

Item: **LOMA VISTA NO. FOUR**

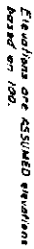
(Category: RESTRICTIONS)

Volume 3, Page 92, Plat Records of Kerr County, Texas; Volume 134, Page 283, Volume 169, Page 493, and Volume 307, Page 400, 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.

Item: **LOMA VISTA NO. FOUR KERRVILLE SOUTH**

(Category: Subdivisions)

- a. 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.
- b. Right Of Way and Easement dated June 19, 1969 to Kerrville Telephone Company, recorded in Volume 5, Page 617, Easement Records of Kerr County, Texas. (As per Lots 22-28, Blk. 4 only)
- c. Easements and Building Set Back Lines as per the plat recorded in Volume 3, Page 92, Plat Records of Kerr County, Texas.
- d. Easements and Building Set Back Lines as per the Restrictions recorded in Volume 134, Page 283, Volume 169, Page 493 and Volume 307, Page 400, Deed Records of Kerr County, Texas.
- e. Any visible and/or apparent roadways or easements over or across the subject property.
- f. Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)



This subdivision is to be known as LOMA VISTA AND TOWNE COMPANY'S LOT 2 and 3, Block 4, of and known as TOWN OF TOWN 7, Block 4, being a part of the estate of Harvey No. 146, Wm. Francis, Abstract No 137, of which 089 was in the roadway. ALL VEHICLES DRIVE.

Building and back lines shall be 55 feet minimum from oil dwellings, 40 feet from back lines and 6 feet from side lines.

EASEMENTS-

Accessories for oil wells, electric and gas water or gas provided along easements and 6 feet minimum width, 1 foot between lot lines and easements and 6 feet minimum width, 1 foot between lot lines.

THE STATE OF TEXAS:
COUNTY OF KEAR: Know all men by the present, that we, D. E. LEHMANN and
GORDON H. MORROW, owners of the land herein designated as LOMA VISTA
NO. FOUR, in Kerr County, Texas, do hereby assign this half of LOMA VISTA
NO. FOUR, wherein there is included, as a subdivision of Kerr County, Texas, and
we declare to the public for public use forever, the above lands.
Witness our hands this 5th day of March, A.D. 1971.

Donald H. Monroe
Gordon H. Monroe

THE STATE OF TEXAS :
COUNTY OF KEEB : Before me, the undersigned authority, a Notary Public, in and for Kerr County, Texas, on this day personally appeared S. L. Lehman and Gordon J. Moore, duly known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they so acknowledged the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 31st day of March, A.D. 1971.

Bartha Mobelief
Notary Public, Kerr County, Texas

Drawn by me, following a survey made on the ground by me, Louis Dominguez, Registered Professional Engineer No. 493, Registered Public Surveyor No. 822 and County Surveyor of Harris County, Texas.

offering drawings
 Lewis Donnington
 Registered Mechanical Engineer No. 1693
 Registered Electrical Surveyor No. 252
 42 Box 70, Kilmacshannon, Tipperary 30009
 Telephone 53-6671 or 53-7074, or 53-6671
 or 2241. E-Mail: Lewis.Donnington@bt.ie
 Registered Public Surveyor No. 713

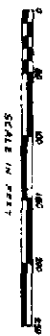
PRELIMINARY APPROVAL
THE PRELIMINARY PLAT OF LOMA VISTA NO. FOUR
WAS APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF KERRVILLE, TEXAS,
IN A PREVIOUS MEETING.

THIS Plan of Loma Vista No. Four has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Kerrville, Texas, and approved by such commission on April 6, A. D. 1972

L. & M. Moly, Choirman
Planning and Zoning Committee

PLAT OF
LOMA VISTA NO. FOUR
KERRVILLE SOUTH
KERR COUNTY, TEXAS
SCALE. 1"=50 FEET
MARCH 31, 1971

A circular logo with a vertical line through the center. The letter 'M' is on the right side and the number '113' is on the left side.



Ernest M. Nunnaker
County Clerk of Kerr County, Texas

Loma Vista
Restrictions

1694

RESTRICTIONS
LOMA VISTA SUBDIVISION
KERR COUNTY, TEXAS

VOL. 134 PAGE 283

THE STATE OF TEXAS }
COUNTY OF KERR }

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, G. E. Lehmann and Gordon H. Monroe, of the County of Kerr, State of Texas, hereinafter referred to and identified as "Owners," are the owners of the tracts of land in Kerr County, Texas, said tracts of land comprising all of the land which has been subdivided as Loma Vista Subdivision to the City of Kerrville, Kerr County, Texas, a plat of which subdivision having been heretofore filed in Volume 3, Page 24 of the Plat Records of Kerr County, Texas; and,

WHEREAS, it is deemed to be to the best interests of the above described Owners and of the persons who may purchase lots described in and covered by the above mentioned plat that there be established and maintained a uniform plan for the improvement and development of the lots covered as a restricted and modern subdivision; and,

WHEREAS, it is desirable that such restrictions applying to LOMA VISTA SUBDIVISION be put of record and include all of the tracts of land in said subdivision,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Owners do hereby adopt the following covenants and restrictions which shall be taken and deemed as covenants to run with the land and shall be binding on Owners and all persons acquiring title under them until January 1, 2009, at which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years unless and until by duly recorded instrument, signed by a majority of the property owners in said subdivision, it is agreed to change said covenants, conditions and restrictions, in whole or in part.

If Owners or any of their respective heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of the real property situated in the above referred to subdivision to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation, all of which remedies are to be cumulative.

Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions hereof, which shall remain in full force and effect.

Such restrictions, reservations, covenants and easements are as follows, to-wit:

1. Land Use. Except as herein noted, no lot shall be used for anything other than residential purposes. The term "residential purposes," as used herein, shall be held and construed to exclude hospitals, clinics, boarding houses, hotels and to exclude commercial and professional uses whether from homes, residences, or otherwise, and all such uses of said property are hereby expressly prohibited. The term "residential purposes" includes duplex houses and apartment houses; provided, however, before any person may erect or cause to be constructed any duplex house or apartment house, such person shall first have obtained written permission therefor from the Loma Vista Building Board, as hereinafter provided. Owners may maintain and operate a sales office on any lot in said subdivision in connection with the development of the subdivision.

2. Animals: No animals, livestock, or poultry of any kind shall be bred, raised or kept on any lot. Dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial or food producing purposes.

3. Legal and Noxious Use. No premises or any part thereof shall be used for illegal or immoral purposes. Nothing shall be done upon any premise that may be or become obnoxious to the

occupants or owners of any other premises by reason of smoke, odor, noise, fumes, vapors, glare, radiation, vibration or unsightliness.

4. Other Buildings. No house trailer, truck body, basement, tent, shack, garage, barn or other building shall at any time be used as a residence, nor shall any residence of any temporary character be permitted.

5. Temporary Buildings. No temporary building shall be erected or maintained on any lot except during actual construction of a dwelling being erected thereon, and then such temporary building must be on the lot on which construction is in progress and not on adjoining lots, streets or easements; and at completion of construction the temporary building must be removed immediately. No such temporary building shall be used for residential purposes during construction. All buildings constructed upon residential lots shall be completed within a reasonable time.

6. Water Supply and Septic Tanks. No private water wells or water supply will be permitted, provided nothing here shall prevent Owners from constructing and maintaining a water supply system for Loma Vista. No outside toilets will be permitted. Septic tanks will be permitted; provided, however, that prior to the commencement of the construction of any septic system or any part thereof on any lot within Loma Vista Subdivision, plans for such septic tank, drain field and system must first have been submitted to and approved in writing by the Loma Vista Building Board. All septic systems must comply with all health and sanitation laws of the State of Texas.

7. Direction of Dwelling and Set Backs. All improvements shall be constructed on the lot so as to front upon the street which such lot faces and no improvement, including any building or part thereof, eaves, cornices or overhangs, shall extend beyond the minimum building set back line at the front of the lot.

8. Easements. The use of easements as shown on the recorded plat is granted to the public and to utility companies as set forth on said plat for the purposes of drainage, water electrical and telephone lines and conduits, and the maintenance thereof, and, in the event that no easements are shown on said recorded plat, then ten (10) feet across the front of each and every lot in Loma Vista is reserved and hereby dedicated to utility purposes, including water, electrical and telephone utilities. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

9. Storage of Materials. Storage of any type or kind of material or products is prohibited upon all lots except that building material may be placed or stored upon a lot when the builder is ready to commence improvements and then such materials shall be placed within the property lines of the lot or parcel of land upon which improvements are to be erected, and shall not be placed in the street or between the pavement or property line. No stumps, trees, underbrush, or any refuse of any kind, or scrap metal from the improvements being erected on any lot shall be placed on any adjoining lots, streets, or easements. All such material, if not disposed of immediately, must remain on the property upon which construction work is in progress, and at the completion of such improvements, such material must be immediately removed from the property.

10. Garbage Cans. No garbage can or refuse containers shall be placed or permitted to remain at the front of a dwelling either within the street or upon the lot except upon those days scheduled

for garbage and refuse collection by a public agency or a privately contracted collector.

11. Dumping. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

12. Building Set Back Lines. No dwelling or outbuilding on a residential lot shall be closer to the front line than twenty-five (25) feet or the building line shown upon the plat of said subdivision, whichever may be the greater. On interior lots no dwelling or outbuilding shall be closer than six (6) feet to a side lot line. On corner lots no dwelling or outbuilding shall be closer than fifteen (15) feet or the building shown upon the plat of said subdivision whichever may be the greater, to the street forming the side lot line of the lot. No outbuilding shall be constructed nearer than 100 feet from such street. Nothing in these restrictions shall be construed to prohibit the installation of one or more swimming pools with pertinent and necessary equipment and buildings except that the same shall not be constructed nearer than 100 feet from such street.

13. Dwelling Size and Exterior Material. The building restrictions for Loma Vista Subdivision as the same pertains to the size of the dwelling as well as the exterior material shall be restricted according to the location of the same as determined by the elevation thereof according to the following plan:

A. Hilltop Lots. All dwellings in this subdivision located on the top of the hill within said subdivision must have not less than fifty per cent (50%) of the area of the exterior walls covered by brick, masonry (masonry is not to be construed as including unpainted concrete blocks or common clay tiles), Austin Stone, or similar material, except where the use of wood or glass will produce an equal or better appearance, which variation shall be at the discretion of the Loma Vista Building Board. No asbestos shingle siding shall be permitted as an exterior siding on any dwelling. The ground area of the main structure exclusive of one-story open porches and garages shall be not less than one thousand five hundred (1500) square feet.

B. Hillside Lots. All dwellings in this subdivision located on the side of the hills within said subdivision,

lower in elevation than the Hilltop Lots and above the elevation of Loma Vista Drive, must have not less than fifty per cent (50%) of the area of the exterior walls covered by brick, masonry (masonry is not to be construed as including unpainted concrete blocks or common clay tiles), Austin Stone, or similar material, except where the use of wood or glass will produce an equal or better appearance, which variation shall be at the discretion of the Loma Vista Building Board. No asbestos shingle siding shall be permitted as an exterior siding on any dwelling. The ground area of the main structure exclusive of one-story open porches and garages shall be not less than one thousand two hundred (1200) square feet.

C. Valley Lots. All dwellings in this subdivision located lower in elevation than Loma Vista Drive within said subdivision are hereby designated as Valley Lots. No asbestos shingle siding shall be permitted as an exterior siding on any dwelling. The ground area of the main structure exclusive of one-story open porches and garages shall not be less than one thousand (1000) square feet.

14. Loma Vista Building Board. Prior to the construction or erection of any residential building and all outbuildings in connection therewith, including the septic system, the plans of construction shall first be approved in writing by the Loma Vista Building Board. Said Loma Vista Building Board is composed of G. E. Lehmann and Gordon H. Monroe, their heirs, executors, successors, and assigns, or designees in writing.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 26th day of July, A.D. 1968.

Filed 26th day of July, A.D. 1968 at
 EMMIE M. MUENKEN 4:30 P.M.
 Clerk County Court, Kerr County, Texas
 By Herbert Mueken Deputy

G. E. Lehmann
 G. E. Lehmann
Gordon H. Monroe
 Gordon H. Monroe

THE STATE OF TEXAS I
 COUNTY OF KERR I

BEFORE ME, the undersigned authority, on this day personally appeared G. E. LEHMANN and GORDON H. MONROE, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of July, A.D. 1968.



DORIS CURL
 NOTARY PUBLIC Notary Public in and for Kerr
 KERR COUNTY, TEXAS County, Texas

- 6 -

Filed for record July 26, 1968 at 4:30 o'clock P.M.
 Recorded July 29, 1968
 EMMIE M. MUENKEN County Clerk

By Y. A. T. T. T.

Deputy

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Grantor does hereby adopt the following covenants and restrictions which shall be taken and deemed as covenants to run with the land and shall be binding on Grantees and all persons acquiring title under them until January 1, 2009, at which time said covenants and restrictions shall automatically be extended for successive periods of ten (10) years unless and until by duly recorded instrument, signed by a majority of the property owners in said subdivision, it is agreed to change said covenants, conditions and restrictions, in whole or in part.

If Grantees or any of their respective heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owing any of the real property situated in the above referred to subdivision to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation, all of which remedies are to be cumulative.

Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions hereof, which shall remain in full force and effect.

Such restrictions, reservations, covenants and easements are as follows, to-wit:

1. Land Use. Except as herein noted, no lot shall be used for anything other than residential purposes. The term "residential purposes" as used herein shall be held and construed to exclude hospitals, clinics, boarding houses, hotels and to exclude commercial and professional uses, whether from homes, residences, or otherwise, and all such uses of said property are hereby expressly prohibited. The term "residential purposes" includes duplex houses and apartment houses; provided, however, before any person may erect or cause to be constructed any duplex or apartment house, such person shall first have obtained written permission therefor from the Loma Vista Building Board, as hereinafter provided. Grantees may maintain and operate a sales office on any lot in said subdivision in connection with the development of the subdivision.
2. Animals. No animals, livestock, or poultry of any kind shall be bred, raised or kept on any lot. Dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial or food producing purposes.
3. Legal and Noxious Use. No premises or any part thereof shall be used for illegal or immoral purposes. Nothing shall be done upon any premise that may be or become obnoxious to the occupants or owners of any other premises by reason of smoke, odor, noise, fumes, vapors, glare, radiation, vibration or unsightliness.
4. Other Buildings. No house trailer, truck body, basement, tent, shack, garage, barn or other building shall at any time be used as a residence, nor shall any residence of any temporary character be permitted, EXCEPT as to Loma Vista Unit One, no trailer, mobile home, house trailer, camping trailer, or any other type of camping unit or trailer capable of being detached from, or pulled by a motor vehicle shall be kept or stored on any lot or street located in any Loma Vista Subdivision for more than forty-eight (48) hours, and then only for purposes of loading and/or unloading, unless the same is wholly enclosed in a garage-type structure constructed so as to harmonize with the existing residence both as to material and design, the plans of which structure have first been approved in writing by the Loma Vista Building Board.

5. Temporary Buildings. No temporary building shall be erected or maintained on any lot except during actual construction of a dwelling being erected thereon, and then such temporary building must be on the lot on which construction is in progress and not on adjoining lots, streets or easements; and at completion of construction the temporary building must be removed immediately. No such temporary building shall be used for residential purposes during construction. All buildings constructed upon residential lots shall be completed within a reasonable period of time.
6. Water Supply and Septic Tanks. No private water wells or water supply will be permitted, provided nothing here shall prevent Grantees from constructing and maintaining a water supply system for Loma Vista. No outside toilets will be permitted. Septic tanks will be permitted; provided, however, that prior to the commencement of the construction of any septic system or any part thereof on any lot within Loma Vista Subdivision, plans for such septic tank, drain field and system must first have been submitted to and approved in writing by the Loma Vista Building Board. All septic systems must comply with all health and sanitation laws of the State of Texas.
7. Direction of Dwelling and Set Backs. All improvements shall be constructed on the lot so as to front upon the street which such lot faces and no improvement, including any building or part thereof, eaves, cornices or overhangs, shall extend beyond the minimum set back line at the front of the lot.
8. Easements. The use of easements as shown on the recorded plat is granted to the public and to utility companies as set forth on said plat for the purposes of drainage, water, electrical and telephone lines and conduits, and the maintenance thereof, and, in the event that no easements are shown on said recorded plat, then ten (10) feet across the front of each and every lot in Loma Vista is reserved and hereby dedicated to utility purposes, including water, electrical and telephone utilities. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
9. Storage of Materials. Storage of any type or kind of material is prohibited upon all lots except that building material may be placed or stored upon a lot when the builder is ready to commence improvements and then such materials shall be placed within the property lines of the lot or parcel of land upon which improvements are to be erected, and shall not be placed in the street or between the pavement or property line. No stumps, trees, underbrush, or any refuse of any kind, or scrap metal from the improvements being erected on any lot shall be placed on any adjoining lots, streets, or easements. All such material, if not disposed of immediately, must remain on the property upon which construction work is in progress, and at the completion of such improvements, such material must be immediately removed from the property.
10. Garbage Cans. No garbage can or refuse containers shall be placed or permitted to remain at the front of a dwelling either within the street or upon the lot except upon those days scheduled for garbage and refuse collection by a public agency or a privately contracted collector.

11. Dumping. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

12. Building Set Back Lines. No dwelling or outbuilding on a residential lot shall be closer to the front line than twenty-five (25) feet or the building line shown upon the plat of said subdivision, whichever may be the greater. On interior lots no dwelling or outbuilding shall be closer than six (6) feet to a side lot line. On corner lots no dwelling or outbuilding shall be closer than fifteen (15) feet or the building line shown upon the plat of said subdivision, whichever may be the greater, to the street forming the side lot line of the lot. No outbuilding shall be constructed nearer than 100 feet from such street. Nothing in these restrictions shall be construed to prohibit the installation of one or more swimming pools with pertinent and necessary equipment and buildings except that the same shall not be constructed nearer than one hundred (100) feet from such street.

13. Dwelling Size and Exterior Material. The building restrictions for Loma Vista Subdivision as the same pertains to the size of the dwelling as well as the exterior material shall be restricted according to the location of the same as determined by the elevation thereof according to the following plan:

A. Hilltop Lots. All dwellings in this subdivision located on the top of the hill within said subdivision must have not less than fifty percent (50%) of the area of the exterior walls covered by brick, masonry (masonry is not to be construed as including unpainted concrete blocks or common clay tiles), Austin Stone, or similar material, except where use of wood or glass will produce an equal or better appearance, which variation shall be at the discretion of the Loma Vista Building Board. No asbestos shingle siding shall be permitted as an exterior siding on any dwelling. The ground area on the main structure exclusive of one-story open porches and garages shall be not less than one thousand five hundred (1500) square feet.

B. Hillside Lots. All dwellings in this subdivision located on the side of the hills within said subdivision, lower in elevation than the Hilltop Lots and above the elevation of Loma Vista Drive, must have not less than fifty percent (50%) of the area of the exterior walls covered by brick, masonry (masonry is not to be construed as including unpainted concrete blocks or common clay tiles), Austin Stone, or similar material, except where the use of wood or glass will produce an equal or better appearance, which variation shall be at the discretion of the Loma Vista Building Board. No asbestos shingle siding shall be permitted as an exterior siding on any dwelling. The ground area of the main structure exclusive of one-story open porches and garages shall not be less than one thousand two hundred (1200) square feet.

C. Valley Lots. All dwellings in this subdivision located lower in elevation than Loma Vista Drive within said subdivision are hereby designated as Valley Lots. No asbestos shingle siding shall be permitted as an exterior siding on any dwelling. The ground area of the main structure exclusive of one-story open porches and garages shall not be less than one thousand (1000) square feet.

14. Loma Vista Building Board. Prior to the construction or erection of any residential building and all outbuildings in connection therewith, including the septic system, the plans of construction shall be first approved in writing by the Loma Vista Building Board. Said Loma Vista Building Board is composed of Russell B. Park, Francis S. Park and Curtis N. Spearman, their heirs, executors, successors and assigns or designees in writing.

IN WITNESS WHEREOF, the undersigned has caused these presents
to be executed this 19th day of December, A. D. 1973.

LOMA VISTA DEVELOPMENT COMPANY, INC.

[Signature]
RUSSELL B. PARK, President

ATTEST:

[Signature]
FRANCES S. PARK, Secretary

FILED FOR RECORD

at 1:55 P.M.

THE STATE OF TEXAS §

COUNTY OF KERR §

1973
[Signature]
Emmie M. Muenker
Clerk, Kerr County, Texas
[Signature]
Geraldine Mueker

BEFORE ME, the undersigned authority, on this day personally
appeared RUSSELL B. PARK, President of Loma Vista Development
Company, Inc., a corporation, known to me to be the person whose
name is subscribed to the foregoing instrument, and acknowledged
to me that he executed the same for the purposes and considera-
tion therein expressed, in the capacity therein stated and as the
act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day
of December, A. D. 1973.

[Signature]
Notary Public in and for
Kerr County, Texas

ARNELL BASTIAN
Notary Public
Kerr County, Texas

-4-

Filed for record December 21, 1973 at 1:55 o'clock P.M.

Recorded December 27, 1973
EMMIE M. MUENKER, Clerk

By *[Signature]* Deputy

10223

MODIFICATION
OF
RESTRICTIONS
LOMA VISTA SUBDIVISION
KERR COUNTY, TEXAS

VOL 307 PAGE 400

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owners of the LOMA VISTA SUBDIVISION desire to modify and republish covenants, conditions and restrictions of the instruments designated as Restrictions in the LOMA VISTA SUBDIVISION that are filed of record in Vol. 134, Page 283 and in Vol. 169, Page 493 of the Kerr County Deed Records:

All restrictions and modifications shall apply to all of the tracts of land in said subdivision, known as LOMA VISTA SUBDIVISION, Unit One, Two, Three, Three B, Four and Five; a plat of said subdivision having been heretofore filed in Volume 3, Page 24 of the Plat Records of Kerr County, Texas and the Loma Vista units filed of record in the plat records of Kerr County, Texas as follows:

Unit One	- Vol. 3, Page 24
Unit Two	- Vol. 3, Page 36
Unit Three	- Vol. 3, Page 37
Unit Four	- Vol. 3, Page 97
Unit Five	- Vol. 3, Page 93
Unit Three B	- Subdivision unrecorded; surveyor's drawing of subdivision attached hereto.

All restrictions as herein adopted shall be in effect from date of filing, irrespective of any alleged previous restriction violations.

Covenants are to run with the land and shall be binding on Grantees and all persons acquiring title under them until January 1, 2009, at which time said covenants and restrictions shall automatically be extended for successive periods of ten (10) years unless and until by duly recorded instrument, signed by a majority of the property owners in said subdivision, it is agreed to change said covenants, conditions and restrictions, in whole or in part.

If Grantees or any of their respective heirs, successors or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of the real property situated in the above referred to subdivision to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation, all of which remedies are to be cumulative.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions hereof, which shall remain in full force and effect.

Such restrictions, reservations, covenants and easements are as follows, to-wit:

1. Land Use. Except as herein noted, no lot shall be used for anything other than residential purposes. The Term "residential purposes" as used herein shall be held and construed to exclude

hospitals, clinics, boarding houses, hotels and to exclude commercial and professional uses whether from homes, residences, or otherwise. All such uses of said property are hereby expressly prohibited. The term "residential purposes" includes duplex houses, single family homes, apartment houses, and earth homes which are constructed on the site; provided, however, before any person may erect or cause to be constructed any single family home, duplex, apartment house, or earth home, such person shall first have obtained WRITTEN permission therefor from the LOMA VISTA BUILDING BOARD, as hereinafter provided. No more than one dwelling shall be constructed on any lot.

2. Animals. No animals, livestock, or poultry of any kind shall be bred, raised or kept on any lot. Dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial or food producing purposes.

3. Legal and Noxious Use. No premises or any part thereof shall be used for illegal or immoral purposes. Nothing shall be done upon any premise that may be or become obnoxious to the occupants or owners of any other premises by reason of smoke, odor, noise, fumes, vapors, glare, radiation, vibration or unsightliness.

4. Other Land Use. No motor home, travel trailer, mobile home, modular home, house trailer, camping trailer, boat, truck body, basement (unless part of a complete home), tent, shack, garage, barn or other building shall at any time be used as a residence, either temporarily or permanently.

Mobile Home and Modular Home Defined:

"... any structure transportable in one or more sections on either a permanent or temporary chassis or other conveyance device, which is eight body feet or more in width and is 32 body feet or more in length and which is manufactured at a location other than the homesite, and which is designed to be a single-family or multi-family residence when transported to the homesite and which is designed to be connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein as well as any furniture, appliances, drapes, carpet, wall covering, or any other items which are attached to or contained in the home and which are included in the cash price and sold in conjunction with the home. Such terms shall include all mobile homes and modular homes which satisfy the above definition."

5. Temporary Buildings. No temporary building shall be erected or maintained on any lot except during actual construction of a dwelling being erected thereon, and then such temporary building must be on the lot on which construction is in progress and not on adjoining lots, streets or easements; and at completion of construction the temporary building must be removed immediately. No such temporary building shall be used for residential purposes during construction. All buildings constructed upon residential lots shall be completed within a reasonable period of time, not to exceed one year.

6. Water Supply and Septic Tanks. No outside toilets will be permitted. Septic tanks will be permitted; provided, however, that prior to the commencement of the construction of any septic system or any part thereof on any lot within LOMA VISTA SUBDIVISION, plans for such septic tank, drain field and system must first have been submitted to and approved in writing by the LOMA VISTA BUILDING BOARD. All septic systems must comply with all the health and sanitation laws of the State of Texas and be approved by the UGRA.

7. Direction of Dwelling and Set Backs. All improvements shall be constructed on the lot so as to front upon the street which such lot faces and no improvement, including any building or part thereof, eaves, cornices or overhangs, shall extend beyond the minimum set back line at the front of the lot.

8. Easements. The use of easements as shown on the recorded plat is granted to the public and to utility companies as set forth on said plat for the purposes of drainage, water, electrical and telephone lines and conduits, and the maintenance thereof, and, in the event that no easements are shown on said recorded plat, then ten (10) feet across the front of each and every lot in LOMA VISTA is reserved and hereby dedicated to utility purposes, including water, electrical and telephone utilities. Within these easements no structure or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

9. Storage of Materials and Other Items. Storage of any type or kind of material is prohibited upon all lots except that building material may be placed or stored upon a lot when the builder is ready to commence improvements and then such materials shall be placed within the property lines of the lot or parcel of land upon which improvements are to be erected, and shall not be placed in the street. No stumps, trees, underbrush, or any refuse of any kind, or scrap metal from the improvements being erected on any lot shall be placed on any adjoining lots, streets, or easements. All such material, if not disposed of immediately, must remain on the property upon which construction work is in progress, and at the completion of such improvements, such material must be immediately removed from the property.

10. Garbage Cans. No garbage can or refuse containers shall be placed or permitted to remain at the front of a dwelling either within the street or upon the lot except upon those days scheduled for garbage and refuse collection by a public agency or a privately contracted collector.

11. Dumping and Property Maintenance. No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. All lots must be maintained and kept mowed to conform to surrounding and adjacent properties.

12. Building Set Back Lines.

- A. Dwelling. No dwelling on a residential lot shall be closer to the front curb than twenty-five (25) feet, unless a variance is obtained from the Building Board. On interior lots no dwelling shall be closer than six (6) feet to a side lot line or back lot line. On corner lots no dwelling shall be closer than fifteen (15) feet from the side street curb.
- B. Outbuilding. No outbuilding on a residential lot shall be closer than sixty five (65) feet from the front curb, or closer than thirty five (35) feet from the side street curb, unless a variance is obtained from the Building Board. In no event shall an outbuilding be closer than six (6) feet from an interior lot line or closer than six (6) feet from an interior back lot line.

13. Dwelling Size and Exterior Material. The building restrictions for LOMA VISTA SUBDIVISION as the same pertains to the size of the dwelling as well as the exterior material shall be restricted according to the location of the same as determined by the elevation thereof according to the following plan:

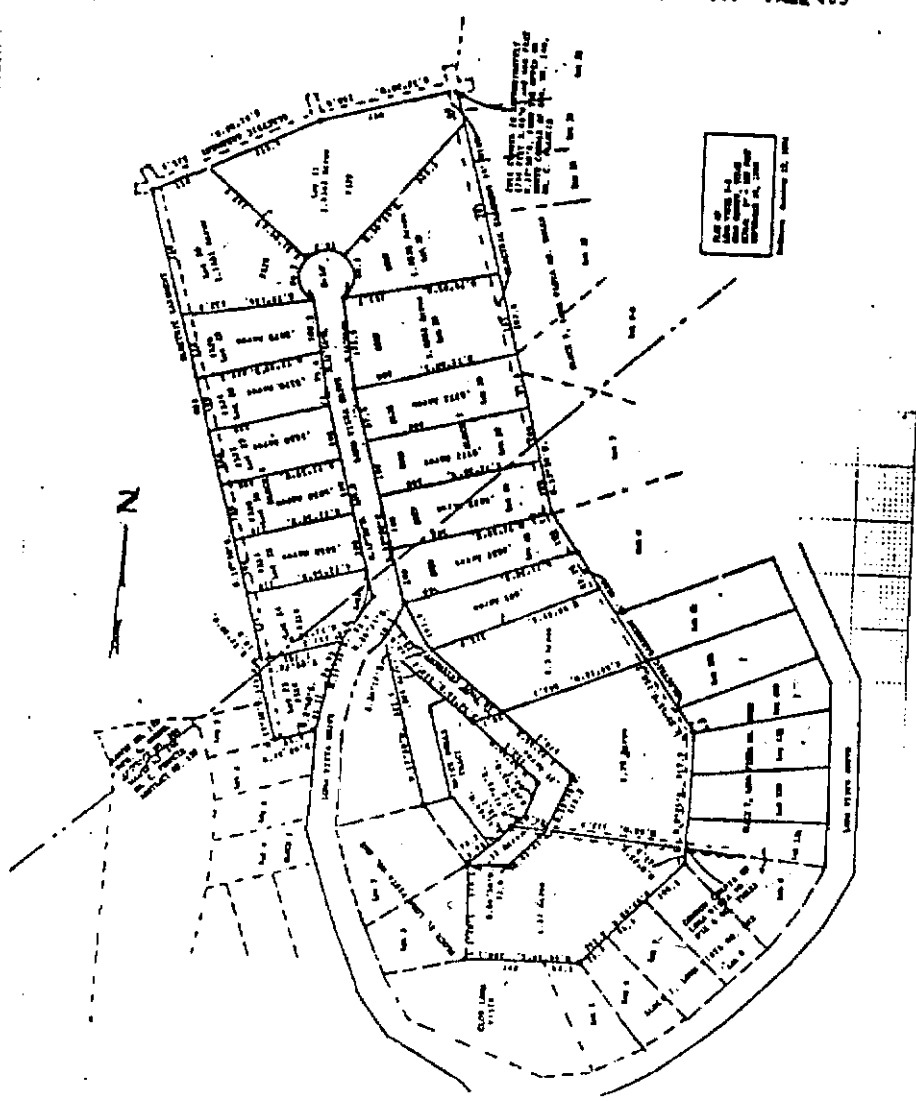
A. Hilltop Lots. All dwellings in this Subdivision located on top of the Hill within said subdivision must have not less than fifty percent (50%) of the area of the exterior walls covered by brick, masonry (masonry is not to be construed as including unpainted concrete blocks or common clay tiles), Austin Stone, or similar material, except where use of wood or glass will produce an equal or better appearance, which variation shall be at the discretion of the LOMA VISTA BUILDING BOARD. No asbestos shingle siding shall be permitted as an exterior siding on any dwelling. The ground floor living area of each single-family residence, as well as each living unit in a duplex or apartment house, exclusive of one-story open porches, terraces, patios, driveways, carports, and garages, shall not be less than one thousand five hundred (1500) square feet.

B. Hillside Lots. All dwellings in this subdivision located on the side of the hills within said subdivision, lower in elevation than the Hilltop Lots and above the elevation of Loma Vista Drive, must have not less than fifty percent (50%) of the area of the exterior walls covered by brick, masonry (masonry is not to be construed as including unpainted concrete blocks or common clay tiles), Austin Stone, or similar material, except where the use of wood or glass will produce an equal or better appearance, which variation shall be at the discretion of the LOMA VISTA BUILDING BOARD. No asbestos shingle siding shall be permitted as an exterior siding on any dwelling. The ground floor living area of each single-family residence, as well as each living unit in a duplex or apartment house, exclusive of one story open porches, terraces, patios, driveways, carports, and garages, shall not be less than one thousand two hundred (1200) square feet.

C. Valley Lots. All dwellings in this subdivision located in elevation lower than Loma Vista Drive within said subdivision are hereby designated as Valley Lots. No asbestos shingle siding shall be permitted as an exterior siding on any dwelling. The ground floor living area of each single-family residence, as well as each living unit in a duplex or apartment house, exclusive of one story open porches, terraces, patios, driveways, carports, and garages, shall not be less than one thousand (1000) square feet.

14. Definitions. Dwelling means a house, apartment building, or duplex which may contain one or more living units. A unit is for a single family residence. Duplex is two single family living units in a single structure. An apartment building consists of separate and distinct single family units.

15. LOMA VISTA BUILDING BOARD. Prior to the construction or erection of any residential building, fence, or other structure, the property must be surveyed or property lines identified by string line. Plans for construction of the residence, fences, and any outbuildings must also be first approved by the Building Board before construction is begun. The septic system and drain field should be no closer than ten feet (10') to any property line and must be approved by the UGRA. Said LOMA VISTA BUILDING BOARD is composed of MICHAEL HEYN, KEN F. HARRIS and CURTIS WALDROP, their heirs, executors, successors and assigns or designees in writing. Upon resignation or inability of a member to continue, the remaining Board members shall select a replacement, and so indicate in writing.



ADDRESS: VOL 307 PAGE 406

[illegible]

Dec 1974

NAME:

ADDRESS:

[illegible]

ADDRESS: VOL 307 PAGE 408

STEWART F. MITCHELL	327 LOMA VISTA	
RONALD L. CANTER	322 LOMA VISTA	✓
GEORGE W. COX	324 LOMA VISTA	✓
Jessie Lindberg	105 Loma Vista	✓
Joseph Lindberg	105 Loma Vista	✓
Quint E. Macdoug	115 Alto Vista	x
Malcolm L. Faircott	109 Loma Vista Dr.	✓
Hazel A. Faircott	109 Loma Vista Dr.	✓
John F. Faircott	326 Loma Vista	✓
Mrs. E. Walker	115 Alto Vista	x
Clifford B. DeLoach	201 Loma Vista	✓
John B. DeLoach	" " "	✓
Allego J. Quince	323 " "	✓
V. M. Miller	323 " "	✓
Mrs. Don S. Lewis	200 Loma Vista	✓
Ernest B. B. Black	204 Loma Vista	✓
Julia E. Harris	213 Loma Vista	✓
Robert F. Harris	213 Loma Vista	✓
Donna E. Legator	214 Loma Vista	✓
Frances Russell	123 Otto Vista	✓
Joe M. Allen	103 Medi Vista	

Loma Vista

NAME:

VOL 307 PAGE 409

ADDRESS:

NAME:	ADDRESS:				
Mazo Burrenberger	317 Loma Vista	✓			
M. Burrenberger	163				
X Jack R. White	216	-	-		
X Lloyd Boyer	218	-	-		
X P. E. Mease	206	-	-		
X Arthur J. Marshall	207	-	-		
X Ben R. Burgess	110	-	-		
Frank W. Cox	324	-	-		
Wesley M. Weston	315	✓	✓		
Sammy West	115	-	-		
Sam D. Calhoun	103 Loma Vista South	✓			
Ray L. Hens	105	✓	✓		
Marilee H. Stubbs	121 Loma Vista Dr.	✓			
Mrs L. E. Sandy	117 Loma Vista Dr.	✓			
Lytle Davis	104 Loma Vista Dr.	✓			
P. L. Childress	318 Loma Vista Dr.	✓			
Mrs. Richard C. Gutherie	202 Loma Vista	✓			

Not included
Notary from attached

NAME:

ADDRESS:

Glenn F. Hagg
Donna F. Hagg
Kathleen L. Hagg
Jessie Innes

121 Canton Dr.
121 Canton Dr.
117 -
117 Canton

PAID
5000
11/11/58

NAME:

ADDRESS:

Del. Elena Clemente
Estrella F. MacBee
J. L. Bunkle Bunker

107 Ranch Dr.
109 Ranch Dr.
302 Medio Vista

CHILL 11/11/58

NAME:

ADDRESS:

Jessie Linderberg
Jessie Linderberg
James E. Johnson
Barbara Johnson
Russell H. Johnson

112 Chula Vista Dr.
113 Chula Vista Dr.
103 Chula Vista Dr.
103 Chula Vista Dr.
100 -

*all indicated
 entries from
 collected*

STATE OF TEXAS I
COUNTY OF KERR I

VOL 307 PAGE 411

This instrument was acknowledged before me on the 14 day
of October, 1984, by

<u>Henry G. Baethge</u>	<u>110 Palo Verde Dr.</u>	✓
<u>Viola F. Baethge</u>	<u>110 Palo Verde Dr.</u>	✓
<u>Debbie Barron</u>	<u>108 Palo Verde Dr.</u>	✓
<u>Frank Barron</u>	<u>108 Palo Verde Dr.</u>	✓
<u>Patsy Ziegler</u>	<u>117 Palo Verde Dr.</u>	✓
<u>Irene Olsen</u>	<u>128 Palo Verde Dr.</u>	✓
<u>Harriet A. Payne</u>	<u>128 Palo Verde Dr.</u>	✓
<u>Frank Williamson, Sr.</u>	<u>204 Palo Verde Dr.</u>	✓
<u>Geraldine M. Williamson</u>	<u>204 Palo Verde Dr.</u>	✓
<u>Louis J. Kaminsky</u>	<u>212 Palo Verde Dr.</u>	✓
<u>Neta R. Kaminsky</u>	<u>212 Palo Verde Dr.</u>	✓



Joseph L. Albrecht, Jr.
Notary Public, Kerr County, Texas

My Commission Expires: 6-27-85

Joseph L. Albrecht, Jr.
Stamped or printed name of Notary Public

STATE OF TEXAS I
COUNTY OF KERR I

VOL 307 PAGE 423

This instrument was acknowledged before me on the 3rd day
of December, 1984, by _____

Wesley M. Waston	315 Loma Vista	✓
Harvey West	115 Loma Vista Dr	✓
Paul D Calhoun	103 Loma Vista South	✓
Ray L. Stern	105	✓ ✓ ✓ ✓
Mrs Lee H. Stubbs	121	✓ ✓ ✓ ✓
Mrs L E Gandy	117	✓ ✓ ✓ ✓
Lyle W. Davis	104	✓ ✓ South
D L Childress	318 Loma Vista Dr	✓
Tressie Inscore	117 Contour Dr	✓
Ronald C. Morales	113 Poco Vista	✓
Mrs Richards A. Cruthirds	202 Loma Vista	✓

Joseph W. Arnold
Notary Public, Kerr County, Texas

My Commission Expires: 8/29/88

Joseph W. Arnold
Stamped or printed name of Notary Public



VON 307 FOLG 414

ARNOLD BISCHOFF	204 PICO VISTA
MAZA DURRENBARGER	317 ROMA VISTA
LEON F. SCHARR	205 PARA VERDE
JAMES F. JOHNSON	103 CHULA VISTA DR.
BARBARA JOHNSON	123 CHULA VISTA DR.
MRS. RUEVS HONEYCUTT	102. PICO VISTA

My Commission Expires: 9-4-88

FRED CARTO
Stamped or printed name of Notary Public



This instrument was acknowledged before me on the 13 day
of OCTOBER, 1984, by _____

STEWART E. MITCHELL	327 LOMA VISTA	✓
RONALD M. CANTER	322 LOMA VISTA	✓
GEORGE W. COX	324 LOMA VISTA	✓
THELMA V. BRANDRUP	209 PALO VERDE	✓
JESSIE LINDBERGER	112 CHULA VISTA	✓
JESSIE LINDBERGER	105 LOMA VISTA	✓
JESSIE LINDBERGER	113 CHULA VISTA	✓
D.R. & LORNA CLEMENTS	107 RANCHERO RD.	✓
JOSEPH LINDBERGER	105 LOMA VISTA	✓
JOSEPH L. ALBRECHT, JR	211 PALO VERDE	✓
MERLE C. ALBRECHT (MRS)	211 PALO VERDE	✓
MALCOLM L. FAWCETT	109 LOMA VISTA	✓
HAZEL A. FAWCETT	109 LOMA VISTA	✓
WARREN J. HEARNE	116 PALO VERDE	✓
EDNA M. HEARNE	116 PALO VERDE	✓
TOM E. FERRELL	326 LOMA VISTA	✓
CURTIS E. WALDROP	115 ALTO VISTA	
MARIE E. WALDROP	115 ALTO VISTA	
ELIZABETH B. GREFORTH	208 LOMA VISTA	✓
JOHN H. GREFORTH	208 LOMA VISTA	✓
OLGA J. SPILLER	323 LOMA VISTA	✓
V. M. SPILLER	323 LOMA VISTA	✓
William D. LEWIS (MRS)	200 LOMA VISTA	✓
BERTHA B. CLARK	209 LOMA VISTA	✓

Curtis E. Waldrop
Notary Public, Kerr County, Texas
My Commission Expires: 8-27-88
CURTIS E. WALDROP
Stamped or printed name of Notary Public



STATE OF TEXAS X
COUNTY OF KERR X

VOL 307 PAGE 416

This instrument was acknowledged before me on the 13 day
of OCTOBER, 1984, by

<u>KNOWLIS WITCHER TEEL</u>	<u>212 Poco Vista</u>	✓
<u>ELSIE M. SEVAR</u>	<u>209 Poco Vista</u>	✓
<u>J. S. SEVAR</u>	<u>209 Poco Vista</u>	✓
<u>JULIA E. HARRIS</u>	<u>213 LOMA VISTA</u>	✓
<u>KENNETH F. HARRIS</u>	<u>213 LOMA VISTA</u>	✓
<u>MINNIE E. TEEL</u>	<u>210 Poco Vista</u>	✓
<u>J. C. BARNES</u>	<u>302 MEDIO VISTA</u>	✓
<u>BEOLAH BARNES</u>	<u>302 MEDIO VISTA</u>	✓
<u>SUE VIVIAN L. EASTON</u>	<u>214 LOMA VISTA</u>	✓
<u>FRANCES RUSSELL</u>	<u>173 ALTO VISTA</u>	✓
<u>ZOE M. ALLEN</u>	<u>103 MEDIO VISTA</u>	✓

Curtis E. Waldrop

Notary Public, Kerr County, Texas

My Commission Expires: 8-27-88

CURTIS E. WALDROP

Stamped or printed name of Notary Public



PROPERTY OWNER: CURTIS E. WALDROP

ADDRESS: 115 ALTO VISTA

KERRVILLE, TX 78028

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 13 day of OCTOBER, 1984, by Curtis E. Waldrop



Joseph L. Albracht, Jr.
Notary Public, State of Texas

My Commission Expires: June 22, 1985

Joseph L. Albracht, Jr.
Stamped or printed name of Notary Public

Irene Deani Klein

PROPERTY OWNER: Clayton J. Klein

ADDRESS: 213 Palo Verde

Kerrville Texas 78028

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 21st day of October, 1984, by Irene Deani Klein
Clayton J. Klein



Joseph L. Albracht, Jr.
Notary Public, State of Texas

My Commission Expires: 6-22-85

Joseph L. Albracht, Jr.
Stamped or printed name of Notary Public

Sarah E. Ramey
 PROPERTY OWNER: Morris Earl Ramey
 ADDRESS: 107 Palo Verde Dr.
Kerrville, Texas 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 22nd day of
October, 1984, by Sarah E. Ramey
Morris Earl Ramey



Joseph L. Albrecht Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albrecht Jr.
 Stamped or printed name of Notary Public

Sarah E. Ramey
 PROPERTY OWNER: Morris Earl Ramey
 ADDRESS: 107 Palo Verde Dr.
Kerrville, Texas 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 22nd day of
October, 1984, by Sarah E. Ramey
Morris Earl Ramey



Joseph L. Albrecht Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albrecht Jr.
 Stamped or printed name of Notary Public

PROPERTY OWNER: G.A. Vincent, Jr. - Louise M. Vincent
 ADDRESS: 122 Palo Verde
Kerrville, Texas 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 22nd day of
October, 1984, by G.A. Vincent, Jr.
Louise M. Vincent



Joseph L. Albright, Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albright, Jr.
 Stamped or printed name of Notary Public

PROPERTY OWNER: Robert O. Redmann, Helen R. Redmann
 ADDRESS: 126 Palo Verde Drive
Kerrville, Texas 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 21st day of
October, 1984, by Robert O. Redmann
Helen R. Redmann



Joseph L. Albright, Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albright, Jr.
 Stamped or printed name of Notary Public

PROPERTY OWNER: *M. J. Storto*

ADDRESS: 123 Palo Verde Dr.
Kerrville, Texas 78028

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 22nd day of
October, 1984, by Hazel P. Storto
N.J. Storto



Joseph L. Albrecht, Jr.
Notary Public, State of Texas

My Commission Expires: 6-22-85

Joseph L. Albrecht, Jr.
Stamped or printed name of Notary Public

PROPERTY OWNER: *Louise M. Vincent*

ADDRESS: 120 Palo Verde
Kerrville, Texas

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 22nd day of
October, 1984, by Louise M. Vincent



Joseph L. Albrecht, Jr.
Notary Public, State of Texas

My Commission Expires: 6-22-85

Joseph L. Albrecht, Jr.
Stamped or printed name of Notary Public

PROPERTY OWNER: THELMA V. BRANDRUP
ADDRESS: 209 PALO VERDE
KERRVILLE, TX 78028

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 13 day of
OCTOBER, 1984, by Thelma V. Brandrup



Curtis E. Waldrop
Notary Public, State of Texas
My Commission Expires: 8-27-88
CURTIS E. WALDROP
Stamped or printed name of Notary Public

PROPERTY OWNER: RUSSELL H. THOMAS LENA K. THOMAS
Russell H. Thomas Lena K. Thomas
ADDRESS: 100 Chula Vista
Kerrville, Texas 78028 257-7765

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 19th day of
October, 1984, by Joseph W. Harold

Joseph W. Harold
Notary Public, State of Texas
My Commission Expires: 8/29/88
Joseph W. Harold
Stamped or printed name of Notary Public

Florence Irene Sterne
 PROPERTY OWNER: Florence Irene Sterne, Attorney at Law
 ADDRESS: 203 Media Vista Harold E. Sterne Jr.
Kerrville, Texas

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 27th day of
October, 1984, by Florence Irene Sterne
Florence Irene Sterne, Attorney at Law, in fact for
Harold E. Sterne, Jr.



Joseph L. Albrecht, Jr.
 Notary Public, State of Texas

My Commission Expires: 6-22-85

Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

Mrs. L.M. Adams
 PROPERTY OWNER: L. M. Adams
 ADDRESS: 105 Media Vista
Kerrville, Texas 78028

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day
 of November, 1984, by L.M. Adams
Mrs. L.M. Adams



Joseph L. Albrecht, Jr.
 Notary Public, State of Texas

My Commission Expires: 6-22-85

Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public



PROPERTY OWNER: C. T. Cain Sr VOL 307 PAGE 425
ADDRESS: 303 Ranchero Rd.
Herrville, Tx 78028

STATE OF TEXAS I
COUNTY OF KEAR I State of Texas

This instrument was acknowledged before me on the 15th day of
October, 1984, by C. T. CAIN SR.

Lois Wylie
Notary Public, State of Texas
My Commission Expires: 6-7-88
Lois WYLIE
Stamped or printed name of Notary Public

PROPERTY OWNER: Evelyn Cain
ADDRESS: 303 Ranchero Rd.
Herrville, Tx 78028

STATE OF TEXAS I
COUNTY OF KEAR I State of Texas

This instrument was acknowledged before me on the 15th day of
October, 1984, by EVELYN CAIN

Lois Wylie
Notary Public, State of Texas
My Commission Expires: 6-7-88
Lois WYLIE
Stamped or printed name of Notary Public

PROPERTY OWNER: Gregory L. Bitkower Trustee
 ADDRESS: 405 Ranchero Rd. Kerrville, Tx.
South Kerrville Apartments

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 23rd day of
October, 1984, by GREGORY L. BITKOWER, TRUSTEE



Patricia N. Keeling
 Notary Public, State of Texas
 My Commission Expires: 6-2-87
PATRICIA N. KEELING
 Stamped or printed name of Notary Public

PROPERTY OWNER: JESSIE LINDENBERG
 ADDRESS: 112 CHULA VISTA
KERRVILLE, TX 78048

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 23rd day of
OCTOBER, 1984, by Jessie Lindenberg



Curtis E. Waldrop
 Notary Public, State of Texas
 My Commission Expires: 8-27-88
CURTIS E. WALDROP
 Stamped or printed name of Notary Public

PROPERTY OWNER: Louis R. Hemmerli
 ADDRESS: Louis R. Hemmerli
108 Rainbow Road
Lebanon, TX 78046

STATE OF TEXAS I
 COUNTY OF Kear I

This instrument was acknowledged before me on the 22nd day of October, 1984, by Louis R. Messerli.



Jeanette A. Lehnenman
 Notary Public, State of Texas
 My Commission Expires: 2-6-88

Stamped or printed name of Notary Public
 JEANETTE A. LEHNEMAN
 Notary Public, State of Texas
 My commission expires 2-6-88

PROPERTY OWNER: L. E. Monier Bernice Monier
 ADDRESS: Route 1 - Box 616 (Box 105 Rancheros)
Brendley, Texas 78003

STATE OF TEXAS I
 COUNTY OF Kear I

This instrument was acknowledged before me on the 19th day of October, 1984, by L. E. Monier and Bernice Monier
L. E. MONIER & BERNICE MONIER



Marynell Davis
 Notary Public, State of Texas
 My Commission Expires: Nov. 20, 1985

Stamped or printed name of Notary Public
 MARYNELL DAVIS
 NOTARY PUBLIC, KEAR COUNTY, TEXAS
 MY COMMISSION EXPIRES 11/20/85

PROPERTY OWNER: Harry B. Garrett & Cornelia E. Garrett
 ADDRESS: 216 Poco Vista, Kerrville, Tx.

STATE OF TEXAS I
 COUNTY OF KERR I



This instrument was acknowledged before me on the 17th day of October, 1984, by Harry B. & Cornelia E. Garrett

Carol B. Naim
 Notary Public, State of Texas
 My Commission Expires: 8-16-88

Stamped or printed name of Notary Public
 CAROL B. NAIM
 Notary Public, State of Texas
 My commission expires _____

PROPERTY OWNER: Elizabeth Schneider
 ADDRESS: 114 Poco Vista
Kerrville, TX 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 12th day of October, 1984, by ELIZABETH SCHNEIDER

H. Virgil Justice
 Notary Public, State of Texas
 My Commission Expires: 4-9-88
H. Virgil Justice
 Stamped or printed name of Notary Public



PROPERTY OWNER: V. L. Snipes V. L. SNIPES
 ADDRESS: 109 POCO VISTA DR.
KERRVILLE, TEXAS 78028

STATE OF TEXAS I LOT 21. BLOCK 3 LOMA VISTA UNIT 2
 COUNTY OF KERR I 111 POCO VISTA DRIVE

This instrument was acknowledged before me on the 26th day
 of November, 1984, by V. L. Snipes



Judy Beth Linder
 Notary Public, State of TEXAS
 My Commission Expires: 12/11/84
JUDY BETH LINDER
 Stamped or printed name of Notary Public

PROPERTY OWNER: V. L. Snipes V. L. SNIPES
 ADDRESS: 109 Poco Vista Dr.
Kerrville, Texas 78028

STATE OF TEXAS I
 COUNTY OF Kerr I

This instrument was acknowledged before me on the 6th day of
November, 1984, by V. L. Snipes



Judy Beth Linder
 Notary Public, State of Texas
 My Commission Expires: 12/11/84
JUDY BETH LINDER
 Stamped or printed name of Notary Public

PROPERTY OWNER: ~~J.D. Brance~~ J.D. BRANCE
 ADDRESS: 100 Poco Vista

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day of October, 1984, by J.D. Brance

BESSANDRA T. CLAIBURN
 Notary Public, State of Texas
 My Commission Expires: 12/12/87

Stamped or printed name of Notary Public



PROPERTY OWNER: Noel Webber AND Lois Webber
 ADDRESS: 213 Poco Vista Dr
Kerrville Texas 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day of October, 1984, by Noel Webber LOIS WEBBER



Lois L. Baker
 Notary Public, State of Texas
 My Commission Expires: 6-30-88

LOIS L. BAKER
 Stamped or printed name of Notary Public

PROPERTY OWNER: Ray W. Jenkins & Helen D. Jenkins
 ADDRESS: 124 Poco Vista
Kennville, Texas 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day of October, 1984, by Ray W. Jenkins and Helen D. Jenkins.



Pamela Guthrie
 Notary Public, State of Texas
 My Commission Expires: 7-15-87

Stamped or printed name of Notary Public
 PAMELA GUTHRIE
 NOTARY PUBLIC IN & FOR KERR COUNTY, TEXAS
 MY COMMISSION EXPIRES 7-15-87

PROPERTY OWNER: H. W. Kies
 ADDRESS: 211 Poco Vista
Kennville Texas 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 22nd day of OCTOBER, 1984, by H. W. KIES



Juanita Fay Ernst
 Notary Public, State of Texas
 My Commission Expires: 9-19-88
 JUANITA FAY ERNST
 Notary Public, Kerr Co., Texas
 Stamped or printed name of Notary Public

PROPERTY OWNER: Woodrow Wilson Lillian D. Wilson
 ADDRESS: 107 Poca Vista Dr.
Kerrville, Texas 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day of
November, 1984, by Woodrow Wilson
Lillian T. Wilson



Joseph L. Albrecht, Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

PROPERTY OWNER: Patsy R. Johnson
CLINTON D. PATSY R. JOHNSON
 ADDRESS: 106 POCA VISTA
KERRVILLE, TX. 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day of
November, 1984, by Patsy R. Johnson
CLINTON D. JOHNSON



Joseph L. Albrecht, Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

Florence Irene Sterne VOL 307 PAGE 436

PROPERTY OWNER: Florence Irene Sterne, attorney in fact for
ADDRESS: 300 Ross Vista Harold E. Sterne, Jr.
Kerrville, Texas

STATE OF TEXAS I
COUNTY OF KERR I

This instrument was acknowledged before me on the 27th day of
October, 1984, by Florence Irene Sterne

Florence Irene Sterne Attorney in fact for
Harold E. Sterne, Jr.



Joseph L. Albrecht, Jr.
Notary Public, State of Texas

My Commission Expires: 6-22-85

Joseph L. Albrecht, Jr.
Stamped or printed name of Notary Public

PROPERTY OWNER: O.C. Childs Catharine C. Childs
ADDRESS: 205 Ross Vista
Kerrville, Tx 79028

STATE OF TEXAS I
COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day of
November, 1984, by O.C. Childs
Catharine C. Childs



Joseph L. Albrecht, Jr.
Notary Public, State of Texas

My Commission Expires: 6-22-85

Joseph L. Albrecht, Jr.
Stamped or printed name of Notary Public

Mr. A. B. Wagner
 PROPERTY OWNER: AB Wagner
 ADDRESS: 123 Polo Vista
Kerrville, Texas 76028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day of
November, 1984, by A.B. Wagner
Mrs A.B. Wagner



Joseph L. Albrecht, Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

AB Wagner
 PROPERTY OWNER: Mrs A.B. Wagner
 ADDRESS: 121 Polo Vista
Kerrville, Texas 76028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day
 of November, 1984, by A.B. Wagner
Mrs A.B. Wagner



Joseph L. Albrecht, Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

PROPERTY OWNER: Pearl S. Johnson
 ADDRESS: 123 Loma Vista Dr
Kennett, Tex 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 18th day
 of November, 1984, by Pearl S. Johnson.



Joseph L. Albrecht, Jr.
 Notary Public, State of
 My Commission Expires: 6-22-85
Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

C. C. METHANY

PROPERTY OWNER: C. C. Matheny
 ADDRESS: 127 Loma Vista Dr.
Kennett, TX

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 18th day
 of November, 1984, by C. C. Matheny.



Joseph L. Albrecht, Jr.
 Notary Public, State of
 My Commission Expires: 6-22-85
Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

JACK R. WHITE DOROTHY WHITE

PROPERTY OWNER: Jack R White Dorothy White
 ADDRESS: 216 Loma Vista Dr
Kennville TX 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 18 day of October, 1984, by Jack R White & Dorothy White

Fred C. Arto
 Notary Public, State of Texas
 My Commission Expires: 9-4-88
FRED C. ARTO
 Stamped or printed name of Notary Public

FLOYD A. BOYER CAROLINE BOYER

PROPERTY OWNER: Floyd A Boyer, Caroline Boyer
 ADDRESS: 218 Loma Vista Dr.
Kennville TX 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 18th day of October, 1984, by Floyd R Boyer & Caroline Boyer

Fred C. Arto
 Notary Public, State of Texas
 My Commission Expires: 9-4-88
FRED C. ARTO
 Stamped or printed name of Notary Public



PROPERTY OWNER: Mrs. P.R. Messer
Paul R. Messer
 ADDRESS: 206 Loma Vista Dr
Kerrville, Texas 78028

STATE OF TEXAS I
 COUNTY OF KERN I

This instrument was acknowledged before me on the 18th day of
October, 1984, by P.R. Messer & Paul R. Messer.

Fred C. Arto
 Notary Public, State of Texas

My Commission Expires: 9-4-88

FRED C. ARTO
 Stamped or printed name of Notary Public



ADDISON J. MARSHALL

PROPERTY OWNER: Addison J. Marshall
 ADDRESS: 209 Loma Vista Drive
Kerrville TX 78028

STATE OF TEXAS I
 COUNTY OF KERN I

This instrument was acknowledged before me on the 18th day of
October, 1984, by Addison J. Marshall.

Fred C. Arto
 Notary Public, State of Texas

My Commission Expires: 9-4-88

FRED C. ARTO
 Stamped or printed name of Notary Public



PROPERTY OWNER: STEWART F MITCHELL
 ADDRESS: 327 LOMA VISTA DRIVE
KERRVILLE, TX 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 5 day of
OCTOBER, 1984, by Stewart F Mitchell.



Curtis E. Waldrop
 Notary Public, State of Texas
 My Commission Expires: 8-27-88
 CURTIS E. WALDROP
 Stamped or printed name of Notary Public

PROPERTY OWNER: Harry A. Carlson HARRY A. CARLSON
 ADDRESS: 101 Loma Vista Drive
Kerrville, Texas

STATE OF TEXAS I
 COUNTY OF KERR I Kerr

This instrument was acknowledged before me on the 22 day of
October, 1984, by Harry A. Carlson.



Patricia E. Knox
 Notary Public, State of Texas
 My Commission Expires: 11-09-85
 PATRICIA E. KNOX
 NOTARY PUBLIC, STATE OF TEXAS
 Stamped or printed name of Notary Public

RECORDER'S MEMO. LEGIBILITY OF
 WRITING, TYPING OR PRINTING
 UNSATISFACTORY
 IN THIS DOCUMENT WHEN RECEIVED

PROPERTY OWNER: George W. Cox GEORGE W COX
 ADDRESS: 324 Loma Vista Drive
Kerrville, Tx 78028

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 8 day of
OCTOBER, 1984, by George W. Cox



Curtis E. Waldrop
 Notary Public, State of Texas
 My Commission Expires: 8-27-88
 CURTIS E. WALDROP
 Stamped or printed name of Notary Public

PROPERTY OWNER: Ronald M. Canter
 ADDRESS: 322 Loma Vista
Kerrville, Tx. 78028

STATE OF TEXAS I

COUNTY OF KERR I

This instrument was acknowledged before me on the 10th day of
October, 1984, by Ronald M. Canter



Curtis E. Waldrop
 Notary Public, State of Texas
 My Commission Expires: 8-27-88
 CURTIS E. WALDROP
 Stamped or printed name of Notary Public

PROPERTY OWNER: George F. Thomas Virginia A. Thomas
 ADDRESS: 119 CANTOUR DRIVE
Kerrville, Texas 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day
 of November, 1984, by George F. Thomas
Virginia A. Thomas



Joseph L. Albrecht, Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

PROPERTY OWNER: Lynette King Lynette King
 ADDRESS: 114 Cantour Drive
Kerrville, Texas

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 11th day of
November, 1984, by Lynette King
Laura King



Joseph L. Albrecht, Jr.
 Notary Public, State of Texas
 My Commission Expires: 6-22-85
Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

PROPERTY OWNER: Kathryn K. Dixon
 ADDRESS: 112 Contour Drive
Kerrville, Tex. 78026

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 12th day of
October, 1984, by Kathryn K. Dixon

Kathleen A. Rucker
 Notary Public, State of Texas
 My Commission Expires: KATHLEEN A. RUCKER
 Notary Public, State of Texas
 My Commission Expires: 9-16-88
 Stamped or printed name of Notary Public

PROPERTY OWNER: Gary S. Galbo Donna L. Galbo
 ADDRESS: 111 Contour Drive
Kerrville, TX 78028

STATE OF TEXAS I
 COUNTY OF KERR I

This instrument was acknowledged before me on the 18th day
 of November, 1984, by Gary S. Galbo
DONNA L. GALBO



Joseph L. Albrecht, Jr.
 Notary Public, State of
 My Commission Expires: 6-22-85
Joseph L. Albrecht, Jr.
 Stamped or printed name of Notary Public

#10223

Modification of
Restrictions
Loma Vista Subdivision
to
The Public

FILED FOR RECORD

at 11:20 o'clock A.M.

DEC 5 1984

PATRICIA DYE

Clerk County Court, Perry County, Texas
By *Marion C. Henson* Deputy

Filed by & Return to:
Kenneth Harris
213 Loma Vista
Kerrville, Texas
78628

Filed for record December
Recorded December 10, 1984
PATRICIA DYE, Clerk

5, 1984 at 11:20 o'clock A.M.

By *Marion C. Henson* Deputy