

1 Dan A. O'Keara, the receipt of which is hereby acknowledged, has granted, sold and conveyed,  
2 and by these presents does grant, sell and convey unto the said Dan A. O'Keara, formerly of  
3 Harris County, Texas, but now of Galveston County, Texas, that certain lot or tract of land,  
4 being Lot Two (2) in Block Eight (8) situated in Adam Clay No. 2, Revised Addition, an  
5 addition to the City of Houston, Harris County, Texas, according to plat thereof recorded in  
6 Vol. 554 page 21-23 of the Deed Records of Harris County, Texas, to which reference is here  
7 made.

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 Dan A. O'Keara,  
his heirs and assigns, forever. And Guardian Trust Company, on behalf of G. Roberts and  
Rose Roberts, in conformity with the authority conferred on it by G. Roberts and Rose Roberts  
in that certain instrument bearing date of September 14, 1923, and recorded in Vol. 554 page  
21 of the Deed Records of Harris County, Texas, does hereby bind G. Roberts and Rose Roberts,  
jointly and severally, their heirs, executors and administrators, to warrant and forever defend  
all and singular the said premises unto the said Dan A. O'Keara, his heirs and assigns, against  
every person whomsoever lawfully claiming or to claim the same or any part thereof.

The taxes for the year 1927 shall be paid by the Grantor and the Grantee assumes payment  
of the taxes thereafter. Provided, nevertheless, that the conveyance hereby made is

subject to the restrictions, covenants and conditions following, that is to say:

(1) That until the 1st. day of January 1940 no part of the premises shall be sold, conveyed,  
leased or rented to any person or persons of African descent.

(2) That the sale of malt and spirituous liquors, or either, on the premises conveyed herein  
is prohibited prior to January 1, 1940.

(3) That residences only shall be  
erected on any of the lots in Adam Clay #2 Revised Addition, and no residence shall be erected  
on those lots in the Addition costing less than One Thousand Dollars (\$1000.00) provided, these  
restrictions shall not be construed to prevent the construction on the rear of said lots of  
sufficient servants' houses, stables, barns, garages, or a small structure to be occupied  
temporarily during the building of a residence to comply with these restrictions.

Business houses may be built on Lots fronting Washington Avenue, and adjacent lots.

(4) No residence shall be built closer than fifteen (15) feet from the front property line  
of these lots.

In testimony whereof, Guardian Trust Company has caused this instrument  
to be signed by its Vice President, attested by its Secretary, and its corporate seal to be  
hereunto affixed, this 18th. day of March, A.D. 1932.

Guardian Trust Company By O.W. Jackson, Vice President.

Attest: Lee M. Duggan, Secretary. (Seal)

The State of Texas. County of Harris. Before me, the undersigned authority, on  
this day personally appeared O.W. Jackson, Vice President of Guardian Trust Company, a corporation  
known to me to be the person whose name is subscribed to the foregoing instrument, and he  
acknowledged to me that he executed the same for the purposes and consideration therein expressed,  
in the capacity therein stated, and as the act and deed of Guardian Trust Company.  
Given under my hand and seal of office this 18th. day of March, A.P. 1932.

Lougenia Terry, Notary Public Harris County, Texas. (Seal)

Filed for record Dec. 10, 1932 at 11.40 o'clock A.M. Recorded Dec. 16, 1932 at 1.45 o'clock P.M.

Clerk County Court Harris County Texas. By Deputy.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW  
THE STATE OF TEXAS }  
COUNTY OF HARRIS }  
The foregoing is a true and correct photographic copy of the original  
record, now in my lawful custody and possession, filed on the date stamped  
thereon and recorded in the Record, Volume and Page as stamped thereon.  
I hereby certify on

JUN 28 1990



ANITA RODEHEAVER  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

By *Stephen L. June*  
STEPHEN L. JUNE Deputy

DEED RECORDS

Vol. 915 Page 293



# Harris County Appraisal District



Scale 1" = 200'  
PUBLICATION DATE:  
April 08, 1988



**FACET**  
**5258D**

1	2	3	4
5	6	7	8
9	10	11	12



