

161  
85  
Deed  
Records

Filed for record May 21, 1973  
at 3:30 P. M. W. W. Cavender, Clerk

WHEREAS, Goodloe Bluff Estates Incorporated, a Texas corporation, acting through its then officers, and joined by Maynard E. Nelson, individually did cause to be executed the platting and restrictions on certain lands in Sabine County, Texas, for development of a subdivision to be known as "Rebel Ridge Subdivision" Sections 1 and 2, which restrictions appear of record at Vol. 153 page 146-204 of the Deed Records of Sabine County, Texas, and which affidavit in support of filing and creating such restrictions appears of record at Vol.      page      of the Deed Records of Sabine County, Texas and which plats of Sections 1 and 2 appear of record of the plat records of Sabine County, Texas at Vol. 1 page 165; and

WHEREAS it is the desire of Goodloe Bluff Estates Incorporated to plat a third Section of Rebel Ridge Subdivision all as shown on plat marked Section 3 and Exhibit A hereto attached and incorporated herewith by reference, the same to consist of portions of lands hereto used in establishing and platting Sections 1 and 2 which were and are described by reference, both as to the areas comprising said Sections 1 and 2 and as will be and are shown on Section 3 hereto attached as Exhibit A.

NOW THEREFORE, I, Dr. J. I. Kennedy, President of Goodloe Bluff Estates Incorporated, a Texas corporation, do hereby certify that said corporation is the owner of the tracts of land shown hereon, being tracts conveyed to said corporation by deed of Dr. Kenneth T. Miller dated March 1, 1972 recorded at Vol. 152 page 733-736 of the Deed Records of Sabine County, Texas, by deed of Robert T. Miller dated February 17, 1972 recorded at Vol. 152, pp. 347-351 of the Deed Records of Sabine County, Texas, by deed of C. E. Miller dated February 28, 1972 recorded at Vol. 152 page 728-737 of the Deed Records of Sabine County, Texas, by deed of Dr. Kenneth T. Miller dated February 17, 1972 recorded at Vol. 152, pp. 352-356 of the Deed Records of Sabine County, Texas, by deed of Dr. Joseph P. Miller dated February 17, 1972 recorded at Vol. 152, pp. 357-361 of the


Deed Records of Sabine County, Texas, by deed of Mrs. Arlene Miller, Trustee for Gregory L. Miller, a minor, dated February 17, 1972 recorded at Vol. 152 pp. 362-366 of the Deed Records of Sabine County, Texas, by deed of Dr. Edward L. Heartfield dated January 10, 1972 recorded at Vol. 152, pp. 466-470 of the Deed Records of Sabine County, Texas, by deed of Dr. J. I. Kennedy dated January 11, 1972 recorded at Vol. 152, pp. 471-476, by deed of Dr. Joseph P. Miller dated January 31, 1972 recorded at Vol. 152, pp. 477-482 of the Deed Records of Sabine County, Texas, by deed of Robert T. Miller dated January 31, 1972 recorded at Vol. 152, pp. 483-488 of the Deed Records of Sabine County, Texas, by deed of Dr. Kenneth T. Miller dated January 10, 1972 recorded at Vol. 152, pp. 489-494 of the Deed Records of Sabine County, Texas, by deed of Dr. Denton W. Smith dated January 10, 1972 recorded at Vol. 152, pp. 495-500 of the Deed Records of Sabine County, Texas, and by deed of Dr. Maasoud Sooudi dated January 10, 1972 recorded at Vol. 152, pp. 501-506 of the Deed Records of Sabine County, Texas, reference being made to all of said recordings for better description of the lands therein conveyed, and I do hereby certify that the above plats are said corporation's plan for subdividing same into lots, to be known as Rebel Ridge Subdivision, Sections 1 and 2 as heretofore recorded and as to the portion thereof shown on Exhibit A, hereto attached is to be known and designated as Section 3, Rebel Ridge Subdivision. The title of each lot in Section 3, (as in Sections 1 and 2) shall extend to the center line of the street or portion thereof immediately adjacent thereto, save and except that Goodloe Bluff Estates Incorporated as owner of Rebel Ridge reserves to itself, its successors and assigns the right to use the streets and also the easements shown on the plat for (1) the establishment and maintenance and operation of water, gas, telephone, electric, and sewage lines, and any other similar use or utility that Rebel Ridge may, in its discretion elect; (2) the establishment and maintenance of surface drainage and roads for the

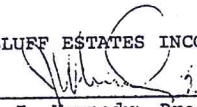
use of lot owners in the Rebel Ridge Subdivision, including any future additions thereto, and such other parties as Rebel Ridge (or its successors in interest) may designate.

The undersigned Goodloe Bluff Estates Incorporation, does hereby incorporate by reference all of the restrictions, conditions and reservations appearing of record of Vol. 153 page 196-204 and the affidavit in support thereof appearing of record at Vol. \_\_\_ page \_\_\_ of the Deed Records of Sabine County, Texas to and that each of such restrictions, conditions and reservations pertaining to Section 2, Rebel Ridge Subdivision shall apply to Section 3 as shown on Exhibit A hereto attached.

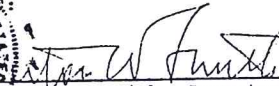
Nothing herein shall be deemed or construed as a public dedication of any of the streets or easements shown on this plat.

Witness our hands this the 1st day of March, 1973.

  
\_\_\_\_\_  
Dr. J. I. Kennedy, individually

GOODLOE BLUFF ESTATES INCORPORATED  
By   
\_\_\_\_\_  
Dr. J. I. Kennedy, President



  
\_\_\_\_\_  
Anton W. Smith, Secretary

STATE OF TEXAS X

COUNTY OF JEFFERSON X

Before me, the undersigned authority, on this day personally appeared Dr. J. I. Kennedy, 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 1st day of March, 1973.



Nancy Albert  
Notary Public in and for  
Jefferson County, Texas

STATE OF TEXAS X

COUNTY OF JEFFERSON X

Before me, the undersigned authority, personally appeared Dr. J. I. Kennedy known to me to be the identical person who subscribed the name of Goodloe Bluff Estates Incorporated to the foregoing instrument as its president and duly acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed of such Corporation, for the uses, purpose and consideration therein expressed and set forth.

Given under my hand and seal of office this 1st day of March, 1973.



Nancy Albert  
Notary Public in and for  
Jefferson County, Texas

I, W. W. Cavender, County Clerk of Sabine County, Texas, do hereby certify that the foregoing instrument was filed 5-21, 1973 at 2:30 o'clock P M. and duly recorded 5-25, 1973 at 10 o'clock A M.

W. W. Cavender Clerk By Norma Callis Deputy

161  
103  
Deed  
Records

FILED FOR RECORD

AT 2:30 O'CLOCK P.M.

MAY 21 1973

*M. M. Casender*  
Clerk, County Court, Sabine County  
BY *[Signature]* DEPUTY

STATE OF TEXAS X  
COUNTY OF SABINE X

WHEREAS, Goodloe Bluff Estates Incorporated, a Texas corporation, acting through its then officers, and joined by Maynard E. Nelson of Jasper, Texas individually did cause to be executed the platting and restrictions on certain lands in Sabine County, Texas, for development of a subdivision to be known as "Rebel Ridge Subdivision" Sections 1 and 2, which restrictions appear of record at Vol. 153, pp. 196-204, of the Deed Records of Sabine County, Texas, and which affidavit in support of filing and creating such restrictions appears of record at Vol. \_\_\_\_\_, pp. \_\_\_\_\_ of the Deed Records of Sabine County, Texas and which plats of Sections 1 and 2 appear of record in the Plat Records of Sabine County, Texas at Vol. 1, p. 165; and,

WHEREAS, it is the desire of Goodloe Bluff Estates Incorporated to plat a third Section of Rebel Ridge Subdivision all as shown on plat marked Section 3 and which plat appears of record in the Plat Records of Sabine County, Texas at Vol. 1, p. 168 and incorporated herewith by reference, the same to consist of portions of lands heretofore included in establishing and platting Sections 1 and 2 which were and are described by reference, both as to the areas comprising said Sections 1 and 2 and as will be and are shown on said plats heretofore mentioned at Vol. 1, p. 165 of the Plat Records of Sabine County, Texas which are incorporated herein by reference for description and all other purposes,

NOW, THEREFORE, I, Dr. J. I. Kennedy, President of Goodloe Bluff Estates Incorporated, a Texas corporation, do hereby certify that said corporation is the owner of the tracts of land shown on said plats (except for sales of certain lots in Sections 1 and 2 as shown of record) being tracts conveyed to said corporation by deed of Dr. Kenneth T. Miller dated March 1, 1972 recorded at Vol. 152, p. 733 of the Deed Records of Sabine County, Texas, by deed of Robert T. Miller

dated February 17, 1972 recorded at Vol. 152, pp. 347-351 of the Deed Records of Sabine County, Texas, by deed of C. E. Miller dated February 28, 1972 recorded at Vol. 152, pp. 728 of the Deed Records of Sabine County, Texas, by deed of Dr. Kenneth T. Miller dated February 17, 1972 recorded at Vol. 152, pp. 352-356 of the Deed Records of Sabine County, Texas, by deed of Dr. Joseph P. Miller dated February 17, 1972 recorded at Vol. 152, pp. 357-361 of the Deed Records of Sabine County, Texas, by deed of Mrs. Arlene Miller, Trustee for Gregory L. Miller, a minor, dated February 17, 1972 recorded at Vol. 152, pp. 362-366 of the Deed Records of Sabine County, Texas, by deed of Dr. Edward L. Heartfield recorded at Vol. 152, pp. 466-470 of the Deed Records of Sabine County, Texas, by deed of Dr. J. I. Kennedy recorded at Vol. 152, pp. 471-476, by deed of Dr. Joseph P. Miller recorded at Vol. 152, pp. 477-482 of the Deed Records of Sabine County, Texas, by deed of Robert T. Miller recorded at Vol. 152, pp. 483-488 of the Deed Records of Sabine County, Texas, by deed of Dr. Kenneth T. Miller recorded at Vol. 152, pp. 489-494 of the Deed Records of Sabine County, Texas, by deed of Dr. Denton W. Smith recorded at Vol. 152, pp. 495-500 of the Deed Records of Sabine County, Texas, by deed of Dr. Maasoud Sooudi recorded at Vol. 152, pp. 501-506 of the Deed Records of Sabine County, Texas, and by deeds of Dr. Kenneth T. Miller appearing of record at Vol. <sup>Vol. 151,</sup> 153, pp. 245-247, pp. 334-336 and Vol. 153 - pp. 125-129, pp. 121-124 pp. 361-363 and Vol. 153, pp. 376-378 of the Deed Records of Sabine County, Texas, reference being made to all of said recordings for better description of the lands therein conveyed, and I do hereby certify that the above plat of said Section 3 is said corporation's plan for subdividing said lands comprising Section 3 into lots, to be known as Rebel Ridge Subdivision, Section 3 as heretofore recorded and as to the portion thereof shown on plat appearing at Vol. 1, pp. 165 of the Map Records of Sabine County, Texas is to be known and designated as Section 3, Rebel Ridge Subdivision. The title of each lot in Section 3, (as in Sections 1 and 2) shall extend to the

center line of the street or portion thereof immediately adjacent thereto, save and except that Goodloe Bluff Estates Incorporated as owner of Rebel Ridge reserves to itself, its successors and assigns the right to use the streets and also the easements shown on the plat for (1) the establishment and maintenance and operation of water, gas, telephone, electric, and sewage lines, and any other similar use or utility that the corporation may, in its discretion elect; (2) the establishment and maintenance of surface drainage and roads for the use of lot owners in the said Rebel Ridge Subdivision, including any future additions thereto, and such other parties as Goodloe Bluff Estates Incorporated (or its successors in interest) may designate.

The undersigned Goodloe Bluff Estates Incorporated, does hereby incorporate by reference all of the restrictions, conditions and reservations appearing of record at Vol. 153, pp. 196-204 and the affidavit in support thereof appearing of record at Vol. \_\_\_\_\_, pp. \_\_\_\_\_ of the Deed Records of Sabine County, Texas to the end that each of such restrictions, conditions and reservations pertaining to Section 2 and Section 2 only of Rebel Ridge Subdivision shall apply to Section 3.

The undersigned Goodloe Bluff Estates Incorporated hereby ratifies, affirms and executes this affidavit with respect to Sections 1 and 2 as well as Section 3 and the application of said restrictions applying thereto as though this were the first and only affidavit in respect to such restrictions appearing at Vol. 153, pp. 196-204 applying and being controlling as to said Sections 1 and 2.

Nothing herein shall be deemed or construed as a public dedication of any of the streets or easements shown on said plat or plats.

Witness our hands this the 1st day of March, 1973.



Denton W. Smith  
Dr. Denton W. Smith, Secretary

Dr. J. I. Kennedy  
Dr. J. I. Kennedy, individually

GOODLOE BLUFF ESTATES INCORPORATED

BY Dr. J. I. Kennedy  
Dr. J. I. Kennedy, President

STATE OF TEXAS X  
COUNTY OF JEFFERSON X

Before me, the undersigned authority, personally appeared Dr. J. I. Kennedy, 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 1st day of March, 1973.

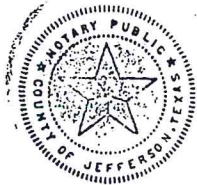


Nancy Helbert  
Notary Public in and for  
Jefferson County, Texas

STATE OF TEXAS X  
COUNTY OF JEFFERSON X

Before me, the undersigned authority, on this day personally appeared Dr. J. I. Kennedy known to me to be the identical person who subscribed the name of Goodloe Bluff Estates Incorporated to the foregoing instrument as its president and duly acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed of such Corporation, for the uses, purpose and consideration therein expressed and set forth.

Given under my hand and seal of office this 1st day of March, 1973.



Nancy Helbert  
Notary Public in and for  
Jefferson County, Texas

I, W. W. Cavender, County Clerk of Sabine County, Texas, do hereby certify that the foregoing instrument was filed 5-21, 1973 at 2:30 o'clock P. M. and duly recorded 5-25, 1973 at 10 o'clock A. M.

W. W. Cavender Clerk By Norma Callis Deputy