

Item: **HORSESHOE OAKS**

(Category: RESTRICTIONS)

Volume 201, Page 229, Volume 202, Page 213, and Volume 240, Page 732, Deed Records of Kerr County, Texas; Volume 4, Page 152, Plat Records of Kerr County, Texas; Volume 482, Page 515, Volume 484, Page 217, Volume 693, Page 314, Volume 714, Page 84 and Volume 764, Page 300, Real Property 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.

- a. Easement to L.C.R.A., dated January 18, 1944, recorded in Volume 73, Page 324, Deed Records of Kerr County, Texas.
- b. Easement and Right Of Way to L.C.R.A., dated September 20, 1977, recorded in Volume 9, Page 397, Easement Records of Kerr County, Texas.
- c. Building Set Back Lines as per the Restrictions recorded in Volume 201, Page 229 and Volume 202, Page 213, Deed Records of Kerr County, Texas, and in Volume 482, Page 515, Volume 484, Page 217, Volume 693, Page 314, and Volume 764, Page 300, Real Property Records of Kerr County, Texas.
- d. Easements reserved in the Restrictions recorded in Volume 201, Page 229 and refiled in Volume 202, Page 213, Deed Records of Kerr County, Texas.
- e. Easements and Building Set Back Lines as per the Plat recorded in Volume 4, Page 152, Plat Records of Kerr County, Texas.
- f. Any visible and/or apparent roadways or easements over or across the subject property.
- g. Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

776314

775639

HORSESHOE OAKS
KERR COUNTY, TEXAS

RESTRICTIONS

VOL 201 PAGE 229

VOL 202 PAGE 213

In order to carry out a general plan of development of Horseshoe Oaks, and in order to promote the construction of desirable residences, insure harmony in the character of such buildings in connection therewith, maintain the suitability of Horseshoe Oaks for private residential purposes, to carry out a general plan for the protection, benefit, use, recreation and convenience of each and every owner or purchaser of a part of the land therein, and to enhance the value of the said land located in the Horseshoe Oaks, this deed is subject to the restrictions and conditions upon the premises herein conveyed as follows, to-wit:

FIRST. That these covenants are to run with the land and shall be binding on the Purchaser and all persons claiming under him until January 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the then owners of the majority of the land in Horseshoe Oaks, it is agreed to change said covenants in whole or in part.

SECOND. That the above described property herein conveyed shall be used for residential purposes only; said property shall not be used for business purposes of any character nor have any commercial or manufacturing purpose.

THIRD. Prior to the construction or erection of any residential building and all out-buildings in connection therewith, including sewer, the plans of construction shall be approved by the Horseshoe Oaks Building Board.

FOURTH. Not more than one primary residence shall be constructed on the land hereinabove described and herein conveyed, and no such residence shall be constructed thereon which contains less than 1200 square feet of living area nor which is less than fifty per cent (50%) masonry construction unless it first has been approved by said BUILDING BOARD. The minimum depth of building setback lines from the road fronting the tracts in Horseshoe Oaks shall be not less than fifty (50) feet and not less than six (6) feet from side tract lines. There can be no variations from this Fourth paragraph unless permission is granted in writing by the said HORSESHOE OAKS BUILDING BOARD prior to any such construction. Nothing herein shall prohibit said BUILDING BOARD from subdividing and resubdividing any platted lot, or tract, or part, or parcel, of land located in Horseshoe Oaks, and from permitting the construction of a residence on any such resubdivided tract, or part or parts of a tract of land.

FIFTH. No tent or shack shall be palced, erected or permitted to remain on the above described property, nor shall any trailer or any structure of a temporary character be used as a residence thereon.

SIXTH. No structure shall be moved onto the above described property unless it shall conform to and be in harmony with the existing structures on other tracts or parcels of land in said Horseshoe Oaks, and unless it first has been approved by said BUILDING BOARD.

SEVENTH. No swine shall ever be permitted to be placed or kept in Horseshoe Oaks.

EIGHTH. No abandonment of a truck, trailer, bus or any vehicle or object will be allowed on this property unless it is not visible from the public road.

Such covenants, restrictions and conditions are to be binding upon and be observed by the said Purchaser herein, as well as his heirs, executors, administrators and assigns, and to run in favor of and be enforceable by injunction and any other remedy provided by law, all of which remedies are to be cumulative, by such BUILDING BOARD or any person who shall own any part of the land located in Horseshoe Oaks.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed, this 11th day of October, 1977.

Kay Huffhines
Kay Huffhines

THE STATE OF TEXAS X
 X
COUNTY OF KERR X

Filed 11 Day of Oct. A.D. 1977
EMMIE M. MUENKER
Clerk County Court, Kerr County, Texas
By Lois Hudson Deputy

BEFORE ME, the undersigned authority, on this day personally appeared Kay Huffhines, 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 11th day of October, 1977.

EMMIE M. MUENKER, County Clerk
in and for Kerr County, Texas.
By: Lois Hudson
Deputy.

My commission expires 12-31-78.

Re-Filed 14th Day of Nov. A.D. 1977 at
EMMIE M. MUENKER 11:00 A.M.
Clerk County Court, Kerr County, Texas
By Judy Swames Deputy

RESTITUTION BY
J. COMPARE

HORNBORNE COOBS

do
The Public

FILED FOR RECORD
at 11:57 o'clock A.M.

OCT 14 1977

EMMA H. WILSON
Clerk County Court, Kerr County, Texas
By: *[Signature]* Deputy

FILED FOR RECORD

at 2:50 o'clock P.M.

OCT 11 1977

EMMA H. WILSON
Clerk County Court, Kerr County, Texas

By: *[Signature]* Deputy

RECORDED
BY CLERK'S CERTIFICATE INSTR.

Filed by *[Signature]*
Ray Huffhance
300 Jones Rd.
Kerrville, Tx
332

STATE OF TEXAS
COUNTY OF KERR
I hereby certify that this instrument was FILED on the
day and at the time stated herein by me and was duly
RECORDED in the Volume and Page of the
in Kerr County, Texas, as stated herein by me.



[Signature]
COUNTY CLERK
KERR COUNTY

WILLIAM VLASEK, being the owner of the property known as HORSESHOE OAKS, which is more fully described on Exhibit "A" attached hereto and hereby made a part hereof for all intents and purposes, said property being located in Kerr County, Texas, and desiring to provide for the preservation of the values and amenities in and upon said real property, and to subject said real property to the reservation of architectural control as hereinafter expressed and as heretofore expressed in the restrictions on said HORSESHOE OAKS as recorded in Volume 201, Page 229 of the Deed Records of Kerr County, Texas, which reservations are for the benefit of said property, as well as for the benefit of the declarant and developer thereof,

HEREBY RESERVES the right to approve or disapprove as to harmony of external design and location in relation to surrounding structures and topography, any and all subdivisions, re-subdivisions, exterior additions to, changes in, constructions, alteration or excavation of said property or any structure or improvement located thereon, either permanent or temporary, including without limitation, additions to or of, changes in or alterations of grade, landscaping, roadways, walkways, signs, exterior lights, walls, fences, building, or other structures or improvements located thereon which any person or entity including without limitation governmental subdivisions or agencies, seeks to commence, erect, place or maintain upon the aforesaid property. The said declarant further reserves the right to approve or disapprove in accordance with the restrictions on file for said property as duly recorded in Volume 201, Page 229 of the Deed Records of Kerr County, Texas.

The Building Board shall consist of the present owner of the property, WILLIAM VLASEK, together with JOHN MILLER, SR..

Any request for approval shall be submitted to declarant at P. O. Box 348, Hunt, Texas 78024, or at such other address as may from time to time be designated of record in the office of

the Recorder of Deeds for Kerr County, Texas. Said request shall be in writing and shall be accompanied by plans and specifications showing the nature, kind, shape, height, materials, the color, location and other material attributes of the structure, improvements, addition, change, alteration or excavation. If the BUILDING BOARD fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, said request shall be deemed to have been denied. The BUILDING BOARD shall have no duty to exercise the power of approval or disapproval hereby reserved. Non exercise of the power in one or more instances shall not be deemed to constitute a waiver of the right to exercise the power in any other or different instances. Likewise, approval of any one set of plans and specifications shall not be deemed to constitute approval of any other or different plans or specifications.

The power hereby reserved and delegated into the above named BUILDING BOARD by declarant, may be delegated to others in its discretion from time to time, or to a committee, appointed and empowered and constituted by declarant, whose members shall serve and may be replaced at the pleasure of declarant.

The power hereby reserved may be assigned together with, or to any person or entity owning, an interest in any portion of said property insofar as it pertains to all or any of the aforesaid property. Any such assignment must be expressed, in writing and recorded in the office of the aforesaid Recorder of Deeds of Kerr County, Texas. No such assignment shall be deemed to arise by implication.

All conveyances of the aforesaid property or any portion thereof, subsequent to the date hereof, whether by declarant or by the successors or assigns of declarant, shall be and remain subject to this reservation until the 31st day of December, 1999, unless said reservation is specifically released by declarant or its successors. Any such release may be granted at any time as to all or any part of the aforesaid property and notwithstanding

any one or more of such releases, the power herein reserved shall remain in full force and effect as to the balance of the aforesaid property. No such release shall be effective unless in writing and recorded in the office of the aforesaid Recorder of Deeds for Kerr County, Texas.

Any determination by a Court of competent jurisdiction that any provision of this declaration is invalid or unenforcable shall not affect the validity or enforcibility of any of the other provisions hereof.

Dated this 17th day of October, 1980.

W.E. Vlasek
WILLIAM VLASEK

THE STATE OF TEXAS §
COUNTY OF KERR §

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM VLASEK 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 on this the 17th day of October, 1980.



Katy P. Lackey
Notary Public in and for Kerr
County, Texas
Katy P. Lackey
My Commission Expires: 2-22-84

FILED FOR RECORD
at 4:35 o'clock P. M

OCT 17 1980

EMMIE M. RIJENKER
Clerk County Court, Kerr County, Texas
By Fatty B. [Signature] Deputy

805708

THE STATE OF TEXAS §
COUNTY OF KERR §

VOL. 240 PAGE 735

HORSHOE OAKS - KERR COUNTY, TEXAS
DESIGNATION OF BUILDING BOARD

*Horshoe Oaks
to
The Public*

Return to:
Gary E. Kersey
317 Earl Garrett
Kerrville, Texas 78028

FILED FOR RECORD

at 4:35 o'clock P M.

OCT 17 1980

EMMIE M. MUENKER
Clerk County Court, Kerr County, Texas
By Betty J. Kersey Deputy
GARY E. KERSEY
ATTORNEY AT LAW
317 EARL GARRETT
KERRVILLE, TEXAS 78028

Filed for record October 17, 1980 at 4:35 o'clock P.M.

Recorded October 23, 1980

EMMIE M. MUENKER, Clerk

By Betty J. Kersey Deputy

170887

A strip of land 20 feet wide is reserved between Lot 15, Block 1, and Lot 15, Block 2, for the purpose of providing access to the Meter Well Tract, as shown on the plat.

THE STATE OF TEXAS: Before me, the undersigned authority, a Notary Public in and for the County of Kerr, Texas, on this day personally appeared Phillip Graham, the owner of the above described premises, known as HORSESHOE OAKS, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 10th day of January, A.D. 1979.

Sharon L. Faulkner
 Sharon L. Faulkner
 Notary Public, Kerr County, Texas



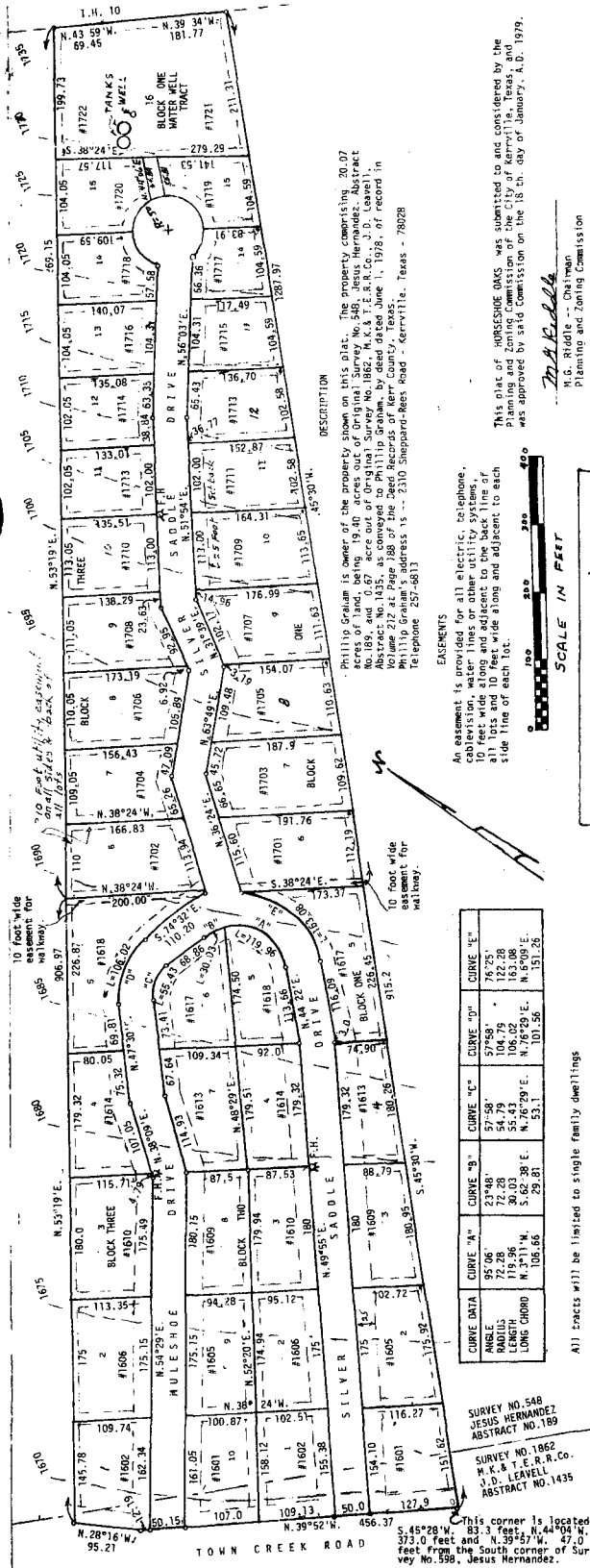
CERTIFICATE OF AUTHENTICATION & DEDICATION

THE STATE OF TEXAS: I, now 41 and by these presents that I, Phillip Graham, owner of the herein described tracts of land, hereby dedicate to the public use of the County of Kerr, Texas, the herein described HORSESHOE OAKS, and I do hereby dedicate to the public use forever, the roads shown hereon. In witness whereof I have affixed my hand at Kerrville, Texas, this 10th day of January, A.D. 1979.

Phillip Graham
 Phillip Graham

DATA FOR CUL-DE-SAC

Lot 15, Block 1	Lot 15, Block 3	20 foot Access
429'11"	52'30"	2'11.5"
103'15"	50'	50'
90.70'	59.35'	8.5183'
37.6712'	51.43'	44.22'
41.38'	70.39'	21.31'



DESCRIPTION
 Phillip Graham is owner of the property shown on this plat. The property consisting 20.07 acres of land, more or less, in the County of Kerr, Texas, as shown on the plat, is being conveyed to the County of Kerr, Texas, by deed dated June 1, 1978, of record in Abstract No. 1435, as conveyed to Phillip Graham, by deed dated June 1, 1978, of record in Volume 212 at Page 788 of the Deed Records of Kerr County, Texas. The address is --- 2310 Sempario-Alex. Road - Kerrville, Texas - 78028 Telephone 257-8813

EASEMENTS
 An easement is provided for all electric, telephone, cablevision, water lines or other utility systems, all feet wide along and adjacent to the back line of all lots wide along and adjacent to each side line of each lot.

ALL FRACES WILL BE LIMITED TO SINGLE FAMILY DWELLINGS
 BUILDING LIMIT LINE:
 There shall be a building limit line, or set back line, 25 feet from the front line of all lots.
 All roads have 50 foot wide right of way. All have 8 inch compacted stone bases with concrete curbs each side, 30 feet back to back of curbs.

CURVE DATA	CURVE "A"	CURVE "B"	CURVE "C"	CURVE "D"	CURVE "E"
ANGLE	95.06°	23.48°	57.58°	76.25°	76.25°
RADIUS	72.28'	54.79'	104.79'	122.28'	122.28'
LENGTH	108.66'	29.82'	55.85'	105.29'	105.29'
LONG CHORD	108.66'	29.81'	53.1'	101.56'	101.56'

SURVEY NO. 548
 JESUS HERNANDEZ
 ABSTRACT NO. 189
 M. K. & T. E. R. R. Co.
 J. D. LEAVELL
 ABSTRACT NO. 1435

This corner is located 5.48*29' N. 83.3 feet and 83.3 feet from the south corner of Survey No. 598, Jesus Hernandez.

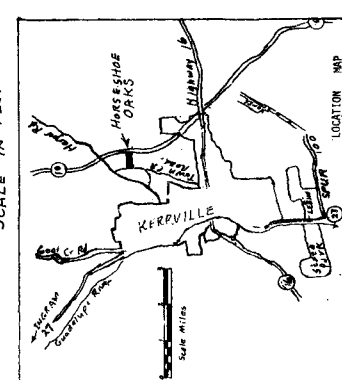
This plat of HORSESHOE OAKS was submitted to and considered by the Planning and Zoning Commission of the County of Kerr, Texas, and was approved by said Commission on the 18th day of January, A.D. 1979.

M. G. Riddle
 M. G. Riddle -- Chairman
 Planning and Zoning Commission

Approved by the Commissioners' Court of Kerr County, Texas, on the 22nd day of January, A.D. 1979, by Order No. 15389 of the Court and was filed for record on the 24th day of January, A.D. 1979, at 3:00 o'clock p.m., and was recorded on the 24th day of January, A.D. 1979, in Volume 212 at Page 152 of the Plat Records of Kerr County, Texas.

Emmie M. Nuenker
 Emmie M. Nuenker
 County Clerk of Kerr County, Texas

HORSESHOE OAKS
 20.07 ACRES IN
 KERR COUNTY TEXAS
 SCALE 1"=100 FEET
 JANUARY 10, 1979



Charles B. Dominguez
 Charles B. Dominguez
 Registered Professional Engineer No. 1713
 Registered Public Surveyor No. 1713
 Telephone (865) 896-1888

Louis Dominguez
 Louis Dominguez
 Registered Professional Engineer No. 1633
 Registered Public Surveyor No. 222
 P. O. Box 70 - Kerrville, Texas 78028
 Telephone 257-6671 or 257-7074



790584

THE STATE OF TEXAS:

THE COUNTY OF KERR: Before me, the undersigned authority, a Notary Public in and for the County of Kerr, Texas, on this day personally appeared Phillip Graham, known to me to be the individual whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

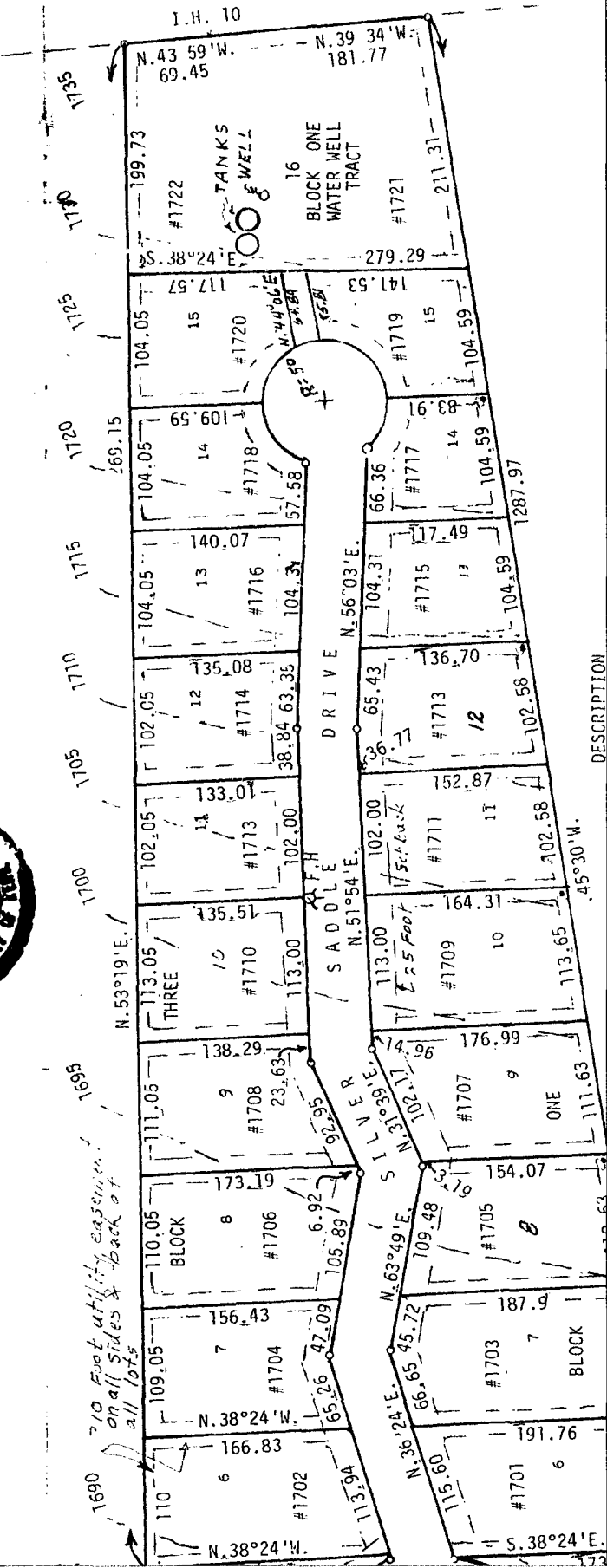
Given under my hand and seal of office this 10th day of January, A.D. 1979.

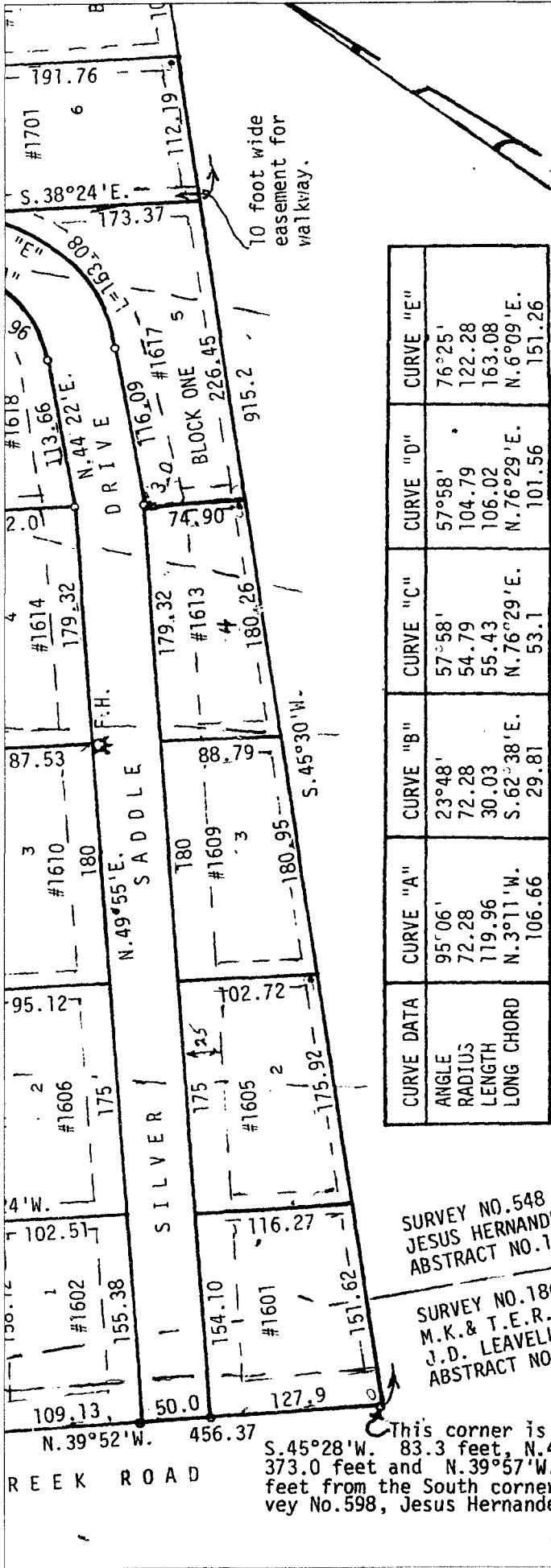


Sharron L. Faulkner
 Sharron L. Faulkner
 Notary Public, Kerr County, Texas

A strip of land 20 feet wide is reserved between Lot 15, Block 1, and Lot 15, Block 3, for access from Silver Saddle Drive to the Water Well Tract, as shown on the plat.

DATA FOR CUL-DE-SAC					
	Lot 14 Block 1	Lot 15 Block 1	Lot 14 Block 3	Lot 15 Block 3	20 foot Access
ANGLE	49°11'	103°15'	68°43'	52°30'	24°15'
RADIUS	50	50	50	50	50
LENGTH ARC	42.96	90.10	59.96	45.81	21.17
LONG CHORD	S.76°12'E. 41.62	N.0°01'W. 78.39	S.17°15'W. 56.43	S.77°51'W. 44.22	N.63°46'W. 21.01





CURVE DATA	CURVE "A"	CURVE "B"	CURVE "C"	CURVE "D"	CURVE "E"
ANGLE	95°06'	23°48'	57°58'	57°58'	76°25'
RADIUS	72.28	72.28	54.79	104.79	122.28
LENGTH	119.96	30.03	55.43	106.02	163.08
LONG CHORD	N.3°11'W. 106.66	S.62°38'E. 29.81	N.76°29'E. 53.1	N.76°29'E. 101.56	N.6°09'E. 151.26

All tracts will be limited to single family dwellings

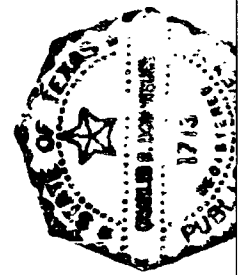
BUILDING LIMIT LINE:
 There shall be a building limit line, or set back line, 25 feet from the front line of all lots.

All roads have 50 foot wide right of way.
 All have 6 inch compacted stone base, with asphalt pavement 1 1/2 inch thick and concrete curbs each side, 30 feet back to back of curbs.

SURVEY NO. 548
 JESUS HERNANDEZ
 ABSTRACT NO. 189

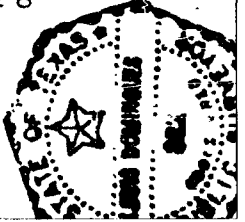
SURVEY NO. 1862
 M.K. & T.E.R.R.Co.
 J.D. LEAVELL
 ABSTRACT NO. 1435

This corner is located S.45°28'W. 83.3 feet, N.44°04'W. 373.0 feet and N.39°57'W. 47.0 feet from the South corner of Survey No. 598, Jesus Hernandez.



Surveyed on the ground by Louis Domingues, Registered Professional Engineer No. 1633, Registered Public Surveyor No. 222, a Licensed State Land Surveyor and County Surveyor of Kerr County, Texas, and, Charles B. Domingues, Registered Public Surveyor No. 1713.

Louis Domingues and *Charles B. Domingues*
 Louis Domingues and Charles B. Domingues
 Registered Professional Engineer No. 1633 Registered Public Surveyor No. 1713
 Registered Public Surveyor No. 222 Telephone (Res.) 896-1888
 P O. Box 70 - Kerrville, Texas 78028



CONSENT BY HORSESHOE OAKS
BUILDING BOARD

WHEREAS, the undersigned are the duly designated and appointed members of the Building Board of Horseshoe Oaks, a subdivision of record in Vol. 4, page 152, Plat Records of Kerr County, Texas; and,

WHEREAS, the restrictions of said subdivision recorded in Vol. 201, page 229, and Vol. 202, page 213 of the Deed Records of Kerr County, Texas, provide in part as follows:

"FOURTH. Not more than one primary residence shall be constructed on the land herein above described and herein conveyed, and no such residence shall be constructed thereon which contains less than 1200 square feet of living area nor which is less than fifty percent (50%) masonry construction unless it first has been approved by said BUILDING BOARD. The minimum depth of building setback lines from the road fronting the tracts in Horseshoe Oaks shall be not less than fifty (50) feet and not less than six (6) feet from side track lines. There can be no variations from the fourth paragraph unless permission is granted in writing by said HORSESHOE OAKS BUILDING BOARD prior to any such construction. Nothing herein shall prohibit said BUILDING BOARD from subdividing and resubdividing any platted lot, or tract, or part, or parcel of land located in Horseshoe Oaks and from permitting the construction of a residence on any such resubdivided tract, or part or parts of a tract of land."

WHEREAS, the Horseshoe Oaks Building Board does by this instrument intend to forever alter and decrease building setback lines from the road fronting the tracts in the subdivision from fifty (50) feet to twenty-five (25) feet in order to resolve a discrepancy between the Horseshoe Oaks restrictions and the Horseshoe Oaks plat; and

WHEREAS, the Horseshoe Oaks Building Board does further intend by this document to grant a variance to the owner of Tract 13, Block 1, of Horseshoe Oaks Subdivision, from twenty-five (25) foot setback requirements;

Therefore, the Horseshoe Oaks Building Board does hereby take the following action:

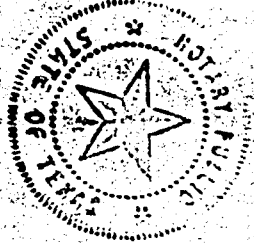
1. The minimum depth and building setback lines from the road fronting the tracts in Horseshoe Oaks shall not be less than twenty-five (25) feet. This twenty-five (25) foot setback restriction shall take the place of that former fifty (50) foot setback restriction which was set out in the above described Horseshoe Oaks restrictions.

2. The garage attached to the residence situated on Lot 13, Block 1, Horseshoe Oaks Subdivision extends approximately 7.73 feet across the twenty-five (25) foot setback line of said lot and the deck attached to said residence also extends across the 25-foot setback line of said lot. The Horseshoe Oaks Building Board hereby grants to the owners of said lot a variance for the encroachment of this garage and deck.

INITIAL
CHB

INITIAL
CHB

EXECUTED this 20th day of August, 1988.



Charlotte S. Rodriguez
CHARLOTTE S. RODRIGUEZ

Arthur G. Leighton
ARTHUR G. LEIGHTON

STATE OF TEXAS)
COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Charlotte S. Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 20th day of August, 1988.



My Commission Expires: Nov. 20, 1989

Marynell Davis
Notary Public in and for
Kerr County, Texas

MARYNELL DAVIS
NOTARY PUBLIC, KERR COUNTY, TEXAS
MY COMMISSION EXPIRES Nov. 20, 1989

STATE OF TEXAS)
COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Arthur W. Dickson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 22nd day of August, 1988.



My Commission Expires: Nov. 20, 1989

Marynell Davis
Notary Public in and for
Kerr County, Texas

MARYNELL DAVIS
NOTARY PUBLIC, KERR COUNTY, TEXAS
MY COMMISSION EXPIRES Nov. 20, 1989

RECORDED IN Real Property
FILE DATE: August 24, 1988
FILE TIME: 2:38 O'CLOCK P.M.
VOL. 482 PAGE 515
RECORDING DATE

This provision herein which restricts the sale, rental or use of the described real property to the purpose of sale to state, federal and unencumberable under Federal Law (THE STATE OF TEXAS) COUNTY OF KERR. I hereby certify that this instrument was FILED in file Number Sequence on the 24th day of the time stated herein by me and was duly RECORDED in the Public Records of Kerr County, Texas on

SEP 1 1988

SEP 1 1988



PATRICIA DYE
COUNTY CLERK, KERR COUNTY
BY Patricia Dye Deputy



Patricia Dye
COUNTY CLERK, KERR COUNTY TEXAS

FILED FOR RECORD
at 2:38 o'clock P.M.

AUG 29 1988

PATRICIA DYE
Clerk County Court, Kerr County, Texas
By Patricia Dye Deputy

THIS INSTRUMENT FILED BY:
COMPUTITLES, INC.
ONE SCHREINER CTR. No. 101
KERRVILLE, TX. 79028

Return to:
COMPUTITLES, INC.
ONE SCHREINER CTR. No. 101
KERRVILLE, TX. 79028

5704

CONSENT BY HORSESHOE OAKS
BUILDING BOARD

Whereas, the undersigned are the duly designated and appointed members of the Building Board of Horseshoe Oaks, a subdivision of record in Vol. 4, page 152, plat Records of Kerr County, Texas; and,

Whereas, the restrictions of said subdivision recorded in Vol. 201, page 229, and Vol. 202, page 213 of the Deed Records of Kerr County, Texas, provide in part as follows:

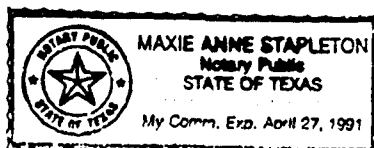
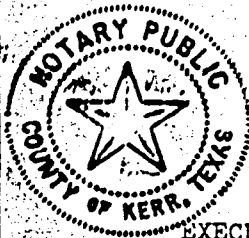
"FOURTH. Not more than one primary residence shall be constructed on the land herein above described and herein conveyed, and no such residence shall be constructed thereon which contains less than 1200 square feet of living area nor which is less than fifty percent (50%) masonry construction unless it first has been approved by said BUILDING BOARD. The minimum depth of building setback lines from the road fronting the tracts in Horseshoe Oaks shall be not less than fifty (50) feet and not less than six (6) feet from side track lines. There can be no variations from the fourth paragraph unless permission is granted in writing by said HORSESHOE OAKS BUILDING BOARD prior to any such construction. Nothing herein shall prohibit said BUILDING BOARD from subdividing and resubdividing any platted lot, or tract, or part, or parcel of land located in Horseshoe Oaks and from permitting the construction of a residence on any such resubdivided tract, or part or parts of a tract of land."

WHEREAS, the Horseshoe Oaks Building Board does by this instrument intend to forever alter and increase the primary residence to include a two car garage.

Therefore, the Horseshoe Oaks Building Board does hereby take the following action:

1. The minimum size of a residence constructed on the land in the Horseshoe Oaks subdivision shall contain no less than 1200 square feet of living area in addition to a two car garage.

EXECUTED this 17th day of August, 1988.



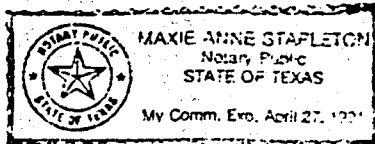
Daniel De La Rosa, Jr.
Daniel De La Rosa, Jr.
Charlotte J. Rodriguez
Charlotte J. Rodriguez

STATE OF TEXAS)
COUNTY OF KERR)

VOL. 484 PAGE 218

BEFORE ME, the undersigned authority, on this day personally appeared Daniel De La Rosa, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 17th day of August, 1988.



Maxie Stapleton
Maxie Stapleton
Notary Public in and for
Kerr County, Texas

My Commission Expires: 4/27/91

STATE OF TEXAS)
COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Charlotte J. Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 21 day of AUGUST, 1988.



Jeffrey Alan Markwardt
Notary Public in and for
Kerr County, Texas

Commission Expires: 3-6-89

FILED FOR RECORD
3:05 o'clock P
SEP 13 1988
PATRICIA DYE
Clerk County Court, Kerr County, Texas
Patricia Hudson

Return to:
Catherine L. Black
P.O. Box 1757
Kerrville, TX
75029-1757

any provisions herein which restricts the sale, rental or use of the described real property shall be void and unenforceable under Federal Law (Section 5302, U.S.C.)

RECORDED IN Real Property
FILE DATE: Sept. 13, 1988
FILE TIME: 3:05 O'CLOCK P M
VOL. 484 PAGE 217
RECORDING DATE

SEP 20 1988

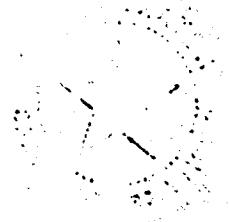
SEP 20 1988



Patricia Dye
COUNTY CLERK, KERR COUNTY, TEXAS



PATRICIA DYE
COUNTY CLERK, KERR COUNTY
BY Thula C. Esquivel
Deputy



4044

CONSENT BY HORSESHOE OAKS
BUILDING BOARD

WHEREAS, the undersigned are the duly designated and appointed members of the Building Board of Horseshoe Oaks, a subdivision of record in Vol. 4, page 152, Plat Records of Kerr County, Texas; and,

WHEREAS, the restrictions of said subdivision recorded in Vol. 201, page 229, Vol. 202, page 213 and Vol. 484, page 217 of the Deed Records of Kerr County, Texas, provide in part as follows:

"FOURTH. Not more than one primary residence shall be constructed on the land herein above described and herein conveyed, and no such residence shall be constructed thereon which contains less than 1200 square feet of living area in addition to a two car garage, nor which is less than fifty percent (50%) masonry construction unless it first has been approved by said BUILDING BOARD. The minimum depth of building setback lines from the road fronting the tracts in Horseshoe Oaks shall not be less than fifty (50) feet and not less than six (6) feet from side track lines. There can be no variations from the fourth paragraph unless permission is granted in writing by said HORSESHOE OAKS BUILDING BOARD prior to any such construction. Nothing herein shall prohibit said BUILDING BOARD from subdividing and resubdividing any platted lot, or tract, or part, or parcel of land located in Horseshoe Oaks and from permitting the construction of a residence on any such resubdivided tract, or part or parts of a tract of land."

WHEREAS, the Horseshoe Oaks Building Board does by this instrument intend to forever alter and eliminate and replace the final sentence with the following:

THEREFORE, the Horseshoe Oaks Building Board does hereby take the following action:

No lot as presently platted can be altered and said BUILDING BOARD cannot subdivide any platted lots in Horseshoe Oaks.

EXECUTED this 27th day of May, 1993.

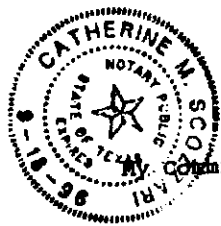
Arthur G. Leighton
Arthur G. Leighton

Charlotte J. Rodriguez
Charlotte J. Rodriguez

STATE OF TEXAS)
COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Arthur G. Leighton, 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 27th day of May, 1993.



Catherine M. Scozzari
Catherine M. Scozzari
Notary Public in and for
Kerr County, Texas

STATE OF TEXAS)
COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Charlotte J. Rodriguez, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of May, 1993.



Catherine M. Scozzari
Catherine M. Scozzari
Notary Public in and for
Kerr County, Texas

Filed by + Return To:
Catherine Y. Black
1711 Silver Saddle Dr.
Kerrville, Texas 78028

FILED FOR RECORD
MAY 28 1993
PATRICIA DYE
Kerr County Court, Kerr County, Texas
5⁰⁰ + 5⁰⁰

Any provisions herein which respects the sale, rental or use of the described real property because of color or race is invalid and unenforceable under Federal Law.
THE STATE OF TEXAS
COUNTY OF KERR

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

MAY 28 1993



Patricia Dye
COUNTY CLERK, KERR COUNTY, TEXAS

RECORD Real Property
VOL 693 PG 314

RECORDING DATE

MAY 28 1993



Patricia Dye
COUNTY CLERK, KERR COUNTY

HORSESHOE OAKS - KERR COUNTY, TEXAS
AMENDMENT TO DEED RESTRICTIONS
BUILDING PERMIT AND CONSTRUCTION CODES

WHEREAS, the undersigned are the duly designated and appointed members of the Building Board representing the majority of the property owners of Horseshoe Oaks, a subdivision of record in Vol. 4, page 152, Plat Records of Kerr County, Texas; and,

WHEREAS, the restrictions of said subdivision recorded in Vol. 201, page 229, Vol. 202, page 213 and Vol. 484, page 217 and Vol. 693, page 314 of the Deed Records of Kerr County, Texas, provide that Building Codes shall be minimum building code equal to the City of Kerrville and that a Building Permit can only be issued after approval of final plans and specifications which have been submitted under normal channels to the Building Board.

EXECUTED this 28th day of September, 1993.

Daniel Gold
Daniel Gold

Charlotte J. Rodriguez
Charlotte J. Rodriguez

Gordid Williamson
Gordid Williamson

STATE OF TEXAS)
COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Gold, 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 28th day of September, 1993.

Catherine M. Scozzari
Catherine M. Scozzari
Notary Public in and for
Kerr County, Texas

My Commission Expires: 9-18-96



STATE OF TEXAS)
COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Charlotte J. Rodriguez, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of September, 1993.

Catherine M. Scozzari
Catherine M. Scozzari
Notary Public in and for
Kerr County, Texas

My Commission Expires: 9-18-96



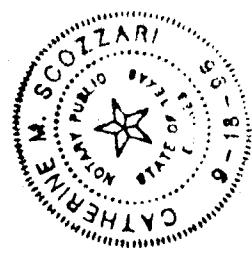
STATE OF TEXAS)
COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Gerald Williamson, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28th day of September, 1993.

Catherine M. Scozzari
Catherine M. Scozzari
Notary Public in and for
Kerr County, Texas

My Commission Expires: 9-18-96



FILED FOR RECORD
at 2:35 o'clock A M

OCT - 4 1993

PATRICIA DYE
Clerk County Court, Kerr County, Texas
Patricia Dye Deputy

Filed by + return to:
Catherine L. Black
4711 Silver Saddle
Kerrville, Tx 78028

RECORD Real Property
VOL 714 PG 84

RECORDING DATE

OCT -4 1993



Patricia Dye

COUNTY CLERK, KERR COUNTY

THIS INSTRUMENT, WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED PROPERTY, IS SUBJECT TO FEDERAL LAW, AND IS UNENFORCEABLE UNDER FEDERAL LAW.
(COUNTY OF KERR, TEXAS)

THIS INSTRUMENT WAS FILED IN FILE NUMBER SEQUENCE IN THE PUBLIC RECORDS OF KERR COUNTY, TEXAS, AND WAS DULY RECORDED IN THE PUBLIC RECORDS OF REAL PROPERTY OF KERR COUNTY, TEXAS ON:

OCT -4 1993



Patricia Dye

COUNTY CLERK, KERR COUNTY, TEXAS

RESTRICTIONS

CLARIFICATION OF FRONT BUILDING SET-BACK

Re-FOURTH paragraph under original restrictions recorded in Vol. 201, pages 229 & 230, Vol. 202, pages 213 & 214, "The minimum depth of building setback lines from the road fronting the tracts in Horseshoe Oaks shall not be less than fifty (50) feet from center line of right of way and not less than six (6) feet from side track lines".

This clarification is to make agreement between restrictions and plat.

WHEREAS, the Horseshoe Oaks Building Board does by this instrument intend to forever alter and clarify the building setback lines for all future construction.
EXECUTED THIS 10th day of September, 1994.

Daniel Gold
Daniel Gold

Charlotte J. Rodriguez
Charlotte J. Rodriguez

Gerald W. Williamson
Gerald W. Williamson

Filed By & return to:
Catherine L. Black
1711 Silver Saddle Dr
Kerrville, Tx. 78028

FILED FOR RECORD
at 12:15 o'clock P.M.

SEP 12 1994

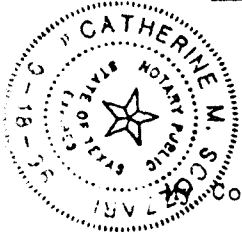
FORNIA OYE
Clerk County Court, Kerr County, Texas
Mary K. Medema Deputy

STATE OF TEXAS)

COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Daniel Gold, 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 10th day of September, 1994



Cath M Scozzari
Catherine M. Scozzari
Notary Public in and for
Kerr County, Texas

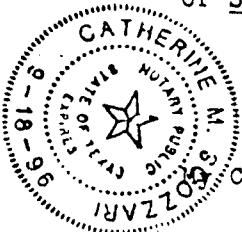
Commission Expires: 9-18-96

STATE OF TEXAS)

COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Charlotte J. Rodriguez, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of September, 1994.



Cath M Scozzari
Catherine M. Scozzari
Notary Public in and for
Kerr County, Texas

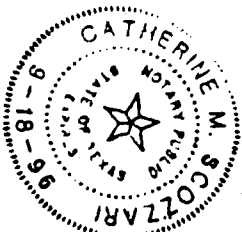
Commission Expires: 9-18-96

STATE OF TEXAS)

COUNTY OF KERR)

BEFORE ME, the undersigned authority, on this day personally appeared Gerald W. Williamson, 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 10th day of September, 1994.



Cath M Scozzari
Catherine M. Scozzari
Notary Public in and for
Kerr County, Texas

My Commission Expires: 9-18-96

Provision herein which restrict the sale, rental or use of the described property
because of race or color is void and unenforceable under Federal Law
THE STATE OF TEXAS
COUNTY OF KEARR

RECORD Real Property
VOL. 764 PG. 300

SEP 12 1994

RECORDING DATE

SEP 12 1994



Patricia Dye
COUNTY CLERK, KEARR COUNTY, TEXAS



Patricia Dye
COUNTY CLERK, KEARR COUNTY

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

July 22, 2008

005581

HORSESHOE OAKS
KERR COUNTY, TEXAS

ADDENDUM TO RESTRICTIONS

WHEREAS, THE UNDERSIGNED ARE RESIDENTS OF HORSESHOE OAKS, A
RESIDENTIAL AREA OF KERR COUNTY, AGREE TO ADD THE FOLLOWING
ADDENDUM -

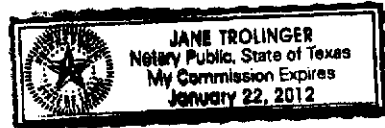
NO FARM ANIMALS WILL BE ALLOWED ON ANY PROPERTY OF HORSESHOE
OAKS, KERR COUNTY, TEXAS

NAME	ADDRESS
<u>Charlotte J. Rodriguez</u> Charlotte J. Rodriguez	<u>1706 Silver Saddle Dr.</u> 1706 Silver Saddle Dr. Kerrville, Texas
<u>Catherine L. Black</u> CATHERINE L. BLACK	<u>1711 Silver Saddle Dr</u> 1711 Silver Saddle Dr Kerrville, TX
<u>Fluera C. Abbott</u> FLUERA C. ABBOTT	<u>1717 SILVER SADDLE DR</u> KERRVILLE, TX

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 22nd DAY OF
JULY, 2008, BY THE FOLLOWING UNDERSIGNED AUTHORITY

Jane Trolinger
NOTARY PUBLIC

1/22/12
MY COMMISSION EXPIRES



FILED BY & RETURN TO:

CHARLOTTE RODRIGUEZ
1706 SILVER SADDLE
KERRVILLE, TX 78028

FILED AND RECORDED
At 11:15 o'clock A M
STATE OF TEXAS
COUNTY OF KERR



JUL 22 2008

I hereby certify that this instrument was filed in the file numbered
sequence on the date and time stamped hereon by me and was duly
recorded in the Official Public Records of Kerr County Texas.

Jaime Cooper, Kerr County Clerk

By Sandra Hull Deputy