

JAN 16 2015

ADOPTION OF RESTRICTIONS, CAVE SPRING ADDITION SECTION TWO.

THE STATE OF TEXAS       §       236                   VOL 131 PAGE 711  
THE COUNTY OF KERR       §

WHEREAS, Cave Spring Development Co., a corporation, filed for record a plat entitled "Plat of Cave Spring Addition Section Two", which said plat was approved by the Commissioners Court of Kerr County, Texas, on the 20th day of April, 1964, and the same was filed for record on the 21st day of April, 1964, at 3 o'clock P. M. and recorded on the 21st day of April, 1964, at 3:15 o'clock P. M. in Volume 3, at page 2 of the Plat Records of Kerr County, Texas; and,

WHEREAS, on April 20, 1964, the Cave Spring Development Co., and Cave Spring Water Supply Corporation, and E. E. Rhoads, et ux, prepared and filed for record certain reservations, restrictions, covenants and easements to apply uniformity to the use, occupancy and conveyance of all lots in the said Cave Spring Addition Section Two, the same being recorded in Volume 118, at page 144 of the Deed Records of Kerr County, Texas, to which instrument and its record reference is here made for a full and complete wording of the terms of said instrument, and the same is here incorporated by reference as fully as though written herein; and,

WHEREAS, J. W. Colvin, et ux, conveyed 0.64 acre of land out of Survey No. 1577, G. C. & S. F. R.R. Co., in Kerr County, Texas, to J. W. Colvin, Jr., by deed dated June 24, 1952, the same being recorded in Volume 93, at page 97 of the Deed Records of Kerr County, Texas, to which said deed and its record reference is here made for all material purposes and a perfect description of said lands; and,

WHEREAS, J. W. Colvin, et ux, conveyed 0.78 acre of land

JAN 16 2015

out of Survey No. 1577, G. C. & S. F. R.R. Co., in Kerr County, Texas, to J. H. Benson and wife, Adele Benson, by deed dated February 28, 1953, the same being recorded in Volume 94, page 396 of the Deed Records of Kerr County, Texas, to which said deed and its record reference is here made for all material purposes and a perfect description of said lands; and,

WHEREAS, J. W. Colvin, et ux, conveyed 0.27 acre of land out of Survey No. 1577, G. C. & S. F. R.R. Co., in Kerr County, Texas, to J. W. Colvin, Jr., by deed dated March 24, 1953, the same being recorded in Volume 94, at page 422 of the Deed Records of Kerr County, Texas, to which said deed and its record reference is here made for all material purposes and a perfect description of said lands; and,

WHEREAS, J. W. Colvin, Sr., et ux, conveyed 0.645 acre of land out of Survey No. 1577, G. C. & S. F. R.R. Co., in Kerr County, Texas, to Ellis B. Colvin, by deed dated September 5, 1965, the same being recorded in Volume 122, page 264 of the Deed Records of Kerr County, Texas, to which said deed and its record reference is here made for all material purposes and a perfect description of said lands; and,

WHEREAS, J. W. Colvin, Sr., et ux, conveyed 0.65 acre of land out of Survey No. 1577, G. C. & S. F. R.R. Co., in Kerr County, Texas, to Andrew M. Colvin, by deed dated September 5, 1965, the same being recorded in Volume 122, page 272 of the Deed Records of Kerr County, Texas, to which said deed and its record reference is here made for all material purposes and a perfect description of said lands; and,

WHEREAS, the five (5) tracts of land hereinabove referred to are in the very near proximity of the Cave Spring Addition Section

(2)

JAN 16 2015

VOL. 131 PAGE 713

Two; and,

WHEREAS, the undersigned, being all of the owners of the five (5) parcels of real property hereinabove referred to, do desire to adopt the reservations, restrictions, covenants and easements contained in the instrument recorded in Volume 118, at page 144 of the Deed Records of Kerr County, Texas, as reservations, restrictions, covenants and easements to their respective properties hereinabove referred to;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, being the respective owners of the five (5) parcels of real estate hereinabove referred to, do by these presents declare that we have adopted, and do hereby adopt and establish all of the reservations, restrictions, covenants and easements of the Cave Spring Development Co. Section Two Subdivision which are fully set forth in an instrument of record in Volume 118, page 144 of the Deed Records of Kerr County, Texas, said instrument being dated April 20, 1964, and executed by Cave Spring Development Co., Cave Spring Water Supply Corporation, and E. E. Rhoads, et ux, and said instrument is made a part of this instrument by reference as fully as though the same were written herein verbatim. And each of the undersigned property owners does hereby declare for himself that from the date of this instrument forward that such reservations, restrictions, covenants and easements shall apply to his tract or parcel of land hereinabove referred to as fully and completely as though such tract or parcel of land had been conveyed to him out of the Cave Spring Development Co.

2

Section Two Subdivision subsequent to the filing and recording of such restrictions.

WITNESS our hands this 18<sup>th</sup> day of JAN.

A. D. 1968.

JAN 16 2015

J. W. Colvin, Jr.  
J. W. Colvin, Jr.

Elaine L. Colvin  
Elaine L. Colvin

J. R. Benson  
J. R. Benson

Adele Benson  
Adele Benson

Ellis B. Colvin  
Ellis B. Colvin

Amy J. Colvin  
Amy J. Colvin

Andrew M. Colvin  
Andrew M. Colvin

Beryl M. Colvin  
Beryl M. Colvin

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared J. W. COLVIN, JR. and ELAINE L. COLVIN, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Elaine L. Colvin, wife of the said J. W. Colvin, Jr., having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Elaine L. Colvin acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20<sup>th</sup> day of January, A. D. 1968.

J. C. Gilbert  
Notary Public, Harris County, Texas  
J.C. Gilbert



JAN 16 2015

THE STATE OF TEXAS §  
COUNTY OF KERR §

VOL. 131 PAGE 715

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared J. H. BENSON and ADELE BENSON, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Adele Benson, wife of the J. H. Benson, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Adele Benson acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of January, A. D. 1968.  
*Lilly Talbert*  
Notary Public, Kerr County, Texas

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared ELLIS B. COLVIN and AMY J. COLVIN, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Amy J. Colvin, wife of the said Ellis B. Colvin, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Amy J. Colvin acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of JANUARY, A. D. 1968.  
*J. C. Gilbert*  
Notary Public, Harris County, Texas  
J. C. Gilbert



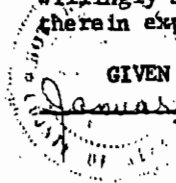
JAN 16 2015

THE STATE OF TEXAS §  
COUNTY OF KERR §

VOL 131 PAGE 716

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared ANDREW M. COLVIN and BERYL M. COLVIN, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Beryl M. Colvin, wife of the said Andrew M. Colvin, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Beryl M. Colvin acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30<sup>th</sup> day of January, A. D. 1968.



Pearl Stone  
Notary Public, Kerr County, Texas

FILED FOR RECORD

at 3:10 o'clock P. M.,

FEB 1 1968

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

Charles H. Vaughn Deputy

Filed for record February 1, 1968 at 3:10 o'clock P. M.

Recorded February 5, 1968  
EMMIE M. MUENKER, County Clerk

By Mary Ellen Smith Deputy