



ANTON TOWNSITE

SITUATED ON PARTS OF
SECTIONS 106 & 113
BLOCK A, R.M. THOMSON, GRANTEE
HOCKLEY COUNTY TEXAS

SCALE 1 IN. = 200 FT.

- indicates 1" iron pipe set by SYLVAN SANDERS
- ⊙ indicates 1 1/2" iron pipe set by W.D. TWICHELL
- indicates 1/2" iron pipe set for block corners
- indicates nail set in 1"x2" pipe stake
- ⊕ indicates original corners found upon the ground

I, SYLVAN SANDERS, Practical Surveyor, do hereby
certify that this plat correctly shows the
ANTON TOWNSITE as surveyed by me upon the
ground.

Witness my hand this 22nd day of November 1924.
Sylvan Sanders
Practical Surveyor

The location of all Lots and Blocks in this Townsite shall be parallel and
perpendicular to, and forever depend upon the center line of Igou Avenue which
passes thru iron rods set in concrete buried at the intersection of the center
lines of East Ninth and MARKET STREETS with Igou Avenue

(OVER)

MAP
12.3
41.3

INFORMATION ON SALE

INSTRUCTIONS

If you are interested in purchasing a lot in Anton, read the following instructions carefully; then examine the plat on the reverse side and pick out the lot or lots you want. When the sale opens at nine o'clock, you will be allowed to enter the townsite, where you will find all lots, blocks and streets plainly numbered and named so that you will have no trouble in locating the lots you want.

YELLOW TAGS indicate business lots restricted to non-inflammable buildings.

GREEN TAGS indicate business lots unrestricted as to kind and cost of improvements.

BLUE TAGS indicate residence lots restricted to homes of not less than \$1,500.00 cost.

RED TAGS indicate residence lots unrestricted as to cost of improvements.

On each lot, under one of the above colored tags, will be found an **ORANGE** tag, which, when the top tag is pulled, indicates that the lot has been sold.

When you have located the lot you want, pull the yellow, green, blue or red tag from it (on which tag you will find plainly marked, the lot and block number, price and terms), leaving the orange tag, on which write your own name and address. Then take the tag pulled to the office on Hotel Plaza and present it to our representative at the front door, who will assist you in every way possible in closing the transaction. You will find a large and courteous office force, ready to serve you, and you will be presented with a complete abstract of title, certified to date, showing a perfect record title to the lot you bought.

Please read carefully the reservations and restrictions given below:

RESERVATIONS

We are determined to build at Anton, one of the cleanest and most modern little cities possible to be found. The following reservations have been made to assist in that work.

FOR CHURCHES

Lots 6 and 7, Block 42; Lots 9 and 10, Block 43; Lots 14 and 15, Block 50, and Lots 1 and 2, Block 51, will be donated to the first four organized congregations, when ready to commence church buildings on the lots. The adjoining four lots in each block will be reserved until it is determined whether the churches will need additional room for parsonages.

FOR PUBLIC BUILDINGS AND PARKS

Lots 8 and 9, Block 42; Lots 7 and 8, Block 43, are reserved for public buildings and parks. Lots 1 and 2, Block 50, are reserved for Company's permanent office. Lots 14 and 15, Block 51, are reserved for park and modern stucco mission filling station.

FOR PUBLIC SCHOOLS

Blocks 13, 14 and 15 at the north end of Main Avenue, containing 4.9 acres, will be donated for public schools, there being sufficient room for one large high school building, two ward buildings, football park, baseball park, basket ball grounds and children's play park. Temporary school buildings will be erected, and if possible, school will be opened to take care of children by January 10, 1925.

FOR COMMUNITY CENTER GROUNDS

Blocks 63 and 66 are reserved for Community Center Grounds. One of the two blocks will be used for that purpose.

FOR HOTEL

Hotel Plaza is reserved and will be donated, together with other substantial inducements, including a cash bonus, to the first experienced hotel man who meets our approval, ready and willing to erect a 25-room tile and stucco Mission Hotel, plans and specifications for which can be seen by December 10.

FOR GINS, FACTORIES, WAREHOUSES, WAGON YARDS, COAL YARDS AND INDUSTRIALS

Blocks 80, 81, 82 and 83 are reserved for gin sites, factory sites, warehouses, wagon yards, coal yards and industrials. These are not for sale on the opening date, but will consider applications.

FOR INDUSTRIALS

Industrial Lots Nos. 1 to 31 inclusive, to which the Santa Fe Railroad will build adjoining trackage, are reserved for grain elevators, oil stations, wholesale houses and industrials requiring railway trackage and are not for sale on the opening date, but will consider applications.

The only other lots reserved by the Company are those kept for the purpose of erecting residences or business buildings for rent or sale for the future inhabitants of Anton, and the four business lots on which we have already started erection of buildings, for rent or sale.

Blocks A, B, C, D and E are not offered for sale at this time, purely for the protection of the town under plans which we will divulge later.

RESTRICTIONS

The following restrictions have been adopted entirely for the safety, convenience, comfort and welfare of the future inhabitants of Anton, with due regard for everybody's rights and protection, financially and otherwise, and also to protect purchasers from undue fire hazards, as well as to assure maximum sanitation and beauty.

1. Business Lots 5 and 6, Block 50; Lots 8, 9, 10 and 11, Block 51; Lots 29 and 30, Block 60; Lots 1, 2, 3 and 4, Block 61 with **YELLOW TAGS**, will be sold only to parties contracting to erect non-inflammable business buildings, commencing within ninety days from purchase. This restriction is made to protect the center of the business district from speculators.
2. All business lots, with **YELLOW TAGS**, in the East Half of Blocks Nos. 32, 43, 50, 61 and 67, including lots 15 and 30 in Blocks 61 and 67; also West Half of Blocks 33, 42, 51, 60, 68 and 77, including Lots 1 and 16 in Blocks 60 and 68, are restricted to non-inflammable brick, stone, tile or concrete buildings.
3. All remaining business lots, with **GREEN TAGS**, in Blocks 60, 61, 67 and 68 are not restricted to non-inflammable buildings, but are restricted against the erection of gins, factories, lumber yards, coal yards, wagon yards or industrial plants.
4. Blocks with **BLUE TAGS** numbered 4, 5, 6, 7, 12, 16, 23, 24, 25, 26, 31, 34, 41, 44, 49 and 52, also east half of Blocks 33, 42 and 51, also west half of Blocks 32, 43 and 50 are restricted to residences, apartments, churches or schools, costing \$1,500.00 or more, with the additional provision, however, that the east half of blocks 44 and 49, and the west half of Blocks 41 and 52, are restricted against business or commercial uses for five years only.
5. The east 25 feet of the West Half of Blocks 32, 43 and 50, also the west 25 feet of the East Half of Blocks 33, 42 and 51 are restricted against the erection of frame or inflammable buildings for the protection of the business district.
6. Blocks 1, 2, 3, 8, 9, 10, 11, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 35, 36, 37, 38, 39, 40, 45, 46, 47, 48, 53, 54 and 55, with **RED TAGS**, being all of the remaining residence blocks north of Third Street, are not restricted as to cost of improvements. Allowing buildings and improvements for residences, churches, schools, apartments, boarding houses and lodges, but are restricted against business houses or commercial establishments of any kind.
7. Blocks 63, 66, 69, 70 and 80 and the East Half of Blocks 77, 76 and 75 are restricted against the erection of lumber yards, coal yards, wagon yards, gins or factories.
8. West Side Terrace (cut into 1, 2 and 2½-acre blocks) is restricted to residence but not restricted as to cost of improvements.
9. All streets will be restricted from telephone, telegraph and electric light poles, water and gas mains and sewerage, which will be confined to alleys save where necessary to cross streets.
10. All curbs will be ten feet from property lines, a uniform distance, and sidewalks in the business district are to be ten feet of solid concrete from curb to property line. In the residence district sidewalks are to be two feet from property line, of concrete construction four feet wide, leaving a four-foot tree way between sidewalk and curb.
11. All sidewalks will be restricted from installation of gasoline pumping equipment or other obstructions for commercial use, it being required that such equipment and gasoline filling stations be installed inside property lines.
12. All dwellings shall face streets the same direction that the lots face, and shall be 25 feet back from the front property line. This does not apply to dwellings which may be built on Blocks 73, 74, 80, 81, 82 and 83, or buildings in West Side Terrace. All business houses shall face street same direction as lot, and front of building shall be even with front property line.

(OVER)

(OVER)