

CORONADO ESTATES 4

RESTRICTIONS

Volume 758, Page 40, Real Property Records of Kerr County, Texas; Volume 6, Page 291, Plat 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

- Easement to L.C.R.A., dated May 21, 1959, recorded in Volume 3, Page 157, Easement Records of Kerr County, Texas.
- Easement to Enserch Corporation dated September 9, 1992, recorded in Volume 661, Page 516, Real Property Records of Kerr County, Texas.
- Mineral reservation by Grantor, as described in instrument from that Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints to Leland R. Smoot, dated July 28, 1994, recorded in Volume 758, Page 40, Real Property 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 6, Page 291, 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)

Filed by
Kerrville Title Company

When recorded, mail to:

Leland Smoot
315 Riverhill Blvd.
Kerrville Tx 78628

0758-040

Property No. 530-5586-60

05785

SPECIAL WARRANTY DEED

STATE OF UTAH)
COUNTY OF SALT LAKE)

That CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it paid by LELAND R. SMOOT, of % Floyd Price Realtors, 1614 Sidney Baker, Kerrville, Texas 78028, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said Leland R. Smoot, of the County of Kerr, State of Texas, all that certain real property located in Kerr County, State of Texas, more particularly described as follows:

All that certain tract or parcel of land lying and being situated in the County of Kerr, State of Texas, and being part of Lot 2, Block 1, of Coronado Estates Two, a subdivision of Kerr County, Texas, according to the Replat of Coronado Estates Two, recorded in Volume 6, Page 7, Plat Records of Kerr County, Texas and being more particularly described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes.

The Grantor specifically reserves all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

If Grantor retains ownership of immediately adjoining property or if a chapel constructed by Grantor is located on this property, Grantor shall impose restrictive covenants in the deed that no alcoholic beverages or intoxicating

liquors shall be manufactured, kept for sale, or sold, nor shall a place of public entertainment or amusement (by statute) be operated on the conveyed premises, nor shall a nuisance or offensive activity be permitted which is an annoyance or a nuisance in a church or private dwelling located nearby.

Subject to current taxes and assessments, reservations, easements, rights of way, covenants, conditions, restrictions, zoning matters, and all other matters of record or enforceable at law or in equity.

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 grantee, its successors, heirs and assigns forever and the said grantor does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said grantee, its heirs and assigns, against every person lawfully claiming, or to claim the same, or any part thereof, by, through or under the grantor and against all acts of itself subject to current taxes and assessments, reservations, easements, rights of way, covenants, conditions, restrictions, liens, and encumbrances of record or enforceable in law or equity.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its name and affixed its corporate seal, by its authorized agent, this 16th day of July, 1994.



CORPORATION OF THE PRESIDING
BISHOP OF THE CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS, a
Utah Corporation Sole,

By: [Signature]
Authorized Agent

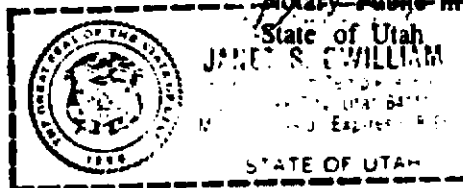
FILED FOR RECORD
at 4:36 P.M.

JUL 29 1994

[Signature] \$900

075822042

6-8-95



RECORDER'S NOTE
AT TIME OF RECORDATION INSTRUMENT FOUND
TO BE INADEQUATE FOR BEST PHOTOGRAPHIC
REPRODUCTION DUE TO DEPTH & DARKNESS OF
PRINT, COLOR OF PRINT OR INK, BACKGROUND OF
PAPER, ILLEGIBILITY, CARBON OR PHOTO COPY, ETC.

0758-043

FIELD NOTES DESCRIPTION FOR PART OF LOT 2 IN BLOCK 1
OF A REPLAT OF CORONADO ESTATES IN THE CITY OF
KERRVILLE, KERR COUNTY, TEXAS

Being all of a certain tract or parcel of land containing 3.34 acres, more or less, out of Florentine Lara Survey No. 123, Abstract No. 225 in the City of Kerrville, Kerr County, Texas, part of Lot 2 in Block 1 of Coronado Estates, a subdivision according to the replat of record in Volume 6 at Page 7 of the Plat Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at an existing $\frac{1}{2}$ " iron stake in a concrete monument for the north corner of the herein described tract and said Lot 2, which point bears, approximately, 4285 ft. S.45°W. and 675 ft. N.45°W. from the north corner of P. R. Oliver Survey No. 122;

THENCE, with the east line of said Lot 2: S.44°16'E., 303.33 ft. to an existing $\frac{1}{2}$ " iron stake for an easterly corner of the herein described tract and Lot 2; S.45°33'W., 114.58 ft. to an existing $\frac{1}{2}$ " iron stake for a reentrant corner of the herein described tract and Lot 2; and S.44°51'E., 79.91 ft. to an existing $\frac{1}{2}$ " iron stake in a concrete monument in the northwest right-of-way line of Coronado Drive, a sixty (60) ft. wide public street for an easterly corner of the herein described tract and Lot 2;

THENCE, with the southeast line of said Lot 2 and northwest right-of-way line of Coronado Drive S.45°34'W., 287.03 ft. to a set $\frac{1}{2}$ " iron stake for the south corner of the herein described tract;

THENCE, upon, over and across said Lot 2, N.44°55'W., 384.12 ft. to a set $\frac{1}{2}$ " iron stake in the northwest line of Lot 2 for the west corner of the herein described tract;

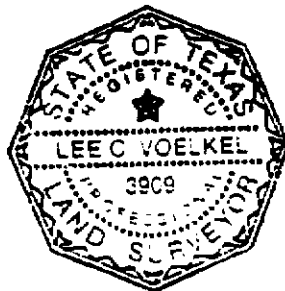
THENCE, with the said northwest line of Lot 2, N.45°41'E., 405.09 ft. to the PLACE OF BEGINNING.

I hereby certify that these field notes are an accurate description of the property contained therein as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners; and that all property corners are as stated.

Dated this 20th day of July, 1994

Lee C. Voelkel

Lee C. Voelkel
Registered Professional Land Surveyor No. 3909
County Surveyor for Kerr County, Texas



Provisions herein which restrict the sale, rental or use of the described property because of color or race are void and unenforceable under Federal Law (THE STATE OF TEXAS) COUNTY OF KERR
This document was FILED in File Number Sequence on the date and at the time stated hereby by me and was duly RECORDED in the Official Public Records of Real Property of Kerr County, Texas on

JUL 29 1994

RECORD Real Property
VOL. 758 PG. 40

RECORDING DATE

JUL 29 1994



Patricia Dye
COUNTY CLERK, KERR COUNTY



Patricia Dye
COUNTY CLERK, KERR COUNTY, TEXAS

EXHIBIT A

CERTIFICATE OF AUTHENTICATION AND DEDICATION

[illegible]

THE STATE OF TEXAS, BEING THE UNDERSIGNED AUTHORITY, IN AND FOR SAID COUNTY OF _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS PREPARED AND SIGNED BY ME OR BY SOME OTHER PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF June, AD 1988.

LELAND R. SANDOZ

[illegible]

CORONADO ESTATES
ESTD

THIS SUBDIVISION IN THE CITY OF KEARVILLE, KEAR COUNTY, TEXAS, COMPRISING LOT NO. 6 THROUGH LOT NO. 20, BLOCK ONE BEING A TOTAL OF 2.81 ACRES, OUT OF ORIGINAL SURVEY NO. 113 FLORENCE L.R.A., ASSTRACAT NO. 225 BEING ALL OF LOT 4, ACCORDING TO PLAT OF KEARVILLAN ESTATES THREE OF RECORD IN VOLUME 6, ON PAGE 272, OF THE PLAT RECORDS OF KEAR COUNTY, TEXAS.

OWNER: THE RIVERVIEW BLDG. - KEARVILLE, TX. 79625

609 SIDNEY BAKER ST. - KERRVILLE, TEXAS 78629
SCALE 1" = 50 FEET
MAY, 1966

[viewPlat](#)

A plat map showing two lots, Block 1 and Block 2, separated by a driveway labeled "Crowned Drive". The lots are bounded by bearings and distances: S64°55'E 95.92' (top), S44°16'E 303.33' (right), S89°16'W 114.68' (bottom right), S26°27'W 227.28' (middle), N44°15'W 13.00' (middle left), and S44°55'E 95.92' (left). A north arrow points towards the top-left corner.

STREET NAMES AND ADDRESSES
147-1-16-1
 POSTMASTER
 DATED THIS 27th DAY OF July 1996

THE COUNTY OF KERN, KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES E. KERN, HEREIN ASSESSOR OF THE COUNTY OF KERN, HAS RECEIVED FROM THE KERN LAND & CATTLE COMPANY, INCORPORATED, HEREIN AS DONOR, A CERTIFICATE OF DONORSHIP OF DONORSHIP AND ASSOCIATED, INC., DO HEREBY CERTIFY THAT THE KERN LAND & CATTLE COMPANY, INCORPORATED, HAS BEEN FORMED FOR THE PURPOSE OF OBTAINING INCENTIVES, OF THE KERN LAND & CATTLE COMPANY, INCORPORATED, AND THAT THE GENERAL WORKMANSHIP SHOWN HEREIN WERE PROPERLY AND ACCORDING TO THE ORDINANCES OF THE CITY OF KERNVILLE, TEXAS.

Charles E. Kern 446

CHARLES E. KERN, ASSESSOR OF THE COUNTY OF KERN, TEXAS, DO HEREBY CERTIFY THAT THE KERN LAND & CATTLE COMPANY, INCORPORATED, HAS BEEN FORMED FOR THE PURPOSE OF OBTAINING INCENTIVES, OF THE KERN LAND & CATTLE COMPANY, INCORPORATED, AND THAT THE GENERAL WORKMANSHIP SHOWN HEREIN WERE PROPERLY AND ACCORDING TO THE ORDINANCES OF THE CITY OF KERNVILLE, TEXAS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF APRIL, 1966.

James M. Moore 10

JAMES M. MOORE, P. E., DIRECTOR OF PUBLIC SERVICES

THE PLAT WAS FILED FOR RECORD ON THE 11th DAY OF JUNE, 1966, AT THE CLERK'S OFFICE IN THE COUNTY OF KERN, TEXAS, AT PAGE 261, OF THE PLAT RECORDS OF KERN COUNTY.

to Charles E. Kern, Assessor

PAID FOR THE COUNTY CLERK AT KERN COUNTY, TEXAS

[illegible][illegible][illegible]

Church of Jesus Christ of
Latter-Day Saints
Lot 1 of a Replat For
Coronado Estates Two
Vol 6 pg 215 (this side)

PL N45°18'W 384.03 (dead N44°55'W 384.12)

N45°18'W 122.1
Lot 20
N44°52'W 122.0
Lot 19
N44°52'W 121.5
Lot 18
N44°52'W 121.8
Lot 17
N44°52'W 121.7
Lot 16
N44°52'W 121.8
Lot 15
N44°52'W 98.2
Lot 14
N44°52'W 102.7
Lot 13
N44°38'W 146.27

PL S44°38'W 303.22 (dead S44°16'W 303.33)

Coronado Circle

Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12

Coronado Parkway

Church of Jesus Christ of Latter-Day Saints

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Coronado Estates One Hundred Forty-S

CORONADO ESTATES

FOUR

THIS SUBDIVISION IN THE CITY OF KERRVILLE, NEAR COUNTY, TEXAS, COMPRISING LOT NO. 6 THROUGH LOT NO. 26, BLOCK ONE, BEING A TOTAL OF 2.81 ACRES, OUT OF ORIGINAL SURVEY NO. 123, FLORENCE L.A.R.A., ABSTRACT NO. 235, BEING ALL OF LOT 4 ACCORDING TO PLAT OF CORONADO ESTATES THREE ON RECORD IN VOLUME 4, ON PAGE 377, OF THE PLAT RECORDS OF KERR COUNTY, TEXAS, 1973-1974.

OWNER: 315 RIVERHILL BLVD., KERRVILLE, TX. 78628

DOMINGUES & ASSOCIATES, INC. 218/193-6488

609 SIDNEY BAKER ST. - KERRVILLE, TEXAS 78628

SCALE: 1" = 50 FEET

MAY, 1996

NOTES AND RESTRICTIONS

THIS TRACT WAS CONVEYED FROM CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, TO LELAND R. SMOOT, BY DEED DATED THE 28TH DAY OF JULY, 1984, OF RECORD IN VOLUME 759, ON PAGE 40, OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.

SIDEWALKS AS REQUIRED BY ZONING ORDINANCE SHALL BE CONSTRUCTED BY THE INDIVIDUAL HOME OWNER AND SHALL BE MADE PART OF THE BUILDING PERMIT, AND SHALL BE INSTALLED PRIOR TO OCCUPANCY.

PARK LAND DEDICATION: CONTRIBUTION TO THE PARK LAND DEDICATION FUND SHALL BE MADE AT THE ISSUANCE OF THE BUILDING PERMIT.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED CORONADO ESTATES FOUR, MEETS WITH APPROVAL BY THE 911 BOARD REGARDING STREET NAMES.

T. SALT LAKE DIRECTOR, 911
DATED THIS 5 DAY OF June, 1986

curve No.	angle	radius	arc length	LEGEND:
A	90°26'00"	20.0	31.6	S18 - set iron stake
B	48°11'23"	25.0	21.0	F1P - found iron pipe
C-15	33°15'37"	50.0	28.0	PL - property line
C-14	58°11'21"	50.0	50.8	FC - fence corner
C-13	46°44'25"	50.0	40.8	FL - fence line (corner)

EASEMENT NOTES:

IT IS UNDERSTOOD AND AGREED THAT OUT OF THE PROPERTY HEREBY PLATED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERE TO. THE EASEMENTS ARE AS INDICATED ON THE PLAT. THE EASEMENT AREA OF THE LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL EMPLOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER, OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS.

WE HEREBY CERTIFY THAT THE EASEMENTS AS STATED IN SUBDIVISION PLAT ENTITLED CORONADO ESTATES FOUR, MEETS WITH OUR APPROVAL.

KERRVILLE PUBLIC UTILITY BOARD

KERRVILLE TELEPHONE COMPANY, INC.

TO: CABLE 9-burton

ALL DISTANCES ARE IN FEET.
COORDINATES ARE IN FEET AND ARE NAD27 TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE ACCORDING TO INFORMATION ACQUIRED FROM THE

RESTRICTION LINES, DO HEREBY GRANT THE UTILITY EASEMENT THE STREET TO THE PUBLIC FOR THE PURPOSE AND CONSIDER

IN WITNESS WHEREOF, I, LELAND R. SMOOT HAVE AFFIXED MY
DAY OF June, AD 1986.

Leiland R. Smoot
LEILAND R. SMOOT

THE STATE OF TEXAS:
BEFORE ME, THE UNDERSIGNED AUTHORITY OF THE COUNTY OF KERR, TEXAS, ON THIS DAY PERSONALLY APPEARED LELAND R. SMOOT, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND C

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY
Robert C. [Signature]
NOTARY PUBLIC FOR KERR COUNTY, TEXAS



WAIVER OF CLAIMS FOR DAMAGES

IN ACCORDANCE WITH ART. 10.1V.2 OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS, AND IN CONSIDERATION OF THE APPROVAL OF CORONADO ESTATES FOUR, I, LELAND R. SMOOT, WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM WITH THE SUBDIVISION.

Leiland R. Smoot
LEILAND R. SMOOT DATED THIS 5