

## **HUMMINGBIRD ADDITION**

### **RESTRICTIONS**

**Volume 175, Page 33 and Volume 201, Page 306, Deed Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.**

### **OTHER EXCEPTIONS**

- Easements as per the Plat recorded in **Volume 4, Page 19, 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)

9665

GENERAL WARRANTY DEED

THE STATE OF TEXAS            )  
 THE COUNTY OF KERR            )    KNOW ALL MEN BY THESE PRESENTS:

That we, Rankin C. McBryde and wife, Cleo Nowlin McBryde, of the County of Kerr, State of Texas, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, cash, and other consideration, to us in hand paid by Richard Clay McBryde, out of his separate funds and estate, the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Richard Clay McBryde, of Kerr County, Texas, as his separate property and estate, with the restrictions and upon the covenant and condition below stated, all that certain tract or parcel of land, described as follows, to-wit:

All that certain tract or parcel of land, situated in Kerr County, Texas, and being out of Survey 128, Jonas Harrison, containing 20.51 acres, more or less, and being a part of that tract of land conveyed by B. J. Sublett et ux to Rankin C. McBryde, by deed dated August 21, 1963, recorded in Volume 116, at page 127, of the Deed Records of Kerr County, Texas, to which deed and its recording reference is here made for all purposes, said tract of land being more particularly described by metes and bounds, as follows, to-wit:

BEGINNING at a point in the East line of Main Street in Ingram, Texas, said point being located North, 1489 feet from the South corner of said Jonas Harrison Survey No. 128, for the most Southwesterly corner of this tract;

THENCE with the East line of said Main Street, North 0 deg. 57' West, 254.46 feet; North 0 deg. 31' East, 88.06 feet; North 01 deg. 54' West, 211.20 feet; North 2 deg. 03' West, 624.54 feet to a point for the most Northwesterly corner of this tract;

THENCE North 88 deg. 14' East, 149.97 feet to a point for an inside corner of this tract, then continue North 03 deg. 28' West, 100.07 feet; North 01 deg. 22' West 101.52 feet; North 01 deg. 17' West 98.13 feet; and North 02 deg. 43' West, 49.85 feet to a point for the most Northerly corner of this tract;

THENCE with the North line of this tract, South 57 deg. 02' E, 71.91 feet; South 77 deg. 42' East 73.64 feet; South 72 deg. 40' East 102.58 feet; South 80 deg. 53' East, 99.52 feet; North 81 deg. 53' East, 92.36 feet to a point for the most Northeasterly corner of this tract;

THENCE with the East line of this tract, South 06 deg. 04' East, 198.58 feet; South 85 deg. 06' East, 50.85 feet; South 06 deg. 02' East, 50.82 feet; North 85 deg. 16' West 50.84 feet; South 06 deg. 04' E, 178.18 feet; South 85 deg. 25' East, 50.67 feet; South 06 deg. 02' East 228.94 feet; North 85 deg. 10' West, 210.04 feet; South 06 deg. 04' East 285.46 feet; South 85 deg. 10' East, 210.04 feet; South 05 deg. 52' East, 641.28 feet to a point in the North line of State Highway Department Drainage Easement for the Southeast corner of this tract;

THENCE with the South line of this tract, North 89 deg. 34' West, 199.72 feet; South 05 deg. 24' East, 50.33 feet; North 84 deg. 30' West, 21.53 feet; North 11 deg. 25' West, 67.93 feet; North 47 deg. 46' West, 52.57 feet; North 89 deg. 18' W. 104.75 feet; North 0 deg. 13' East, 50.00 feet; North 84 deg. 42' West, 50.00 feet; North 87 deg. 41' West, 50.00 feet; North 0 deg. 26' East, 50.00 feet; North 84 deg. 00' West, 193.19 feet; South 0 deg. 04' West, 47.59 feet and South 89 deg. 32' West, 74.57 feet to the place of beginning and containing 20.513 acres of land, more or less.

SUBJECT to all easements found of record in the chain of title to said above described property, or which are visible and apparent on the ground.

TO HAVE and TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Richard Clay McBryde, as his separate property and estate, his heirs and assigns forever, subject however, to the covenant and restriction hereinafter set forth, 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 Richard Clay McBryde, as his separate property and estate, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

The sale and conveyance of the property described herein is made and accepted by Grantee, however, subject to the following restriction, and such restriction shall form a part of the consideration of this conveyance and shall apply to the heirs, devisees, executors, administrators and assigns of the Grantee herein, and said restriction shall be a covenant running with the land.

That no trailer house shall be placed or permitted to remain on the front 150 feet of any of said property herein conveyed fronting on Main Street in the Town of Ingram.

This restriction shall remain in full force and effect for a period of fifty (50) years from the date of this deed, and any violation thereof may be enforced by injunctive relief by Grantors, their heirs, executors, administrators, assigns and successors and also by the owners of any adjoining tracts.

WITNESS our hands, this 3rd day of July.

A. D. 1974.

FILED FOR RECORD

at 10:55 o'clock A.M.

SEP 3 - 1974

*Emmie M. Muenker*  
Clerk County Court, Kerr County, Texas

*Rankin C. McBryde*  
Rankin C. McBryde

*Cleo Nowlin McBryde*  
Cleo Nowlin McBryde

By \_\_\_\_\_ Deputy  
THE STATE OF TEXAS )

THE COUNTY OF KERR )

BEFORE ME, the undersigned authority, a Notary Public in and for Kerr County, Texas, on this day personally appeared Rankin C. McBryde and Cleo Nowlin McBryde, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 3rd day of July, A. D. 1974.

*Kim Bird*  
A Notary Public in and for Kerr County,  
Texas

THE STATE OF TEXAS )

THE COUNTY OF KERR )

KIM BIRD  
Notary Public in and for  
County Of Kerr, Texas  
My Commission Expires 6/1/75

BEFORE ME, the undersigned authority, a Notary Public in and for Kerr County, Texas, on this day personally appeared Cleo Nowlin McBryde, wife of Rankin C. McBryde, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Cleo Nowlin McBryde, acknowledged such instrument to be her act and deed, and 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 3rd day of July, A. D. 1974.

*Kim Bird*  
A Notary Public in and for Kerr County,  
Texas

KIM BIRD  
Notary Public in and for  
County Of Kerr, Texas  
My Commission Expires 6/1/75

Filed for record September 3, 1974 at 10:55 o'clock A.M.  
Recorded September 5, 1974  
EMMIE M. MUENKER, Clerk

By *Margaret Muenker* Deputy

## RELEASE OF RESTRICTIONS

I, R. C. McBryde, this date, October 12, 1977, release the reserved restrictions in Deed to R. Clay McBryde recorded in Vol 175, Page 35, dated September 3, 1974, County of Kerr Deed Records, on all that certain tract or parcel of land, situated in Kerr County, Texas, and being out of Survey 128, Jonas Harrison, containing 20.51 acres, more or less, and being a part of that tract of land conveyed by B. J. Sublett et ux to Rankin C. M cBryde, by deed dated August 21, 1963, recorded in Volume 116, at page 127, of the Deed Records of Kerr County, Texas, to which deed and its recording reference is here made.

Executed this 13th day of October 1977.

Rankin C. McBryde  
Rankin C. McBryde

## FILED FOR RECORD

at 10:35 o'clock A. M.

OCT 13 1977

EMMIE M. MUENKER  
Clerk County Court, Kerr County, Texas  
By William J. List Deputy

THE STATE OF TEXAS )  
THE COUNTY OF KERR )

BEFORE ME, the undersigned authority, a Notary Public in and for Kerr County, Texas, on this day personally appeared Rankin C. McBryde, 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 consideration therein expressed.

GIVEN under my hand and seal of office, this 13th day of Oct., A. D. 1977.



3-31-77

Jay Swartz  
A Notary Public in and for Kerr County  
Texas  
Jay Swartz

Filed for record \_\_\_\_\_, 1977 at \_\_\_\_\_ o'clock A. M.  
Recorded October 18, 1977  
EMMIE M. MUENKER, Clerk

By William J. List Deputy

