 2 o'clock P. M.

Geo Jones Clerk County Court Harris Co, Texas. By *H. J. Ahlsson* Deputy

