

MONARCH HILLS RESTRICTIONS

Volume 1126, Page 844, Real Property Records of Kerr County, Texas; File No. 13-8522, Official Public Records of Kerr County, Texas; ~~These filed on October 7, 2014, under File No. 13-8522, Official Public 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

↓ First Deed out of The Developer

- Easement dated September 3, 1926 to West Texas Utilities Company, recorded in Volume 46, Page 175, Deed Records of Kerr County, Texas.
- Easement dated June 12, 1951 to Lone Star Gas Company, recorded in Volume 2, Page 54, Easement Records of Kerr County, Texas.
- Right-Of-Way Deed dated March 23, 1954 to Lone Star Gas Company, recorded in Volume 2, Page 295, Easement Records of Kerr County, Texas.
- Undivided royalty interest conveyed by Grantor, as described in Royalty Deed from Daniel Spenrath, who is the same person as Dan Spenrath, and wife, Emily Spenrath to MANCO CORPORATION, dated May 22, 1954, recorded in Volume 11, Page 428, Oil & Gas Lease 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.
- Telephone Line Right-Of-Way Easement dated June 3, 1959 to Hill Country Telephone Cooperative, Inc., recorded in Volume 13, Page 648, Easement Records of Kerr County, Texas.
- Right Of Way Easement dated April 4, 2001 to Central Texas Electric Cooperative, Inc., recorded in Volume 1140, Page 614, Real Property Records of Kerr County, Texas.
- Right Of Way Easement dated August 13, 2001 to Central Texas Electric Cooperative, Inc., recorded in Volume 1165, Page 567, Real Property Records of Kerr County, Texas.
- Right Of Way Easement dated March 10, 2002 to Central Texas Electric Cooperative, Inc., recorded in Volume 1218, Page 529, Real Property Records of Kerr County, Texas.
- Easements as per the Plat filed on December 10, 2013, under File No. 13-8522, Official Public Records of Kerr County, Texas.

04461**VOL. 1126 PAGE 0844****KATHRYN H. SPENRATH****TO****RANCHO ALVACIENDA LLC.****Warranty Deed****Date:** May 31, 2001**Grantor:** KATHRYN H. SPENRATH, an adult single woman**Grantor's Mailing Address:**Box 303 (Wilson Creek Rd.)
Comfort, Texas 78013**Grantee:** RANCHO AVACIENDA LLC.**Grantee's Mailing Address:**P.O. Box 339
Comfort, Texas 78013**Consideration:** The sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration**Property (including any improvements):**

BEING a 22.121 acre tract of land out of the Oliver P. Moore Survey No. 29, Abstract No. 252, Kerr County, Texas, said 22.121 acre tract being all of that certain 19.1 acre tract designated as Tract 1 and all of that certain 1.5 acre tract designated as Tract 2 conveyed to Dan Spenrath, Jr., by deed recorded in Volume 87, Pages 429-431, Deed Records, Kerr County, Texas and all of that certain 3.0493 acre tract conveyed to Dan Spenrath by deed recorded in Volume 182, Pages 699-700, Deed Records, Kerr County, Texas, said 22.121 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe found in the south line of Wilson Creek Road for the northeast corner of the herein described tract, the northeast corner of the above referenced 19.1 acre tract, the northwest corner of a 9.00 acre tract recorded in Volume 448, Pages 672-674, Real Property Records, Kerr County, Texas, said point bears, S 89°58'48"E, 577.87 feet to a 1/2" iron rod found;

THENCE, departing the south line of Wilson Creek Road, with the east line of said 19.1 acre tract, the west line of said 9.00 acre tract and a 30.101 acre tract recorded in Volume 646, Pages 565-566, Real Property Records, Kerr County, Texas, S 01°26'18"E, 1031.94 feet to a

VOL. 1126 PAGE 0845

1/2" iron rod set for the southeast corner of the herein described tract, the southeast corner of said 19.1 acre tract;

THENCE, with the southern line of said 19.1 acre tract, S 85°18'43" W, 76.39 feet to a 1/2" iron rod set for angle and N 63°49'21" W, 523.27 feet to a 1/2" iron rod set for a re-entrant corner of the herein described tract, a corner of said 30.101 acre tract, the northeast corner of the aforementioned 3.0493 acre tract;

THENCE, departing the southern line of said 19.1 acre tract, with the southeast line of said 3.0493 acre tract, a northwest line of said 30.101 acre tract, S 23°46'46" W, 311.75 feet to a 1/2" iron rod set at the southeast corner of said 3.0493 acre tract, the southwest corner of said 30.101 acre tract and being in the northeast line of a 35.1231 acre tract recorded in Volume 182, Pages 715-716, Deed Records, Kerr County, Texas;

THENCE, with the southwest line of said 3.0493 acre tract, the northeast line of said 35.1231 acre tract, N 66°02'20" W, 164.29 feet to a 1/2" iron rod set for angle, N 24°43'32" W, 33.77 feet to a 1/2" iron rod set for angle and N 73°34'36" W, 163.31 feet to a 1/2" iron rod set for the southwest corner of the herein described tract, the southwest corner of said 3.0493 acre tract, the northwest corner of said 35.1231 acre tract and being in an east line of a 24.0965 acre tract recorded in Volume 748, Pages 355-361, Real Property Records, Kerr County, Texas, said point bears S 00°27'34" W, 359.52 feet to fence corner;

THENCE, with the west line of said 3.0493 acre tract and the west line of said 19.1 acre tract, the east line of said 24.0965 acre tract, N 00°00'05" E, 709.35 feet to a 1/2" iron rod found for angle, N 05°25'27" W, 22.99 feet to a 1/2" iron rod found for angle and N 00°06'52" E, (reference bearing - Volume 748, Pages 355-361, Real Property Records, Kerr County, Texas) 336.66 feet to a 1/2" iron rod found for the northwest corner of the herein described tract, the northwest corner of said 19.1 acre tract, the northeast corner of said 24.0965 acre tract and being in the south line of the Martin A. Spenrath and Irene C. Spenrath tract recorded in Volume 886, Pages 600-602, Real Property Records, Kerr County, Texas;

THENCE, with the northern line of said 19.1 acre tract, N 89°45'05" E, 65.37 feet to a 1/2" iron rod set for angle and S 76°24'55" E, 87.17 feet to a 1/2" iron rod set for angle in the west line of Wilson Creek Road;

THENCE, continuing with the northern line of said 19.1 acre tract, along the west and south line of Wilson Creek Road, S 06°34'55" E, 58.57 feet to a 1/2" iron rod set for angle, S 63°29'55" E, 76.27 feet to a 1/2" iron rod set for angle, S 82°04'55" E, 54.48 feet to a 1/2" iron rod set for angle and S 89°58'48" E, 688.89 feet to the Place of Beginning and containing 22.121 acres of land.

VOL. 1126 PAGE 0846

Reservations from and Exceptions to Conveyance and Warranty:

1. No singlewide mobile homes shall be allowed on such property.
2. Easement to West Texas Utility Company of record in Volume 46, Page 175, Deed Records of Kerr County, Texas.
3. Easements to Lone Star Gas Company, of record in Volume 2, Page 54 and Volume 2, Page 295, Easement records of Kerr County, Texas.
4. Easement to Southwestern Bell Telephone Company of record in Volume 6, Page 530, Easement Records of Kerr County, Texas.
5. Minerals as conveyed to Manco Corporation in Royalty Deed of record in Volume 11, Page 428, Oil & Gas Records of Kerr County, Texas.
6. Right-of- Way Easement from Dan Spenrath, Jr. to Hill Country Telephone Cooperative, Inc., dated June 3, 1959, recorded in Volume 13, Page 648, Easement records of Kerr County, Texas.
7. Rights of adjoining landowners in and to that part of the hereinabove described property, which may constitute accretion.
8. Protrusions & encroachments along the Southeast, South, Southwest, West and Northwest boundary lines as show on survey dated March 29, 2001, prepared by Douglas Dean Boerner, RPLS No. 5207
9. Conflicting boundary line description for that portion of the property lying in the far southeast corner of property as show on survey dated March 29, 2001, prepared by Douglas Dean Boerner, RPLS No. 5207.
10. All matters as show on survey dated March 29, 2001, prepared by Douglas Dean Boerner, RPLS No. 5207

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and

VOL. 1126 PAGE 0847

Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

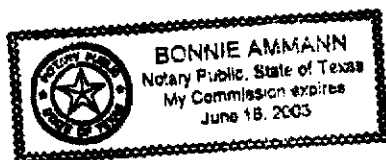

KATHRYN H. SPENRATH

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on May 31, 2001 by
KATHRYN H. SPENRATH.


Notary Public, State of Texas



Filed By: Kerrville
Filed By: Titie
Kerrville Title Company Company

AFTER RECORDING RETURN TO:

RANCHO AVACIENDA LLC.
P.O. BOX 339
COMFORT, TEXAS 78013

FILED FOR RECORD
at 4:20 o'clock P.M.

JUN 05 2001

JANNETT PIERCE
Clerk County Court, Kerr County, Tex...
 Deputy

VOL. 1126 PAGE 0848

Provisions herein which restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law, THE STATE OF TEXAS }
COUNTY OF KERR
I hereby certify that this instrument was FILED in the File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property of Kerr County, Texas on

JUN 06 2001



Janet Pieper
COUNTY CLERK, KERR COUNTY, TEXAS

RECORD *Real Property*
VOL *1126* PG *844*
RECORDING DATE

JUN 06 2001



Janet Pieper
COUNTY CLERK, KERR COUNTY, TEXAS

[illegible]

GRANTED UNTO: CENTRAL TEXAS ELECTRIC COOP, HILL COUNTRY TELEPHONE COOP and WIEDENFELD WATER WORKS, INCORPORATED:

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APURTENANCES THEREON, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES, AND ROADS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE 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 FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDING THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENTS SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

I DO HEREBY CERTIFY THAT THE SUBMISSION PLATTED HEREON DOES INCLUDE AREAS WITHIN A DESIGNATED 100-YEAR FLOOD HAZARD ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48265C0023F DATED MARCH 03, 2011, FOR KERR COUNTY, TEXAS, AND FOR WHICH ARE REPRESENTED ON THE PLAT AS REQUIRED BY THE RULES AND REGULATIONS.

AND I HAVE REVIEWED AND ACKNOWLEDGED THE FOREGOING STATEMENT AS APPLICABLE TO THE KERR COUNTY FLOOD DAMAGE PREVENTION ORDER.

DATE THIS 4th DAY OF December, 2013

[Signature]
FLOOD PLAN ADMINISTRATOR

I HEREBY CERTIFY THAT THIS REVISION OF PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION RULES AND REGULATIONS OF KERR COUNTY.

DATED THIS 6th DAY OF December, 2013

[Signature]
LEONARD ODOM
COUNTY ADMINISTRATOR

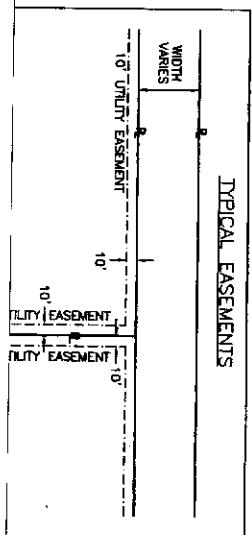
100' 47.5' 0.65 RIGHT-OF-WAY DEDICATION

100 YEAR FLOODPLAIN
DELINEATION AS DETERMINED IN
MONARCH HILLS DRAINAGE PLAN
DATED SEPTEMBER 18, 2013

FOREST SCOTT HAULFLER
VOLUME 646 PAGES 565-586
REAL PROPERTY RECORDS - 30.1010 ACRES

S 01°50'39" E 495.76'

FOUND IRON ROD
WITH AN ORANGE "MDS
SURVEY" PLASTIC CAP



1. THIS PROPERTY IS LOCATED IN COMFORT INDEPENDENT SCHOOL DISTRICT.
2. THIS PROPERTY IS LOCATED IN THE CENTRAL TEXAS ELECTRIC COOP JURISDICTION.
3. THIS PROPERTY IS LOCATED IN THE HILL COUNTRY TELEPHONE COOP JURISDICTION.
4. LOT 1 SHALL BE SERVED BY A PRIVATE WATER SUPPLY. LOTS 2-10 WILL BE SERVED BY A PUBLIC WATER SUPPLY.
5. LOTS 1 AND 2 ARE SERVED BY AN ON-SITE SEWAGE FACILITIES (OSSF's). LOTS 3-10 WILL BE SERVED BY AN INDIVIDUAL OSSF.
6. PRIOR TO CONSTRUCTION ON ANY LOT THE OWNER OF SAID LOT SHALL CONTACT KERR COUNTY OSSF DESIGNATED REPRESENTATIVE. ALL LOTS IN THIS SUBDIVISION ARE REQUIRED TO COMPLY WITH ALL CURRENT AND FUTURE OSSF REGULATIONS ADOPTED BY KERR COUNTY. INDIVIDUAL OSSF SYSTEMS SELECTION MUST BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES.
7. SCHLADDER ROAD IS MAINTAINED BY KERR COUNTY.
8. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
9. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS.
10. THERE ARE 10 LOTS PERMITTED IN THIS SUBDIVISION.
11. EXCEPT AS SHOWN, PROPERTY CORNERS ARE NONMENTIONATED WITH A $\frac{1}{2}$ " IRON ROD SET WITH AN ORANGE "TIPS 5207" PLASTIC CAP.
12. SPECIAL FLOOD HAZARD AREA ZONE, A LINE AS PER THE FLOOD INSURANCE RATE MAP NO. 482650070R, DATED MARCH 03, 2011. DFWP MAP WAS DOWNLOADED FROM THE TEXAS WEB-SITE AND OVERLAIN ON THIS MAP. THE HORIZONTAL DATUM USED FOR THE DFWP MAP IS THE NORTH AMERICAN DATUM OF 1983.
13. **[F-1450]** DENOTES MINIMUM FINISHED FLOOR ELEVATION.
14. MANDATORY HOOKUP FOR SEWER IS REQUIRED FOR THIS SUBDIVISION UPON COMPLETION OF PROPOSED SEWER LINE.
15. LOTS 1,4,5,7,8,9 AND 10 SHALL CONTACT FLOODPLAIN ADMINISTRATOR FOR PERMITTING PRIOR TO ANY CONSTRUCTION.
16. DRAINAGE CULVERTS REQUIRED FOR CROSSING DRAINAGE FLOW PATHS ON LOTS 8 AND 9. SEE SHEET C3 OF MOWBACH HILLS DRAINAGE STUDY.