

COLLEGE HILLS RESTRICTIONS

Volume 71, Page 573, Volume 211, Page 115 and Volume 215, Page 24, Deed Records of Kerr County, Texas; Volume 4, Page 126, Plat Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons. 1179/196 LOT 4 BIK / ONLY

OTHER EXCEPTIONS

- Easements and Building Set Back Lines as per the Plat recorded in Volume 4, Page 126, Plat Records of Kerr County, Texas.
- Building Set Back Lines as per the Restrictions recorded in Volume 211, Page 115, Deed 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)

hereditaments and appurtenances thereunto belonging or in anywise pertaining; to have and to hold the above released rights, titles, interests, claims and demands to the said Chester Bernhard, his heirs and assigns, forever. Witness our hands, this 31st day of August, A. D. 1943.

Bessie Itz
Chester Itz
Elsie Goshmann

Julia Marschall
Victor F. Marschall

THE STATE OF TEXAS ()
COUNTY OF GILLESPIE () Before me, the undersigned authority in and for said county and State, on this day personally appeared Chester Itz and Bessie Itz, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Chester Itz acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Bessie Itz, wife of the said Chester Itz, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Bessie Itz, 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 31st day of August, 1943.

(SEAL)

C. W. Granville
Notary Public in and for Gillespie County, Texas.

THE STATE OF TEXAS ()
COUNTY OF GILLESPIE () Before me, the undersigned authority in and for said county and State, on this day personally appeared Elsie Goshmann, an adult feme sole, 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 31st day of August, 1943.

(SEAL)

C. W. Granville
Notary Public in and for Gillespie County, Texas.

THE STATE OF TEXAS ()
COUNTY OF GILLESPIE () Before me, the undersigned authority in and for said county and State, on this day personally appeared Victor F. Marschall and Julia Marschall, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Victor F. Marschall acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Julia Marschall, wife of the said Victor F. Marschall, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Julia Marschall, 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 31st day of August, 1943.

(SEAL)

C. W. Granville
Notary Public in and for Gillespie County, Texas.

THE STATE OF TEXAS ()
COUNTY OF KIMBLE () I, Lewis Jetton, Clerk in and for said County, do hereby certify that the foregoing instrument, with its certificate of authentication was filed for Record in this office, on the 6 day of October, at 4:30 o'clock P. M., and duly recorded the 7 day of October, at 10:30 o'clock A. M. in the Deed Records of said County in Volume 49 Pages 79-81.

Witness my hand and the seal of the County Court of said County, at office in Junction, Texas, the day and year last above written.

(SEAL)

Lewis Jetton
Clerk County Court, Kimble County.
By Irene Grobe, Deputy.

Filed for record Nov. 3rd, 1943 at 3:50 o'clock P. M.

Recorded November 16, 1943 at 1:35 o'clock P. M.

WARRANTY DEED WITH V/L

THE STATE OF TEXAS ()
COUNTY OF KERR () KNCW ALL MEN BY THESE PRESENTS: That I, M. F. Weston, joined by me wife Bessie Viola Weston, of Kerr County, Texas, for and in consideration of the sum of \$5,000.00

cash to us in hand paid by the SCHREINER INSTITUTE, receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by it of its one certain promissory note in the principal sum of \$25,000.00 of date October 30th, 1943, payable to the order of M. F. Weston, individually and as life tenant under the will of Emma F. Weston, deceased, at Kerrville, Texas, due twelve years after date, bearing interest at the rate of 4% per annum, payable semiannually, and providing further that the maker of said note has the option at any interest-paying date of paying all or any portion of said note provided prior notice thereof shall have been given not less than six months, and containing the usual acceleration and attorney's fees clauses, have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey (subject to the reservation of the easement in connection with Tract 3) unto the said Schreiner Institute, a corporation duly incorporated under the laws of the State of Texas on the 4th day of September, 1923, and domiciled in Kerr County, Texas, all those certain tracts and parcels of land located in Kerr County, Texas, and more completely described as follows, to wit: Tract 1. 379 acres of land out of Survey 113 in the name of Samuel Wallace. Tract 2. 332 acres of land out of Survey 114, in the name of Samuel Wallace. The whole of said two tracts being more fully described by metes and bounds as follows: beginning at a fence corner in the N. W. line of Survey 114, set for the north corner of that tract of 70 acres of land known as Subdivision No. 1 of the B. F. Harris estate, which tract of land is now owned by Schreiner Institute and is N. 45° E. 1757 varas from the S. W. corner of Survey 114; thence N. 45° E. 1347.8 varas with line of Survey 114, to a fence corner marking the north corner of Subdivision No. 7 of said Harris estate; thence S. 45° E. 2121 varas with line of Nos. 7 and 8 of said estate to a fence corner in the S. E. line of Survey 113; thence S. 45° W., 1386 varas with said Survey line to corner under bluff of creek; thence N. 45° W. with line of fence and line of that tract of land known as the Meeker tract, now owned by Joe Rotre, 448 varas to corner of said Rotge tract of land; thence S. 45° W., 1199 varas with fence and line of that tract of land purchased from J. C. Baxter; thence N. 30° W. 626.7 varas with fence and line of the Mosty tract of land, to the dividing line of Nos. 113 and 114; thence S. 45° W. 281 varas to the south corner of that 48.37 acre parcel purchased from Mrs. S. E. Harris; thence N. 30° W. 18½ varas to stake for corner; thence N. 45° E. 470 varas to the corner of a field fence; thence with said fence N. 42° 10' W. 334 varas corner fence; thence N. 45° E. 422 varas corner fence and corner of a strip of land conveyed to Schreiner Institute; thence N. 45° W. 327 varas corner fence; thence N. 45° E. 424 varas to corner of said Subdivision No. 1; thence N. 45° W. 390 varas to the place of beginning. Tract 3. Weston Lane to Schreiner Institute - being all that strip of land lying and being situated in the County of Kerr, State of Texas, out of Original Survey 114, in the name of Samuel Wallace, along the west or N. W. end of that 48.37 acre tract purchased from Mrs. S. E. Harris by deed of record in Volume X, Page 370 of the Deed Records of Kerr County, Texas; beginning at a stake at the S. W. corner of that 48.37 acre parcel and the north corner of that tract owned and occupied by Schreiner Institute; thence with Weston N. W. line and Richards S. E. line N. 45° E. 856 feet to a stake and mound set for the S. W. corner of that tract owned now by Schreiner Institute; thence S. 45° E. 40 feet to a stake for corner in said Institute S. W. line; thence S. 45° W. 867 feet to an iron stake in the S. W. line of Weston 48.37 acre tract; thence N. 31° W. 41 feet to the place of beginning, containing 79/100 of an acre of land. It being expressly understood and agreed by the grantee herein that the grantor, the said M. F. Weston, for himself his heirs and assigns, retains, reserves and excepts an easement with right of ingress and egress at all times in common with the grantee, its successors and assigns, and others who may hereafter have the like right, over the S. W. end of the above strip of land described,

said easement to be 40 feet by 40 feet and being that portion of this tract over which the M. F. Weston paved road which serves as an outlet to the road to Kerrville passes.

TO HAVE AND TO HOLD, subject to said reservation in connection with Tract 3, the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Schreiner Institute, its successors and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular said premises, excepting said reservation, unto the said Schreiner Institute, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; provided the vendor's lien and superior title is retained against the above-described premises for the security and until the full and final payment of the above described note, whereupon this deed shall become absolute. There is excepted from the foregoing warranty such rights as to the above-described lands as was conveyed in the following instruments: Weston to Kerrville Electric Co., recorded in Volume 44, Page 633; Weston to Texas Public Utilities Co., recorded in Volume 46, Page 399; and Weston to Lower Colorado River Authority, recorded in Volume 67, Page 556; reference being to Deed Records, Kerr County, Texas. All current taxes have been prorated to date. Said lands above described are conveyed to the grantee to be used by it exclusively for the joint and threefold religious, educational and physical development of boys and young men operating under the National organization of like character known as the Synod of the Presbyterian Church in the United States, and not to be leased or otherwise used with a view to profit other than for the purpose of maintaining the buildings of and said Institute. Executed this 30th day of October, 1943.

(Revenue Stamps \$33.00 cancelled)
(M. F. W. - - - - - 10/30/43)

M. F. Weston
Bessie Viola Weston

THE STATE OF TEXAS)
COUNTY OF KERR

(BEFORE ME, the undersigned authority on this day personally appeared M. F. Weston and Bessie Viola Weston, wife of said M. F. Weston 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; and the said Bessie Viola Weston, wife of the said M. F. Weston, having been examined by me privily and apart from her husband and having the same fully explained to her, 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 30th day of October, A.D. 1943.

(SEAL)

W. G. Garrett, Jr.
Notary Public, Kerr County, Texas.

Filed for record Nov. 4, 1943 at 9:45 o'clock A. M.

Recorded November 16, 1943 at 2:35 o'clock P. M.

WARRANTY DEED

THE STATE OF TEXAS)
COUNTY OF KERR

(KNOW ALL MEN BY THESE PRESENTS: That we, Viola Moore, joined herein by her husband, J. L. Moore of the County of Kerr, State of Texas for and in consideration of the sum of Ten and no/100 Dollars, to us in hand paid by H. L. Chambers and wife, Nina E. Chambers 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 H. L. Chambers and wife, Nina E. Chambers of the County of Kerr, State of Texas all that certain tract of real estate described as follows: On the waters of Second Creek, a tributary of the Guadalupe River, about 2 1/2 miles SE from Kerrville, out of original Survey No. 111, in the name of Samuel Wallace, and a part of the Peschel place, bounded as follows, to-wit: BEGINNING at a point in the SW line of said Peschel tract and the NW line of that part of said Survey No. 111, owned by the United

RESTRICTIONS OF

784703

COLLEGE HILLS

VOL 211 PAGE 115

THE STATE OF TEXAS X

COUNTY OF KERR X

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ANDREW EDINGTON, President of COLLEGE HILLS, INC. being the owner of that certain 16.09 acre tract of land, more or less, said tract being partly out of the Samuel Wallace Survey No. 113, Abstract No. 347 and partly out of Samuel Wallace Survey No. 114, Abstract No. 348, Kerr County, Texas, which has heretofore been platted into that certain Subdivision known as COLLEGE HILLS, according to the plat of said Subdivision filed for record in the office of the County Clerk of Kerr County, Texas, on the 22nd day of February, 1978, recorded in Vol. 4 at page 126, of the Plat Records of Kerr County, Texas, to which instrument and the record thereof reference is here made for all purposes, and desiring to create and carry out a uniform plan for the improvement, development and sale of all of the residential lots in said COLLEGE HILLS, for the benefit of the present and future owners of said lots, do hereby adopt and establish the following restrictions, reservations, covenants and easements to apply uniformly on the use, occupancy and conveyance of all lots in COLLEGE HILLS, shall be conclusively held to have been executed, delivered and accepted subject to the following reservations, restrictions, covenants, easements, liens and charges, regardless of whether or not said reservations, restrictions, covenants, easements, liens and charges are set out in full in said contract or deed.

RESERVATIONS

In authenticating the subdivision map for record, and in dedicating the street and road to the use of the present and future owners of said lots and to the public, there shall be and are hereby reserved in GRANTOR the following rights, titles and easements, which reservations shall be considered a part of the land and construed as being adopted in each and every contract, deed and other conveyance executed or to be executed by or on behalf of GRANTOR in the conveyance of said property or any part thereof.

1.

VOL 211 PAGE 116

GRANTOR reserves the right to impose further restrictions and dedicate additional easements and roadway rights-of-way on any unsold sites in said subdivision, such restrictions to be imposed and such easements and rights-of-way to be dedicated either by instrument in writing duly recorded in the office of the County Clerk of Kerr County, Texas, or incorporated in the deed from GRANTOR conveying the site to be so restricted or subjected to such easement or right-of-way.

2.

The streets and roads as shown on said map or plat are hereby dedicated to the use of the public.

3.

No lot shall be used for anything other than family residential purposes and no more than one single family residential dwelling structure shall be constructed on any one lot.

4.

No residential lot, as shown upon the plat, shall be further divided or altered or re-subdivided (except by GRANTOR) and except that two or more lots may be combined for a single dwelling.

5.

No poultry or livestock shall be kept upon such premises.

6.

No dwelling shall be constructed which contains less than one thousand five hundred (1,500) square feet, exclusive of porches and garages, and such dwelling will have at least one and one-half (1-1/2) baths.

7.

Each dwelling shall be constructed no nearer than twenty-five (25) feet from the street upon which said lot fronts, not less than six (6) feet from side property lines, and no more than one (1) residence shall be built on any one lot without the written consent of GRANTOR being had thereto.

8.

VOL. 211 PAGE 117

All plans and building are to be approved by GRANTOR in writing; construction of any dwelling must be conventional (no prefabricated structure to be used) with all exterior walls at least fifty (50%) per cent masonry.

9.

No fence can be erected closer to the curb than twenty-five (25) feet from front property line; fences must be constructed of wood (cedar or redwood), or masonry unless approved in writing by GRANTOR.

10.

No house trailer, mobile home, or tent trailer, camper, or any other type of portable shelter commonly pulled by passenger car or carried upon or pulled by pickup shall be parked, placed or left standing on any part of said lots or any street in said subdivision.

11.

Any lot purchased without intent of construction must be kept clean, mowed, and orderly, and must not be used for storage or parking of any type of vehicle or equipment.

12.

The construction of any dwelling upon the hereinabove described property is to conform with the building code for the City of Kerrville, Texas.

These covenants and restrictions shall run with the land, and shall be binding upon GRANTOR, its successors and assigns, and all persons or parties claiming under GRANTOR, for a period of twenty-five (25) years from the date hereof, at which time they shall be automatically extended for a successive period of ten (10) years each, unless prior to the expiration of such ten (10) year period the then owners of a majority of lots in COLLEGE HILLS shall execute and record an instrument changing these covenants and restrictions in whole or in part, the provisions of said instrument to become operative at the expiration of the ten (10) year

period in which it is executed and recorded.

If the GRANTOR herein, or any of GRANTOR's successors or assigns, shall violate or attempt to violate any of the restrictions and covenants herein contained, it shall be lawful for any other person or persons owning property in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions or covenant and either to prevent any such person or entity from so doing or to recover damages or other dues for such violation, for the benefit of any owners of sites in said subdivision as their interest may appear.

In the event any one, or more of these covenants, agreements, reservations, easements, or restrictions shall become or be held invalid, by reason of abandonment, waiver or judicial decision, same shall in no wise affect or impair the validity of the other covenants, agreements, reservations, easements, or restrictions set out herein, which shall remain in full force and effect.

EXECUTED this the 12th day of July, 1978.

COLLEGE HILLS, INC.

By: Andrew Edington
Andrew Edington, President

ATTEST:

Edgar A. Wallace
Edgar A. Wallace, Secretary

THE STATE OF TEXAS §

COUNTY OF KERR §

BEFORE ME, the undersigned authority, on this day personally appeared ANDREW EDINGTON, President, COLLEGE HILLS, INC., 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of July, 1978.

Madeline Lanning
Notary Public in and for Kerr

County, Texas

My commission expires: 11/30/78

#784703

VOL 211 PAGE 119

FIDELITY ABSTRACT AND TITLE CO.

323 Earl Garrett
Phone 696-1811
RESTRICTIONS OF P. O. Box 509
Kerrville, Texas 78028
COLLEGE HILLS

~~ANDREW E. ELLINGTON~~

TO

THE PUBLIC

FILED FOR RECORD

at 4:12 o'clock P.M.

JUL 13 1978

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

Lorna Juarez Deputy

Return to:

EDGAR A. WALLACE
ATTORNEY AT LAW

406 Main Street
KERRVILLE, TEXAS 78028

Filed for record July 13, 1978 at 4:12 o'clock P.M.
Recorded July 18th, 1978
EMMIE M. MUENKER, Clerk

By *Maxi Ann Scherer* Deputy

STATE OF TEXAS §

COUNTY OF KERR §

AMENDMENT TO RESTRICTIONS OF COLLEGE HILLS

WHEREAS, COLLEGE HILLS, INC., a Texas corporation, heretofore executed certain restrictions to be applicable to a certain subdivision known as College Hills, situated in Kerr County, Texas, such subdivision being more specifically described in plat thereof recorded in Volume 4, Page 126, Plat Records, Kerr County, Texas, and the restrictions for such subdivision (hereinafter called "restrictions") having been recorded in Volume 211 at Page 115, Deed Records, Kerr County, Texas, to which instruments and the record thereof reference is here made for all purposes;

AND WHEREAS, Paragraph 9 of the restrictions prohibits construction of any fences other than wood fences and masonry fences unless approved in writing by College Hills, Inc.;

AND WHEREAS, such restriction is burdensome and College Hills, Inc. desires to now give its approval in writing to all fence construction in College Hills;

NOW THEREFORE, College Hills, Inc., a Texas corporation, acting herein by and through its duly authorized President, Andrew Edington, hereby approves in writing the construction of any and all fences in the subdivision known as College Hills in Kerr County, Texas, regardless of whether such fences are constructed of wood, masonry, or any other material, and this approval is made for the specific benefit and shall apply to each individual lot of College Hills subdivision and shall be a covenant running with the land for the benefit of the present owners of any and all such lots as well as their heirs, successors, and assigns, and no further approval in writing shall be required hereafter from any owner in College Hills subdivision for the construction of a fence in accordance with Paragraph 9 of the restrictions, but all other conditions and restrictions contained in the original restrictions of College Hills are hereby expressly ratified and confirmed and shall remain in full force and effect.

SIGNED this 25th day of October, 1978.

COLLEGE HILLS, INC.

By: Andrew Edington

Andrew Edington, President

STATE OF TEXAS S

COUNTY OF KERR S

VOL 215 PAGE 25

BEFORE ME, the undersigned authority, on this day personally appeared ANDREW EDINGTON, President of College Hills, Inc., a Texas corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 25th day of October, 1978.

M. M. Scherer
Notary Public in and for Kerr
County, Texas
My commission expires: 11/30/80

- 2 -

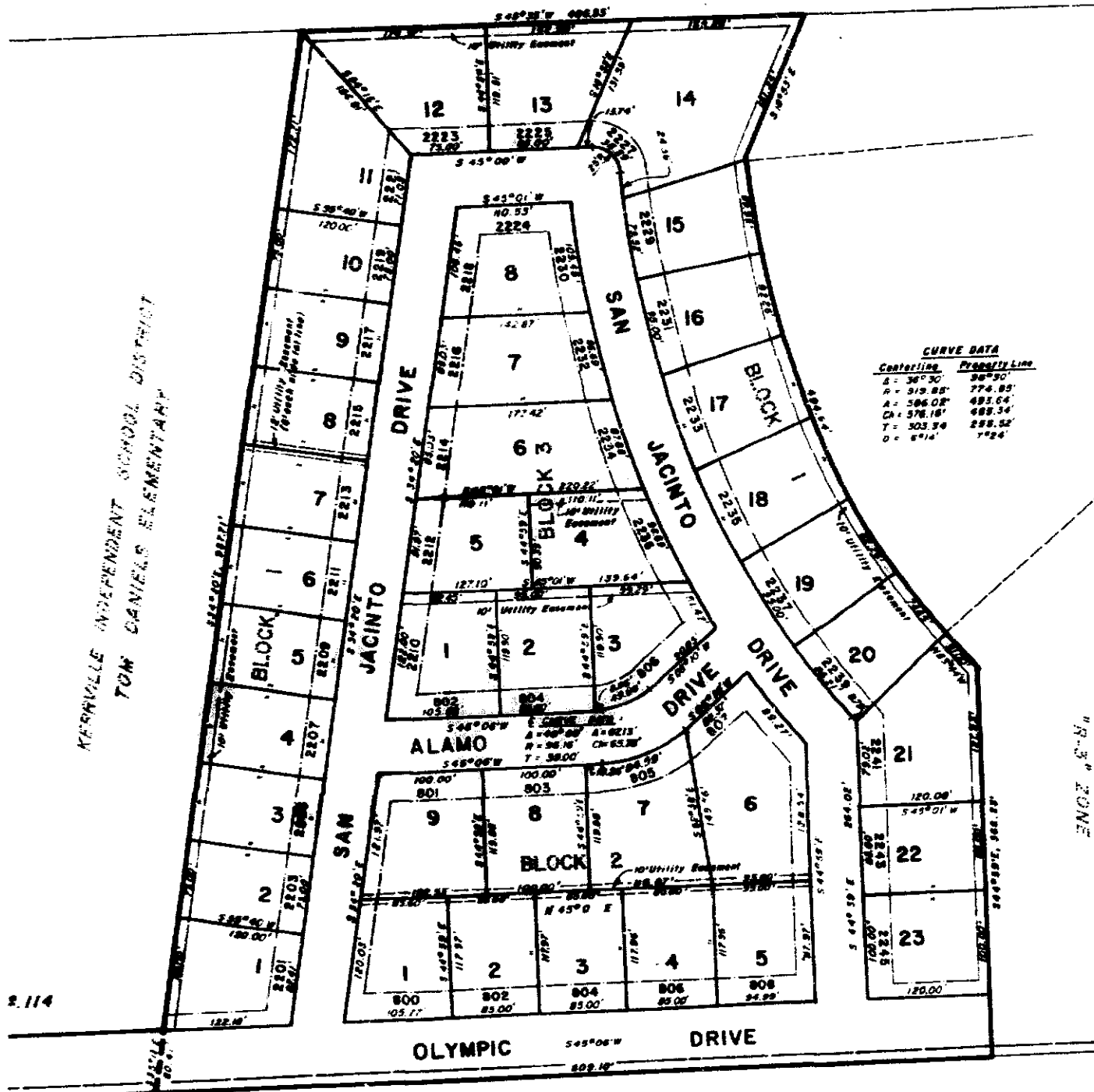
#787074
FIDELITY ELSTRACT AND

Phone 96-4311 F. M. Muenker AMENDMENT TO RESTRICTIONS OF COLLEGE HILLS <i>To the Public</i>			FILED FOR RECORD OCT 25 4 25 P OCT 30 1978 <i>Edgar A. Wallace</i>	Return to: EDGAR A. WALLACE INC. ATTORNEY AT LAW 406 Main Street KERRVILLE, TEXAS 78028
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Filed for record October 30 , 1978 at 4:25 o'clock P.M.
Recorded November 2nd, 1978
EMMIE M. MUENKER, Clerk

By *Maxi Ann Scherer* Deputy

COLLEGE COVE ADDITION
"R-1" ZONE



2.114

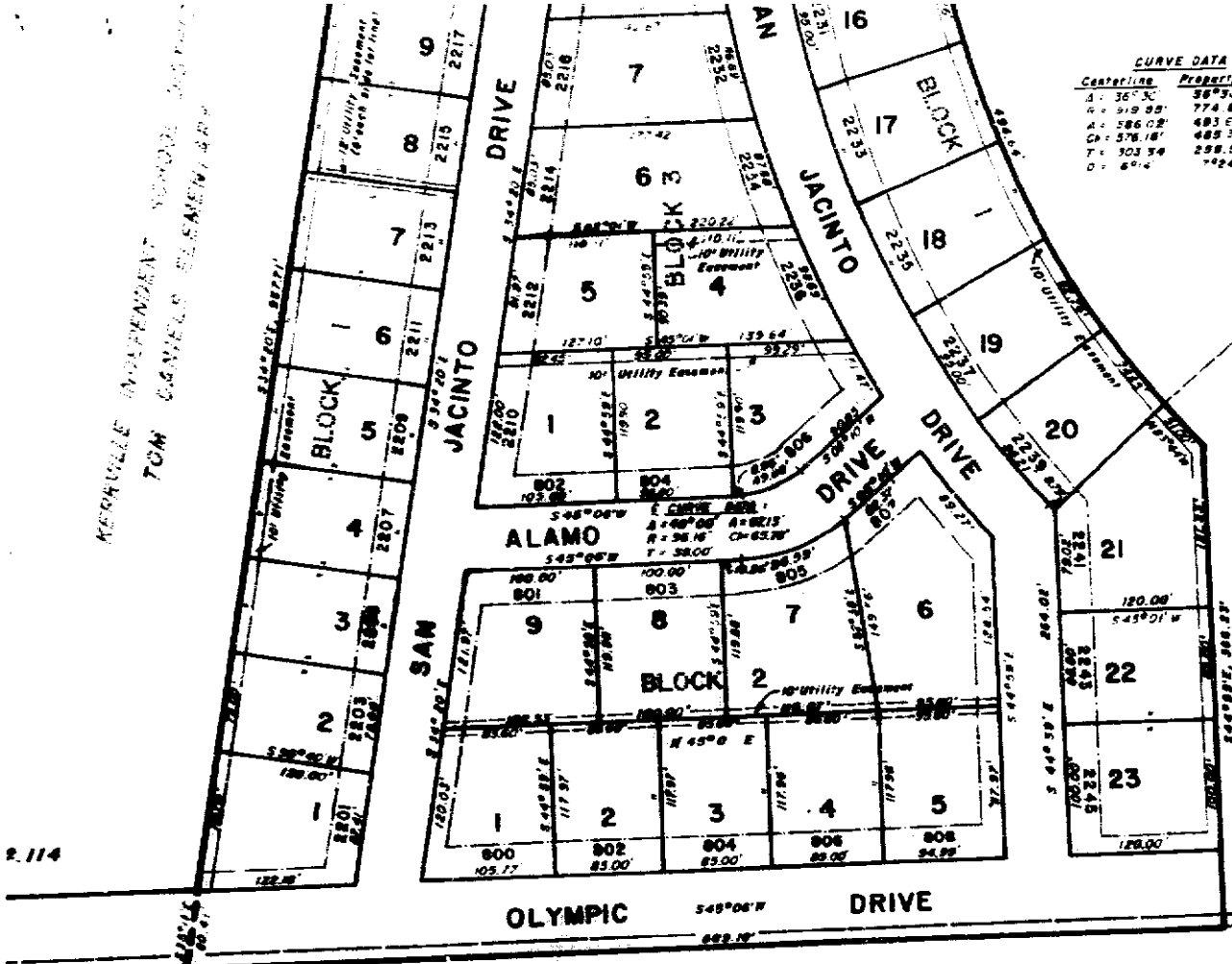
2.113

CITY OF KERRVILLE
PARKS LAND

COLLEGE HILLS

A SUBDIVISION OF 16.09 ACRES OF LAND,
COMPRISING, MORE OR LESS, 15.62 ACRES
OUT OF SAMUEL WALLACE SURVEY NO. 114,
ARSTRACT NO. 348, AND 0.47 ACRE OUT

I hereby certify that this subdivision plat has been found to comply with the subdivision regulations for Kerrville, Texas with exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Kerr County Clerk.



CURVE DATA	
Centering	Property Line
A = 36° 30'	36° 30'
B = 51° 00'	77° 45'
C = 58° 02'	48° 54'
D = 57° 18'	48° 54'
E = 30° 34'	25° 52'
F = 60° 4'	7° 24'

2.114

CITY OF KERRVILLE
PARKS LAND

COLLEGE HILLS

A SUBDIVISION OF 16.09 ACRES OF LAND,
COMPRISING, MORE OR LESS, 15.62 ACRES
OUT OF SAMUEL WALLACE SURVEY NO. 114,
ABSTRACT NO. 348, AND 0.47 ACRE OUT
OF SURVEY NO. 113, ABSTRACT NO. 347, IN
THE CITY OF KERRVILLE, KERR COUNTY,
TEXAS.

OWNER - DEVELOPER:
COLLEGE HILLS, INC.
KERRVILLE, TEXAS

ENGINEER: D. R. VOELKEL
JUNE 1978

I hereby certify that this subdivision plat has been found to comply with
the subdivision regulations for Kerrville, Texas with exception of such
exceptions, if any, as are noted in the minutes of the Planning Commission
and that it has been approved for recording in the office of the Kerr
County Clerk

Dated this 6th day of July, 1978

M. G. Riddle

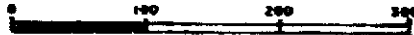
M. G. Riddle, Chairman
Kerrville Planning Commission

Approved by the Commissioners Court of Kerr County, Texas, on the 10
day of July, 1978, by Order No. 13391 of said court.

Filed for record on the 10 day of July, 1978, at 3:30 o'clock
P. M. and recorded on the 10 day of July, 1978, at
5:30 o'clock P. M. in Volume 4, at Page 166 of the Plat Records of
Kerr County, Texas.

Emmie M. Muencher
Emmie M. Muencher
Kerr County Clerk

SCALE: 1" = 100'



GENERAL NOTES

Building Set-Back Lines:
 25 ft. Front and Rear
 15 ft. from Side Streets
 6 ft. from Interior Lot Lines

"R-3" Multiple-Family Dwelling Zone, restricted
 to single family dwellings

All street right-of-way widths are fifty (50) ft.

KERRVILLE INDEPENDENT SCHOOL DISTRICT
 TON DANIELS ELEMENTARY

SAMUEL WALLACE SURVEY NO. 114

OLYMPIC

DRIVE

SURVEY LINE

SAMUEL WALLACE SURVEY NO. 113

CITY OF KERRVILLE
 PARKS LAND

KNOW ALL MEN BY THESE PRESENTS

I hereby certify that this plat is an accurate representation
 of the property shown and described hereon as surveyed on the
 ground under my direction and supervision, and that all lot corners
 are marked with iron stakes

Dated this 22nd day of February, 1978.

[Signature]
 S. R. Vothel
 Registered Professional Engineer
 Registered Public Surveyor

I hereby certify that this subdivi-
 sion regulations to
 variances, if any, as are noted
 and that it has been approved
 County Clerk

Dated this 6th day of July,

[Signature]
 M. G. Riddle, Chairman
 Kerrville Planning Commission

Approved by the Commissioners
 day of July, 1978.

Filed for record on the 10th
P.M., and recorded on the
5th of July in Volume 4
 Kerr County, Texas.

[Signature]
 Emma M. Muenner
 Kerr County Clerk

USE PRESENTS
 a Jones Corporation, owner of the land shown and
 hereby adopt this plat of subdivision of its own
 on streets and easements shown or described hereon

I, Andrew Edgington, President of COLLEGE HILLS, INC.,
 this 26th day of June, 1978

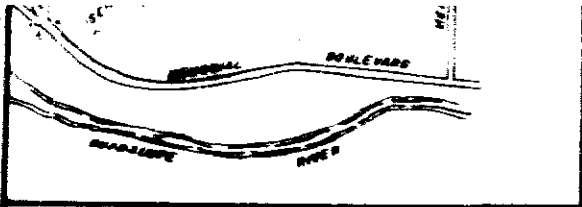
[Signature]
 Andrew Edgington

and authority, on this day personally appeared ANDREW
 to be the person whose name is affixed to the pre-
 senting, and acknowledged to me that he executed the
 COLLEGE HILLS, INC., in his capacity as its President
 declarations expressed herein

I seal this 26th day of June, 1978



D. R. Voskiel
D. R. Voskiel
Registered Professional Engineer
Registered Public Surveyor



SCALE: 1" = 100'



GENERAL NOTES

Building Set-Back Lines
 25 ft. Front and Rear
 15 ft. from Side Streets
 6 ft. from Interior Lot Lines

"R-3" Multiple-Family Dwelling Zone, restricted to single family dwellings

All street right-of-way widths are fifty (50) ft.

DRIVE

SAMUEL WALL

OLYMPIC

DRIVE

SU

SAMUEL WALL

STATE OF TEXAS
 COUNTY OF KERR

KNOW ALL MEN BY THESE PRESENTS:

COLLEGE HILLS, INC., a Texas Corporation, owner of the land shown and plotted herein, does hereby adopt this plan of subdivision of its land and dedication of streets and easements shown or described herein for public use.

We HEREBY CERTIFY, I, Andrew Edington, President of COLLEGE HILLS, INC., have affixed my hand this 26th day of June, 1978.

Andrew Edington
 Andrew Edington, President
 COLLEGE HILLS, INC.

KNOW ALL MEN BY THESE PRESENTS:

I hereby certify that this plat is an accurate representation of the property shown and described hereon as surveyed ground under my direction and supervision, and that all are marked with iron stakes.

Dated this 22nd day of February, 1978.

S. R. Wood
 S. R. Wood
 Registered Professional Engineer
 Registered Public Surveyor



STATE OF TEXAS
 COUNTY OF KERR

Before me, the undersigned authority, on this day personally appeared ANDREW EDINGTON, known to me to be the person whose name is affixed to the foregoing instruments of writing, and acknowledged to me that he executed the same act and deed of COLLEGE HILLS, INC., in his capacity as its President for purposes and considerations expressed therein.

Given under my hand and seal this 26th day of June, 1978.

S. R. Wood
 Notary Public in and for Kerr County, Texas



RELEASE AND RESCISSION OF RESTRICTIONS

(Lot 4, Block 1, College Hills Addition)

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KERR §

A. By Deed (the "Deed") dated March 24, 1996, and recorded in Volume 844, Page 18, et seq., of the Real Property Records of Kerr County, Texas, ANNE LAUREL, formerly known as RUTH ANN HARMON, as TRUSTEE of WILLIAM C. HARMON REVOCABLE MANAGEMENT TRUST, hereinafter referred to as "GRANTOR", conveyed to JAMES G. ADAIR and SYBIL I. ADAIR, hereinafter collectively referred to as "GRANTEES", all of Lot 4, Block 1, College Hills Addition (the "Property"), situated in Kerr County, Texas.

RUTH ANN HARMON, through judicial action, is now known as ANNE LAUREL.

B. The Deed contained the following restriction (herein "the restriction"):


"The property is conveyed subject to the following restriction: no separate residential structure or guesthouse may be constructed on the property. The foregoing restriction shall constitute a covenant running with the land and shall remain in full force and effect for an initial period of twenty (2) years from and after the date of this Deed; and thereafter shall be automatically renewed for successive periods of ten (10) years each, without action by any party, unless changed by written instrument executed by GRANTOR and GRANTEE or their respective successors in title to the property covered hereby and Grantor's adjacent property, being Lot 3, Block 1, of said College Hills Subdivision (herein called the "Adjacent Tract"). The foregoing restriction shall not prohibit additions to a residential structure located on Lot 5, Block 1 of said College Hills Subdivision (or one newly constructed residential structure on both Lots 4 and 5) or any garage or other outbuilding constructed on the Property in connection with the occupancy, use and enjoyment of said Lot 5. The restrictions herein provided shall be enforceable by GRANTOR and subsequent owners of the Adjacent Tract by any proceedings at law or in equity against the GRANTEE, their heirs or assigns, so violating or attempting to violate the provisions hereof, including by means of actions to restrain or prevent such violation by injunction, prohibitive or mandatory."

C. Grantor and Grantees desire to rescind the restriction in its entirety.



NOW, THEREFORE, Grantor and Grantees, in consideration of the premises and the mutual agreements herein made, and as an inducement to subsequent purchasers of the Property who are and will rely upon this RELEASE when acquiring the Property, have this day and do by these presents IRREVOCABLY RESCIND, RELEASE and RELINQUISH the restriction set forth in the Deed; so that, by this RELEASE the Property shall cease to be burdened by the restriction provided in the Deed.

7-5-1

IN WITNESS WHEREOF, this RELEASE has been duly executed by the undersigned on
this 20 day of March, 2002.


ANNE LAUREL

-GRANTOR-


JAMES G. ADAIR

SYBIL I. ADAIR

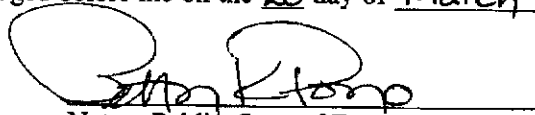
-GRANTEES-

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 20 day of March, 2002,
by ANNE LAUREL.



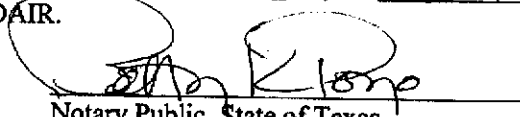

Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 20 day of March, 2002,
by JAMES G. ADAIR and SYBIL I. ADAIR.




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Edgar A. Wallace

Wallace, Jackson, Machann

& Williams

820 Main Street, Suite 100

Kerrville, Texas 78028

Provisions herein which restrict the sale, rental or use of the described prop-
erty because of color or race is invalid and unenforceable under Federal Law.
THE STATE OF TEXAS }

I hereby certify that this instrument was FILED in the File Number Sequence
on the date and at the time stamped hereon by me and was duly RECORDED
in the Official Public Records of Real Property of Kerr County, Texas on

MAR 22 2002



Jannett Pieper

COUNTY CLERK, KERR COUNTY, TEXAS

RECORD *Real Property*
VOL. *1179* PG *196*
RECORDING DATE

MAR 22 2002



Jannett Pieper

COUNTY CLERK, KERR COUNTY, TEXAS

FILED FOR RECORD

at...*10:57*... o'clock *AM*

MAR 21 2002

JANNETT PIEPER

Cheryl Thompson
County Clerk, Kerr County, Texas
Deputy