

*Greenwood Forest*

VOL 165 PAGE 62

2389

RESTRICTIONS  
GREENWOOD FOREST

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

THAT I, E. R. KEITH, hereinafter called GRANTOR, being the owner of the certain 98.044 acre tract of land, more or less, being out of the L. Crawson Survey No. 127, Abstract No. 97, Kerr County, Texas, which has heretofore been platted into that certain Subdivision known as Greenwood Forest, according to the plat of said subdivision filed for record in the office of the County Clerk of Kerr County, Texas, on the 15th day of November, 1972, Plat Records of Kerr County, Texas, recorded in Vol. 3, page 123, and desiring to create and carry out a uniform plan for the improvement, development and sale of all of the residential lots in said Greenwood Forest, for the benefit of the present and future owners of said lots, do hereby adopt and establish the following restrictions, reservations, covenants and easements to apply uniformly on the use, occupancy and conveyance of all lots in Greenwood Forest, and each contract or deed which may be hereafter executed with regard to any of the residential lots in said Greenwood Forest, shall be conclusively held to have been executed, delivered and accepted subject to the following reservations, restrictions, covenants, easements, liens and charges, regardless of whether or not said reservations, restrictions, covenants, easements, liens and charges are set out in full in said contract or deed.

RESERVATIONS

In authenticating the subdivision map for record, and in dedicating the street and road to the use of the present and future owners of said lots and to the public, there shall be and are hereby reserved in GRANTOR the

following rights, titles and easements, which reservations shall be considered a part of the land and construed as being adopted in each and every contract, deed and other conveyance executed or to be executed by or on behalf of GRANTOR in the conveyance of said property or any part thereof:

1.

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

2.

No lot shall be used for anything other than family residential purposes.

3.

No poultry or livestock shall be kept upon such premises.

4.

No dwelling shall be constructed which contains less than 1500 (fifteen hundred) square feet, exclusive of porches and garages, that such dwelling will have at least 1-1/2 (one and one-half) bath and double carport.

5.

Dwelling shall be constructed no nearer than 45 (forty five) feet from the street upon which said lot fronts, and that no out building shall be constructed nearer than 75 (seventy five) feet from such street, not less than 6 (six) feet from side property lines, no more than 1 (one) residence shall be built on any one lot without the written consent of GRANTOR being had thereto.

6.

Plan and building to be approved by GRANTOR in writing, construction

of dwelling must be conventional (no prefabricated structure to be used) with exterior wall of 75 (seventy five) per cent masonry.

7.

No fence can be erected closer to the curb than the 35 (thirty five) feet from front property line; fences must be constructed of wood (cedar or redwood), chain link or masonry.

8.

No house trailer or mobile home shall be parked, placed or left standing on any part of said premises or adjacent street; tent trailer, camper or any other type of portable shelter commonly pulled by passenger car or carried upon or pulled by pickup, parked on premises shall be no closer than 6 (six) feet of lot line or 75 (seventy five) feet of front property line and must be neat in appearance and concealed.

9.

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

10.

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

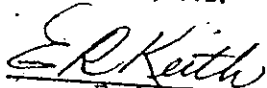
These covenants and restrictions shall run with the land, and shall be binding upon GRANTOR, his successors and assigns, and all persons or parties claiming under him, for a period of twenty-five years from the date hereof, at which time he shall be automatically extended for a successive period of ten years each, unless prior to the expiration of such

ten year period the then owners of a majority of lots in Greenwood Forest shall execute and record an instrument changing these covenants and restrictions in whole or in part, the provisions of said instrument to become operative at the expiration of the ten year period in which it is executed and recorded.

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

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

EXECUTED this the 15th day of November, 1972.

  
\_\_\_\_\_  
E. R. Keith

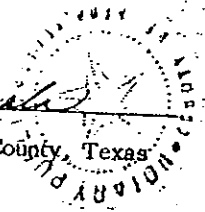
THE STATE OF TEXAS    I  
COUNTY OF KERR        I

VOL. 165 PAGE 46

BEFORE ME, the undersigned authority, on this day personally appeared E. R. KEITH, 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 15th day of November, 1972.

*Nancy L. Sigala*  
Nancy L. Sigala  
Notary Public in and for Kerr County, Texas



**FILED FOR RECORD**

at 12:55 o'clock P. M.,

JUN 28 1973

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

Recorded July 5, 1973  
EMMIE M. MUENKER, Clerk

By \_\_\_\_\_ Deputy.

AMENDED RESTRICTIONS  
GREENWOOD FOREST

THE STATE OF TEXAS

VOL. 178 PAGE 606

COUNTY OF KERR 1751097

WHEREAS, E. R. KEITH, as owner and developer of GREENWOOD FOREST, a subdivision of Kerr County, Texas, recorded a subdivision plat of record in the Plat Records of Kerr County, Texas, on November 15, 1972, said subdivision plat recorded in Vol. 3, page 123, Plat Records of Kerr County, Texas, to which reference is hereby made for all purposes; and,

WHEREAS, on the same date the said E. R. KEITH filed of record restrictions applying to GREENWOOD FOREST subdivision, recorded in Vol. 165, page 62, Deed Records of Kerr County, Texas, to which reference is here made for all purposes; and,

WHEREAS, the said E. R. KEITH as owner of GREENWOOD FOREST subdivision desires to amend the restrictions as set forth in Vol. 165, page 62, by the addition thereto of additional restrictions and to fully and completely reflect the intent of the restrictions as they now exist of record;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That I, E. R. KEITH, as owner and developer of GREENWOOD FOREST subdivision, do hereby add the following restrictions to GREENWOOD FOREST subdivision of Kerr County, Texas:

1.

No burning of trash, garbage, wood, leaves, paper or any other substance shall be committed on any lot within the subdivision.

2.

Household pets shall be limited to not more than three (3) and all dogs shall be on leash or confined within a yard fence adequate to confine the animal within its owner's lot or lots.

3.

No commercial vehicle, including, but not limited to, cars, trucks, tractor-trailer or other similar vehicles shall be parked in any area of the subdivision and no vehicle shall be permanently parked in the dedi-

cated streets.

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Each of the above restrictions are intended to add to and not diminish from the restrictions as setforth in Vol. 165, page 62, Deed Records of Kerr County, Texas, to which reference is here made for all purposes, and which said restrictions as recorded in Vol. 165, page 62, Deed Records of Kerr County, Texas are incorporated herein for all material purposes.

Effective November 15, 1972.

*E. R. Keith*  
E. R. Keith

THE STATE OF TEXAS |

COUNTY OF KERR |

BEFORE ME, the undersigned authority, on this day personally appeared E. R. KEITH, known to me to be the person whose name is subscribed to the foregoing instrument, and he 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 27th day of March, 1975.

*Nancy L. Sigala*  
Nancy L. Sigala  
Notary Public in and for Kerr County, Texas

FILED FOR RECORD  
at 1:00 o'clock P.M.

MAR 28 1975

EMMIE M. MUENKER  
Clerk, County Court, Kerr County, Texas  
By *Richard D. ...* Deputy

Filed for record March 28, 1975 at 1:00 o'clock P. M.  
Recorded April 1, 1975  
EMMIE M. MUENKER, Clerk

By *Melinda ...* Deputy

EAW:ml  
11/20/79

787000

WARRANTY DEED

VOL 228 PAGE 703

THE STATE OF TEXAS X

COUNTY OF KERR X

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, J-M DEVELOPMENT, INC., acting herein by and through its duly authorized President, DAN H. JOHNSON, of the County of Galveston, State of Texas, hereinafter referred to as GRANTOR, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable cash considerations, to it in hand paid by E. R. KEITH, of the County of Kerr, State of Texas, hereinafter referred to as GRANTEE, receipt of which is hereby acknowledged, and for which no lien, expressed, or implied, is retained or shall exist, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the above named GRANTEE, the following described property, lying and being situated in Kerr County, Texas, to-wit:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 6 and Lots 1 and 2, Block 7, GREENWOOD FOREST NO. 1, a subdivision in Kerr County, Texas, in accordance with the plat and plan of said subdivision of record in Vol. 3, page 123, Plat Records of Kerr County, Texas; to which instrument and its record reference is here made for all purposes.

This conveyance is made and accepted subject to the following:

1. Restrictions of record in Vol. 165, page 62, and amended restrictions of record in Vol. 178, page 606, Deed Records of Kerr County, Texas.
2. Easements as shown on plat of record in Vol. 3, page 123, Plat Records of Kerr County, Texas.
3. Any visible and/or apparent easements and roadways on or across the hereinbefore described property.
4. Each lot conveyed herein shall be restricted in its use to single family residences; EXCEPT, Lots 1 through 11, Block 6, Greenwood Forest No. 1 may be used for the erection of residential duplexes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named GRANTEE,



his heirs and assigns, forever. And said above named GRANTOR does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND, all and singular the said premises unto the above named GRANTEE, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 26 day of November, 1979.

Filed 29 Day of Nov A.D. 1979 at  
ESSIE M. MUENKER, 411 S. P.M.  
Clerk County Court, Kerr County, Texas  
By William A. Schreiber Deputy

J-M DEVELOPMENT, INC.

By Dan H. Johnson  
Dan H. Johnson, President

THE STATE OF TEXAS X  
COUNTY OF KERR X

BEFORE ME, the undersigned authority, on this day personally appeared DAN H. JOHNSON, President, of J-M DEVELOPMENT, INC., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26 day of November, 1979.

Beth L. Lemeilleun  
Notary Public, Kerr County, Texas

My commission expires: 3-8-80



BETH LEMEILLEUN  
Notary Public  
Kerr County, Texas

Phone 896-2311 P. O. Box 509  
Kerrville, Texas 78028

J-M DEVELOPMENT INC.

TO

E. R. Keith

FILED FOR RECORD

*11-29-79*

11-29-79

Return to:

E. R. Keith  
100 Oak View  
Greenwood Forest  
Kerrville, Texas 78028

WALLACE AND JACKSON  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
828 JEFFERSON - P. O. BOX 1443  
KERRVILLE TEXAS 78028

Filed for record November 29, 1979 at 4:15 o'clock P.M.

Recorded December 4, 1979

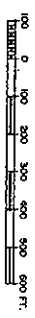
EMMIE N. MUENKER, Clerk

By Betty J. Lewis Deputy

# GREENWOOD FOREST

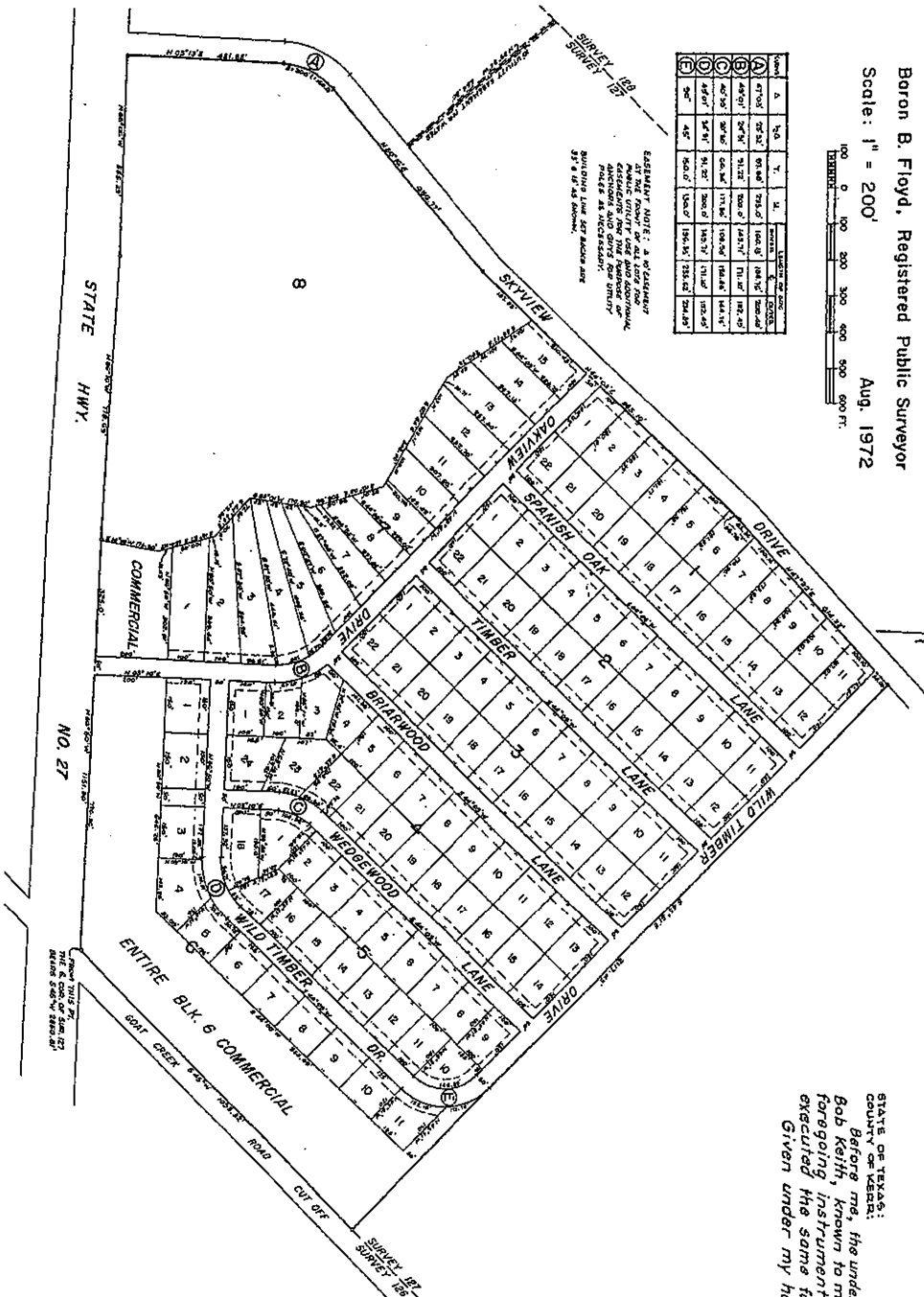
A SUBDIVISION OF 98.044 ACRES OUT OF THE  
LUCRETIA CRAWSON SURVEY NO. 127, KERR  
COUNTY, TEXAS.

Bob Keith, Kerrville, Texas — Owner  
Baron B. Floyd, Registered Public Surveyor  
Scale: 1" = 200'  
Aug. 1972



Block	Acres	Area	Permit No.	Permit Date
(A)	1.75	110,000	10403	10/25/66
(B)	1.75	110,000	10404	10/25/66
(C)	1.75	110,000	10405	10/25/66
(D)	1.75	110,000	10406	10/25/66
(E)	1.75	110,000	10407	10/25/66

ESSELEY ANDERSON, a professional  
surveyor, has prepared this plat and  
has examined the same and certifies  
that it is a true and correct  
representation of the land shown  
thereon and that the same is  
correctly shown and described  
therein.



STATE OF TEXAS:  
COUNTY OF KERR:  
I, Bob Keith, hereby certify that I am the owner of the property shown  
and described hereon and that I adopt this plan of subdivision with my  
free consent, establish the minimum building restriction lines and dedicate  
all streets to public use and all assessments to use as noted.  
This 12th day of August, 1972

*Bob Keith*  
BOB KEITH, OWNER

STATE OF TEXAS:  
COUNTY OF KERR:  
Before me, the undersigned authority, on this day personally appeared  
Bob Keith, known to me to be the person whose name is subscribed to the  
foregoing instrument of writing 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 12th day of August, 1972.

*Mary E. Steiner*  
NOTARY PUBLIC IN AND FOR  
KERR COUNTY, TEXAS.

I, Baron B. Floyd, Registered Public Sur-  
veyor, hereby certify that this plat was  
prepared from a survey made by me, on  
the ground, and that all iron pins have  
been set at all lot corners.  
This 15th day of NOV., 1972.

*Baron B. Floyd*  
BARON B. FLOYD, REGISTERED  
PUBLIC SURVEYOR NO. 1408.



Approved by the Commissioners Court of Kerr  
County, Texas on the 14th day of December, 1972  
by Order No. 1224 of said Court. Filed for record  
on the 14th day of December, 1972 at 10:00 o'clock  
A.M., and recorded on the 14th day of December  
1972 at 10:00 o'clock A.M. in Volume 3 of Page  
183 of the Plat Records of Kerr County,  
Texas.  
EMMA M. KUBACKA  
CLERK OF THE COUNTY COURT  
OF KERR COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF KERR:  
I, Dan H. Johnson, hereby certify that I am the lienholder  
of the property shown and described hereon and that I adopt  
this plan of subdivision with my free consent.  
This 12th day of August, 1972.

*Dan H. Johnson*  
DAN H. JOHNSON, LIENHOLDER

STATE OF TEXAS:  
COUNTY OF KERR:  
Before me, the undersigned authority, on this day personally appeared Dan H. Johnson, Lienholder,  
known to me to be the person whose name is subscribed to the foregoing instrument of writing and  
acknowledged to me that he executed the same in the capacity therein stated and for the purposes  
and consideration therein expressed.  
Given under my hand and seal of office this 12th day of August, 1972.

*Mary E. Steiner*  
NOTARY PUBLIC IN AND FOR  
KERR COUNTY, TEXAS.