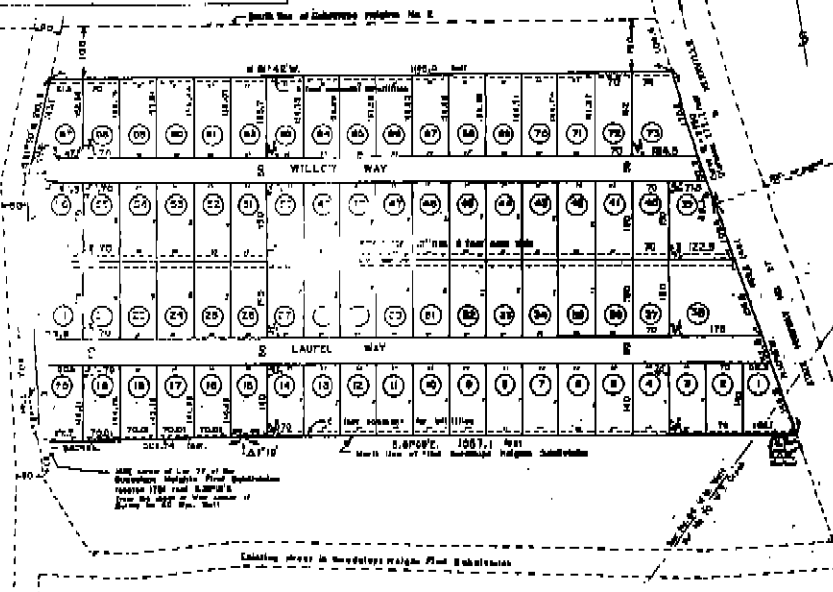


Lots No. 78, 79, 80, and 81 of Guadalupe Heights First Subdivision are hereby sold and are reported as part of Guadalupe Heights No. 3



FIELD NOTE DESCRIPTION
 This subdivision comprises a total of 100 lots, more or less, of Survey No. 48, W.M. 1881, Abstract No. 877, and Survey No. 70, W.T. 1882, containing 113 and being more particularly described by terms and bearings, as follows, in all particulars as to true ends in the East line of Hilroy Drive marking the lot and street boundary corner of Lot No. 77 of the first Guadalupe Heights Subdivision, part of which is located in Volume 1, page 10 of the Plat Records of Kerr County, for the East corner of the subdivision: THENCE with the North line of 100 77, 78, and 79 of said first Guadalupe Heights, S. 11° 15' E., 485.74 feet to an iron stake marking the NE corner in the West line of 100 feet right of way of State Highway No. 211; THENCE with the West line of said highway, S. 89° 15' E., 485.74 feet to an iron stake marking the PC of a circular curve to the right; THENCE with the curve of said circular curve of radius of 419.02 feet, a distance of 272.1 feet to an iron stake; THENCE along a line parallel to and 100 feet South of the South line of Guadalupe Heights No. 3, N. 88° 42' W., 189.55 feet to an iron stake in the East line of Hilroy Drive; THENCE with the East line of Hilroy Drive, S. 22° 30' W., 313.3 feet and S. 89° 15' E., 485.74 feet to the place of beginning. This subdivision consists of 73 lots, numbered from 1 to 73, and two streets, as indicated on this plat. In the blocks, none of steel tubing, was driven into the ground at each corner of each lot.

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS RECORDED ELSEWHERE.

CERTIFICATE OF AUTHENTICATION AND DEDICATION
 STATE OF TEXAS, County of Kerr. Know all men by these presents, that ACE RANCH O'TEL INC., a Texas corporation, being the owner of the herein described tract or tracts of land known as GUADALUPE HEIGHTS NO. 3, does hereby adopt the plat hereon this 6th day of March, A.D. 1963, to be known as GUADALUPE HEIGHTS NO. 3 and does hereby dedicate to the Public, for public use forever, the streets shown hereon, in witness whereof, I, M. L. ERWIN, Vice-President of ACE RANCH O'TEL INC., have affixed my hand at Kerrville, Texas, this 6th day of March, A.D. 1963.

Sharon Richter, A. R. Richter
 Sharon Richter, A.R., Vice-pres.

Witness my hand and the seal of said County of Kerr, this 6th day of March, A.D. 1963, at Kerrville, Texas, in the presence of the undersigned, who were lawfully sworn in and considered by the Planning and Zoning Commission of the City of Kerrville, Texas, and is hereby approved by such commission on the 19th day of March, A.D. 1963.

Mary Parks
 Mary Parks, Kerr County, Texas

APPROVED BY THE CITY OF KERRVILLE—
 The plat of Guadalupe Heights No. 3 has been submitted to and considered by the Planning and Zoning Commission of the City of Kerrville, Texas, and is hereby approved by such commission on the 19th day of March, A.D. 1963.

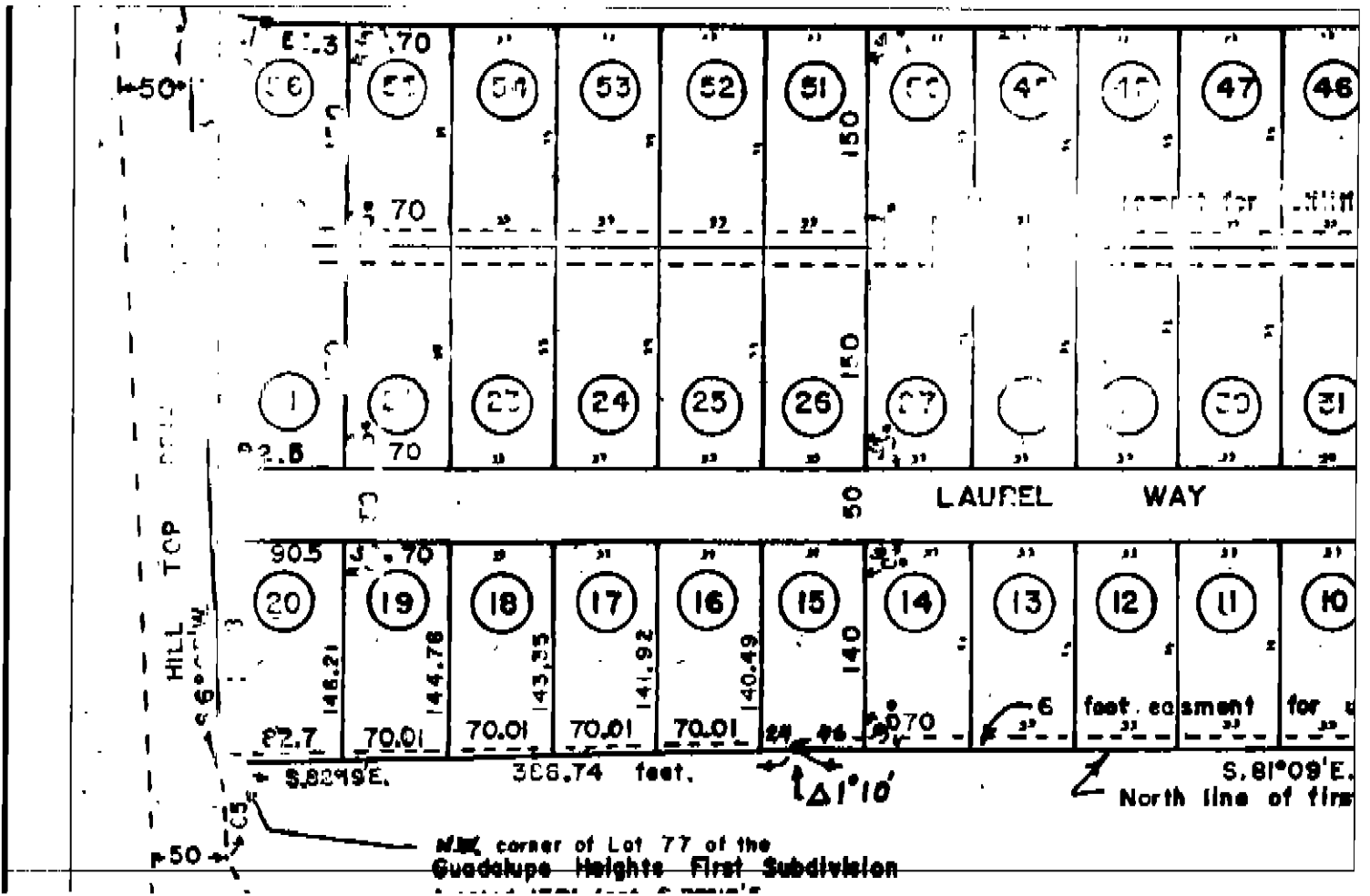
E. C. Parker Jr.
 E. C. Parker Jr., Chairman

Approved by the Commissioners Court of Kerr County, Texas, on the 11th day of March, A.D. 1963, by order No. 44-02 of said Commissioners Court for record as the 14th day of March, A.D. 1963 at 2:00 P.M. and recorded on the 16th day of March, A.D. 1963, at 2:15 P.M. in Volume 1, page 97 of the Plat Records of Kerr County, Texas.

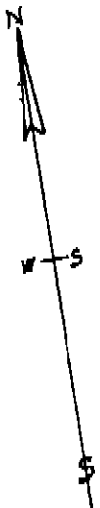
Erwin M. Erwin
 Erwin M. Erwin, County Clerk of Kerr County

PLAT OF
GUADALUPE HEIGHTS NO. 3
 A SUBDIVISION OF
 SURVEY NO. 89, W.M. WATT, ABST. NO. 367 &
 SURVEY NO. 70, W.T. CROSS, ABST. NO. 113
KERR COUNTY, TEXAS
 SCALE 1" = 100 FEET MARCH 6, 1963

I, Louis Dominguez, a Registered Professional Civil Engineer, Registered Public Surveyor No. 222, a Licensed State Land Surveyor, and County Surveyor of Kerr County, Texas, do hereby certify that I made the survey represented by this plat and which this is recorded, in the general accordance with law, and that this plat was duly prepared by me or under my supervision, and that I am a duly licensed and sworn officer of said county and that I prepared this plat in which this is recorded.
Louis Dominguez
 Louis Dominguez
 Registered Professional Engineer No. 1432
 Registered Public Surveyor No. 222
 Kerrville, Texas



of Guadalupe hereby voided Guadalupe Heights No.3



FIELD NOTE DESCRIPTION

This subdivision comprises a total of 21.37 acres of land out of Survey No.68, Wm. Wall, Abstract No.897, and Survey No.70, W.T. Creek, Abstract No.113 and being more particularly described by metes and bounds, as follows, to wit: BEGINNING at an iron stake in the East line of Hilltop Drive marking the NW and most Northern corner of Lot No.77 of the first Guadalupe Heights Subdivision, plat of which is recorded in Volume 2 at page 10 of the Plat Records of Kerr County, for the SW corner of this subdivision: THENCE with the North line of lots 77, 76, and 75 of said first Guadalupe Heights, S.82°19'E, 386.74 feet to an iron stake; THENCE with the North line of said first Guadalupe Heights, S.81°09'E, 1057.4 feet to an iron stake marking its NE corner in the West line of 100 feet right of way of State Highway No. 27; THENCE with the West line of said highway, N30°16'W, 469.5 feet to an iron stake marking the P.C. of a circular curve to the right; THENCE with the arc of said circular curve, of radius of 5760 feet, a distance of 272.1 feet to an iron stake; THENCE along a line parallel to and 100 feet South of the South line of Guadalupe Heights No. 2, N.81°42'W, 185.5 feet to an iron stake in the East line of Hilltop Drive; THENCE with the East line of Hilltop Drive S.2°30'W, 210.3 feet and S.8°09'W, 495.44 feet to the place of Beginning. This subdivision consists of 73 lots, numbered from 1 to 73, and two streets, as indicated on this plan. An iron stake, made of steel tubing, was driven into the ground at each corner of each lot.

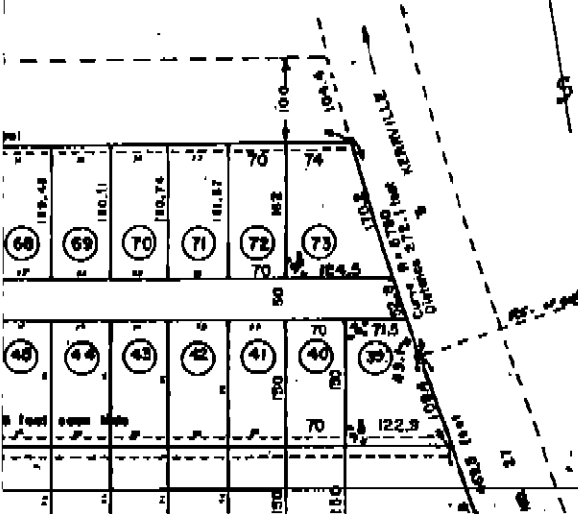
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS RECORDED ELSEWHERE.

CERTIFICATE OF AUTHENTICATION AND DEDICATION

STATE OF TEXAS COUNTY OF KERR Know all men by these presents, that ACE RANCH O' TEL INC., a Texas corporation, being the owner of the herein described tract or tracts of land known as GUADALUPE HEIGHTS NO. 3 does hereby adopt the plat wherein this is inscribed as a subdivision of Kerr County, Texas, to be known as GUADALUPE HEIGHTS NO. 3 and does hereby dedicate to the Public, for public use forever, the streets shown hereon. In witness whereof, I, A.R. ERWIN, Vice-president of ACE RANCH O' TEL INC., have affixed my hand at Kerrville, Texas, this 6th day of March A.D. 1963.

Attest: Elizabeth Broughton, Secy. A.R. Erwin Vice-pres.

State of Texas County of Kerr Before me the undersigned authority, on this day personally appeared A.R. Erwin, known to me to be the person whose name is inscribed to the foregoing instrument of writing and acknowledged to me that he executed the same as the act and deed of Ace Ranch O' Tel Inc. as vice-president thereof and for the purposes and consideration therein expressed. Given under my hand and seal of office, this 6th day of March A.D. 1963.



Ronald P. L.

RESTRICTIONS

GUADALUPE HEIGHTS NO. 3

115/28

THE STATE OF TEXAS |
COUNTY OF KERR |

WHEREAS, the undersigned Ace Ranch-O-Tel, Inc., acting by and through its officers there-
unto duly authorized have caused to be subdivided into lots and streets, a certain tract of 21.37
acres of land out of Survey No. 70, W. T. Crook and Survey No. 69, William Watt, and have like-
wise caused to be resubdivided all of Lots Nos. 78-81, inclusive, of Guadalupe Heights, a plat
of which appears of record in Volume 2, page 12, Kerr County Plat Records, the entirety of such
subdivided acreage and resubdivided lots being designated and hereafter to be known as
"Guadalupe Heights #3"; and,

WHEREAS, SAID CORPORATION HAS CAUSED THE PLAT OF such Guadalupe Heights #3 to be filed for
record in the office of the County Clerk of Kerr County, Texas, where the same now appears in

Volume 2, page 97, Kerr County Plat Records, and,

WHEREAS, to provide for the orderly development of such subdivision, it is desirable that certain restrictions be imposed upon the use and occupancy of such subdivision;

NOW, THEREFORE, Ace Ranch-O-Tel, Inc., acting herein by and through its officers thereunto duly authorized, have this day adopted and by these presents do adopt and impose upon the lands included in such Guadalupe Heights #3 and the several parts thereof, the following restrictions, to-wit:

1. Lots Nos. 1-6 inclusive, Lots Nos. 35-42 inclusive and Lots Nos. 71-73 inclusive, are reserved to the subdividers for use as a community center, including buildings which may be used for retail sales and merchandising, a private club, playground area and any shop or store business, so long as the same does not entail noxious or offensive noises, substances and/or odors and provided further, that no part of such reserved area shall be used for the boarding, keeping or treating of persons with infectious or contagious diseases for profit. The subdividers shall not be required to use the reserved area for the reserved purposes; and if the same or any part thereof shall be used for residential purposes, then the restrictions affecting the remainder of the subdivision shall apply with equal force to that part of the reserved area which is used for residential purposes.
2. The remaining 56 lots and every part thereof shall be used for residential purposes only, including duplex or two family dwellings and not more than one such residence or duplex shall be constructed on any one lot.
3. None of said property shall be used for the purposes of boarding or keeping for hire persons afflicted with tuberculosis or other infectious or contagious diseases.
4. No dwelling house shall be constructed upon any part of said property which contains less than 1,000 square feet of floor space; and no duplex or other two family type of dwelling shall be constructed upon such property which contains less than 1200 square feet of floor space, in such instance, exclusive of garage whether such garage is attached to the dwelling or constructed separately therefrom.
5. Every dwelling constructed upon said property shall be provided with sanitary, indoor plumbing.
6. No outbuilding shall be constructed upon any of said property, except a garage with storeroom and/or garage apartment attached thereto, nearer than 75 feet from the street upon which said property fronts.
7. No dwelling house shall be constructed nearer than 25 feet from the street in front thereof.
8. No shack, trailer or tent shall ever be placed upon any of said property for dwelling or any other purpose, except that trailers belonging to individual owners of said property may be stored upon the premises provided they are not used for dwelling purposes.
9. No dwelling house or other structures shall be moved upon the premises from outside the subdivision, except with the express consent of the "Committee" hereinafter provided for.
10. Before the construction of any dwelling (or any outbuilding permitted by these restrictions) is commenced, the plans and specifications therefor shall be first submitted to the "Committee", and by it approved, which Committee shall consist of Elizabeth Broughton, A. R. Erwin and Darroll C. Lechte, and it is provided that the said corporation shall have the right at any time and without notice, to substitute members to serve upon said Committee, subject only to the condition that such new member at the time of appointment shall be a resident property owner in Guadalupe Heights, Guadalupe Heights #2 or Guadalupe Heights #3.
11. No part of said property shall ever be owned, used or occupied by persons of the negro

or Mexican race, except as servants of white persons owning or occupying said property, and their separate quarters shall be provided for the occupancy of such servants.

12. All dwelling houses constructed upon said property shall face the street in front thereof.

The undersigned corporation further reserves the right to adopt additional restrictions with respect to any unsold portions of such subdivision at any time, provided, however, that any additional restrictions shall not affect lands which were conveyed by the corporation prior to the adoption of such additional restrictions.

Performance of the foregoing restrictive covenants shall be enforceable by injunction, and the subdivider or any owner of property in such subdivision shall have the right to maintain such an action to enjoin or to correct any breach of such restrictions.

IN TESTIMONY WHEREOF, witness its hand, this the 29th day of March, A. D., 1963.

Corporate Seal
ATTEST:
/s/ Mrs. Elizabeth Broughton
/t/ Mrs. Elizabeth Broughton

ACE RANCH-O-TEL, INC.
By: /s/ A. R. Erwin
/t/ A. R. Erwin, Vice President

I, Elmer Lee Jennings, the owner of Lot No. Nineteen (19), in said Guadalupe Heights #3, do hereby adopt, ratify and confirm the foregoing restrictions and do further hereby agree to abide by the same in all respects.

WITNESS my hand this 29th day of March, A. D., 1963.

/s/ Elmer Lee Jennings
/t/ Elmer Lee Jennings

THE STATE OF TEXAS |
COUNTY OF KERR |

BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared A. R. Erwin, Vice President of Ace Ranch-O-Tel, Inc., a 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, as the act and deed of said Corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of April, A. D., 1963.

Seal
Karen Parks
Notary Public in and for Kerr County, Texas

THE STATE OF TEXAS |
COUNTY OF KERR |

BEFORE ME, the undersigned authority in and for said County and State, on this day personally appeared Elmer Lee Jennings, 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 3rd day of April, A. D., 1963.

Seal
Karen Parks
Notary Public in and for Kerr County, Texas

Filed for record April 9, 1963 at 10:10 o'clock A. M.
Recorded April 15, 1963 at 9:05 o'clock A. M. (ms)
Volume 115, page 28
EMMIE M. MUENKER, County Clerk

By: Mary Ellen Smith Deputy

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