

COUNTRY MANOR 2 RESTRICTIONS

Volume {PR,"insert volume number of appropriate deed",IN1,1}, Page {PR,"insert page number of appropriate deed",IN1,2}, Deed Records of Kerr County, Texas, **OR** Volume 256, Page 233, Deed Records of Kerr County, Texas, **BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN** unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

OTHER EXCEPTIONS

- An undivided non-participating royalty interest reserved by Grantors, as described in instrument from V.P. Tippet and wife, Ergeal B. Tippet to Herman A. Swan, et al, dated March 6, 1962, recorded in Volume 112, Page 139, of the Deed Records of Kerr County, Texas; said deed being corrected by instrument dated May 9, 1962, recorded in Volume 124, Page 100, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied, in and to the property covered by this policy arising out of or connected with said interests and conveyance. TITLE to said interest not checked subsequent to date of aforesaid instrument.
- Easements as per the Plat recorded in Volume 4, Page 222, Plat Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

820111

WARRANTY DEED

VOL 256 PAGE 233

THE STATE OF TEXAS §

COUNTY OF KERR §

KNOW ALL MEN BY THESE PRESENTS:

That LAVERN D. HARRIS, TRUSTEE FOR HARRIS CHILDREN SHORT TERM TRUST NO. 2, hereinafter referred to as Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by LAVERN D. HARRIS, TRUSTEE FOR HARRIS, HARRIS, CHILDERS AND MONROE, A PROFESSIONAL CORPORATION EMPLOYEE'S PROFIT SHARING PLAN, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged and confessed, and for which no lien, expressed or implied does or shall exist, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the above named Grantee, an undivided one-half (1/2) interest in and to all of the following described real property in Kerr County, Texas, to-wit:

TRACT ONE:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being Tracts Nos. 102, 103, 104, 112, 113, 114, 115, 117, 118, 119, 120, 124, 125, 126, 127, 128, 129, 130, and 131, of Country Manor Section 2, more fully shown in Volume 4, Page 222, Plat Records of Kerr County, Texas, to which instrument and its record reference is here made for all purposes.

TRACT TWO:

All that certain tract or parcel of land consisting of 7.26 acres, being more particularly described in Exhibit "A", attached hereto, incorporated herein and made a part hereof for all purposes.

SAVE AND EXCEPT from the land hereinabove described the undivided one-half (1/2) non-participating royalty interest reserved by V. P. Tippet and Ergeal B. Tippet in the oil, gas and other minerals of the land above described, and being the interest in the customary one-eighth (1/8th) royalty provided in oil, gas and other mineral leases, but with no interest in the bonus or any rentals paid under such leases being reserved, and

VOL 256 PAGE 234

the right to execute oil, gas or other mineral leases being conveyed by V. P. Tippet and Ergeal B. Tippet to their grantees, their heirs and assigns, which said rights are hereby conveyed by Grantor herein to Grantee in this instrument, said undivided one-half (1/2) non-participating royalty interest being more fully described in that certain Correction Deed dated May 9, 1962, from V. P. Tippet and wife, Ergeal B. Tippet, to Herman A. Swan, et al, recorded in Volume 124, Page 100, Deed Records of Kerr County, Texas, to which instrument and its record reference is here made for all purposes.

This conveyance is made and accepted subject to the following restrictions:

1. Said land shall never be used for commercial or industrial purposes.
2. No mobile homes or house trailer shall ever be placed thereon for residential purposes.
3. No tent or shack shall be placed, erected or permitted to remain on the described property.
4. All sewage disposal systems which Grantee constructs must comply with the regulations of the State of Texas and the Upper Guadalupe River Authority.
5. Such land shall be used for residential purposes only.
6. Such land shall not be re-subdivided into parcels of land containing less than one-half (1/2) acre for purposes of constructing additional primary residences thereon.
7. All structures shall be new construction using new materials.
8. All primary residences shall contain a minimum of 1200 square feet of living area and be at least 50% masonry construction, except that all primary residences constructed on those lots situated between Monroe Drive and Camp Meeting Creek shall contain a minimum of 1500 square feet of living area and be at least 50% masonry.

VOL. 256 PAGE 235

9. No water from Camp Meeting Creek shall be removed for domestic, stock raising, irrigation or other purpose.

This conveyance is made and accepted subject to any and all utility easements and rights-of-way, if any, affecting the hereinabove described property that are valid, existing and properly of record and/or on the ground.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named Grantee, its successors and assigns forever; and Grantor herein hereby binds itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the above named Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this the 4th day of January, A.D. 1982.

Filed 3 Day of Jan: A.D. 1982
 EMILIE M. MUENSTER, 3:30pm
 Clerk County Court, Kerr County, Texas
 By Laura Hudson Deputy

Lavern D. Harris
 LAVERN D. HARRIS, TRUSTEE FOR HARRIS
 CHILDREN SHORT TERM TRUST NO. 2

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 6th day of January, 1982, by LAVERN D. HARRIS as TRUSTEE FOR HARRIS CHILDREN SHORT TERM TRUST NO. 2.



Nancy Carroll
 Notary Public in and for
 Kerr County, Texas

My commission expires 9-8-85

Nancy Carroll
 Stamped or Printed Name of Notary

Grantee's name and address:

Lavern D. Harris, Trustee for Harris, Harris,
 Childers and Monroe, A Professional
 Corporation Employee's Profit Sharing Plan
 Lawyers Building - 631 Water Street
 Kerrville, Texas 78028

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, comprising 7.26 acres of land, out of Original Survey No. 146, William C. Francis, Abstract No. 137, and being out of that 29.14 acre tract which was conveyed from Joe Goldman and wife, Floy M. Goldman to Lavern D. Harris, Trustee, by two deeds, dated March 16, 1978, of record in Volume 207 at Page 751 and Page 756 of the Deed Records of Kerr County, Texas, and subject tract being more particularly described by metes and bounds, as follows, to-wit:

BEGINNING at an iron stake in fence line, the west corner of subject tract and the north corner of Lot 122, of Country Manor Section Two, plat of which, dated June 11, 1980, is recorded in Volume 4 on Page 222 of the Plat Records of Kerr County, Texas, and being located 305.5 feet N.45°08'E. and 220.0 feet N. 45°E. from an iron stake at fence corner post, the west corner of said Country Manor Section Two, which is located 65 feet N.45°E. from the south corner of Survey No. 145, Thomas L. Waddel, Abstract No. 354;

THENCE with fence, along the NW line of said 29.14 acre tract and being along the NW line of said Survey No. 146, William C. Francis, N.44°59'E. 472.0 feet to an iron stake, the west corner of Lot No. 111 of said Country Manor Section Two;

THENCE with the SW or south line of Lots 111 through 115, Country Manor Section Two, S.69°15'E. 369.4 feet and S.45°43'E. 246.2 feet to an iron stake, the south corner of said Lot 115, in the west right of way line of Glenn Shadows Drive;

THENCE with the west right of way line of said Glenn Shadows Drive, S.51°21'E. 541.8 feet to an iron stake, the point of curvature of a circular curve to the left;

THENCE with the arc of said circular curve to the left, having a central angle of 45°47', a radius of 138.1 feet, the long chord bears S.28°28'W. 107.4 feet, for a distance along said curve of 110.3 feet to an iron stake, the NE corner of Lot No. 125, Country Manor Section Two;

THENCE with the NE line of Lots No. 125 through 122, Country Manor Section Two, N.43°01'W. 545.5 feet to the place of beginning.

Surveyed on the ground and field notes written by Domingues & Associates, Inc. on June 27, 1980.

EXHIBIT "A"

#2011
RC

LAVERN D. HARRIS, TRUSTEE
FOR HARRIS CHILDREN SHORT
TERM TRUST NO. 2

TO

LAVERN D. HARRIS, TRUSTEE FOR
HARRIS, HARRIS, CHILDERS AND
MONROE, A PROFESSIONAL
CORPORATION EMPLOYEE'S PROFIT
SHARING PLAN

WARRANTY DEED

FILED FOR RECORD

at 3:15 o'clock P. M.

JAN 8 1982

EMMIE M. MUENKER

Clerk County Court, Kerr County, Texas

By Lisa Hudson Deputy

Return to:

HARRIS, HARRIS, CHILDERS
& MONROE

A PROFESSIONAL CORPORATION

LAWYERS BUILDING

631 WATER STREET

KERRVILLE, TEXAS 78028

Filed for record January 8, 1982 at 3:15 o'clock P.M.

Recorded January 12, 1982

EMMIE M. MUENKER, Clerk

By Betty J. Lewis Deputy