

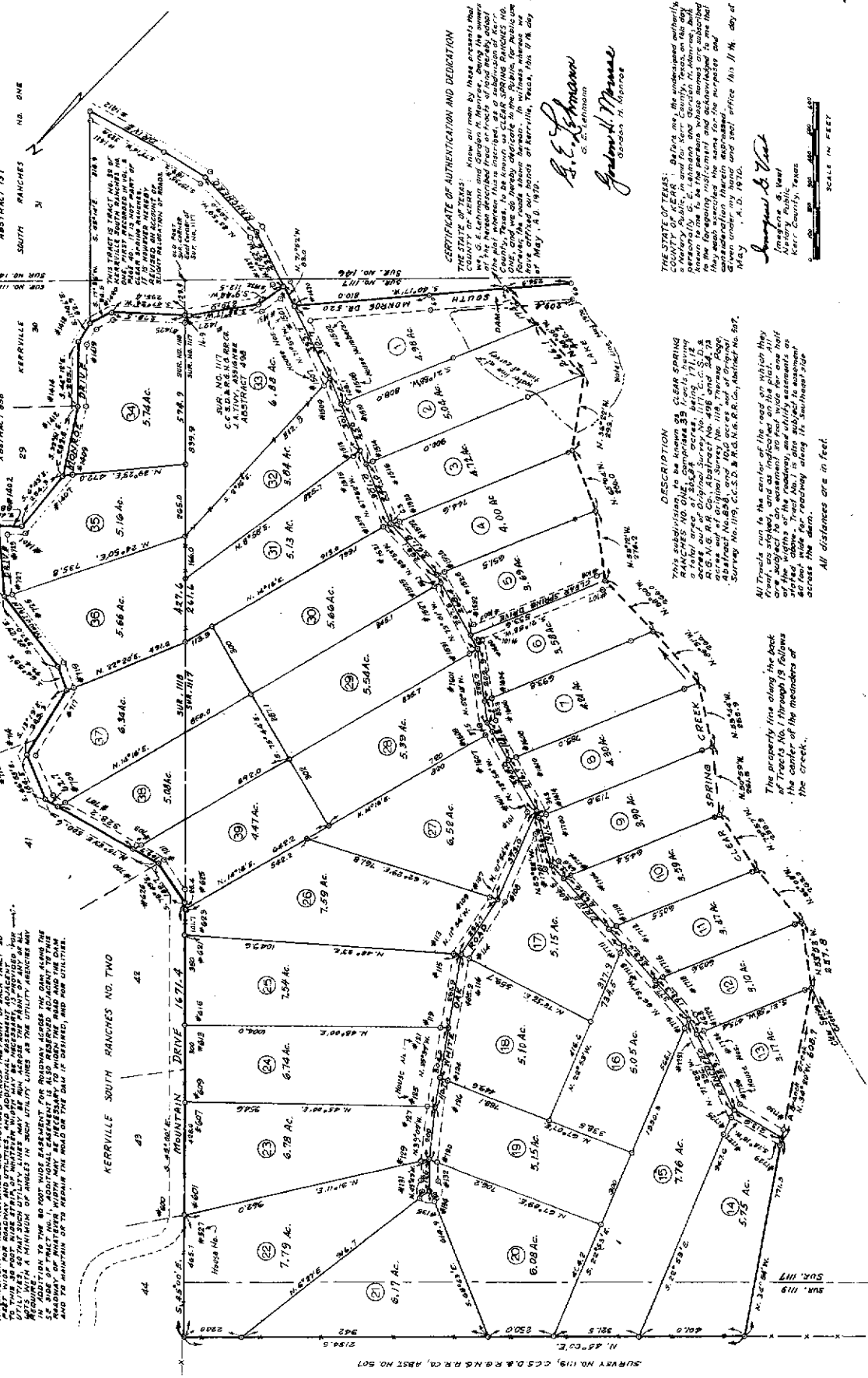
CLEAR SPRING RANCH 1 RESTRICTIONS

Item 1 of Schedule "B" is hereby deleted in its entirety. (AS PER ALL OTHER LOTS)

Volume 197, Page 211, Volume 205, Page 593, Volume 206, Page 216 and Volume 206, Page 435, and clarified in Volume 218, Page 693, Deed Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. (AS PER LOTS 19, 22, 23, 24 & 25 OF CLEAR SPRING RANCHES AS WELL AS LOTS 27 28, 29, 38 & 39 WHICH ARE NOW CLEARVIEW ESTATES)

OTHER EXCEPTIONS

- An undivided non-participating royalty interest reserved by Grantors, as described in instrument from V.P. Tippett and wife, Ergeal B. Tippett to Herman A. Swan, et al, dated March 6, 1962, recorded in Volume 112, Page 139, of the Deed Records of Kerr County, Texas; said deed being corrected by instrument dated May 9, 1962, recorded in Volume 124, Page 100, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied, in and to the property covered by this policy arising out of or connected with said interests and conveyance. TITLE to said interest not checked subsequent to date of aforesaid instrument.
- Road and Utility Easements as per plat recorded in Volume 3, Page 61, Plat Records of Kerr County, Texas.
- Building Set Back Lines as per the Restrictions recorded in Volume 197, Page 211, volume 205, Page 593, Volume 206, Page 216 and Volume 206, Page 435, Deed Records of Kerr County, Texas. (AS PER LOTS 19, 22, 23, 24 & 25 ONLY)
- Easement to Kerrville Telephone Company, dated July 31, 1979, recorded in Volume 11, Page 67, Easement REcords of Kerr County, Texas. (7.22 acres out of Tracts 5 & 6 only)
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)



EVERY INTERIOR TRACT LINE AND 80 FEET WIDE ALONG THE BACK LINE OF ALL TRACTS. IN EVERY INTERIOR TRACT LINE AND 80 FEET WIDE ALONG THE BACK LINE OF ALL TRACTS. IN EVERY INTERIOR TRACT LINE AND 80 FEET WIDE ALONG THE BACK LINE OF ALL TRACTS. IN EVERY INTERIOR TRACT LINE AND 80 FEET WIDE ALONG THE BACK LINE OF ALL TRACTS. IN EVERY INTERIOR TRACT LINE AND 80 FEET WIDE ALONG THE BACK LINE OF ALL TRACTS.

KERRVILLE SOUTH RANCHES NO. TWO
42
43
44

CERTIFICATE OF AUTHENTICATION AND DEDICATION
THE STATE OF TEXAS: Know all men by these presents that I, G. Lehmann and Gordon H. Moore, being the owners of the land herein described, do hereby dedicate the same to the public for the purpose of a road to be known as CLEAR SPRING RANCHES NO. ONE, and that the road shown herein, in witness whereof we have affixed our hands at Kerrville, Texas, this 11th day of May, A. D. 1970.

G. Lehmann
G. Lehmann
Gordon H. Moore
Gordon H. Moore

THE STATE OF TEXAS:
COUNTY OF KERR: Being me, the undersigned authority personally G. Lehmann and Gordon H. Moore, both known to me to be the persons whose names are subscribed hereon, they each executed the same for the purposes and consideration herein expressed, in witness whereof we have affixed our hands and seal of office this 11th day of May, A. D. 1970.
James B. Vest
James B. Vest
Notary Public,
Kerr County, Texas

SCALE: 1" = 200 FEET

PLAT OF
CLEAR SPRING RANCHES NO. ONE
KERRVILLE SOUTH
KERR COUNTY TEXAS
SCALE: 1" = 200 FEET
MAY 11, 1970

DESCRIPTION
This subdivision, to be known as CLEAR SPRING RANCHES NO. ONE, is a subdivision of a tract of land, being a total area of 3,532.14 acres, being 171.14 acres out of Original Survey No. 119, C.C.S.D. & R.C.C. Abstract No. 507, and 3,361.00 acres out of Original Survey No. 119, C.C.S.D. & R.C.C. Abstract No. 507, and 100 acres out of Original Survey No. 119, C.C.S.D. & R.C.C. Abstract No. 507.

All tracts run to the center of the road on which they are situated, and the same shall be subject to the provisions of the original survey, and utility easements on the right of the roadway, and utility easements on the left of the roadway, as shown on the plat, and a four foot wide roadway along the southeast corner across the dem.

All distances are in feet.

The property line along the back of the tract through the following the corners of the meanders of the creek.

Approved by the Commissioners Court of Kerr County, Texas, on the 11th day of May, A.D. 1970 by Ordinance No. 14, 1970, and said Court was filed for record on the 2nd day of Dec. 1970 in Book 14, Abstract 259, in Vol. 3 of Page 61 of said Records of Kerr County, Texas.

Louis Dominguez
Louis Dominguez
Registered Professional Engineer No. 485
Kerrville, Texas 78023
P.O. Box 30
Telephone 257-974
or Charles Dominguez 257-0691

Louis Dominguez
Louis Dominguez
Registered Professional Engineer No. 485
Kerrville, Texas 78023
P.O. Box 30
Telephone 257-974
or Charles Dominguez 257-0691

EASEMENTS:
AN EASEMENT IS RETAINED AND PROVIDED FOR ALL UTILITIES, 10 FEET WIDE ON EACH SIDE OF EVERY INTERIOR TRACT LINE AND 20 FEET WIDE ALONG THE BACK LINE OF ALL TRACTS. AN EASEMENT IS ALSO RETAINED AND PROVIDED ACROSS THE FRONT OF EACH TRACT 30 FEET WIDE FOR ROADWAY AND UTILITIES, AND ADDITIONAL EASEMENT ADJACENT TO THIS 30 FOOT WIDE STRIP, OF WHATEVER WIDTH MAY BE NECESSARY, IS PROVIDED FOR UTILITIES, SO THAT SUCH UTILITY LINES MAY BE RUN ACROSS THE FRONT OF ANY OR ALL TRACTS WITH A MINIMUM OF ANGLES IN SUCH UTILITY LINES AS THE UTILITY AGENCIES MAY REQUIRE.

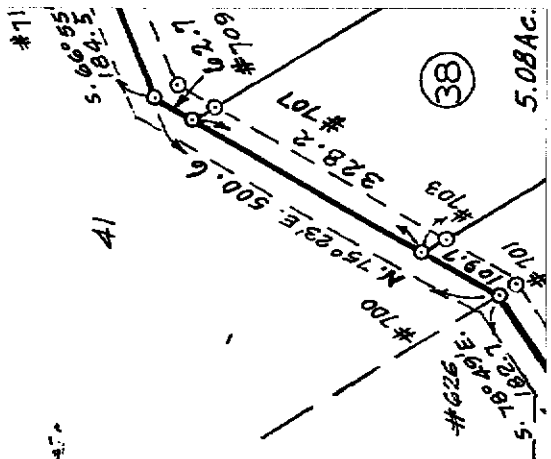
IN ADDITION TO THE 60 FOOT WIDE EASEMENT FOR ROADWAY ACROSS THE DAM ALONG THE SE SIDE OF TRACT NO. 1, ADDITIONAL EASEMENT IS ALSO RESERVED ADJACENT TO THIS ROADWAY OF WHATEVER WIDTH MAY BE NECESSARY TO WIDEN THE ROAD AND THE DAM AND TO MAINTAIN OR TO REPAIR THE ROAD OR THE DAM IF DESIRED, AND FOR UTILITIES.

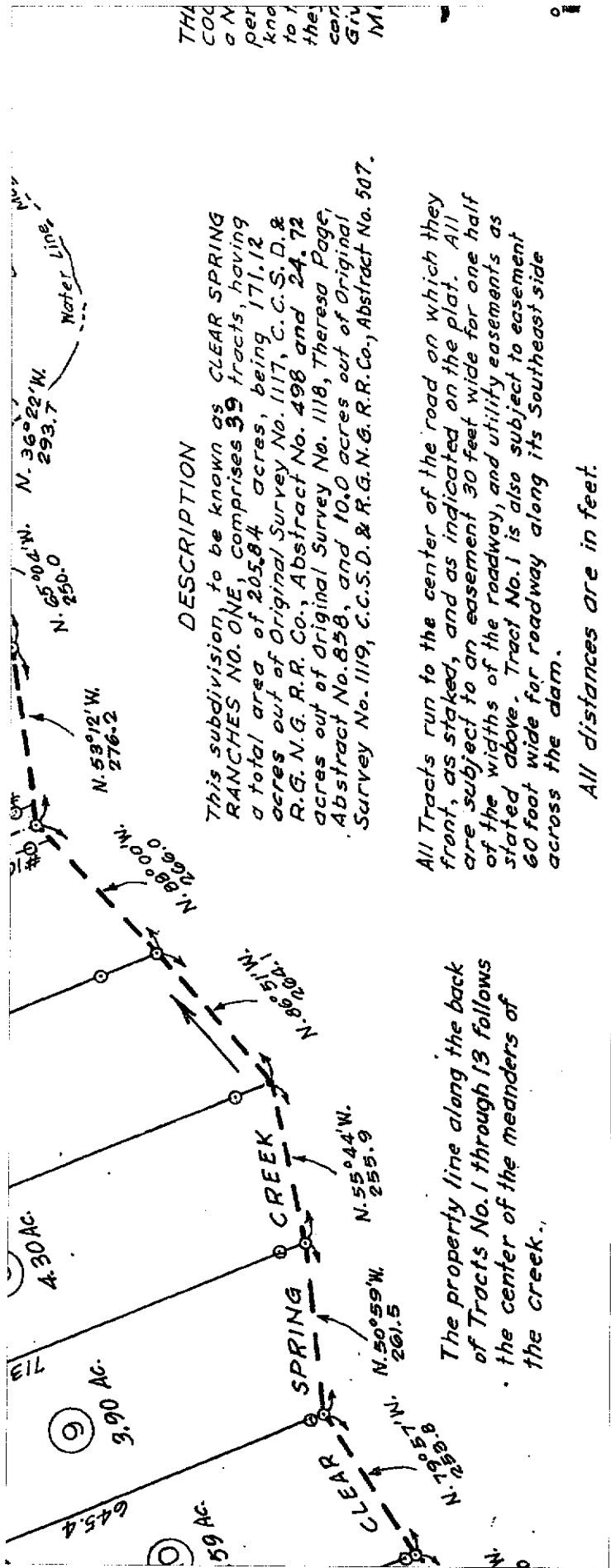
KERRVILLE SOUTH RANCHES NO. TWO

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43

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DESCRIPTION

This subdivision, to be known as CLEAR SPRING RANCHES NO. ONE, comprises 39 tracts, having a total area of 205.84 acres, being 171.12 acres out of Original Survey No. 1117, C. C. S. D. & R. G. N. G. R. R. Co., Abstract No. 498 and 24.72 acres out of Original Survey No. 1118, Theresa Page, Abstract No. 858, and 10.0 acres out of Original Survey No. 1119, C. C. S. D. & R. G. N. G. R. R. Co., Abstract No. 507.

All Tracts run to the center of the road on which they front, as staked, and as indicated on the plat. All are subject to an easement 30 feet wide for one half of the widths of the roadway, and utility easements as stated above. Tract No. 1 is also subject to easement 60 foot wide for roadway along its Southeast side across the dam.

All distances are in feet.

The property line along the back of Tracts No. 1 through 13 follows the center of the meanders of the creek.

772779
RESTRICTIONS
CLEAR SPRINGS RANCHES #1
KERR COUNTY, TEXAS

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

WHEREAS, OTHEIL J. ERLUND, JR., and RACHEL R. ERLUND, of the County of Kerr, State of Texas, hereinafter referred to and identified as "Owners", are the owners of the tracts of land in Kerr County, Texas, said tracts of land comprising all of the land which has been subdivided as Clear Springs Ranches #1, a subdivision in Kerr County, Texas, a plat of which subdivision having been heretofore filed in Volume 3, Page 61 of the Plat Records of Kerr County, Texas; and

WHEREAS, it is deemed to be to the best interests of the above described Owners and of the persons who may purchase lots described in and covered by the above mentioned plat that there be established and maintained a uniform plan for the improvement and development of the lots covered as a restricted and modern subdivision; and

WHEREAS, it is desirable that such restrictions apply to Clear Springs Ranches #1, be put of record and include all of the tracts of land in said subdivision,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Owners do hereby adopt the following covenants and restrictions, which shall be taken and deemed as covenants to run with the land and shall be binding on Owners and all persons acquiring title under it until January, 1999, at which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years unless and until by duly recorded instrument signed by a majority of the property owners in said subdivision it is agreed to change said covenants, conditions and restrictions, in whole or in part.

If Owners, or any of its respective successors 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 of the real property situated in the above referred to subdivision to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such covenants 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 nowise affect any of the other provisions hereof, which shall remain in full force and effect.

Such restrictions, reservations, covenants and easements are as follows, to-wit:

1. Land Use: Except as herein noted, no lot shall be used for anything other than residential purposes. The term "residential purpose", as used herein shall be held and construed to exclude hospitals, clinics, apartment houses, boarding houses, hotels and to exclude commercial and professional uses whether from homes, residences, or otherwise, and all such uses of said property are hereby expressly prohibited. The term "residential purposes", means for single family residence purposes. Duplex houses may be constructed with written consent of the Owners or the Building Board as hereinafter provided. Owners may maintain a mobil home as a residence and/or sales office on any lot in said subdivision.

2. Signs: No sign of any kind shall be displayed, erected, or maintained on any lot except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale, or signs used by Owners in connection with the development of Clear Springs Ranches #1.

3. Animals: No swine, livestock, poultry, or any other animals of any kind shall be bred, raised, or kept on any lot, except dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial or food producing purposes. Pets must be sheltered and the areas where they are kept must be clean at all times. Livestock that

is raised for the purpose of showing in livestock shows, is permissible with the written consent of the Owners herein or written consent from any committee designated by the said Owners for the purpose of enforcing the covenants and conditions of the restrictions herein set out.

4. Legal and Noxious Uses: No premises or any part thereof shall be used for illegal or immoral purposes. Nothing shall be done upon any premise that may be or become obnoxious to the occupants or owners of any other premises by reason of smoke, odor, noise, fumes, vapors, glare, radiation, vibration or unsightliness.

5. Other Buildings: No house trailer, mobile home, truck body, basement, tent, shack, garage, barn or other building, (other than the main residence), shall at any time be used for dwelling purposes or for any other permanent purpose, nor shall any residence of any temporary character be permitted. Travel trailers, and other small trailers, belonging to individual owners of said property must be stored at the rear of the main residence upon said premises provided they are not used for dwelling purposes. Servants' quarters may be constructed as long as they are not the main dwelling.

6. Temporary Buildings: No temporary building shall be erected or maintained on any lot except during actual construction of a dwelling being erected thereon, and then such temporary building must be on the lot on which construction is in progress and not on adjoining lots, streets, or easements; and at completion of construction, the temporary building must be removed immediately. No such temporary building shall be used for residential purposes during construction. All buildings constructed upon residential lots shall be completed within a reasonable time.

7. Septic Tanks and Water Supply: No outside toilets or outdoor privies will be permitted.

8. Hunting: No hunting shall be allowed on any part of the Clear Springs Ranches #1.

9. Easements: The use of easements as shown on the recorded plat is granted to the public and to the utility companies as set forth on said plat for the purposes of drainage, sanitary and

storm sewer lines, the location of gas, water, electrical, television cable, and telephone lines and conduits, and the maintenance thereof. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owners of the lot, except for those improvements for which a public authority or utility company is responsible.

10. Storage of Materials: Storage of any type or kind of material or products is prohibited upon all lots except that building material may be placed or stored upon a lot when the builder is ready to commence improvements and then such materials shall be placed within the property lines of the lot or parcel of land upon which improvements are to be erected, and shall not be placed in the street or between the pavement or property line. No stumps, trees, underbrush, or any refuse of any kind, or scrap metal from the improvements being erected on any lot shall be placed on any adjoining lots, streets, or easements. All such material, if not disposed of immediately, must remain on the property upon which construction work is in progress, and at the completion of such improvements, such material must be immediately removed from the property.

11. Abandoned Wrecked Vehicles: No abandoned or wrecked vehicles. It shall be a violation of the restriction herein to park, store, or leave, or to permit the parking, storing, or leaving of any licensed or unlicensed motor vehicle of any kind or parts thereof which is in a rusted, wrecked, junked, partly dismantled, inoperative, or abandoned condition, whether attended or not upon any lots or lots in Clear Springs Ranches #1 for a period of time in excess of thirty (30) days unless such vehicle or parts thereof are completely enclosed within a building.

12. Dumping: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other

equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

13. Building Set Back Lines: No dwelling or outbuilding on a residential lot shall be closer to the front line than twenty-five (25) feet or the building set back line shown upon the plat of said subdivision, whichever may be the greater. On interior lots no dwelling or outbuilding shall be closer than six (6) feet to a side lot line. On corner lots no dwelling or outbuilding shall be closer than fifteen (15) feet or the building set back line shown upon the plat of said subdivision whichever may be the greater, to the street forming the side lot line of the lot. No outbuilding shall be constructed nearer than 75 feet from such street. Nothing in these restrictions shall be construed to prohibit the installation of one or more swimming pools with pertinent and necessary equipment and buildings except that the same shall not be constructed nearer than fifth (50) feet from such street.

14. Dwelling Size: The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than one thousand (1,000) square feet of heated area.

15. Resubdivision: No lot may be subdivided or resubdivided into less than 75/100 of an acre. Not lot shall contain less than 75/100 of an acre after subdivision or resubdivision.

16. Prohibition Against Moving in Houses: No dwelling house or other structure shall be moved upon the premises from outside said subdivision, except with the express consent of a majority of the lot owners, each lot to be allowed one vote.

17. Future Remodeling and Reconstruction: All restrictive covenants and conditions herein shall apply to future remodeling of building and to rebuilding in case of destruction by fire or the elements.

18. Building Board: Prior to the construction or erection of any residential building and all outbuildings in connection therewith, the plans of construction shall first be approved in writing by the Clear Springs Ranches #1 Building Board. Said Clear Springs Ranches #1 Building Board is composed of OTHEIL J. ERLUND, JR., and RACHEL R. ERLUND, their heirs, executors, succes-

sons, and assigns, or designees in writing.

IN WITNESS WHEREOF, the undersigned have cause these presents to be executed, this the 13th day of May, 1977

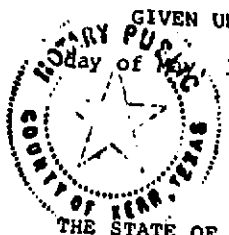
FILED FOR RECORD
at 4:40 P.M.
MAY 16 1977
EMMIE M. MUENKER
Clerk County of Kerr, Texas
Missouri Warriner, Deputy

Otheil J. Erlund, Jr.
OTHEIL J. ERLUND, JR.

Rachel R. Erlund
RACHEL R. ERLUND

THE STATE OF TEXAS S
THE COUNTY OF KERR S

BEFORE ME, the undersigned authority, on this day personally appeared OTHEIL J. ERLUND, JR., 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 13th day of May, 1977.

JIMMIE PESCHEL
Notary Public
Kerr County, Texas
Jimmie Peschel
Notary Public, Kerr County, Texas

THE STATE OF TEXAS S
THE COUNTY OF KERR S

BEFORE ME, the undersigned authority, on this day personally appeared RACHEL R. ERLUND, 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 13th day of May, 1977.

JIMMIE PESCHEL
Notary Public
Kerr County, Texas
Jimmie Peschel
Notary Public, Kerr County, Texas

Filed for record May 26, 1977 at 4:40 o'clock P.M.
Recorded May 31, 1977
EMMIE M. MUENKER, Clerk

By Debra A. ... Deputy

781404

AMENDMENT TO RESTRICTIONS
CLEAR SPRINGS RANCHES #1
KERR COUNTY, TEXAS

VOL 205 PAGE 593

THE STATE OF TEXAS §
§
THE COUNTY OF KERR §

KNOW ALL MEN BY THESE PRESENTS:

The restrictions to Clear Springs Ranches #1, Kerr County, Texas, recorded in Volume 197, page 211 of the Deed Records of Kerr County, Texas, are hereby amended as follows:

Paragraph Number 5, on page 3 of said Restrictions entitled "Other Buildings" is hereby amended to read as follows; No house trailer, mobile home, truck body, basement, tent, shack, garage, barn or other building, (other than the main residence), shall at any time be used for permanent dwelling purposes. Servants' quarters may be constructed as long as they are not the main dwelling.

Paragraph Number 13, on page 5 of said Restrictions entitled "Building Set Back Lines" is hereby amended to read as follows; No dwelling or outbuilding on a residential lot shall be closer to the front line than twenty-five (25) feet or the building set back line shown upon the plat of said subdivision, which ever may be the greater. On the interior lots no outbuilding shall be closer than three (3) feet from the dripline of said outbuilding to a side lot line. On corner lots no dwelling or outbuilding shall be closer than fifteen (15) feet or the building set back line shown upon the plat of said subdivision whichever may be the greater, to the street forming the side lot line of the lot. No outbuilding shall be constructed nearer than twenty-five (25) feet from such street. Nothing in these restrictions shall be construed to prohibit the installation of one or more swimming pools with pertinent and necessary equipment and buildings except that the same shall not be constructed nearer than fifty (50) feet from such street.

The above mentioned amendments are hereby adopted by a majority of the property owners in Clear Springs Ranches #1, pursuant to the authority granted them on Page 1 of said Restriction.

tions to Clear Springs Ranches #1, Kerr County, Texas.

SIGNED this 17th day of February, 1978.

Curtis Meade
CURTIS MEADE
1402 Clear Springs Dr.
Kerrville, Texas 78028

Patsy Meade
PATSY MEADE
1402 Clear Springs Dr.
Kerrville, Texas 78028

ALBERT L. GRUDZINSKI
1406 Clear Springs Dr.
Kerrville, Texas 78028

SANDRA D. GRUDZINSKI
1406 Clear Springs Dr.
Kerrville, Texas 78028

DR. THOMAS G. MATTHEWS
V. A. Hospital
Kerrville, Texas 78028

JUDY COOK MATTHEWS
V. A. Hospital
Kerrville, Texas 78028

Othel E. Erlund, Jr.
OTHEL E. ERLUND, JR.
1601 Ranchero Rd.
Kerrville, Texas 78028

Rachel R. Erlund
RACHEL R. ERLUND
1601 Ranchero Rd.
Kerrville, Texas 78028

Don Hesskew
DON HESSKEW
4030 Kingston
Corpus Christi, Texas 78411

Anne Hesskew
ANNE HESSKEW
4030 Kingston
Corpus Christi, Texas 78411

Clifford England
CLIFFORD ENGLAND
1611 Ranchero Rd.
Kerrville, Texas 78028

Helen England
HELEN ENGLAND
1611 Ranchero Rd.
Kerrville, Texas 78028

DARYL C. FREED
1410 Clear Springs Dr.
Kerrville, Texas 78028

PHYLLIS FREED
1410 Clear Springs Dr.
Kerrville, Texas 78028

Robert L. Robbins
ROBERT L. ROBBINS
960 Barnett
Kerrville, Texas 78028

Rose Marie Robbins
ROSE MARIE ROBBINS
960 Barnett
Kerrville, Texas 78028

HELEN WILSON
Kerrville, Texas 78028

ROY WILSON
Kerrville, Texas 78028

Joseph C. Smith
JOSEPH C. SMITH
By: WILLIAM B. BYRD
611-C Harper Rd.
Kerrville, Texas 78028

Filed *17* Day of *Mar.* A.D. *1978* at
8:05 AM.
EMILE M. MUENKPH
Clerk County Court, Kerr County, Texas
By: *Paul M. ...* Deputy

THE STATE OF TEXAS §

COUNTY OF KERR §

VOL. 205 PAGE 595

Before me, the undersigned authority, on this day personally appeared CURTIS MEADE and wife, PATSY MEADE, known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 17th day of February, A.D., 1978.

Virginia Starnes
Notary Public in and for
Kerr County, Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

Before me, the undersigned authority, on this day personally appeared ALBERT L. GRUDZINSKI and wife, SANDRA D. GRUDZINSKI known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ___ day of February, A.D., 1978.

Notary Public in and for
Kerr County, Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

Before me, the undersigned authority, on this day personally appeared DR. THOMAS G. MATTHEWS and wife, JUDY COOK MATTHEWS, known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ___ day of February, A.D., 1978.

Notary Public in and for
Kerr County, Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

VOL 205 PAGE 596

Before me, the undersigned authority, on this day personally appeared OTHEIL J. ERLUND and wife, RACHEL R. ERLUND; known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 17th day of February, A.D., 1978.



Virginia Stormo
Notary Public in and for
Kerr County, Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

Before me, the undersigned authority, on this day personally appeared DON HESSKEW and wife, ANNE HESSKEW, known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 18th day of February, A.D., 1978.



Virginia Stormo
Notary Public in and for
Kerr County, Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

Before me, the undersigned authority, on this day personally appeared CLIFFORD ENGLAND and wife, HELEN ENGLAND, known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 17th day of February, A.D., 1978.



Virginia Stormo
Notary Public in and for
Kerr County, Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

VOL 205 PAGE 597

Before me, the undersigned authority, on this day personally appeared DARYL C. FREED and wife, PHYLLIS FREED, known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ____ day of February, A.D., 1978.


Notary Public in and for
Kerr County, Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

Before me, the undersigned authority, on this day personally appeared ROBERT L. ROBBINS and wife, ROSE MARIE ROBBINS, known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 18th day of February, A.D., 1978.


Virginia Stearns

Notary Public in and for
Kerr County, Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

Before me, the undersigned authority, on this day personally appeared ROY WILSON and wife, HELEN WILSON, known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ____ day of February, A.D., 1978.

Notary Public in and for
Kerr County, Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

VOL. 205 PAGE 598

Before me, the undersigned authority, on this day personally appeared WILLIAM R. BYRD, Attorney in Fact for JOSEPH C. SMITH, known to me to be the person whose name 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 February, A.D., 1978.



Virginia Storms
Notary Public in and for
Kerr County, Texas

PAGE 6

Filed for record March 1, 1978 at 8:05 o'clock A.M.
Recorded March 7th, 1978
EMMIE M. MUENKER, Clerk

By Maximilian Daniel Deputy

781797

AMENDMENT TO RESTRICTIONS
CLEAR SPRINGS RANCHES #1 VOL 206 PAGE 216
KERR COUNTY, TEXAS

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

The restrictions to Clear Springs Ranches #1, Kerr County, Texas, recorded in Volume 197, page 211 of the Deed Records of Kerr County, Texas, are hereby amended as follows:

Paragraph Number 5, on page 3 of said Restrictions entitled "Other Buildings" is hereby amended to read as follows; No house trailer, mobile home, truck body, basement, tent, shack, garage, barn or other building, (other than the main residence), shall at any time be used for permanent dwelling purposes. Servants' quarters may be constructed as long as they are not the main dwelling.

Paragraph Number 13, on page 5 of said Restrictions entitled "Building Set Back Lines" is hereby amended to read as follows; No dwelling or outbuilding on a residential lot shall be closer to the front line than twenty-five (25) feet or the building set back line shown upon the plat of said subdivision, which ever may be the greater. On the interior lots no outbuilding shall be closer than three (3) feet from the dripline of said outbuilding to a side lot line. On corner lots no dwelling or outbuilding shall be closer than fifteen (15) feet or the building set back line shown upon the plat of said subdivision whichever may be the greater, to the street forming the side lot line of the lot. No outbuilding shall be constructed nearer than twenty-five (25) feet from such street. Nothing in these restrictions shall be construed to prohibit the installation of one or more swimming pools with pertinent and necessary equipment and buildings except that the same shall not be constructed nearer than fifty (50) feet from such street.

The above mentioned amendments are hereby adopted by a majority of the property owners in Clear Springs Ranches #1, pursuant to the authority granted them on Page 1 of said Restriction.

tions to Clear Springs Ranches #1, Kerr County, Texas.

SIGNED this 15th day of March, 1978.

Lynn Michalk
LYNN MICHALK
Houston, Texas

THE STATE OF TEXAS S
COUNTY OF HARRIS S

Before me, the undersigned authority, on this day personally appeared LYNN MICHALK, 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 on this the 15 day of ~~February~~, A.D., 1978.

March

FILED FOR RECORD

@ 11:20 o'clock A.M.

MAR 20 1978

EMMIE M. MUENKER
Clerk
Anna W. [unclear] Deputy

[Signature]
Notary Public in and for
Harris County, Texas.

781993

AMENDMENT TO RESTRICTIONS
CLEAR SPRINGS RANCHES #1 VOLUME 206 PAGE 435
KERR COUNTY, TEXAS

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

The restrictions to Clear Springs Ranches #1, Kerr County, Texas, recorded in Volume 197, page 211 of the Deed Records of Kerr County, Texas, are hereby amended as follows:

Paragraph Number 5, on page 3 of said Restrictions entitled "Other Buildings" is hereby amended to read as follows: No house trailer, mobile home, truck body, basement, tent, shack, garage, barn or other building, (other than the main residence), shall at any time be used for permanent dwelling purposes. Servants' quarters may be constructed as long as they are not the main dwelling.

Paragraph Number 13, on page 5 of said Restrictions entitled "Building Set Back Lines" is hereby amended to read as follows: No dwelling or outbuilding on a residential lot shall be closer to the front line than twenty-five (25) feet or the building set back line shown upon the plat of said subdivision, which ever may be the greater. On the interior lots no outbuilding shall be closer than three (3) feet from the dripline of said outbuilding to a side lot line. On corner lots no dwelling or outbuilding shall be closer than fifteen (15) feet or the building set back line shown upon the plat of said subdivision whichever may be the greater, to the street forming the side lot line of the lot. No outbuilding shall be constructed nearer than twenty-five (25) feet from such street. Nothing in these restrictions shall be construed to prohibit the installation of one or more swimming pools with pertinent and necessary equipment and buildings except that the same shall not be constructed nearer than fifty (50) feet from such street.

The above mentioned amendments are hereby adopted by a majority of the property owners in Clear Springs Ranches #1, pursuant to the authority granted them on Page 1 of said Restriction.

tions to Clear Springs Ranches #1, Kerr County, Texas.

SIGNED this 23rd day of March, 1978.

Joseph C. Smith
JOSEPH C. SMITH
P.O. Box 1015
Cristobale, Canal Zone

Dalia G. Smith
DALIA SMITH
P.O. Box 1015
Cristobale, Canal Zone

THE STATE OF §
COUNTY OF § Margarta, Canal zone

Before me, the undersigned authority, on this day personally appeared JOSEPH C. SMITH and wife, DALIA SMITH, known to me to be the persons whose names subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 23 day of March, A.D., 1978.

Billie Lane
Notary Public in and for
County, Canal Zone

my Commission expires 11/4/80

FILED FOR RECORD
at 11:00 o'clock A.M.
MAR 30 1978

EMMIE M. MUENKER
Clerk County Court, Kerr County, Texas
By [Signature] Deputy

791317

RELEASE OF RESTRICTIONS
CLEAR SPRINGS RANCHES #1
KERR COUNTY, TEXAS

VOL. 218 PAGE 693

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KERR

WHEREAS, OTHEIL J. ERLUND, JR., and wife, RACHEL R. ERLUND, of the County of Kerr, State of Texas, herein referred to and identified as "Owners", were owners of Tracts 19, 22, 23, 24, 25, 27, 28, 29, 38 and 39 of Clear Springs Ranches #1, a subdivision of Kerr County, Texas, a plat of which subdivision having been heretofore filed in Volume 3, Page 61 of the Plat Records of Kerr County, Texas; and

WHEREAS, the said OTHEIL J. ERLUND, JR., and wife, RACHEL R. ERLUND, placed certain restrictions on all of Clear Springs Ranches #1, a subdivision in Kerr County, Texas, according to the plat and plan recorded in Volume 3, Page 61 of the Plat Records of Kerr County, Texas; and

WHEREAS, the said OTHEIL J. ERLUND, JR., and wife, RACHEL R. ERLUND, did not own all of Clear Springs Ranches #1 but only the tracts hereinabove referred to; and

WHEREAS, OTHRIL J. ERLUND, JR., and wife, RACHEL R. ERLUND, desire to clarify and correct the mistake in the original restrictions recorded in Volume 3, Page 148 of the Plat Records of Kerr County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the "Owners" do hereby release the restrictions to all of the tracts of land in Clear Springs Ranches #1 as set out in Volume 3, Page 148 of the Plat Records of Kerr County, Texas, except for Tracts 19, 22, 23, 24, 25, 27, 28, 29, 38 and 39.

The said OTHEIL J. ERLUND, JR. and wife, RACHEL R. ERLUND, hereby state that at the time the restrictions to Clear Springs Ranches #1, Kerr County, Texas, as recorded in Volume 3, Page 148 of the Plat Records of Kerr County, Texas, were recorded, they did not own all of said subdivision, but only Tracts 19,

22, 23, 24, 25, 27, 28, 29, 38 and 39 and the restrictions set out in Volume 3, Page 148 of the Plat Records only apply to those tracts and not to the rest of the subdivision as platted.

SIGNED this 28th day of February, 1979.

Otheil J. Erlund, Jr.
OTHEIL J. ERLUND, JR.

Rachel R. Erlund
RACHEL R. ERLUND

STATE OF TEXAS

COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared OTHEIL J. ERLUND, JR. and wife, RACHEL R. ERLUND, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of February, 1979.



Spencer W. Brown
Notary Public, Kerr County, Texas

8

791317

VOL 218 PAGE 695

[Empty box]

RELEASE OF RESTRICTIONS
CLEAR SPRINGS RANCHES #1
KERR COUNTY, TEXAS
*To
The Public*

OTHEIL J. ERLUND, JR., ET UX

FILED FOR RECORD
at 4:50 o'clock P.M.
MAR 1 1979
EMMIE M. MUENKER
Clerk County Court, Kerr County, Texas
By Emmie Muenker Deputy

Return to:
SPENCER W. BROWN ✓
ATTORNEY AT LAW
317 EARL GARRETT
P.O. BOX 1486
KERRVILLE, TEXAS 76028

Filed for record March 1, 1979 at 4:50 o'clock P.M.

Recorded March 6, 1979
EMMIE M. MUENKER, Clerk

By Emmie Muenker Deputy

CLEAR SPRING RANCH ESTATE RESTRICTIONS

Volume 626, Page 764, 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.

OTHER EXCEPTIONS

- An undivided non-participating royalty interest reserved by Grantors, as described in instrument from V.P. Tippett and wife, Ergeal B. Tippett to Herman A. Swan, et al, dated March 6, 1962, recorded in Volume 112, Page 139, of the Deed Records of Kerr County, Texas; said deed being corrected by instrument dated May 9, 1962, recorded in Volume 124, Page 100, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied, in and to the property covered by this policy arising out of or connected with said interests and conveyance. TITLE to said interest not checked subsequent to date of aforesaid instrument.
- Road and Utility Easements as per the plat recorded in Volume 3, Page 116, Plat Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

RESTRICTIONS
CLEAR SPRINGS RANCH ESTATES
KERR COUNTY, TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF KERR §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned property owners, hereinafter referred to and identified as "Owners", are the owners of the tracts of land in Kerr County, Texas, said tracts of land comprised of the following described property:

Tract I:

Clear Springs Ranch Estates, a subdivision of record in Volume 3, Page 116, Plat Records of Kerr County, Texas.

Tract II:

All that certain tract or parcel of land comprising 91.25 acres in the aggregate, lying and being situated in the County of Kerr, State of Texas, more particularly described in and subject to the exceptions stated in Exhibit "A", attached hereto and made a part hereof for all purposes.

WHEREAS, it is deemed to be to the best interests of the undersigned Owners and of the persons who may purchase lots described in and covered by the above mentioned plat that there be established and maintained a uniform plan for the improvement and development of the lots covered as a restricted and modern subdivision; and

WHEREAS, it is desirable that such restrictions apply to portions of Clear Springs Ranch Estates, be put of record and include all of the tracts of land in said subdivision that are owned by the undersigned individuals.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Owners do hereby adopt the following covenants and restrictions, which shall be taken and deemed as covenants to run with the land and shall be binding on Owners and all persons acquiring title under it until January, 2001, at which time said

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.

covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years unless and until by duly recorded instrument signed by a majority of the undersigned property owners in said subdivision, it is agreed to change said covenants, conditions and restrictions, in whole or in part.

If Owners, or any of their respective successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other undersigned person or persons owning any of the real property situated in the above referred to subdivision to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such covenants 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 nowise affect any of the other provisions hereof, which shall remain in full force and effect.

Such restrictions, reservations, covenants and easements are as follows, to wit:

1. Land Use: Except as herein noted, no lot shall be used for anything other than residential purposes. The term "residential purpose", as used herein shall be held and construed to exclude hospitals, clinics, apartment houses, boarding houses, hotels and to exclude commercial and professional uses whether from homes, residences, or otherwise, and all such uses of said property are hereby expressly prohibited. The term "residential purposes", means for single family residence purposes. A "single family residence" is further defined to be of 80% masonry construction with not less than 1500 square feet of heated living area. Land use provision #1 is specifically

designed to exclude mobile homes, doublewides, factory built prefabricated homes or any other nonpermanant structure for use as a principal residence. Existing mobile homes to be allowed to remain for the duration of their intended purpose and shall not be replaced with new or remodeled mobile structures.

2. Animals: No swine shall be bred, raised, or kept for commercial purposes on any lot.

3. Other Buildings: No bus, truck body, basement, tent, shack, garage, barn or other building, (other than the main residence), shall at any time be used for dwelling purposes or for any other permanent purpose, nor shall any residence of any temporary character be permitted. Travel trailers and other small trailers belonging to individual owners of said property must be stored at the rear of the main residence upon said premises provided they are not used for dwelling purposes, except for a reasonable time during the construction of a main residence. Servant's quarters or a quest house may be constructed as long as they are not in the main dwelling.

4. Septic Tanks and Water Supply: No outside toilets or outdoor privies will be permitted.

5. Hunting: No hunting shall be allowed on any parcel under 10 acres.

6. Easements: The use of easements as shown on the recorded plat is granted to the public and to the utility companies as set forth on said plat for the purposes of drainage, sanitary and storm sewer lines, the location of gas, water, electrical, television cable, and telephone lines and conduits, and the maintenance thereof. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may

change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owners of the lot, except for those improvements for which a public authority or utility company is responsible.

7. Abandoned Wrecked Vehicles: No abandoned or wrecked vehicles will be allowed on any lots. It shall be a violation of the restriction herein to park, store, or leave, or to permit the parking, storing or leaving of any licensed or unlicensed motor vehicle of any kind or parts thereof which is in a rusted, wrecked, junked, partly dismantled, inoperative, or abandoned condition, whether attended or not upon any lot or lots covered by these restrictions for a period of time in excess of thirty (30) days unless such vehicle or parts thereof are completely enclosed within a building.

8. Dumping: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

9. Dwelling Size: The living area of the main structure, exclusive of onestory open porches and garages, shall be not less than fifteen hundred (1,500) square feet of heated area.

10. Resubdivison: No lot may be subdivided or resubdivided into less than one (1) acre after subdivision and resubdivision.

11. Prohibition Against Moving in Houses: No dwelling house or other structure shall be moved upon the premises from outside said subdivision, except with the express consent of a majority of the lot owners. Each owner is to be allowed one vote.

12. Future Remodeling and Reconstruction: All restrictive covenants and conditions herein shall apply to future remodeling of building and to rebuilding in case of destruction by fire or the elements.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed this 13th day of NOVEMBER, 1991.

GEORGE R. NEWMAN

Shirley Newman

SHIRLEY MAY NEWMAN

Hazelle Calcote

HAZELLE CALCOTE

S. E. THOMPSON

Robert Lee Tracy

ROBERT LEE TRACY

Dorothy Allen Tracy

DOROTHY ALLEN TRACY

L. Elray Wilson

ELRAY WILSON

Jody Wilson

JODY WILSON

RUTH SAYER

IRENE TREVINO

Stan Rudloff

STAN RUDLOFF

Genny Rudloff

GENNY RUDLOFF

NORMA EPPERSON

MARSHALL WALDON

ROBERT CALCOTE

JUNE CALCOTE

ED MARTIN

BETTY MARTIN

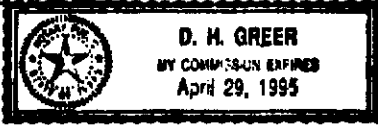
T. FRED KRAUSE

312 + 300

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 13th day of NOVEMBER, 1991, by HAZELLE CALCOTE

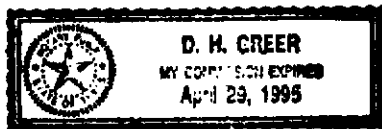


D. H. Greer
Notary Public, State of TEXAS

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 19th day of NOVEMBER, 1991, by SHIRLEY ANN NEWMAN

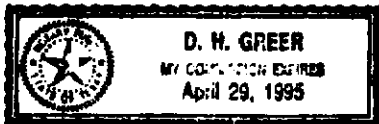


D. H. Greer
Notary Public, State of TEXAS

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 19th day of NOVEMBER, 1991, by DOROTHY ALLEN TRACY



D. H. Greer
Notary Public, State of TEXAS

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 19th day of NOVEMBER, 1991, by ROBERT LEO TRACY

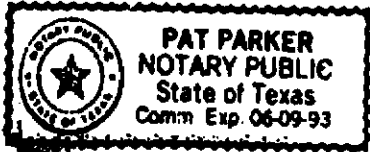


D. H. Greer
Notary Public, State of TEXAS

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 10th day of December, 1991, by STAN RUDLOFF and GINNY RUDLOFF

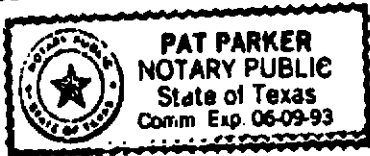


Pat Parker
Notary Public, State of Texas

THE STATE OF texas §

COUNTY OF KERR §

This instrument was acknowledged before me on the 14th day of February, 1992, by ELRAY WILSON

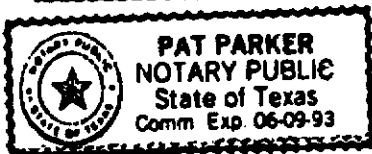


Pat Parker
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF KERR §

This instrument was acknowledged before me on the 14th day of February, 1992, by JODY WILSON



Pat Parker
Notary Public, State of Texas

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____

Notary Public, State of _____

Return to:

Donald H. Greer ✓
832 Main Street
Kerrville, TX 78028

-7-

FILED FOR RECORD

at 2:15 o'clock P.M

FEB 24 1992

PATRICIA DYE

Clerk County Court, Kerr County, Texas
Patricia Dye

PROPERTY: A total of 91.25 acres, comprised of two tracts, each of which is more specifically described by metes and bounds as follows:

TRACT NO. 1 - All that certain tract or parcel of land lying and being situated in the County of Kerr, State of Texas, comprising 45.625 acres of land, being the NW half of 91.25 acres and being out of Original Surveys approximately as follows:

FIRST, 7.3 acres out of Original Survey No. 1, Beaty, Searle & Forwood, Certificate No. 1/142, Abstract No. 65, patented to Casper Real, by Patent No. 319, Volume 26, dated November 1, 1876;

SECOND, 25.7 acres out of Original Survey No. 1134, C.C.S.D. & R.G.R.R. Co., Certificate No. 640, Abstract No. 1423, P. A. Bundick, Original Grantee, patented to said P. A. Bundick, by Patent No. 451, Volume 24A, dated January 5, 1925;

THIRD, 12.625 acres out of Original Preemption Survey No. 1886, P. Brower, Abstract No. 1060, patented to Mary A. Burney by Patent No. 575, Volume 19, dated June 16, 1887;

Being out of that property which was conveyed from Clyde McMahon and W. D. Caldwell to G. E. Lehmann and Gordon H. Monroe by Deed dated September 27, 1966, of record in Volume 125 at Page 558 of the Deed Records of Kerr County, as fenced, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a fence corner post marking the most westerly corner of the aforesaid property which was conveyed from said McMahon and Caldwell to said Lehmann and Monroe, for the west corner of this tract, said corner being located approximately 5100 feet N.82°30'W., from a rock mound considered to be the west corner of Original Survey No. 146, William C. Francis, Abstract No. 137;

THENCE with existing fence along the SW line of said Lehmann and Monroe tract, following the meanders of said fence as follows:

S.45°51'E. 814.9 feet,
S.43°50'E. 451.1 feet and
S.54°40'E. 172.0 feet to a fence post at an angle in said

fence, for the South corner of this NW half,

THENCE N.51°28'E. 1333.0 feet to an iron stake in the center of 60 foot wide right of way for a roadway known as Monroe Drive, for the East corner of this tract;

THENCE with the center of the 60 foot wide right of way of Monroe Drive, as follows:

N.52°26'W. 232.0 feet to an iron stake,
N.60°22'W. 254.0 feet to an iron stake, and
N.89°08'W. 286.3 feet to an iron stake;

THENCE N.15°52'E. 378.0 feet to an iron stake;

THENCE N.45°00'W. 740.2 feet to an iron stake in the NW property fence, for the most Northerly corner of this tract;

THENCE with said property fence, S.44°14'W. 1211.3 feet and S.43°41'W. 178.7 feet to the PLACE OF BEGINNING.

THENCE S.51°28'W. 1333.0 feet to a fence corner post;

THENCE with existing fence along the SW line of said Lehmann and Monroe tract, following the meanders of said fence, as follows:

S.46°00'E. 430.9 feet,
 S. 8°40'E. 47.7 feet, and
 S.45°49'E. 463.5 feet to the PLACE OF BEGINNING.

Being the same and identical property conveyed to William G. Mitsch, Jr., and Victor E. Fisher, by Kerrville South, Inc., a Texas Corporation, by Deed dated May 9, 1972, of record in Volume 155, at Page 762, Deed Records, Kerr County, Texas, to which instrument and its record reference is here made for all purposes.

EXCEPTIONS:

1. Taxes for the year 1981 and subsequent years;
2. An undivided one-half (1/2) non-participating royalty interest reserved by V. P. Tippett and Ergeal B. Tippett in the oil, gas and other minerals of the land above described, and being the interest in the customary one-eighth (1/8th) royalty provided in oil, gas and other mineral leases, more particularly described in Correction Deed dated May 9, 1962, from V. P. Tippett and wife, Ergeal B. Tippett, to Herman A. Swan, et al, recorded in Volume 124, Page 10, Deed Records of Kerr County, Texas;
3. Mineral rights reserved to Public Free School Fund as to Survey 2569 (Tract I only) in Patent dated September 12, 1921 in Volume 2, page 292, Deed Records of Kerr County, Texas.
4. Roadway and utility easement for and along Monroe Drive as described and referred to in Volume 155, page 751 (Tract I) and Volume 155, page 762 (Tract II), Deed Records of Kerr County, Texas.
5. Right of Way easement from William G. Mitsch, Jr., and Victor E. Fisher to Energy/Land, Inc., dated June 17, 1976, of record in Volume 9, at Page 40, Easement Records, Kerr County, Texas;
6. Any visible or apparent roadway or easement over or across the subject property.

RECORDED IN Real Property
 FILE DATE: Feb 24, 1982
 FILE TIME: 3:15 o'clock P M
 VOL. 626 PAGE 764
 RECORDING DATE

any provisions herein which restrict 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 58999 on the date and at the time stamped herein by me and was duly RECORDED in the Official Public records of Real Property of Kerr County, Texas on

FEB 24 1982

FEB 24 1982



PATRICIA DYE
 COUNTY CLERK, KERR COUNTY

BY William Bruce
 Deputy



Patricia Dye
 COUNTY CLERK, KERR COUNTY, TEXAS

EXHIBIT "A"

Being the same and identical property conveyed to William G. Mitsch, Jr., and Victor E. Fisher by Glen Oaks of Kerrville, Inc., a Texas Corporation, by Deed dated May 9, 1972, of record in Volume 155, at Page 751, Deed Records of Kerr County, Texas, to which instrument and its record reference is here made for all purposes.

TRACT NO. II - All that certain tract or parcel of land lying and being situated in the County of Kerr, State of Texas, comprising 45.625 acres of land, being the SE half of 91.25 acres and being out of Original Surveys approximately as follows:

FIRST, 4.6 acres out of Original Survey No. 1, Beaty, Searle & Forwood, Certificate No. 1/142, Abstract No. 65, patented to Casper Real by Patent No. 319, Volume 26, dated November 1, 1876;

SECOND, 23.5 acres out of Original Survey No. 1134, C.C.S.D. & R.C.R.R. Co., Certificate No. 640, Abstract No. 1423, P. A. Bundick, Original Grantee, patented to said P. A. Bundick by Patent No. 451, Volume 24A, dated January 5, 1925;

THIRD, 9.3 acres out of Original Preemption Survey No. 1886, P. Brower, Abstract No. 1060, patented to Mary A. Burney by Patent No. 575, Volume 19, dated June 16, 1887;

FOURTH, 8.225 acres out of Original Survey No. 2569, L.A. Schreiner, Script File 12439, Abstract No. 2044, patented to L. A. Schreiner by Patent No. 529, Volume 11A, dated September 12, 1921;

Being out of that property which was conveyed from Clyde McMahon and W. D. Caldwell to G. E. Lehmann and Gordon H. Monroe by Deed dated September 27, 1966, of record in Volume 125 at Page 558 of the Deed Records of Kerr County, as fenced, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a fence corner post, the most Westerly South corner of the aforesaid property which was conveyed from said McMahon and Caldwell to said Lehmann and Monroe, for the South corner of this tract, said corner being located approximately 3570 feet S.24°W. from a rock mound considered to be the West corner of Original Survey No. 146, William C. Francis, Abstract No. 137;

THENCE with property fence N.85°00'E. 2030 feet to an iron stake in said fence;

THENCE N.2°47'E. 269.6 feet to an iron pipe in the center of 60 foot wide right of way for a roadway known as Monroe Drive;

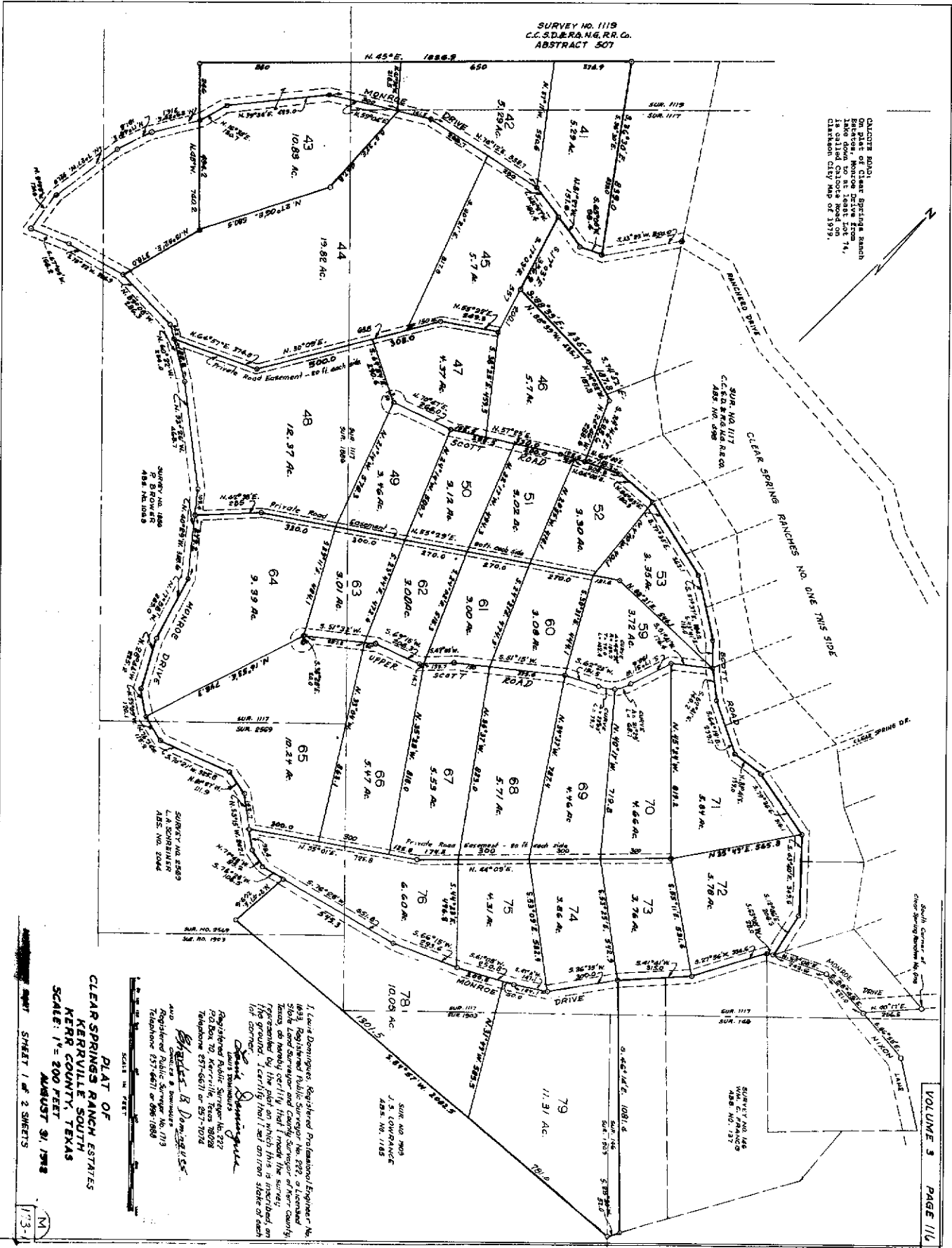
THENCE with the center of the 60 foot wide right of way for Monroe Drive, as follows:

S.76°28'W.	106.5 feet to an iron stake,
N.72°48'W.	85.2 feet to an iron stake,
N.53°15'W.	242.1 feet to an iron stake,
N.81°27'W.	111.9 feet to an iron stake,
S.70°21'W.	325.8 feet to an iron stake,
N.76°34'W.	115.2 feet to an iron stake,
N.55°09'W.	120.1 feet to an iron stake,
N.28°44'W.	225.2 feet to an iron stake,
N.17°58'W.	283.0 feet to an iron stake,
N.40°29'W.	388.6 feet to an iron stake, and
N.52°26'W.	236.7 feet to an iron stake, for the North

corner of this tract;

EXHIBIT "A"

SURVEY NO. 1119
C.C.S.D. & R.A. N.G. R.R. Co.
ABSTRACT 507



CLAUDE ROAD.
On plat of Clear Springs Ranch
Survey No. 1117, Abstract 507,
is called Claude Road on
Clarkson City Map of 1979.

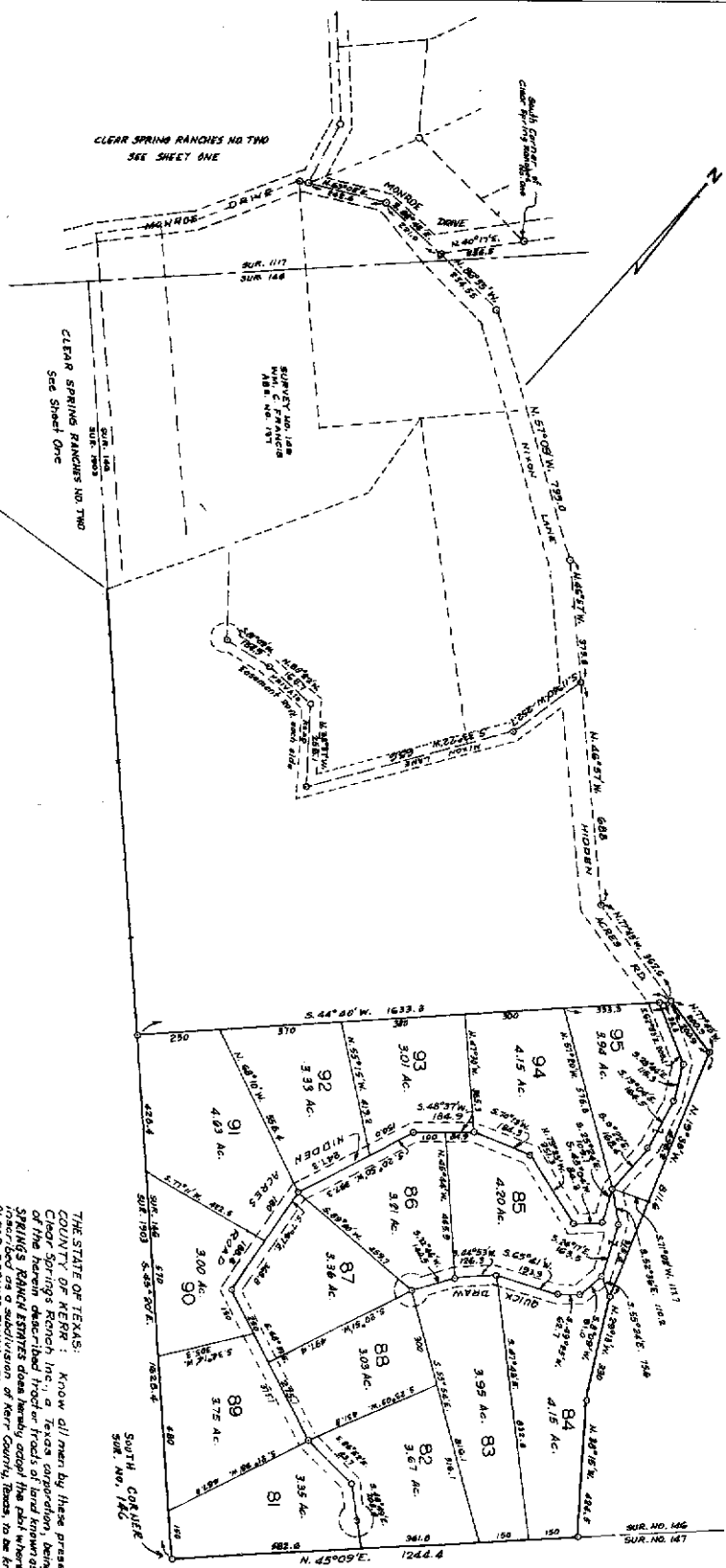
PLAT OF
CLEAR SPRINGS RANCH ESTATES
KERRVILLE SOUTH
KERR COUNTY, TEXAS
SCALE: 1" = 200 FEET
AUGUST 31, 1988

1. Luis Dominguez, Registered Professional Engineer No. 4653, Registered Public Surveyor No. 222, a Licensed Surveyor, is hereby certifying that the survey shown on this plat was made by him or under his direct supervision and that he is a duly Licensed Surveyor in the State of Texas. He certifies that the plat on which this is based on the ground, including the lot and iron stake of each lot corner.

Luis Dominguez
Luis Dominguez
Registered Public Surveyor No. 222
701 Box 70, Kerrville, Texas 78028
Telephone 357-6611 or 357-7074

Blair B. Dominguez
Blair B. Dominguez
Registered Public Surveyor No. 1713
400 West 10th Street, Suite 200
Kerrville, Texas 78028
Telephone 357-6671 or 666-1080

1/3-1



EASEMENTS
 An easement is retained and provided for all utilities to feet wide on each side of every interior road line and 30 feet wide along the back line of all tracts. An easement is also retained and provided across the front of each tract 30 feet wide for roadway and utilities. An additional easement adjacent to each roadway of whatever width may be necessary, as provided for utilities, such as utility lines may be run across the front of any or all tracts with a minimum of 60 feet in each utility line as may be required.

I, Louis Dominguez, Registered Professional Engineer, No. 483, Registered Public Surveyor No. 232, a Licensed State Land Surveyor and County Surveyor of Kerr County, Texas, do hereby certify that I made the survey represented by the plat on which this is inscribed, on the ground, I certify that I am on iron stake at each lot corner.

Louis Dominguez
 Registered Public Surveyor No. 232
 P.O. Box 70, Kerrville, Texas 78028
 Telephone 251-6871 or 251-7874

Charles B. Dominguez
 Registered Public Surveyor No. 1713
 Telephone 251-6871 or 251-6885

DESCRIPTION

This subdivision to be known as CLEAR SPRING RANCH ESTATES comprises 48 tracts having a total area of 253.15 acres, being 53.75 acres out of Original Survey No. 117, the C. F. Ranch, Abstract No. 117, 488.9 acres out of Original Survey No. 117, C. F. D. Ranch, Abstract No. 117, 488.9 acres out of Original Survey No. 117, No. 119, C. F. D. Ranch, Abstract No. 119, 488.9 acres out of Original Survey No. 119, Lowerman, Abstract No. 1951, 9.41 acres out of Original Survey No. 1951, L.A. Schwinner, Abstract No. 2244. All tracts run to the center of the road on which they front, as stated, and as indicated on the plat. All are subject to an easement 30 feet wide for one half of the widths of the roadway and utility easements as shown above.

Louis Dominguez
 Louis Dominguez
 County of Kerr County, Texas
 My Commission Expires June 1, 1973

Charles B. Dominguez
 Charles B. Dominguez
 County Clerk of Kerr County, Texas

Approved by the Commissioners Court of Kerr County, Texas on the 11th day of Sept. 12, 1972 by order No. 1164 of said Court and was filed for record on the 19th day of September, A.D. 1972 at 3:05 o'clock P. M. and was recorded on the 19th day of September, A.D. 1972 at 3:10 o'clock P. M. in Volume 3, Pages 114-117 of the Plat Records of Kerr County, Texas.

PLAT OF
CLEAR SPRING RANCH ESTATES
KERRVILLE SOUTH
KERR COUNTY, TEXAS
SCALE: 1" = 700 FEET
AUGUST 31, 1972

SCALE IN FEET

SUPPLEMENT PART SHEET 2 of 2 SHEETS

1173