

LEGION HEIGHTS ADDITION

RESTRICTIONS

Volume 77, Page 157, Deed Records of Kerr County, Texas (as per Lots 16, 17, 18, 19, 20 and 21 only), 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

- Easement dated August 27, 1926 to Texas Public Utilities Co., recorded in Volume 46, Page 401, Deed Records of Kerr County, Texas.
- Easement and Right Of Way dated May 12, 1936 to Texas Power & Light Company, recorded in Volume 59, Page 332, Deed Records of Kerr County, Texas.
- Easement and Right Of Way dated September 12, 1936 to Texas Power & Light Company, recorded in Volume 59, Page 620, Deed Records of Kerr County, Texas.
- Easement notarized on August 28, 1946 to L.C.R.A., recorded in Volume 80, Page 641, Deed Records of Kerr County, Texas.
- Sewer Easement dated July 6, 1950 to the City of Kerrville, recorded in Volume 2, Page 29, Easement 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)

granted, sold, conveyed or leased by the said Thomas Dean Teague and wife Bertha M. Teague, their heirs, assigns or grantees to any negro, whomsoever, as the term negro is defined in the Statute Laws of the State of Texas, or to any Mexican, whomsoever, or to any person of more than one half Mexican blood, as the term Mexican is generally understood in Southwest Texas. That neither the hereinafter described property, nor any part thereof shall be used by the said Thomas Dean Teague and wife Bertha M. Teague, their heirs, assigns or grantees for keeping or treating for profit persons afflicted with tuberculosis or any contagious or infectious diseases. That neither the aforesaid Thomas Dean Teague and wife Bertha M. Teague, nor their heirs, nor assigns no grantees shall erect any out-building on the hereinafter described property to be used for the surface or near surface disposal of human excrement. That neither the aforesaid Thomas Dean Teague and wife Bertha M. Teague, their heirs, assigns or grantees, shall use the hereinafter described property for business purposes, and no buildings shall be erected thereon except dwellings and garages, and further, that all buildings placed on said property shall be painted; have Granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Thomas Dean Teague and wife, Bertha M. Teague, of the County of Kerr, State of Texas, all those certain lots situated in the Legion Heights Addition to the City of Kerrville, Kerr County, Texas, and more specifically described as Lots Numbers Thirteen (13), Fourteen (14) and Fifteen (15), according to a plat of said Addition of record in Volume 1, page 41, of the Plat Records of Kerr County, Texas, to which plat and its record thereof reference is hereby made for all purposes. 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 Thomas Dean Teague and wife Bertha M. Teague, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Thomas Dean Teague and wife, Bertha M. Teague, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Witness our hands this the 20th day of October, A. D. 1945.

(Revenue Stamps \$.55 cancelled)
(O. W. G. - - - - - 10-20-45)

O. W. Goss
Bessie Goss

STATE OF TEXAS)
COUNTY OF KERR (BEFORE ME, the undersigned authority a Notary Public in and for said County, Texas, on this day personally appeared O. W. Goss and Bessie Goss, his wife, 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 consideration therein expressed, and the said Bessie Goss, wife of the said O. W. Goss, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Bessie Goss, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office this the 20th day of October, A. D. 1945.

(SEAL)

L. W. Pollard
Notary Public, Kerr County, Texas.

Filed for record Oct. 22, 1945 at 10 o'clock A. M.

Recorded October 23, 1945 at 9:00 o'clock A. M.

77/157
STATE OF TEXAS)
COUNTY OF KERR (

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, O. W. Goss and wife, Bessie Goss, of the County of Kerr, State of Texas, for and in consideration of the sum of Three Hundred and no/100 (\$300.00) Dollars, to us in hand paid by H. C. Pope, the receipt of which is hereby acknowledged and confessed; and the further consideration that the property hereinafter described and conveyed or any part thereof shall never be granted, sold, conveyed or leased by

the said H. C. Pope, his heirs assigns or grantees to any negro, whomsoever, as the term negro is defined in the Statute Laws of the State of Texas, or to any Mexican, whomsoever, or to any person of more than one half Mexican blood, as the term Mexican is generally understood in Southwest Texas. That neither the hereinafter described property, nor any part thereof shall be used by the said H. C. Pope, his heirs, assigns, or grantees for keeping or treating for profit persons afflicted with tuberculosis or any contagious or infectious diseases. That neither the aforesaid H. C. Pope, nor his heirs, nor assigns nor grantees shall erect any out-building on the hereinafter described property to be used for the surface or near surface disposal of human excrement. That neither the aforesaid H. C. Pope his heirs, assigns or grantees shall use the hereinafter described property for business purposes, and no buildings shall be erected thereon except dwellings and garages, and further, that all buildings placed on said property shall be painted; have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said H. C. Pope of the County of Kerr, State of Texas, all those certain lots situated in the Legion Heights Addition to the City of Kerrville, Kerr County, Texas, and more specifically described as Lots Numbers Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) according to a plat of said Addition of record in Volume 1, page 41 of the Plat Records of Kerr County, Texas, to which plat and its record thereof reference is hereby made for all purposes. 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 H. C. Pope, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors, and administrators, to warrant and Forever Defend all and singular the said premises unto the said H. C. Pope, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness our hands this the 20th day of October, A. D. 1945.

(Revenue Stamps \$.55 cancelled)
(O. W. G. - - - - - 10-20-45)

O. W. Goss
Bessie Goss

STATE OF TEXAS)
COUNTY OF KERR (BEFORE ME, the undersigned authority, a Notary Public in and for said County, Texas, on this day personally appeared O. W. Goss and Bessie Goss, his wife, 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 consideration therein expressed, and the said Bessie Goss, wife of the said O. W. Goss, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Bessie Goss, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, this the 20th day of October, A. D. 1945.

(SEAL) L. W. Pollard
Notary Public, Kerr County, Texas.

Filed for record Oct. 22, 1945 at 10 o'clock A. M.

Recorded October 23rd, 1945 at 9:30 o'clock A. M.

WARRANTY DEED WITH V/L

THE STATE OF TEXAS)
COUNTY OF KERR (KNOW ALL MEN BY THESE PRESENTS: That we, Levi Maddox and wife, Selety Green Maddox of the County of Kerr, State of Texas, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to us paid and secured to be paid by Joe Parvin & wife, Florence Parvin as follows: The execution and delivery by Grantees of their one certain promissory note of even date herewith in the principal sum of Twenty-Two Hundred (\$2,200.00) Dollars, payable to the order of Levi Maddox, in Kerrville, Kerr County, Texas, bearing interest at 8% per annum; said note payable in monthly installments of \$50.00