

State 1121 Plat, Riverhill Estates

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SECOND AMENDED DECLARATION OF RESERVATIONS, RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS OF RIVERHILL ESTATES (FORMERLY KERRVILLE HILLS COUNTRY CLUB ESTATES)

This Second Amended Declaration of Reservations, Restrictions, Covenants, Conditions and Easements of Riverhill Estates is made on the date hereinafter set forth by Riverhill Club & Estates, Ltd., a Texas limited partnership having as its General Partner, Tierra Linda Ranch Corporation, a Texas corporation, hereinafter referred to as Developer.

W I T N E S S E T H :

WHEREAS, on the 25th day of March, 1973, there was placed of record in the office of the County Recorder of Kerr County, Texas, in Vol. 148 at Page 390, in the Deed Records of Kerr County, Texas, a Declaration of Reservations, Restrictions, Covenants, Conditions and Easements of Riverhill Estates (formerly Kerrville Hills Country Club Estates); and

WHEREAS, such Declaration was amended by instrument filed in Volume 174, Page 556, Deed Records, Kerr County, Texas; and

WHEREAS, the initial Declaration as so amended is hereinafter referred to as the "Declaration"; and

WHEREAS, Developer in its capacity as Developer and owner of a majority of lots in Riverhill Estates hereby desires to further amend the Declaration as set forth herein and to encumber the land described on Exhibit A with the Declaration (and the reservations, restrictions, covenants, conditions and easements set forth therein) to the extent any of such land is not presently so encumbered.

NOW, THEREFORE, Developer hereby declares that:

A. The aforesaid Declaration of Reservations, Restrictions, Covenants, Conditions and Easements of Riverhill Estates (formerly Kerrville Hills Country Club Estates) be, and the same hereby is, amended in the following manner:

1. Hereinafter all references to Riverhill Estates in said Declaration shall be a reference to Riverhill Estates No. One.

2. Article VIII of the Declaration is hereby amended so as to read as follows:

"VIII

STREET NAMES

Street names are as stated on the plat of the subdivision."

3. The plat originally recorded in Volume 3 Page 21 of the Plat Records of Kerr County, Texas and subsequently amended and supplemented in Volume 3, Page 70 of said records (the "Initial Plats") has been further amended and supplemented by plat ("Riverhill Plat") of Riverhill Estates

No. One recorded on February 13, 1975 in Volume 4, Page 22 of said Plat Records. In modifying the Initial Plats, the Riverhill Plat deleted certain property from and added certain property to the land covered by the Initial Plats. The property deleted ("Deleted Property") was Lots 1 through 27 Block M as shown on the Initial Plats. The property added ("Additional Property") was Lots 2 and 3 of Block B, Lots 15 and 16 of Block F and portions of Lot 1 Block B and Lot 14 Block F as shown on the plat. The Declaration is hereby amended by deleting from the land covered thereby the Deleted Property so that as of the date of filing of this Second Amended Declaration in the Plat or Deed Records of Kerr County, Texas, the Declaration as amended hereby shall be deemed not to cover the Deleted Property; it being understood that part of the Deleted Property is now subdivided as Riverhill Estates No. Three according to plat thereof filed in Volume 4 at Page 35 Plat Records of Kerr County, Texas and that the Deleted Property and all other property composing Riverhill Estates No. Three is as of even date herewith being made subject to reservations, restrictions, covenants, conditions and easements substantially identical to the Declaration. Furthermore the Declaration is hereby amended by adding to the land covered thereby the Additional Property so that as of the date of filing of this Second Amended Declaration in the Plat or Deed Records of Kerr County, Texas, the Declaration as amended hereby shall cover such Additional Property; the Additional Property and any other property a part of the Riverhill Plat not covered by the Declaration being hereby expressly made subject to the Declaration as amended hereby; the Declaration being hereby incorporated herein by reference.

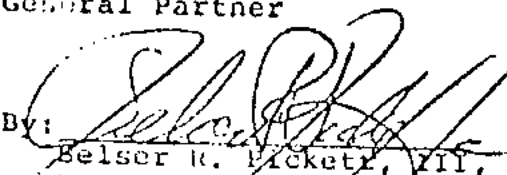
4. With respect to Lots 1, 2 and 3, Block B, Riverhill Estates No. One and Lots 14, 15 & 16, Block F, Riverhill Estates No. One (all as shown on the plat thereof filed in Volume 4, Page 22, Plat Records, Kerr County, Texas), no building shall be located on any lot nearer than twenty-five (25) feet to the front street line.

B. Except as modified hereby, the aforesaid Declaration shall remain in full force and effect enforceable in accordance with its terms.

IN WITNESS WHEREOF, Developer has executed this instrument this 27th day of May, 1975.

RIVERHILL CLUB & ESTATES, LTD.

By: TIERRA LINDA RANCH CORPORATION,
General Partner

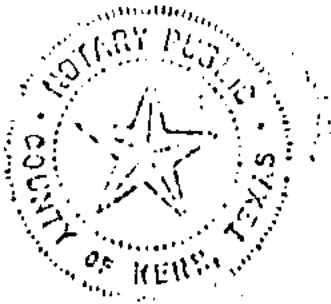
By: 
Belsor K. Pickett, III,
President

STATE OF TEXAS §
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COUNTY OF KERR §

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BEFORE ME, the undersigned authority, on this day personally appeared SELSER R. PICKETT, III, President of Tierra Linda Ranch Corporation, General Partner of Riverhill Club & Estates, Ltd., a Texas limited partnership, known to me to be the person and officer 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 limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of MAY, 1975.




NOTARY PUBLIC IN AND FOR
KERR COUNTY, TEXAS

FILED FOR RECORD

at 2:00 o'clock P.M.

MAY 27 1975

EMMIE M. MUENKER

Clerk County Court, Kerr County, Texas

By Dorinda Witt Deputy

All that certain tract or parcel of land lying and being situated in the County of Kerr, State of Texas, comprising 144 acres of land out of Original Survey No. 147, Nathaniel Holt, Abstract No. 178 comprising that subdivision Riverhill Estates No. One, plat of which is dated January 28, 1975, recorded in Volume 4 at Page 22 of the Plat Records of Kerr County, Texas, and subject tract being more particularly described by metes and bounds as follows to wit;

BEGINNING at an iron stake set for the NW corner of Lot 1 Block A of said Riverhill Estates No. One, being the most Westely NW corner of said Riverhill Estates No. One, in the East right of way line of Texas Highway No. 16, and whose Texas Coordinates System South Central Zone are N or Y = 792,659.2 feet and E or X = 1,955,427.5 feet;

THENCE with the North line of said Block A and Block B of Riverhill Estates No. One, N. 86°55'E. 306.74 feet, N.82°44'E. 56.10 feet, and N.72°50'E. 257.85 feet to an iron stake the NE corner of Lot 2 Block B of said Riverhill Estates No. One;

THENCE with the North line of said Block B and Block F of said Riverhill Estates No. One, S.15°00'E. 149.6 feet, N. 76°40'E. 83.8 feet, S.59°17'E. 252.8 feet, and S.82°40'E. 80.0 feet to an iron stake a re-entrant corner of said subdivision.

THENCE with the West line of said Block F, N.8°45'W. 230.0 feet, N.22°09'W. 285.94 feet, and N.9°47'E. 265.0 feet to an iron stake the North corner of Lot 10 of said Block F;

THENCE with the North line of said Block F, N.16°36'20"E. 142.22 feet, N.36°47'44"E. 183.40 feet, and N.72°56'31"E. 209.32 feet to the NE corner of Lot 13 of said Block F;

THENCE N.2°44'W. 95.72 feet to an iron stake the NW corner of Lot 14 of said Block F;

THENCE with the North line of said Block F, S.55°40'E. 49.49 feet, S.33°17'E. 66.0 feet, S.63°14'E. 72.3 feet, N. 80°06'E. 40.4 feet, S.78°25'E. 39.4 feet and S.67°33'E. 101.9 feet to an iron stake the NE corner of Lot 16 of said Block F;

THENCE with the East line of said Lot 16 Block F, S.6°58'E. 676.6 feet and S.65°28'W. 17.1 feet to an iron stake the South corner of said Lot 16 Block F, in the East line of street Lakewood Drive;

THENCE with the East line of said Lakewood Drive with the arch of a circular curve to the right, having a radius of 408.20 feet, a long cord bears S.17°40'E. 99.26 feet, and a length of 99.50 feet to an iron stake at the end of curve;

THENCE continuing with street line, S.10°41'E. 115.90 feet to an iron stake the point of curvature of a circular curve to the right;

THENCE with arch of said circular curve to the right, having a radius of 1789.45 feet, a long cord bears S.8°17'E. 149.87 feet, and a length of 149.91 feet to an iron stake at the end of curve;

THENCE continuing with said street line S.5°53'E. 80.56 feet to an iron stake a re-entrant corner of said subdivision;

THENCE with the North line of Block L of said Riverhill Estates No. One, N.64°16'E. 240.69 feet, N.45°53'E. 280.00 feet, N. 7°17'W. 564.71 feet, N.44°07'E. 725.0 feet, S.74°22'E. 182.35 feet, S.34°25'E. 145.00 feet, and S.66°39'E. 1010.0 feet to an iron stake the NE corner of Lot 38 of said Block L, in the NW line of street Riverhill Boulevard;

THENCE S.47°32'E. 60 feet crossing street to the SE line of said Riverhill Boulevard;

THENCE with the SE line of said Riverhill Boulevard, S.42°28'W. 789.03 feet to the point of curvature of a circular curve to the right;

THENCE with the arc of said circular curve to the right, having a radius of 1646.78 feet, and a length of 199.76 feet to the end of curve;

THENCE continuing with said street line, S.49°25'W. 169.84 feet to the point of curvature of a circular curve to the left;

THENCE with the arc of said circular curve to the left, having a radius of 1846.45 feet, and a length of 199.81 feet to the end of curve;

THENCE continuing with said street line, S.43°13'W. 899.74 feet to the point of curvature to a circular curve to the right;

THENCE with arc of said circular curve to the right having a radius of 324.67 feet, and a length of 251.6 feet to the end of curve;

THENCE with the arc of a circular curve to the left in a Southwesterly direction, having a radius of 61.44 feet, and a length of 80.57 feet to the end of curve, the East line of street Ridgewood Lane;

THENCE with the East line of said Ridgewood Lane, S.12°29'W. 161.46 feet to the point of curvature of a circular curve to the right;

THENCE with the arc of said circular curve to the right, having a radius of 252.56 feet, a long cord bears S.16°27'W. 34.94 feet, and a length of 34.97 feet to the end of curve;

THENCE N.69°25'W. 50 feet crossing said street to the West line of said Ridgewood Lane;

THENCE with the arc of a circular curve to the left, having a radius of 202.56 feet, a long cord bears N.16°27'E. 28.03 feet, and a length of 28.05 feet to the end of curve;

THENCE continuing with the West Line of said Ridgewood Lane, N.12°29'E. 60.0 feet to an iron stake the SE corner of Block H of said Riverhill Estates No. One;

THENCE with the South line of said Block H and Block D and Block C of Riverhill Estates No. One, N.83°51'W. 457.01 feet, N.75°28'W. 190.90 feet, N. 74°43' W. 50.03 feet, N. 73°18'W. 178.90 feet, N. 62°57'W. 865.00 feet, N.68°12'W. 106.76 feet, S. 58°33'W. 67.20 feet, and N. 70°49'W. 225.2 feet to the East line of newly widened right of way of Texas Highway No. 16;

THENCE with the newly widened right of way of said highway,
N. 17°52'44"E. 9.68 feet and N. 9°43'28"E. 222.49 feet to
an iron stake the NW corner of Lot 2 Block C;

THENCE with the East line of said Highway No. 16 and West
line of said Riverhill Estates, N.6°32' E. 110.14 feet and
No.0°55'W. 354.99 feet to the place of beginning.

Filed for record May 27, 1975 at 2:00 o'clock P.M.

Recorded May 29, 1975
EMMIE M. MUENKER, Clerk

By *Theresa A. Brown* Deputy
