

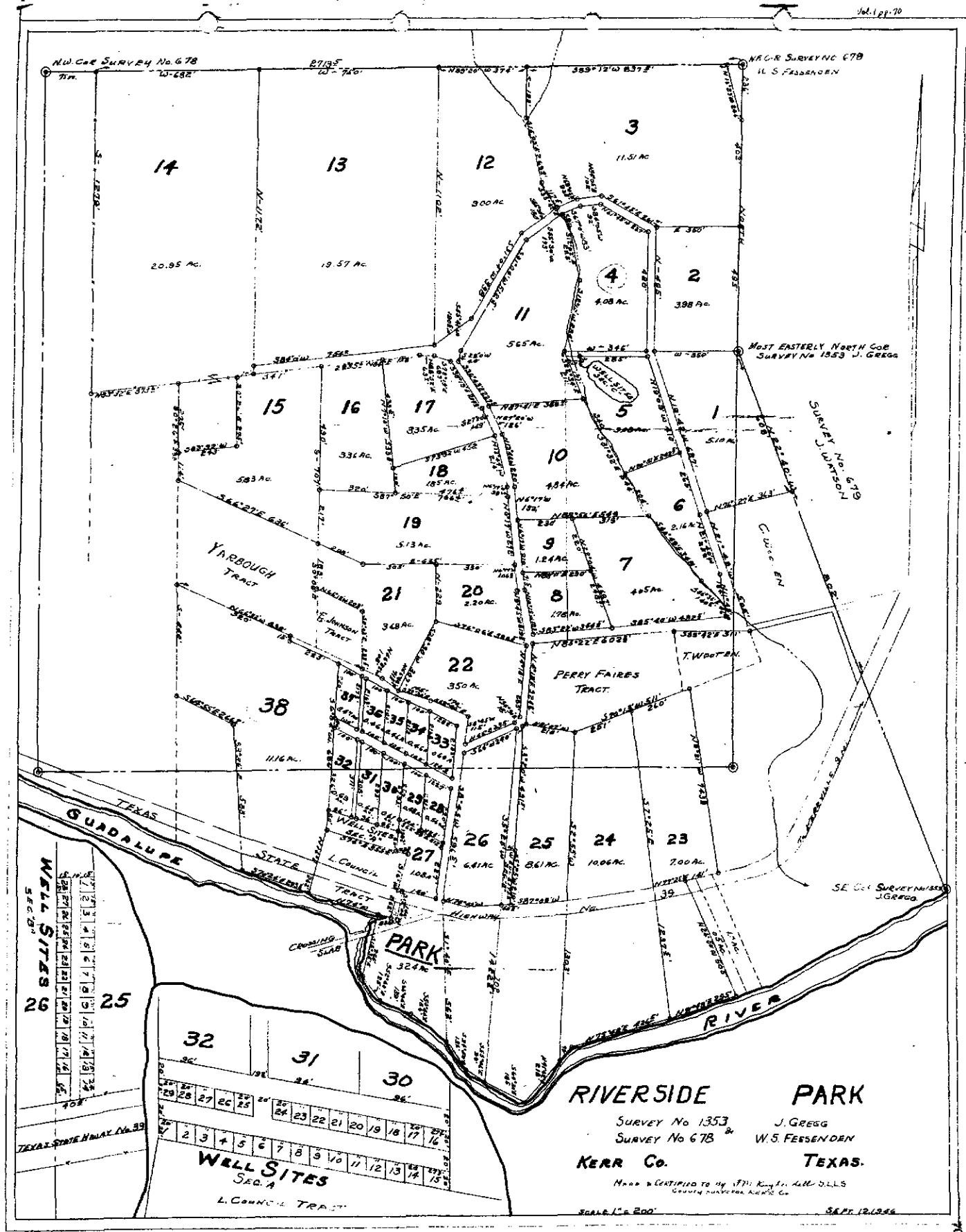
## **RIVERSIDE PARK RESTRICTIONS**

Volume 87, Page 72, Deed Records of Kerr County, Texas; Volume {PR,"insert volume number",IN1,1}, Page {PR,"insert page number",IN1,2}, {PR,"insert type of records",ST1,3} 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 and Right Of Way to Texas Power & Light Company, dated May 25, 1936, recorded in Volume 59, Page 399, Deed Records of Kerr County, Texas.
- Easement to Texas Power and Light Company, notarized on June 18, 1936, recorded in Volume 60, Page 151, Deed Records of Kerr County, Texas.  
(AFFECTS LOTS IN SURVEY 1353 ONLY, NAMELY 1,23-33 & 38 AS WELL AS WELL SITES IN SEC. A & B)
- Easement and Right Of Way to Texas Power & Light Company, dated June 29, 1937, recorded in Volume 61, Page 22, Deed Records of Kerr County, Texas.  
(AFFECTS LOTS IN SURVEY 1353 ONLY, NAMELY 1, 23-33 & 38 AS WELL AS WELL SITES IN SEC. A & B)
- Easement to L.C.R.A., dated June 17, 1947, recorded in Volume 82, Page 331, Deed Records of Kerr County, Texas. (site 1 only)
- Building Set Back Lines as per the Restrictions recorded in Volume 87, Page 72 and Volume {PR,"insert volume number",IN1,1}, Page {PR,"insert page number",IN1,2}, Deed Records of Kerr County, Texas.
- Easement and Right-Of-Way to L.C.R.A., dated July 22, 1982, recorded in Volume 14, Page 159, Easement Records of Kerr County, Texas. (site 1 only)
- Any visible and/or apparent roadways or easements over or across subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

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PLAT OF RIVERSIDE PARK ADDITION

COUNTY OF K E R R . I KNOW ALL MEN BY THESE PRESENTS: That the Leonard B. Brown Company, a body corporate, duly incorporated and doing business under the laws of the State of Texas, owner of the hereinbefore described tract of land, being out of Survey No. 878, W. S. Reservation and No. 1553, J. Gregg, Kerr County, Texas, do hereby approve and adopt the foregoing plat on which is inscribed as a plan for a sub-division, same to be known as RIVERSTON PARK ADDITION, of Kerr County, Texas, said plat having been made and certified by F. M. Eukhardt, S.L.I.S., County Surveyor, Kerr County, Texas, dated September 18, 1946, and do hereby dedicate to the public, for public use forever, the road right-of-ways, streets, avenues, alleys, for water lines and utility lines.

IN WITNESS WHEREOF, THE LEONARD B. BROWN COMPANY, has caused these presents to be filed, by Leonard B. Brown, its President; the aforesaid seal hereunto affixed, at Kerrville, Texas, this the 20th day of October, 1946.

ATTEST:  
Leonard G. Shelton, Asst. Secretary,  
[Signature Seal]

THE STATE OF TEXAS.

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AS WELL AS I AM: KNOWING THE UNDERTAKING AUTHORITY, IN AND FOR KELL COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LEONARD E. BREW, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FORGING INSTRUMENT, AND ACKNOWLEDGED ME TO BE EXACTED AS THE ACT AND DEED OF THE LEONARD E. BREW COMPANY OF KILLEEN, TEXAS, AND AS THE PRESIDENT THEREOF, AND FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OR OFFICE, THIS THE 28TH DAY OF OCTOBER, A. D. 1946.

LEONARD B. BRUIN COMPANY  
By Leonard B. Bruun

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PLAN or a sub-division to be known as RIVERBANK ADDITION, situated in Kerr County, Texas, about 9 miles west of Kerrville, its county seat, consisting of 142.7 acres of land in Survey No. 670, W. S. Pessenden, and 37.4 acres of land in Survey No. 1383, J. Gross, and bounded as follows: BEGINNING at the most easterly north corner of Survey No. 1383, J. Gross; THENCE N. 89 deg. 16 min. 87 sec. W. 846 feet to a fence corner for the N. E. corner of this tract; THENCE S. 89 deg. 16 min. 87 sec. E. 301 W. 374 feet and W. 1432 feet to a fence corner for the N. W. corner of this tract; THENCE S. 89 deg. 16 min. 87 sec. E. 573.5 feet to a fence corner and half inch iron pipe set for the NW corner of the Hardin Tract, out of Survey No. 672, W. S. Pessenden; THENCE S. 0 deg. 28' E. 380 feet to a fence corner for the N. corner of the Turpentine Tract, out of Survey No. 672, W. S. Pessenden; THENCE S. 66 deg. 27' E. 536 feet to a fence corner for the S. corner of said Turpentine tract; THENCE S. 0 deg. 28' E. 252.5 feet to an iron stake in fence line set for the S. corner of said Johnson tract; THENCE with fence line along the SW line of said T. Johnson and Turpentine tracts N. 66 deg. 32' E. 838 feet to a fence corner in the E. S. of the aforementioned Hardin Tract; THENCE S. 440 feet to a fence corner set for the N. corner of the T. T. Ingram Tract, Survey No. 672, W. S. Pessenden; THENCE S. 66 deg. 27' E. 260.7 feet to a fence corner for the N. E. corner of said L. T. Ingram Tract; THENCE S. 348 deg. 36' E. 563 feet to a stake and fence corner on the bank of the Guadalupe River, for the SW corner of this tract; THENCE S. 70 deg. 36' E. 247.5 feet to a three-pronged pine tree for the SW corner of the Lillian Council tract in Survey No. 1383, J. Gross; THENCE N. 16 deg. 01' E. 842 feet to a fence corner for the NW corner of the said Lillian Council tract; THENCE S. 74 deg. 07' E. 315.5 feet to a fence corner set for the NE corner of said Lillian Council tract; THENCE N. 74 deg. 07' W. 260 feet to a stake set for the SE corner of said Lillian Council tract; THENCE N. 74 deg. 07' W. 50.5 feet to a stake on the N. bank of the Guadalupe River set for a NW corner of a part of the Lillian Council tract; THENCE down said river with its meanders as follows: S. 18 deg. 35' W. 386 feet, S. 52 deg. 40' E. 185 feet, S. 32 deg. 40' E. 185 feet, S. 60 deg. 44' E. 135 feet, S. 55 deg. 44' E. 99 feet, S. 64 deg. 30' E. 166 feet, N. 61 deg. 41' E. 201 feet, S. 75 deg. 48' W. 465.5 feet and N. 71 deg. 48' E. 205.5 feet to a stake set for the S. E. corner of this tract; THENCE N. 240 deg. 50' W. 505 feet to a stake in the N. right of way line of the Texas State Highway 59; THENCE N. 370 deg. E. 141 feet to an iron stake in the S. line of the Thomas Wooten tract in Sur. #672, W. S. Pessenden set for a N. E. corner or this tract; THENCE with the south line of said Thomas Wooten and Perry Fields tract S. 70 deg. 11' W. 511 feet to a fence corner; THENCE N. 370 deg. 10' W. 435.5 feet to an iron stake set for the N. W. corner of said Perry Fields tract; THENCE N. 40 deg. 18' E. 354.2 feet to an iron stake set for the N. W. corner of said Perry Fields tract; THENCE N. 40 deg. 22' E. 602.8 feet to a fence corner for the N. W. corner of the Thomas Wooten tract; THENCE N. 40 deg. 49' W. at 80 feet from the N. W. corner of the Charles Wooten tract and at 500 feet a fence corner and a one half inch iron pipe set for the N. W. corner of the C. Wooten tract; THENCE N. 76 deg. 27' E. 363 feet to a stake set for the N. E. corner of said C. Wooten tract; in the E. line of said line, from #672, J. Gross, THENCE N. 240 deg. 43' W. 408 feet to the place of beginning. This tract containing 180.1 acres of land, less however 1.0 acres now occupied by the Texas State Highway 59.

TRACT #1, BEGINNING at the point eastwardly north corner of Sur. #1305, 7. Chain, THENCE S. 22 AD. E. 608 feet to a stake set for the S. E. corner of this tract. THENCE S. 76 27' W. 585 feet to a fence corner and one half inch iron pipe running N. W. corner to a stake set for the N. W. corner of this tract. THENCE E. 350 feet to the place of beginning. This tract containing 3.4 acres of land, out of Sur. #1305, 7. Chain for a total of 5.1 acres of land.

TRACT #2. BEGINNING at the east boundary north corner of Sec. #353, T. Grass, THENCE N. 495 feet to a stake set by the S. W. owner of this tract, THENCE E. 455 feet to a stake set by the S. W. owner of this tract, THENCE N. 350 feet to the place of beginning. This tract containing 3.80 acres of land out of Sec. #353, W. S. Reservoir.

TRACT #3. BEGINNING at a stake in the E. line of Sec. #605, W. S. Peasebank set N. 405 feet from the most easterly north corner of Sec. #133, J. Grimes. THENCE N. 405 feet to a stake and N. 10° 23' W. 246 feet to a fence corner for the N. W. corner of this tract. TURNING with fence line S 80° 10' W. 897.5 feet to a stake for the N. W. corner of this tract. THENCE S. 192 feet, E. 15° 03' E. 806.4 feet and S. 35° 47' E. 117.16 feet to a stake in north line of ranch set for the N. W. corner of Tract #3. THENCE N. 840° 05' E. 102 feet and S. 45° 45' E. 281.7 feet to a stake set for the N. W. corner of Tract #3. THENCE N. 350 feet to the place of beginning.

**SECTION #4.** BEGINNING at a stake in the West line of a road-way set 300 feet west of the most easterly North corner of Sec. 33, T. Dres. TERRITORY, 400 feet to a stake for corner, THENCE N. 41° 45' W. 227 feet and S. 80° 05' W. 92 feet and S. 40° 00' W. 63 feet to a stake in the east line of road-way near a culvert for no stream, THENCE S. 30° 47' E. 59 feet and S. 10° 30' W. 284 feet to a stake for the S.W. corner of this section, THENCE

Land lot No. 20, containing one acre in the west line of a roadway set 395.5 feet West and 16 feet South of the most easterly north corner of Sur. #153, J. DREGE, H. M. CO. 205 feet to a stake in the E. line of a wall site section. THENCE S. 80° 30' E. 200 feet to the S. E. corner of said wall site section. THENCE N. 60° 30' E. to a stake for the S. W. corner of this tract. THENCE N. 70° 51' E. 841.5 feet to a stake in the west line of a roadway set for the S. E. corner of this tract. THENCE N. 100° 00' W. 410 feet to the place of beginning. This tract containing 3.08 acres of land, out

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TRACT #6. BEGINNING at a stake in the west line of a roadway set S. 40° 49' E. 348 feet and S. 82° 5 feet from the most westerly north corner of Sur. #353, J. Gregg. THENCE S. 70° 51' W. 242.5 feet to a stake set for the N. W. corner of this tract.

THENCE S. 31° 38' E. 204 feet, S. 40° 49' E. 348 feet and S. 45° 36' E. 140.5 feet to a stake in the west line of a roadway. THENCE with the west line of said roadway N. 110° 45' E. 124 feet, N. 21° 40' W. 259 feet and N. 19° 09' W. 265 feet to the place of beginning. This tract containing 3.16 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #7. BEGINNING at a stake in the intersection of two roadway lines set S. 100° 2.0' W. 22.5 feet with the north line of said roadway to a stake for corner. THENCE N. 22° 04' W. 468.7 feet to a stake set for the N. W. corner of this tract. THENCE N. 80° 56' E. 319 feet to a stake in the west line of roadway for corner. THENCE down said creek S. 40° 49' E. 343 feet and S. 14° 30' S. 140.5 feet to a stake in the west line of roadway for corner. THENCE N. 85° 40' E. 344.5 feet to the place of beginning. This tract containing 3.16 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #8. BEGINNING at a stake in the N. line of a roadway set S. 100° 2.0' W. 210 feet and N. 140.5 feet to a stake set for the N. W. corner of this tract. THENCE N. 60° 17' W. 210 feet with the line of roadway from the most easterly north corner of Sur. #353, J. Gregg, for the S. E. corner of the tract. THENCE N. 22° 04' W. 248.7 feet to a stake for the N. E. corner of this tract. THENCE with the line of said roadway S. 60° 07' E. 71.5 feet and S. 10° 10' E. 181 feet to an iron bolt set for the S. W. corner of this tract. THENCE N. 85° 40' E. 344.5 feet to the place of beginning. This tract containing 1.78 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #10. BEGINNING at a stake in the east line of roadway set S. 87° 40' E. 347 feet and W. 687 feet from the most easterly north corner of Sur. #353, J. Gregg, for the S. W. corner of this tract. THENCE N. 22° 04' W. 210 feet with the line of roadway to a stake set for the N. W. corner of this tract. THENCE N. 80° 56' E. 230 feet to a stake for the S. E. corner of this tract. THENCE N. 10° 45' E. 45 feet to the place of beginning. This tract containing 1.74 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #11. BEGINNING at a stake in the east line of roadway set S. 210 feet and W. 1033 feet from the most easterly north corner of Sur. #353, J. Gregg, for the S. W. corner of this tract. THENCE S. 80° 56' W. 344 feet to a stake in the east line of roadway for the S. E. corner of this tract. THENCE S. 22° 04' W. 210 feet with the line of roadway N. 38° 45' W. 237.4 feet, S. 22° 04' W. 40 feet, S. 31° 04' E. 312.5 feet and S. 50° 30' E. 123 feet, to a stake near Culvert for the N. corner of this tract. THENCE with the N. W. line of said roadway S. 50° 30' W. 100 feet, S. 31° 04' W. 364 feet and S. 50° 41' W. 100.5 feet to a stake set for the S. corner of this tract. THENCE N. 110° 21' W. 220 feet to the place of beginning. This tract containing 4.06 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #12. BEGINNING at a stake in fence line set N. 1125.5 feet and W. 3031.5 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet, S. 15° 03' E. 269.4 feet and S. 35° 47' E. 117.5 feet to a stake in fence line set N. 1125.5 feet and W. 3031.5 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE with the N. W. line of said roadway S. 50° 30' W. 100 feet, S. 31° 04' W. 364 feet and S. 50° 41' W. 100.5 feet to a stake set for the S. corner of this tract. THENCE N. 110° 21' W. 220 feet to the place of beginning. This tract containing 4.06 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #13. BEGINNING at a stake in fence line set N. 1125.5 feet and W. 3031.5 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet, S. 15° 03' E. 269.4 feet and S. 35° 47' E. 117.5 feet to a stake for the S. E. corner of this tract. THENCE N. 110° 21' W. 220 feet to the place of beginning. This tract containing 4.06 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #14. BEGINNING at a stake in fence line set N. 1125.5 feet and W. 3031.5 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet, S. 15° 03' E. 269.4 feet and S. 35° 47' E. 117.5 feet to a stake for the S. E. corner of this tract. THENCE N. 110° 21' W. 220 feet to the place of beginning. This tract containing 4.06 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #15. BEGINNING at a stake in the S. line of a roadway set S. 34 feet and W. 1745.5 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet to a stake in fence line for corner. THENCE S. 60° 01' W. 245 feet to a stake for corner. THENCE N. 0° 28' W. 276 feet to a stake in fence line for corner. THENCE with said fence line W. 80° 41' E. 347 feet to the place of beginning. This tract containing 9.0 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #16. BEGINNING at a stake in fence line in the S. line of a roadway set S. 34 feet and W. 1745.5 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet to a stake for the S. E. corner of this tract. THENCE S. 60° 01' W. 245 feet to a stake for corner. THENCE N. 0° 28' W. 276 feet to a stake in fence line for corner. THENCE with said fence line W. 80° 41' E. 347 feet to the place of beginning. This tract containing 9.0 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #17. BEGINNING at a stake in fence line in the S. line of a roadway set S. 34 feet and W. 1745.5 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet to a stake for the S. E. corner of this tract. THENCE S. 60° 01' W. 245 feet to a stake for corner. THENCE N. 0° 28' W. 276 feet to a stake for corner. THENCE with said fence line W. 80° 41' E. 347 feet to the place of beginning. This tract containing 9.0 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #18. BEGINNING at a stake in fence line in the S. line of a roadway set S. 34 feet and W. 1745.5 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet to a stake for the S. E. corner of this tract. THENCE S. 60° 01' W. 245 feet to a stake for corner. THENCE N. 0° 28' W. 276 feet to a stake for corner. THENCE with said fence line W. 80° 41' E. 347 feet to the place of beginning. This tract containing 9.0 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #19. BEGINNING at a stake in the west line of a roadway set S. 576 feet and W. 950 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet to a stake for the S. E. corner of this tract. THENCE with the W. line of said roadway N. 27° 20' W. 149 feet, N. 39° 19' W. 214.9 feet, N. 27° 19' W. 58.5 feet, S. 89° 32' W. 35.7 feet and S. 84° 0' W. 138 feet to the place of beginning. This tract containing 3.35 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #20. BEGINNING at a stake in the west line of a roadway set S. 576 feet and W. 950 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet to a stake for the S. E. corner of this tract. THENCE with the W. line of said roadway N. 27° 20' W. 149 feet, N. 39° 19' W. 214.9 feet, N. 27° 19' W. 58.5 feet, S. 89° 32' W. 35.7 feet and S. 84° 0' W. 138 feet to the place of beginning. This tract containing 3.35 acres of land out of Sur. #353, W. S. Peasenden.

TRACT #21. BEGINNING at a stake in the west line of a roadway set S. 576 feet and W. 950 feet from the most easterly north corner of Sur. #353, J. Gregg, for the N. E. corner of this tract. THENCE S. 100 feet to a stake for the S. E. corner of this tract. THENCE with the W. line of said roadway N. 27° 20' W. 149 feet, N. 39° 19' W. 214.9 feet, N. 27° 19' W. 58.5 feet, S. 89° 32' W. 35.7 feet and S. 84° 0' W. 138 feet to the place of beginning. This tract containing 3.35 acres of land out of Sur. #353, W. S. Peasenden.

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TRACT #31. BEGINNING at a stake in the S. line of section line set for the N. W. quarter of Section #20 and being S. 84.6 feet and W. 1,320 feet from the most easterly north corner of Tract #1385, J. GEORGE, TRACT S. 229 feet to an iron stake for corner, TRACT S. 3, 28° 30' W. 307 feet to a stake and fence corner in the N. line of roadway, THENCE with the N. line of said roadway N. 50° 44' W. 71.3 feet and N. 60° 32' W. 106 feet to an iron stake for corner, TRACT S. 0° 0' E. 282.5 feet to an iron stake for corner, TRACT N. 66° 18' W. 309 feet to an iron stake in fence line for corner, TRACT N. 00° 0' E. 125 feet to a fence corner set for the N. E. corner of the Yarbrough tract out of Tract #1385, M. S. FARNEDER, TRACT S. 15° 27' E. 209 feet to a corner, TRACT N. 86.5 feet to the place of beginning.

TRACT #88. BOUNDING at a stone in a fence line set S. 1169 feet and W. 872 feet from the most westerly north corner of Sur. #135, J. GRUBS, for the N. E. corner of this tract. MEASURE N.  $70^{\circ} 00'$  W. 350.5 feet to an iron stake set for the N. W. corner of this tract. MEASURE S.  $28^{\circ} 30'$  W. 357 feet to a stake and fence corner in the N. line of a roadway for the S. W. corner of this tract. MEASURE with the N. line of said roadway S.  $75^{\circ} 30'$  E. 145 feet and S.  $65^{\circ} 45'$  E. 170 feet to a stake for corner. MEASURE S.  $45^{\circ}$  W. 115 feet to the intersection of roadway lines. MEASURE with the N. W. line of roadway N.  $65^{\circ} 0'$  E. 255 feet, N.  $34^{\circ} 30'$  E. 18 feet and N.  $40^{\circ} 18'$  E. 213 feet to the place of beginning. This tract containing 5.5 acres of land out of Sur. #678, W. S. Fosselman.

south line of the Perry Farres tract in Sur. #370, W. S. Fassman, set for the N. W. corner of this tract. THENCE N. 70° 13' E. 890 feet to an iron stake on the N. E. corner of this tract. THENCE S. 80° 21' E. 503.8 feet to a stake on the water side of the Chisholm River, set for the S. E. corner of this tract. THENCE up said River S. 70° 43' W. 295 feet to the place of beginning. This tract containing a total of 7.00 acres; 1.04 acres being out of Sur. #370, W. S. Fassman and 5.96 acres being out of Sur. #1551, J. Gregg, less howe.

TRACT #24. BEGINNING at a stake on the N. bank of the Guadalupe River set S. 312.5 feet and W. 1155 feet from the S. E. corner of Sec. #135, J. Gregg, for the S. E. corner of this tract; thence N. 70° 45' W. 1387.5 feet to a stake in the south line of the Perry Failes tract in Sec. #136, W. S. Pasadena, set for the N. W. corner of this tract; thence N. 70° 13' W. 281 feet to a fence corner for the N. W. corner of this tract; thence down the river with the meander S. 41° 48' E. 72 feet and N. 75° 40' E. 46.5 feet to the place of beginning. This tract containing a total of 10.0 acres or land, 1.13 acres being out of Sec. #135, W. S. Pasadena and 8.83 acres being out of Sec. #135, J. Gregg, less however 0.44 acres, out of the latter survey, now occupied by the Texas & Pacific Highway sign but included within these bounds.

**TRACT #5.** BEING at a stake on the N. bank of the Guadalupe River set 750 feet back and 1637 feet west of the S. E. corner of Sur. #353. J. GREEN, for the S. W. owner of this tract. TRACT 5, 440° 30' E. 185 feet and N. 41° 45' E. 318 1/2 feet with the bank of said river to a stake far corner. #575, N. 20° 30' E. 1635 feet to a fence corner in the S. line or P. Valdes tract out of Sur. #575, N. 61° 00' W. 401 1/2 feet to a stake in the north end of any line or the Texas State Highway #39. THENCE S. 5° 25' W. 708 feet to the place of beginning. This tract containing a total of 8.61 acres out of Sur. #575, W. S. Penderon and V.H. Morris with date right of way line S. 87° 08' W. 40.5 feet to a stake for corner. THENCE S. 5° 25' W. 708 feet to the place of beginning. This tract containing a total of 8.61 acres out of Sur. #575, W. S. Penderon and V.H. Morris with date right of way line S. 87° 08' W. 40.5 feet to a

TRACT #3. BEGINNING at a stake on the north bank of the Guadalupe River set 387 feet south and 2037 feet west of the S. E. corner or Sur. #133, J. Griggs, for the S. W. corner of this tract. THENCE S.  $34^{\circ} 30'$  E. 156 feet and S.  $55^{\circ} 40'$  E. 999 feet with the bank of said river to a stake on the S. E. corner of this tract. THENCE N. W.  $35^{\circ}$  E. 1424.5 feet to a stake in the S. line of a roadway set from the N. E. corner of this tract. THENCE with the S. line of said roadway S.

TRACT #7. Beginning at a stake in fence line for corner, THENCE S. By E. 45° W. 560.6 feet to a stake in the north right of way line of Texas State Highway #59, THENCE S. 10° 40' E. 582 feet to the place of beginning. This tract containing a total of 6.12 acres of land, 0.50 acres being out of Sur. #59, W. C. Penderon, and 5.85 acres being out of Sur. #59, J. Green, less however 0.29 acres, out of the latter survey, now occupied by the Texas State Highway #59 but included in these bonds.

for the N. W. corner of this tract, THOMAS S. 8° 04' W., 136.3 feet to a stake in fence line for border, THOMAS S. 74° 0' E., 48.3 feet to a fence corner, set for the N. E. corner of the Wilson Council tract, THOMAS S. 16° 0' W., 282 feet to a stake for corner. THOMAS E. 18° 04' N., 144 feet to the place of beginning. This tract containing 1.00 acres of land out of Sur. #353, J. Gregg less however 0.03 acres now uncoupled by the Texas State Highway #9, which is included within these bounds.

TRACT 229, BEGINNING at a stake in the west line of roadway set 207.5 feet north and 2110 feet west of the S. E. corner of Sec. #1353, T. GRANGE, for the S. E. corner of this tract, THENCE N. 65° 50' W. with south line of street 122.7 feet to a stake set for the N. W. corner of this tract. THENCE S. 60° 45' E. 220 feet to the intersection of CONCERNING LINES, and S. 65° 50' E. 112.4 feet to the place of beginning. This tract containing 0.56 acres out of Sec. #1353, T. GRANGE.

RECORDED AS A TRADE MARK FOR THE W. M. COMPANY OR THIS TRADE. NUMBER 5. 67-04-W. 820 FEET TO A STAKE SET FOR THE W. M. OWNER OF THIS TRADE. NUMBER 5. 67-04-W. 820 FEET TO STAKE SET FOR THE W. M. OWNER OF THIS TRADE. NUMBER 5. 67-04-W. 820 FEET TO STAKE SET FOR THE W. M. OWNER OF THIS TRADE. NUMBER 5. 67-04-W. 820 FEET TO STAKE SET FOR THE W. M. OWNER OF THIS TRADE.

TRACT #30. BOUNDING at a stake in the S. line of street or roadway set N. 82.2 feet and W. 226.6 feet from the S. E. corner of Sec. #1535, J. Gross, HENCE with the south line of said roadway N. 45° 30' W., 100 feet to a stake set for the N. W. corner of this tract, HENCE S. 74° 0' E., 96 feet to a stake set for the S. E. corner of this tract, HENCE N. 50° 0' E., 282.3 feet to the place or point where a boundary line of Section 1535 intersects the S. line of street or roadway set N. 82.2 feet and W. 226.6 feet from the S. E. corner of Sec. #1535, J. Gross.

TRACT #31. BEGINNING at a stake in the S. line of street or roadway set N. 50° 07' east and W. 2368 feet from the S. E. corner of Sur. #1335, I. Orgeg. THENCE W. 3° 04' N. 308 feet to a stake set for the S. W. corner of this tract. THENCE S. 74° 0' E. 98 feet to a stake set for the S. E. corner of this tract. THENCE N. 6° 04' E. 293 feet to the place of beginning. This tract containing a total of 0.05 acres of land, 0.18 acres being out of Sur. #1335, I. Orgeg.

CONTINUED





Land No. 6, situated at a point in the west line of a roadway set S. 40 deg. 40' E., 204 feet, S. 40 deg. 49' E., 349 feet and S. 48 deg. 35' E., 140.5 feet to the south line of a roadway; thence with the west line of said roadway N. 11 deg. 46' E., 124 feet, N. 21 deg. 40' W., 225 feet and N. 19 deg. 09' W., 265 feet to the place of beginning. This tract containing 2.16 acres of land Survey No. 679, W. S. Postscript.

40<sup>th</sup> M. 408.5 feet with the North line of said roadway to a stake for corner; THENCE N. 38 deg. 04' W. 406.7 feet to a stake; THENCE N. 08 deg. 56' E. 319 feet to a stake in bed of creek set for the N. W. corner of this tract; THENCE S. 11 deg. 45' E. 48 feet to the place of beginning. This tract containing 4.05 acres of land out of Survey No. 678, W. S. Twp. sec. 1.

131 feet to an iron bolt set for the S. W. corner of this tract; THENCE E. 60 deg. 11' W. 200 feet to a stake in the S. line of a roundy set, for the N. W. corner of this tract; THENCE N. 65 deg. 20' E. 344.5 feet to the place of beginning. This tract containing 1.70 acres of land out of Survey No. 576, W. S. Fessenden.

RECORD No. 9. RETURNING at a stake set for the N. W. corner of a roadway set S. 30° 57' East and N. 88° 57' East from the most easterly nor'th corner of Survey No. 1555, J. G. GRANER, for the S. W. corner or the stake thereof; MILEMARK S., 6 deg. 15' M. & 80 feet with the line of roadway to a stake set for the N. W. corner or this tract; NUMBER N., 60 deg. 56' E. 320 feet to a stake for the N. E. corner of this tract; MILEMARK S., 22 deg. 04' E. 320 feet to a stake for the S. E. corner of this tract; NUMBER S., 88 deg. 11' W. 280 feet to the place of beginning; this tract containing 1.24 acres or land, out of Survey No. 479, W. S. Penderman.

TRUCK NO. 10 BEGINNING at a stake in the east line of roadway set S. 210 feet and W. 1083 feet from the most easterly north corner of Survey No. 1383, T. 058S., for the N. W. corner of this tract; THENCE N. 86 deg. 35' E. 7 feet to a stake in bed or crev; thence down said creek S. 31 deg. 35' E. 544 feet to a stake for the S. E. corner of this tract; thence S. 96 deg. 56' E. 549 feet to a stake in the west 16th of section; thence N. W. corner of this tract to a point 100 feet from the N. W. corner of section 16; thence

TRACT NO. 11 BEGINSING AT A STAKE IN THE EAST LINE OF A ROADWAY SET 3, 810 FEET MD. W. 1000 FEET FROM THE WEST EASTWARD NORTH, ACCORDING TO SURVEY NO. 1969 ✓ CROWN, 400' X 100' ✓

PLAT NO. 18 BEGINNING at a stake in fence line set N. 1825.1 feet and W. 397.5 feet from the north west corner of Survey No. 1353; J. Creek, for the N. E. corner of this tract; thence S. 192 feet, S. 15 deg. 03' E. 869.4 feet and S. 35 deg. 49' E. 119.5 feet to a stake in fence line set N. 1825.1 feet and W. 397.5 feet from the north west corner of Survey No. 1353; J. Creek, for the N. E. corner of this tract;

northern of this tract; THENCE N. 1102 feet to a stake in fence line set for the N. W. corner of this tract; THENCE S. 89 deg. 20' E. 374 feet to the place of beginning. This tract contains 9.0 acres of land out of Survey No. 670, W. S. ~~Plat~~.

TRACT NO. 15. BEGINNING at a Stake in Section 116, sec. N., 1125.5 feet East and W. 203.5 feet from the NE<sup>1/4</sup> corner, North corner of Survey No. 1355, J. Gregg, for the N. W. corner of this tract; thence S. 26<sup>o</sup> 56' 206 feet to a stake for the N. E. corner of this tract; thence S. 1125.5 feet to a stake for the S. W. corner of this tract; thence S. 64 deg. 0' N. 754 feet to a stake for the S. E. corner of this tract; thence N. 1125.5 feet to the place of beginning. This tract containing 16.56 acres or land out of Survey No. 578, W. M. Fossender.

TRACT NO. 14, BOUNDING at S Stake in fence line set N. 1185.5 feet and W. 2021.9 feet from the most easterly north corner of Survey No. 1323, I. Grass, for the W. E. corner of this tract; then E. 1306 feet to a stake in fence line

our survey; therefore, I do, as U. S. W. M. with fence line 70 feet to a stake for corner; TENCH S. 8 deg. 56' E., 275 feet to a stake set for the S. E. corner of this tract; TENCH S. 88 deg. 32' W., 543 feet to a stake in fence line for A.M. corner of this tract; TENCH N. 0 deg. 56' E., 275 feet to a fence corner and one half inch iron post for the N. E. corner of the Harbin tract; Survey No. 500, W. S. Resurveyed; TENCH S. 88 deg. 32' E., 373.6 feet to a fence corner and one half inch iron post for the N. W. corner of the Harbin tract; Survey No. 500, W. S. Resurveyed.

TRACT NO. 15. BOUNDARY AT THE S. E. CORNER OF A TRACT OF LAND OWNED BY S. C. COOPER, AND THE N. W. CORNER OF THIS TRACT; THENCE S. ONE FEET TO THE PLACE OF BEGINNING. THIS TRACT CONTAINING 20.95 ACRES OF LAND.

for the N. E. corner of the Yarburgh tract out of Survey No. 678, M. & W. Co., 1000 feet from the most easterly corner corner of Survey No. 1335, J. George, for the N. E. owner of this tract; TENCH S. 0 degs. 35' E. 243 feet to a stake for corner; TENCH N. 0 degs. 25' W. 275 feet to a stake in a fence corner of the N. W. owner of said Yarburgh tract. TENCH N. 0 degs. 25' W. 114 feet to a stake for corner.

or land 100 ft S Survey Rd. 679 B, M. S. Research.

This survey was made by me, J. G. H. T., on the 26th day of October, 1887, for the S. W. corner of Section 10, Township No. 10, beginning at a stake in fence line in the S. line of a road, set 275 feet south and 142 feet west of the north westerly corner of Survey No. 1,653, T. Genesee, Monroe Co., 84 deg. 0' W. with the fence line 255 feet on stake for corner; thence S. 45° 40' E. 400 feet to a stake for the S. E. corner of this tract; thence S. 8 deg. 10' W. 553.5 feet to the place of beginning.

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435 feet to a stake for the S. E. corner of tract; THEREON N. 10 deg. 27' 35" east North and 1492 feet west of the east eastwardly north corner of Survey No. 1353, T. Orange, for the N. W. corner of this tract; THENCE S. 7 deg. 51' 46" E. 452 feet to a stake in west line of a roadway for the S. E. corner of this tract; THENCE with the N. E. line of roadway N. 27 deg. 20' W. 149 feet,

TRACT NO. 18 BEGINNING at a stake in the west line of a roadway set S. 87°50' East and W. 88°0' from the most westerly north corner of Survey No. 1835, S. Grade for the S. E. corner of this tract; thence with the W. line of said road-

TRACT NO. 19. BEGINNING at a stake in the West line of a roadway set S. 575 feet and W. 900 feet from the most easterly north corner of Survey No. 1053, J. Gregg for the N. E. corner of this tract; thence S. 81° East to a corner between the N. W. corner of Survey No. 1053 and South Line 12 deg. 44' N. 81 deg. 40' W. 144 feet to a stake for the N. E. corner of this tract; thence S. 73 deg. 38' W. 452 feet to a stake for the N. W. corner of this tract; thence S. 7 deg. 10' E. 100 feet to a stake for the N. W. corner of this tract; thence S. 67 deg. 50' E. 478.4 feet to the place of beginning. This tract containing 1.05 acres of land out of Survey No. 1078, W. S. Pasadena.

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and boundary and into Dr. B. Winter's tract; measure it, & walk 1/4 m. east west to the place of beginning. This tract containing 5.13 acres of land out of Survey No. 878, W. S. Pease and

TRUCCO, W. M., NO. 20  
BEGGING AT A STAKE IN THE W. LINE OF A ROADWAY SET S. 84.86 feet and N. 94.80 feet from the most westerly north corner of Survey No. 1353; J. GREENE, for the N. E. corner or this tract; MURKIN, S. 74 degrees, 46' N. 210.5 feet and N. 6 deg. 17' W. 105.6 feet to the place of beginning. This tract containing 1.20 acres of land out of Survey No. 673, W. F., presented for the S. E. corner or this tract.

TRACT NO. 31 BEGINNING at a stake in the S. line of site No. 13 set for the N. W. corner of Site No. 20 and being S. 646 feet and W. 1250 feet from the most easterly north corner of Survey No. 1355, T. 30-8E; Thence S. 200 feet to an iron stake for corner; Thence S. 28 deg. 32' W., 500 feet to a stake and fence corner in N. land of survey; Thence with the N. line of said ordinary N. 56 deg. 44' W., 71.3 feet and N. 65 deg. 32' W., 100 feet to an iron stake for corner; Thence N. 0 deg. 06' E., 200.5 feet to an iron stake in fence line for corner; Thence N. 0 deg. 09' W., 155 feet to a fence corner set for the N. E. corner of the Yarbrough tract out of Survey No. 679, W. S. Pausenbach; Thence S. 06 deg. 27' E., 203 feet to a stake for corner; Thence E., 305 feet to the place of beginning. This tract containing 3.63 acres or land out of Survey No. 679, W. S. Pausenbach;

stake set for the N. W. corner of this tract; TRIMC S. 84 deg. 30' W. 320 feet to a stake and fence corner on the N. line of a railroad for the S. W. corner of this tract; TRIMC with the N. line of said railway S. 73 deg. 30' E. 145 feet and S. 86 deg. 45' E. 170 feet to a stake for corner; TRIMC S. 84 deg. 15' W. 115 feet to the intersection of roadway & roadway lines. TRIMC with the N. W. line of roadway N. 66 deg. 0' E. 225 feet, N. 34 deg. 30' E. 18 feet and N. 4 deg. 18' E. 280 feet to the place of beginning. This tract containing 3.5 acres of land out of Survey No. 678, M. C. Warburton.

lure No. 301, including all of a stake on the N. bank of the Guadalupe River, Set S. 32, 5 feet from the S.E. corner of Survey No. 1353, T. Gregg, for the S. W. corner of this tract; THENCE N. 70 deg. 25' W. 1287.5 feet to a stake in the S. line of the Party Fairer tract to Survey No. 578, W. S. Pessacan, set for the N. W. corner of this tract; THENCE N. 70 deg. 15' W. 380 feet to an iron corner for the N. E. corner of this tract; THENCE S. 9 deg. 21' W. 743.3 feet to a stake in the N. right of way line of Texas State Highway No. 39; thence with said right of way line S. 77 deg. 25' W. 145 feet to stake for corner; THENCE S. 84 deg. 50' E. 505 feet to a stake at the ~~west~~<sup>south</sup> side of the Guadalupe River, set for the S. E. corner of this tract; THENCE up said river S. 71 deg. 49' W. 295 feet to the place of beginning. This tract containing a total of 7.00 acres; 1.04 acres being out of Survey No. 1353, T. Gregg, less however 0.16 acres, out of the latter survey now occupied by the Texas State's Highway Co., & but included within these bounds.

TRACT NO. 24. BOUNDING AT N. END OF THE OGDENDALE RIVER SET S. 51-25 feet and W. 1165 feet from the S. E. corner of Survey No. 1355, J. GREGG, for the S. E. corner of this tract; THENCE N. 7 deg. 25' W., 1337.5 feet to a stake in the south line of the Party Falls tract in Survey No. 678, W. S. Yassonson, set far the N. E. corner of his tract; THENCE S. 70 deg. 13' W., 251 feet to a fence corner for the N. W. corner of this tract; THENCE S. 2 deg. 53' W., 775 feet to the water edge of the Grassdale Mtn. stream set for the S. W. owner of this tract; THENCE down the river with its meanders N. 41 deg. 49' E., 775 feet and N. 70 deg. 49' E., 465.5 feet to the place of beginning. This tract containing a total of 10.06 acres or land 1.13 acres being out of Survey No. 678, W. S. Yassonson and 8.93 acres being out of the Survey No. 1355, J. Gregg, less however 0.44 acres, out of the latter survey, now occupied by the

TRACT NO. 25, BOUNDING at a stake on the N. bank of the Guadalupe River at 705 feet south and 1357 feet west of the E. S. corner of Survey No. 1353, J. Gregg, for the S. W. corner of this tract; TRACTE S. 64 deg. 30' E. 180 feet and N. 41 deg. 45' S. 180 feet with the bank of said river to a stake for corner; TRACTE N. 2 deg. 55' E. 1303 feet to a tree corner in the S. line of P. Fairless tract out of Survey No. 679, W. S. Petersen; TRACTE N. 51 deg. 09' W. 210 feet to a fence post for corner; TRACTE S. 1 deg. 20' E. 491.5 feet and S. 5 deg. 25' W. 2129 feet to a stake in the north right of way line of the Texas State Highway No. 30; TRACTE with said right of way line S. 87 deg. 00' W. 40.5 feet to a stake for corner; TRACTE S. 5 deg. 25' W. 709 feet to the place of beginning. This tract containing a total of 6.41 acres of land; 0.01 acres out of Survey No. 679, W. S. Petersen and 7.0 acres out of Survey No. 1353, J. Gregg, less however 0.54 acres, out of the latter survey, now occupied by the Texas State Highway No. 30, but included with this claim by me.

TRACT NO. 26 BEGINNING at a stake on the north bank of the Quodjaque River, set 587 feet south and 807 feet west of the S. E. corner of Survey No. 1333, J. Gregg, for the S. W. corner of this tract; THENCE S. 54 deg. 50' E., 156 feet and S. 55 deg. 49' E., 99 feet west of the bank of said river to a stake for the S. E. corner of this tract; THENCE N. 5 deg. 20' W., 1424.5 feet to a stake in the S. line of a roadway set for the W. E. corner of this tract; THENCE S. 8 deg. 45' E., 596.5 feet to a stake in the north right of my line of Texas State Highway No. 39; THENCE S. 1 deg. 40' E., 552 feet to the place of beginning. This tract containing a total of 6.42 acres of land; 0.56 acres being out of Survey No. 679, N. S. Resurvey, and 5.86 acres being out of Survey No. 1333, J. Gregg, less however, 0.39 acres, out of the latter.

TRACT NO. 27 BEGINNING at a stake in the north right of way line of the Texas State Highway No. 30, set N. 20 feet and W. 2850 feet from the S. E. corner of Survey No. 1353, J. Green; thence with said fence line and the N. right of way line or a roadway N. 9 deg. 45' E. 287 feet to a stake for the N. W. corner of this tract; thence S. 5 deg. 04' W. 135.3 feet to a stake in fence line for corner; thence S. 74 deg. 01' E. 32.7 feet to a stake for corner; thence N. 14 deg. 04' E. 14 feet to the place of beginning. This tract containing 1.08 acres of land out of Survey No.

TRACT NO. 25, BEGINNING at a stake in the west line of roadway set 207.5 feet north and 2110 feet west of the S. E. corner of Survey No. 1553, J. Green, for the S. E. corner of this tract; THENCE N. 3 deg. 45' E. 230 feet to the intersection of roadway line, and make for corner; THENCE N. 85 deg. 50' W. with north line of street 182.7 feet to a stake set for the N. W. corner of this tract; THENCE S. 6 deg. 13' W. 201.5 feet to a stake set for the S. W. corner of this tract; HENCE S. 6 deg. 56' E. 112.4 feet to the place of beginning. This tract containing 0.56 acres out of Survey No. 1553, J. Green.

TRACT NO. 30 BEGINNING at a stake set in the S. line of street or roadway set N. 52° 50' East and W. 22° 26' feet from the S. E. corner of Survey No. 1353, J. George THAYER with the south line of said roadway No. 03 deg. 50' W. 100 feet to a stake set for the N. W. corner of this tract; thence S. 6 deg. 04' W. 285 feet to a stake set for the S. W. corner of this tract; thence S. 74 deg. 01' W. 95 feet to a stake set for the S. E. corner of this tract; thence N. 6 deg. 04' E. 282.3 feet to the place of beginning. This tract containing 0.61 acres of land. 0.09 acres being out of Survey No. 473, W. S. Pessagno, and 0.52 acres being out of Survey No. 1353, J. George

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TRACT NO. 21, containing a tract in the S. line of roadway set N. 56° 45' E., 50' W. 100 feet to a stake set for the N. W. corner of this tract; THENCE S. 3° 46' E., 309 feet to a stake set for the E. W. corner of this tract; THENCE with the south line of said roadway N. 65° 50' W. N. 100 feet to a stake set for the S. E. corner of this tract; THENCE S. 94° 45' E., 94.6 feet to a stake set for the S. E. corner of this tract; THENCE N. 6° 45' E., 0.47 acres being out of Survey No. 678, N. S. Fassendin, and 0.47 acres being out of Survey No. 1853, J. Greer.

stake set for the N. W. corner of this tract; THENCE S. 6 deg. 04' W., 365 feet to a stake set for the S. W. corner of this tract; THENCE S. 74 deg. 0' E., 96 feet to a stake set for the S. E. corner of this tract; THENCE N. 6 deg. 04' E., 311 feet to the place of beginning. This tract containing a total 0.69 acres; 0.30 acres being out of Survey No. 6928, W. S. Resurveyed, and 0.39 acres being out of Survey No. 1383, J. Greer.

124.9 feet to a stake at the intersection of two roads, for the S. E. corner of this tract; THENCE N. 6 deg. 45' E. 219.2 feet to a stake for the N. E. corner of this tract; THENCE S. 6 days, 37' W. 216.8 feet to the place of beginning. This tract containing a total of 0.6 acres of land; 0.56 acres being out of Survey No. 678, W. C. Pauschman and J. Deems out or excess.

TRACT NO. 35 BOUNDING AT A CORNER IN THE N. LINE OF STREET OR ROADWAY SET S., 150 feet and W. 1469 feet from the most easterly north corner of Survey No. 1553, J. Gragg, for the S. W. corner of this tract; THENCE W. 150 ft. said roadway S. 85 deg. 50' E. 100 feet to a stake set for the S. E. corner of this tract; THENCE N. 5 deg. 00' E. 211.3 feet to a stake set for the W. E. corner of this tract; THENCE N. 68 deg. 10' W. 100 feet to a stake set for the

N. W. corner of this tract; Thence S. 5 deg. 25' W. 214 feet to the place of beginning. This tract containing 0.45 acres of land, out of Survey No. 679, W. S. Peasey, date.

of said roadway No. 63 deg. 50' W. 100 feet to a stake set for the S. W. corner of this tract; thence N. 5 deg. 42' E. 216.9 feet to a stake set for the N. W. corner of this tract; thence S. 5 deg. 25' W. 214 feet to the place of beginning. This tract containing 3.46 acres of land out of Survey No. 575, W. S. Fessenden;

TRACT NO. 37 BEGINNING at a stake in the N. line of street or roadway asl S. 104° east and W. 1,686 feet from the most easterly north corner of Survey No. 1353, J. CRANE, for the S. W. cornerer of this tract; THENCE N. 6 deg. 56' E., 100 feet to a stake set on the S. E. corner of this tract; THENCE N. 5 deg. 47' E., 217.3 feet to a stake set for the N. E. cornerer of this tract; THENCE N. 62 deg. 10' W., 100 feet to a stake set for

TRACT NO. 36  
BEGINNING at a stake on the N. bank of the Guadalupe River; set for the S. W. corner of the L. F. Ingram tract out of Survey No. 1355, J. Green, as conveyed to him by deed recorded in Volume 69, Page 603, Kerr County Deed Records, Kerr County, Texas, said section being S. 18 from and on W. 2775 feet from the S. E. corner of Survey No. 1355, J. Green; thence with the bank of said river S. 90 deg. E. 525.3 feet to a tree across modern fence line from

**ROADWAYS** This subdivision also contains a system of streets or roadways described by names and bounds as follows:

SECTION NO. 8 BOUNDING ON THE EAST SIDE IN THE N. right of way line of the Texas State Highway No. 21; THURCO S. 493 feet, S. 18 deg. 45' E. 505 feet to the place of beginning.

for the Perry Petites trust; MURKIN S. & CO., 5 deg., 161 W., 334-2 feet, S. 65 deg. W., 15 feet and S. 5 deg. E. 602 ft. 5 feet to a stake set for Mr. M. E. Doctor or Wall Site Arms Section "B"; MURKIN S. & CO., 5 deg., 161 W., 482 ft. 5 feet to a stake set for the M. E. Doctor or building site No. 20; MURKIN S. & CO., 5 deg., 161 W., 335 feet to the place of business or any line of Texas State Highway No. 391; MURKIN S. & CO., 5 deg., 161 W., 580 feet to a stake in the W. Right

(CONTINUED)

## PARK AND WALL SITE AREAS.

This subdivision to have one park area, dedicated to the use of the owners of the building sites within this subdivision, bounded as follows: Beginning at a stake in the N. right of way line of Texas State Highway No. 39, set N. 20 feet and W. 2200 feet from the S. E. corner or Survey No. 1353, T. 40 deg. 44' W., 42' 84 feet to a stake on the bank of the Guadalupe River; thence down the river with its meanders as follows: S. 10 deg. 35' W., 264 feet; S. 58 deg. 40' E., 125 feet; S. 66 deg. 44' E., 189 feet, and S. 58 deg. 44' E., 186 feet to a stake set on the water edge of the Guadalupe River for the S. E. corner of this tract; thence N. 1 deg. 40' W., 568 feet to a stake in the N. right of way line of Texas State Highway No. 39; thence N. 74 deg. 43' W., 173 feet to the place of beginning. This tract containing 3.84 acres of land out of Survey No. 1353, J. Green.

This subdivision also contains three wall site areas the location and description as well as the owners of the individual lots being shown on the accompanying plat.

SECTION "A" Consisting of 29 wall site lots, 20' x 20' in area and two 20' lanes between said lots for use in removing of walls.

SECTION "B" Consisting of 25 wall site lots, 15' x 15' in area and one 10' lane between said lots for use in servicing of walls.

SECTION "C" Consisting of two wall site lots, 20' x 60' in area, for convenience involving or pipe lines two alleys or lanes have been left. One running between building sites No. 31 and No. 35 on the east and building sites No. 33 and No. 37 on the west, from wall site area Section "B" to a roadway running east from the Yarbrough tract. The second alley or lane running between building sites No. 4 on the north and No. 5 on the south, from wall site area Section "C" to a roadway along the east line of Building Sites No. 4 and No. 5. Each of these alleys being 10 feet in width.

LESS, HOMESTEAD, tract No. 4, 7, 10, 16, 21, 28, 35, 36, and 39, and wall sites Nos. 31, 22, 25, Section "B" and wall site No. 5, Section "A", which have been heretofore conveyed by mesne and bounds description, and are not included herein in this dedication.

which subdivision is to be known as RIVERSIDE PARK to Kerr County, Texas, and, after having considered the same, it appearing to the Court that said a sub-division known as RIVERSIDE PARK to Kerr County, Texas, be admitted to record and the County Clerk of Kerr County, Texas, is hereby directed to record the same in the Plat Books of Kerr County, Texas.

It is further ordered that this order be signed upon the Minutes of the Commissioners Court of Kerr County, Texas.

WITNESS our hands, this the 9th day of December, 1946.

JOHN S. ATKINS

County Judge, Kerr County, T. X. B. B.

HENRY WESTERN

ROY HOWLIN

W. M. KARBER

T. J. MOORE  
COMMISSIONERS

ATTEST: Jno. R. Lovell, County Clerk and Ex-Officio Clerk, Commissioners Court,

Kerr County, TEXAS.

By Lawrence Stephens, Deputy.

Filed for record on the 9 day of Dec., A. D. 1946, at 4:10 o'clock, P. M.

Recorded on the 23rd day of December, A. D. 1946, at 10:30 o'clock A. M.

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land appurtenances thereto in anywise belonging unto the said Carl D. Meek and wife, Rose Lea Meek, their heirs and assigns forever; and it is expressly understood and agreed that should any of the conditions above mentioned and constituting a part of the consideration for this conveyance be violated by grantee or anyone else succeeding in any manner to his title, then in that event, the above described and conveyed property is to revert in grantor, A. L. Starkey, Jr., his heirs and assigns, and this deed is to become null and void, and grantor, A. L. Starkey, Jr., his heirs and assigns, shall have the right to re-enter and take possession of said above described premises as the owner thereof in fee simple and hold the same entirely free from the operations of this conveyance, and grantor herein, A. L. Starkey, Jr., in consideration of the foregoing does hereby bind himself, his heirs and assigns to WARRANT AND FOREVER DEFEND all and singular the said land and premises unto the said Carl D. Meek and wife, Rose Lea Meek, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my hand at Kerrville, Texas, this 17th day of October, A.D. 1949.

(Revenue stamps \$2.75 cancelled)  
(10-17-49-----A.L.S.Jr. )

A. L. Starkey, Jr.

THE STATE OF TEXAS :

THE COUNTY OF KERR : BEFORE ME, the undersigned authority, on this day personally appeared A. L. Starkey, Jr. a single man, 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 17th day of October, A. D. 1949.

(S E A L )

Ayleene Wharton  
Notary Public, Kerr County, Texas

Filed for record at 2 o'clock P. M. Oct. 31, 1949.

Recorded at 2:45 o'clock P. M. Nov. 2, 1949.

Lawrence Stephen County Clerk

(vw)

BY Theda Walters Deputy

P.W.  
C.M.

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CHANGE OF RESTRICTIONS

THE STATE OF TEXAS :

THE COUNTY OF KERR :

WHEREAS, the Leonard B. Brown Company did on the 9th day of December, 1946 place of record and dedicate an addition known as RIVERSIDE PARK SUBDIVISION to the County of Kerr, State of Texas, as same appears of record in Volume 1, page 70, Plat Records of Kerr County, Texas; and,

WHEREAS, certain restrictions were placed in the deeds of conveyance to the owners, with a reversionary clause therein; and,

WHEREAS, Leonard B. Brown, R. Payne Orr; Arthur C. Martin and wife, Johnnie Mae Martin; Mrs. Ever Johnson; O.L. Snell and wife, Ruth Snell; Ellen K. Wellensiek; S. H. Oliphant; Henry H. Yates and wife, Emily Yates; C. D. Graham and wife, Margie Graham; Warren Dean Lancaster and wife, Louie Lancaster; Joe Bodin and wife, Mrs. Joe Bodin; Mrs. Georgette Cerels, a female sole; Charles Crotty and wife, Zoe P. Crotty; Tom J. Moore; and Hollis C. Hardin and wife, Frances Clare Hardin are the present owners of all of the property within such Subdivision; and,

WHEREAS, the parties desire to change the reversionary conditions, and substitute therefor as hereinafter more fully set out:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That we, Leonard B. Brown and R. Payne Orr, for and in consideration of the sum of one dollar and other valuable consideration to us in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby release any and all of our right, title and interest that may be owned by us resulting from such reversionary

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clauses in such deeds of conveyance to the grantees in said Subdivision, their heirs and assigns, to the full extent as if the same had not been originally included therein.

The said Leonard B. Brown; R. Payne Orr; Arthur C. Martin; Johnnie Mae Martin; Mrs. Ever Johnson; O. L. Snell; Ruth Snell; Ellen K. Wellensiek; S. H. Oliphint, a single man; Henry H. Yates; Emily Yates; C. D. Graham; Margie Graham; Warren Dean Lancaster; Louie Lancaster; Joe Bodin; Mrs. Joe Bodin; Mrs. Georgette Carels, a female sole; Charles Crotty; Zoe P. Crotty; Tom J. Moore; Hollis C. Harden and Frances Clara Harden, being all the owners of property within the above mentioned RIVERSIDE PARK SUBDIVISION, Kerr County, Texas, for and in consideration of covenants each to the other running, do hereby agree that the restrictions upon said subdivision shall be as follows:

R.P.O.  
A.C.M.  
J.M.M.  
C.C.  
Z.P.C.  
E.J.  
G.C.

"No part of the property hereinafter described shall be used for a business where liquor, as defined by the laws of the State of Texas, is sold, or for a public dance hall or night club. No part of the property hereinafter described shall be used for boarding, treating or keeping tubercular persons, or person suffering from any infectious or contagious disease, for profit; none of said land shall ever be sold, leased, or rented to colored persons, or occupied by colored persons except as a servant of white people living on said property; all wood or frame houses erected, or to be erected, on said property hereinafter described shall be painted within one year after construction has commenced. All plumbing and toilets installed, or to be installed, in or upon the property hereinafter described shall be connected with an underground septic tank of a size and nature sufficient to be in all ways clean and sanitary; and no swine shall be kept on the property. No building or structure, except fences, ornaments and private signs, shall be erected closer than twenty (20) feet to any street line on Lots One (1) through  
R.P.O.  
A.C.M.  
J.M.M.  
C.C.  
Z.P.C.  
E.J.  
G.C.

Twelve (12), inclusive; eighteen (18); Nineteen (19), and Twenty (20), nor on the East side of Lot Seventeen (17); Twenty-two (22), Twenty-seven (27), Twenty-eight (28) and Thirty-three (33) and nearer than twenty (20) feet to the West side of Lot Twenty-six (26), except however, upon this lot a wellhouse and necessary equipment can be constructed by the owner of such well site for the purposes of securing water."

It is also agreed that beer as defined by the laws of the State of Texas may be sold upon any lot now bordering upon State Highway No. 39.

If the parties hereto, or any of them, or their heirs 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 real property situated in said Subdivision or development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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

WITNESS our hands this 6th day of September, A. D. 1949.

Henry H. Yates

Leonard B. Brown

Emily Yates

R. Payne Orr

C. D. Graham

Arthur C. Martin

Margie Graham

Johnnie Mae Martin

Warren Dean Lancaster

Mrs. Ever Johnson

Louie Lancaster

O. L. Snell

Joe Bodin

Ruth Snell

Mrs. Joe Bodin

Ellen K. Wellensiek

Mrs. Georgette Carels

S. H. Oliphint

Hollis C. Harden  
Frances Clare Harden

Charles Crotty  
Zoe P. Crotty  
Tom J. Moore

## THE STATE OF TEXAS :

THE COUNTY OF DALLAS : BEFORE ME, the undersigned authority, on this day personally appeared Leonard B. Brown, 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 thereexpressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of October, A. D. 1949.

(S E A L )

Hilde S. Blount  
Notary Public, Dallas County, Texas.

## THE STATE OF TEXAS :

THE COUNTY OF KERR : BEFORE ME, the undersigned authority, on this day personally appeared R. Payne Orr, 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 the 9 day of September, A. D. 1949.

(S E A L )

John W. Bailey  
Notary Public, Kerr County, Texas.

## THE STATE OF TEXAS :

THE COUNTY OF MILAM : BEFORE ME, the undersigned authority, on this day personally appeared Arthur C. Martin and Johnnie Mae Martin, 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 Johnnie Mae Martin, wife of the said Arthur C. Martin, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Johnnie Mae Martin, 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 6th day of September, 1949.

(S E A L )

V. M. Vick  
Notary Public, Milam County, Texas.

## THE STATE OF TEXAS :

THE COUNTY OF KERR : BEFORE ME, the undersigned authority, on this day personally appeared Mrs. Ever Johnson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed, the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9 day of September, 1949.

(S E A L )

John W. Bailey  
Notary Public, Kerr County, Texas.

## THE STATE OF TEXAS :

THE COUNTY OF NUECES : BEFORE ME, the undersigned authority, on this day personally appeared O. L. Snell and Ruth Snell, 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 Ruth Snell, wife of the said O. L. Snell, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Ruth Snell, 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 15th day of Sept. 1949.

(S E A L )

F. W. Nelson  
Notary Public, Nueces County, Tex.

THE STATE OF TEXAS |

THE COUNTY OF HARRIS | BEFORE ME, the undersigned authority, on this day personally appeared Ellen K. Wellensiek, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of September, 1949.

( S E A L )

Hazel A. McLaughlin  
Notary Public, Harris County, Texas.

THE STATE OF TEXAS |

THE COUNTY OF HOUSTON | BEFORE ME, the undersigned authority, on this day personally appeared S. H. Oliphint, a single man, 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 23rd day of September, 1949.

( S E A L )

C. L. Richards  
Notary Public, Houston County, Texas.

THE STATE OF TEXAS |

THE COUNTY OF KERR | BEFORE ME, the undersigned authority, on this day personally appeared Henry H. Yates and Emily Yates, 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 Emily Yates, wife of the said Henry H. Yates, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Emily Yates 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 27th day of September, 1949.

( S E A L )

Harold Hull  
Notary Public, Kerr County, Texas.

THE STATE OF TEXAS |

THE COUNTY OF KERR | BEFORE ME, the undersigned authority, on this day personally appeared C. D. Graham and Margie Graham, 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 Margie Graham, wife of the said C. D. Graham, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Margie Graham 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 26 day of September, 1949.

( S E A L )

H. J. Smallwood, Jr.  
Notary Public, Kerr County, Texas.

THE STATE OF TEXAS |

THE COUNTY OF JIM WELLS | BEFORE ME, the undersigned authority, on this day personally appeared Warren Dean Lancaster and Loula Lancaster, 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 Loula Lancaster, wife of the said Warren Dean Lancaster, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Loula Lancaster 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 15th day of September, 1949.

( S E A L )

L. D. Griffin  
Notary Public, Jim Wells County, Texas.

THE STATE OF TEXAS :

THE COUNTY OF CAMERON : BEFORE ME, the undersigned authority, on this day personally appeared Joe Bodin and Mrs. Joe Bodin, 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 Mrs. Joe Bodin, wife of the said Joe Bodin, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mrs. Joe Bodin, 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 16th day of September, 1949.

( S E A L )

Helen I. Dwyer  
Notary Public, Cameron County, Texas.

THE STATE OF TEXAS :

THE COUNTY OF KERR : BEFORE ME, the undersigned authority, on this day personally appeared Mrs. Georgette Carols, a female, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of Sept., 1949.

( S E A L )

Minnie Fullwood  
Notary Public, Kerr County, Texas.

THE STATE OF TEXAS :

THE COUNTY OF KERR : BEFORE ME, the undersigned authority, on this day personally appeared Charles Crotty and Zoe P. Crotty, 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 Zoe P. Crotty, wife of the said Charles Crotty, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Zoe P. Crotty 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 9 day of September, 1949.

( S E A L )

John W. Bailey  
Notary Public, Kerr County, Texas.

THE STATE OF TEXAS :

THE COUNTY OF KERR : BEFORE ME, the undersigned authority, on this day personally appeared Tom J. Moore, 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 26 day of September, 1949.

( S E A L )

H. J. Smallwood, Jr.  
Notary Public, Kerr County, Texas.

THE STATE OF TEXAS :

THE COUNTY OF NUECES : BEFORE ME, the undersigned authority, on this day personally appeared Hollis C. Harden and Frances Clara Harden, 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 Frances

Clare Harden, wife of the said Hollis C. Harden, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Frances Clare Harden 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 14th day of September, 1949.

( S E A L . )

J. A. Blackwell  
Notary Public, Bexar County, Texas.

Filed for record at 2 o'clock P. M. Oct. 31, 1949.

Recorded at 4:40 o'clock P. M. Nov. 2, 1949.

(vw)

*E.W. Lawrence Stephen* County Clerk

By *Vada Walter* Deputy

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WARRANTY DEED

THE STATE OF TEXAS |

COUNTY OF KERR | KNOW ALL MEN BY THESE PRESENTS:

That I, Otto Schweppe, a single man, of the County of Kendall, State of Texas, for and in consideration of the sum of One Hundred Dollars, to me in hand paid by August Flech, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do Grant, Sell and Convey unto the said August Flech of the County of Kendall, State of Texas, all that certain tract or parcel of land in Kerr County, Texas, on the waters of Privilege Creek, about 20 miles South 35° East of Kerrville, and is a part of a 171.42 acre tract in original Survey No. 1574 in the name of G.C. & S.F.R.R. and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a stake for corner in fence on the East line of Survey No. 60<sup>t</sup> S. Gonzales, and being the S.W. corner of the East middle 1/4 of Survey No. 1574 above mentioned; Thence N.56° 0' E. 40 feet, a cedar post for corner in fence; Thence with fence N. 26°25' W. 935 feet to a stake for corner in fence line; Thence with fence N. 66°15' E. 66 feet to a cedar post for corner in fence; Thence with fence N. 21°20' E. 368.5 feet to a post for corner in the north line of said survey No. 1574 and the south line of Survey No. 60.7 David Perez; Thence with said line S. 59°29' W. 375 feet to the S.W. corner of said survey No. 60.7 and being the N.W. corner of this Survey; Thence with fence S. 26°25' E. 1162 feet to the place of beginning containing 2.03 acres of land.

By the acceptance of this conveyance the Grantee agrees to fence and maintain such fence to the east of or north of the property hereby conveyed.

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 August Flech, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said August Flech, his heirs and assigns, against every person whomsoever, lawfully claiming, or to claim the same or any part thereof.

WITNESS my hand at Boerne, Texas, this the 12th day of October, 1949.

Otto Schweppe

THE STATE OF TEXAS |

COUNTY OF KENDALL | BEFORE ME, the undersigned authority in and for Kendall County, Texas, on this day personally appeared Otto Schweppe, a single man, 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.