

seller, his heirs and assigns, as follows:

FIRST. That the purchaser, her heirs, successors, or assigns, shall not at any time, erect, make or permit or suffer upon the premises hereby conveyed, any milkman's stables, piggery, slaughter house, tallow candlery; nor any manufactory for the hides, or leather, for the making of gun powder, glue, varnish, ink, turpentine, or for the boiling of bones, or for dressing, tanning or preparing of skins, hides, or leather, or for any distillery or brewery, oil or lamp-black factory, or any dangerous, noxious or unwholesome establishment, business, or trade whatsoever, which should or might be in any wise offensive to the inhabitants of Sand Springs, residing in the vicinity of said establishment, business or trade.

SECOND. And the purchaser, for herself, her heirs, successors, and assigns, does hereby further covenant and agree that when, in the judgment of the seller, the installation of sewers and sidewalks and other public improvements, becomes necessary, or advisable, the seller, at his option, shall have the right to install such system of sewers, sidewalks and other public improvements as in his judgment is necessary and advisable, and assess the just pro rata cost against the lots benefitted or affected thereby, and purchaser for herself, her heirs, successors, and assigns, covenants and agrees that upon the installation of such sewers, sidewalks and public improvements or either of them, he will thereupon pay his proportionate part of costs of the same ascertained as aforesaid, - - - occupied as such.

THIRD. The following is the schedule of building restrictions in Oak Ridge Second Addition, and the purchaser, for herself, her heirs, successors and assigns, agrees to said building restrictions, insofar as same cover the premises hereby conveyed:

East Half of Blocks 39 and 40;

Building Line--Not less than twenty-five (25) feet from east boundary. Character of Buildings: To cost the owner not less than \$5000.00 for residence. Outbuildings extra. Temporary Building to be occupied as residence may be constructed provided it rests on the rear forty (40) feet; in other words, its front must be 100 feet west of east boundary.

East Half on Block 30;

Building line and Character of buildings, same as above, except that residence restriction is \$4000 instead of \$5000.00.

West Half of Blocks 31, 38 and 41 and East half of Blocks 37 and 41.

Building Line--Not less than twenty (20) feet from front property line. Character of Building--Not less than strictly modern four room cottage or bungalow.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year first above written.

J. S. Gilbert

State of Texas,)
County of Cameron.)

Before me, a Notary Public, in and for said County and State, on this first day of April, personally appeared J. S. Gilbert, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and date above set forth.

Tyre H. Brown,

Notary Public in and for Cameron County,
Texas.

(Seal)

No Exp. Commission given.

Filed for record in Tulsa, Tulsa County, Oklahoma, April 16, 1925, at 1:00 o'clock P.M. and recorded in Book 493, Page 367.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

CC 493