

RESTRICTIONS

A

1983	27	315	Ala Wai Village S/D, Section I, Port O'Connor
1949	66	485	Alamo Heights, Section I
1955	96	385	Alamo Heights, Section II
1955	96	516	Alamo Heights, Section II, Amended
1988	20	316	Alamo Heights, Section II, Amended
1978	313	29	Alligator Head Club
2016	Inst. #146704		American Townsite Company
1996	169	911	Anglers Village S/D, Port O'Connor

B

1996	160	748	Bay Bend Club – Recreation Beach, Renewal of Covenants in Volume 311, Page 993. Original restrictions in deeds from Gantt, Vol. 224 P. 546 et al
2004	376	937	Bay Bend Club – Theo F. Koch, Sec. 47 & 48
2012	131269		Bay Bend Club- pier rules amended September 1, 2012
1954	91	209	Bay Front Addition, Point Comfort
1978	327	562	Bay Meadows S/D, P. Gonzales Survey – Agreement (ROW Plat in Comm. Court, Vol. 4 P. 258)
1979	316	529	Bay Meadows S/D, P. Gonzales Survey – Restrictions in Deed from Duncan
1998	54091		Bay Oaks S/D, Port O’Connor
2006	98631		Bay Point S/D
2006	99545		Bay Point S/D -CORRECTED
1955	98	100	Bay Shore S/D – (Callenders) J. de la Fuentes Survey, Seadrift
1993	108	282	Bay Vista Estates I – A. Esparza Survey

1973	280	386	Bayview Estates, Section I (Port O'Connor Outlots)
1973	280	389	Bayview Estates, Section II
1995	145	384	Benavides Survey; Rexco 19.695 Acre Tract of Lot 1, Westerlund S/D
2006	429	793	Blackberry S/D
2007	108454		Blue Heron S/D
1956	112	277	Bonaire Terrace S/D (Cancelled—see Vol. 114 P. 154)
1956	114	154	Bonaire Terrace S/D, Amended (out of Tilley Addition)
1949	68	565	Bouquet, E.V. Estate; 10.054 Acres, M. Sanchez (in deed)
1950	71	69	Bouquet, E.V. Estate, Amended
1959	153	480	Bouquet, E.V. Estate, Partial Release on 0.57 acres
1958	143	98	Brookhollow, Section I
1959	155	406	Brookhollow, Section II
1959	155	567	Brookhollow, Section II, Amended
1962	189	371	Brookhollow, Section III

1964	208	49	Brookhollow, Section IV
1965	216	114	Brookhollow, Section V
1965	216	433	Brookhollow, Section V, Amended
1971	264	449	Brookhollow, Section V, Amended
1969	252	433	Brookhollow, Section VI
1974	288	955	Brookhollow Estates
1976	296	1073	Brookhollow Estates
1977	305	937	Brookhollow Estates
1986	395	714	Brookhollow Estates (Re: Replat of part of Block 11)
1988	24	225	Brookhollow Estates (Re: Block 11, Ratified by W.S. Phillips)
1955	106	366	Burkeshire Addition – M. Sanchez Survey
1956	114	266	Burkeshire Addition, Amended
1962	182	561	Burkeshire Addition, Amended (dated in 1955)

C

2003	346	451	Calhoun Deer Meadows – American T/S tract located in B. Maldonado Svy & E. Cantu Svy
2004	357	828	Calhoun Deer Meadows, Amended
1955	98	100	Callenders Bay Shore Subdivision – near Seadrift
1996	166	829	Campos, M. Survey: Dierlam 376.68 acre tract (Restrictions in Deed)
2005	394	573	Captains Cove S/D actual restrictions are not filed. Note: restrictions were Listed in deed recorded in Vol. 394 Pg. 573 Suggest checking deeds from Jason or Stuart Burleson to other Grantee's
1979	320	256	Carancahua Retreat S/D – 0.88 acres of Schicke Estate Partition, Tract 12 of Section 49-50, Koch S/D (Plat is unrecorded)
1997	Z	615	Casas Pescadoras, Phase I, Port O'Connor, on map terminated 01-21-2000
1953	89	400	Chatterton Addition – M. Sanchez Survey
1954	92	56	Chatterton Addition, Amended
2006	97754		Costa Bella Subdivision

1962	187	52	Coastal Acres – Wolf Point Ranch, Sam Houston League
1971	264	282	Coastal Acres, Amended
2002	302	543	Coastal Oaks S/D, Port O’Connor (these deleted 315-104)
2002	310	903	Coastal Oaks S/D, Port O’Connor – Amended 315-104
2006	99680		Clement Cove S/D
2006	100262		Caracol S/D
2011	126376		Caracol S/D
2006	101653		1st Amend Caracol S/D
2007	106443		2 nd Amend Caracol S/D
2008	111037		3 rd Amend Caracol S/D
2012	132048		Caracol S/D Sec II, Reserve A

D

1955	97	261	Day S/D – Port O’Connor
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1957	129	308	Day S/D – Amended
2003	326	39	Deerwood Estates S/D, Section II
1947	57	355	DeShazor Park Addition
1948	70	165	DeShazor Park Addition, Amended
1952	83	95	DeShazor Park Addition, Amended
1968	242	589	Diebel, Frank – Lynnhaven Addition – Waiver of Restriction on Part Block 9 for gas station
1996	166	829	Dierlam, Richard – 376.68 acres, M. Campos Survey (Restrictions in deed)
1999	235	878	Dolphin Point – Ala Wai Village S/D, Port O’Connor
2004	373	383	Dolphin Point – Ala Wai Village S/D, Sec I, Port O’Connor - Amended (Lots 34-52 Block 1 & Lots 1-6 Block 2)
1973	281	167	Dos Bahias, Port O’Connor
1983	362	871	Dos Bahias, Amended
1956	112	195	Double D Park Addition – T. Powell Survey

E

1985	7	114	El Campo Beach S/D – Section 48, Koch S/D, J. Hughson
1995	155	16	El Campo Beach S/D (Park)
2015	144395		El Campo Beach S/D – Section 48, Koch S/D, J. Hughson
1971	269	613	Enchanted Harbor – William Arnold League
1973	280	217	Enchanted Harbor II

F

2005	422	565	Falcon Point Lodge
2005	422	447	Falcon Point Ranch
1953	87	154	First Addition, Point Comfort
1973	279	1005	Foisy S/D – Port O’Connor Outlots
1980	335	165	Fondren, Walter W. III – Port O’Connor Townsite – Lots 2-5 Block 46, owned by Fondren
1973	279	1002	Fox S/D – Port O’Connor Outlots

G

1971	270	302	Gallinipper S/D – Alamo Beach
1982	354	624	Garcia, Valentine Survey – Tract 43, Phillips Investment Company Owned by Austin Phillips – Restrictions in Deeds
1963	197	274	Garden City S/D – M. Sanchez Survey
1985	388	298	Garden City S/D, Section II – Lots in Blocks 1 & 2 only; Road dedicated to the Public (Map Z-543)
1977	306	455/458	Gerstle S/D – Port O’Connor Outlots
1955	97	346	Geryk S/D II – Tilley Addition
1981	346	563	Greenlawn S/D – Port O’Connor Outlots—Restrictions in Deeds + water wells & sewer systems
1983	Z	535	Guadalupe River Oaks S/D – E. Ferguson Survey—copy in plat
2000	255	729	Guadalupe River Oaks S/D, Sec I – restrictions on pg 732 of document

H

1982	357	806	Hackberry Junction S/D – Y. Benavides Survey
1958	142	637	Hillside Terrace S/D – S. Shupe Survey
1958	144	474	Hillside Terrace S/D – Amended
1971	266	102	Hooker S/D – Port O’Connor Outlots
1972	276	293	Hooker S/D II
2008	113791		Holland Ranch Estates S/D

J

1958	141	545	Jackson Heights S/D – M. Sanchez Survey
1959	153	632	Jackson Heights S/D – Amended
1983	369	277	Jailhouse Museum – Port Lavaca Townsite – Re: Restrictions & Grant
1983	363	642	Jeebco Property Restrictions – to the Kettle 4.07 acres of Lots 19 & 20 Bickford S/D, A. Esparza Survey; Not to be used for restaurants for 30 years

K

1996	160	748	Koch, Theo. S/D – Bay Bend Club – Renewal of Covenants in Vol 311 P 993
2010	122519		Kashalou Landing (Lt 1-7)

L

1972	273	408	La Caleta – Port O’Connor Outlots
1975	292	652	La Caleta, Amended
1978	313	029	La Caleta, Amended
1984	376	367	La Villa S/D – M. Sanchez Survey
1960	162	458	Lancashire S/D – M. Sanchez Survey by Oblate Villa
1983	354	025	Lana Park Manufactured Housing S/D – M. Sanchez Survey
1982	354	167	Lana Park Mobile Home S/D – Amended
2002	307	709	Larry’s Harbor Addition – Port O’Connor – Restrictions in Deeds
2002	311	264	Las Palmas S/D, Port O’Connor (out of Lighthouse Estates S/D)
2001	282	637	Lasalle’s Landing S/D, Unit I
1948	066	307	Lou Davis Addition – A. Ezparza & M. Sanchez Surveys
1949	067	016	Lynnhaven Addition – A. Esparza Survey
1949	069	464	Lynnhaven Addition, Supplement

1950	070	439	Lynnhaven Addition, Modification
1954	092	092	Lynnhaven Addition, Amended
1968	242	589	Lynnhaven Addition, Waiver of Restrictions on part of Block 9 from Alcoa to Frank Diebel for gas station
2006	99505		Lavaca Bay Place
2007	Inst. # 102669		Lynn's Landing S/D for Lot 7
2007	Inst. # 102670		Lynn's Landing S/D Lots 5 & 6
2007	Inst. # 102671		Lynn's Landing S/D Lot 3
2007	Inst. # 102672		Lynn's Landing S/D Lot 1

M

1963	200	931	Machacek S/D, Section I – V. Garcia Survey
1965	214	131	Machacek S/D, Section I, Amended; #7 RE: Rudy Kurtz, Jr.
1956	117	288	Magnolia Palms S/D – Tilke & Crocker First Addition
1962	184	386	Malibu Estates – D. Balfour Survey
1958	141	385	Mariemont S/D – S. Shupe Survey—CANCELLED 144-462
1958	144	462	Mariemont S/D – Cancel Restrictions in Vol 141 P 385
1958	144	466	Mariemont S/D I – New Restrictions
1958	146	130	Mariemont S/D I – Amended
1959	150	451	Mariemont S/D I – Restrictions on certain lots
1962	183	063	Mariemont S/D II
1973	280	643	Mariemont S/D II, new Restrictions
1979	319	480	Marshall Meadows S/D – on Austin, Bauer & Suncrest
2016	Inst. # 148186		Matagorda Bayview Subdivision (also refer to Inst. # 147764)

2016	Inst. # 148186		Mayfield Subdivision (also refer to Inst. # 147764)
1956	115	358	Meadowbrook Park S/D – of J.V. Bouquet Trailer; F. Sanchez & Y. Benavides Surveys
2009	119038		Memorial Medical Plaza S/D
1983	369	27	Museum (Jailhouse) on Block 38 of Port Lavaca Townsite – RE: Grant

O

1984	379	396	Oak Grove S/D – on Hwy. 1090, A. Esparza Survey
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P

1975	291	104	Palm Harbor S/D – Port O’Connor Outlots
1976	294	832	Palm Harbor S/D – Amended
1978	308	522	Palm Harbor S/D – Second Amendment
2006	429	873	Pelican Landing S/D
2016	147593		Pelican Landing S/D
2001	269	515	Pelican Point S/D
1959	153	480	Phillips & Robinson, 0.57 acres in Baker ½ of M. Sanchez Survey Partial Release of Covenant from Larry Haas; RE: Vol. 71 P. 69
1982	354	624	Phillips Investment Co. S/D, V. Garcia Survey, Tract 43; Owned by Austin Phillips; Restrictions in Deeds
1977	306	518	Pirates Cove – Port O’Connor
1981	342	461	Pirates Cove – Amended
1982	359	749	Pirates Cove Condominiums – Port O’Connor
2008	114460		Pirates Cove- Amended

2008	114460		Pirates Cove- Amended
1952	82	166	Point Comfort Village S/D
1953	87	154	Point Comfort First Addition
1954	91	209	Point Comfort – Bay Front Addition
1937	111	435	Port Alto, Unit I
1944	51	118	Port Alto, Unit II
1987	4	212	Port Lavaca Square S/D (Shopping Center), 4 Tracts, M. Sanchez Survey
1987	11	572	Port Lavaca Square S/D (Shopping Center) – Amendment
1987	11	640	Port Lavaca Square S/D (Shopping Center) – Amendment
1987	12	694	Port Lavaca Square S/D (Shopping Center) – Amendment
2017	150620		Port Lavaca Square S/D (Shopping Center), Lts 1A, 1B, Pt 1C See Ex A
1980	335	165	Port O'Connor Townsite – Lots 2-5 Block 46 (Owned by Walter W. Fondren III)

1952	82	166	Point Comfort Village S/D
1953	87	154	Point Comfort First Addition
1954	91	209	Point Comfort – Bay Front Addition
1937	111	435	Port Alto, Unit I
1944	51	118	Port Alto, Unit II
1987	4	212	Port Lavaca Square S/D (Shopping Center), 4 Tracts, M. Sanchez Survey
1987	11	572	Port Lavaca Square S/D (Shopping Center) – Amendment
1987	11	640	Port Lavaca Square S/D (Shopping Center) – Amendment
1987	12	694	Port Lavaca Square S/D (Shopping Center) – Amendment
1980	335	165	Port O'Connor Townsite – Lots 2-5 Block 46 (Owned by Walter W. Fondren III)

R

1996	160	748	Recreation Beach – Bay Bend Club – (Sec. 47-48, T. Koch S/D) Renewal of Covenants in Vol. 311 P. 993 Original Restrictions in Deeds from Gantt Vol. 224 P. 546 et al
2015	144395		Recreation Beach – Pt Lot C and Pt Lot 21
2015	145303		Redfish Retreat
1995	145	384	Rexco 19.695 Ac of Lot 1, Westerlund S/D, Y. Benavides Survey
1984	373	783	River Ranch Development S/D, Farquahr Survey – Restrictions in Deeds (See also 374-626 & 372-609)
1958	135	646	Robinwood S/D – Carter Land Co. S/D – Fred Roemer Canal & Private Road to Hahn, Vol. 203 P. 222 OR
1972	272	102	Royal Estates S/D – V. Garcia Survey; Six Mile
1972	278	1093	Royal Estates – Amended
1997	173	703	Royal Estates – Reinstatement of Restrictions

S

1959	153	480	Sanchez, Maximo, Survey – Phillips & Robinson, 0.57 Ac in Baker half in Deed from Larry Haas in Vol. 71 P. 69 Partial Release of Covenant
1960	160	381	Sanchez, Maximo, Survey – Calhoun Co. ISD; 35 acres by Alamo Heights #2 Deed from M. Shofner Trust Amendment of Restrictions in Vol. 130, P. 399 & 403
2006	98178		Sanctuary S/D
2012	128638		Sanctuary S/D amended lts 1-146, 155-162, 165-213, 269-274, 294-309 ET AL
2015	142394		Sanctuary S/D – Second Amendment
2003	326	523	Sandpiper Cove S/D – Pt. Heintz S/D & Private Road – Port O’Connor
2005	412	229	Sandpiper Cove – Southwind Place I
1979	320	256	Schicke Estate Partition – Carancahua Retreat S/D 0.88 ac of Tract 12 of Sections 49-50, Koch S/D, James Hughson League on east bank of Carancahua Bay (Plat is unrecorded)
2002	301	419	Schicke S/D, 0.42 acre Waterfront lot (Kacal & Schilhab, owners)

1960	160	381	School District – 35 acre tract by Alamo Heights #2 M. Sanchez Survey; Deed from M. Shofner Trust Amendment of Restrictions in Vol. 130 P. 399 & 403
1972	275	117	Sea Lake S/D, Section I – P. Dimmitt Survey; on FM 1593
1972	275	130	Sea Lake S/D, Section II
1972	277	110	Sea Lake S/D, Section III
1972	277	1278	Sea Lake S/D, Sections I – III, Amended
1974	285	783	Sea Lake S/D, Sections I – III, Amended
1992	76	63	Sea Lake S/D, Sections I – IV, Amended (Section IV is in Jackson Co.)
1980	Z	483	Seagull S/D, Section I (on Meadowview Dr., M. Sanchez)
1988	20	292	Seagull S/D, Section I – Amended
1967	234	599	Seahorse Reef Estates (Sections 49 & 50, T. Koch S/D, J. Hughson League)
2001	293	552	Seaport Lakes S/D, Phase I
1977	306	273	Shady Acres S/D – Y. Benavides Survey – Six Mile
1983	364	658	Shady Acres S/D – Amended

1948	63	260	Shofner Addition – M. Sanchez Survey
1963	196	434	Shofner Park, Section I – M. Sanchez Survey
1981	340	643	Shoreline Acres – V. Garcia Survey – No plat Restrictions in Deeds – Nelson-Bauer Tract
2005	412	229	Southwind Place I
2006	431	874	Southwind Place I Condominium
1972	277	353	St. Christophers Haven Marina – Port O’Connor
1972	277	1028	St. Christophers Haven Marina, Amended
2012	129617		Sterling Estates
1982	359	269	Sunilandings – Anita’s Resort Properties, Inc.
1982	360	497	Sunilandings – Amended
1982	362	512	Sunilandings – Amended
1983	365	1032	Sunilandings – Amended
1951	80	315	Sunset Heights I – of Tilley Addition

1982	354	142	Sunset Heights I – Extend Restrictions
1963	195	87	Swan Point Lagoon, Unit I – M. Campos Survey; Seadrift
1963	196	750	Swan Point Lagoon, Unit I – Amended
1963	199	267	Swan Point Lagoon, Unit I – Amended
1964	202	352	Swan Point Lagoon, Unit II
1964	202	352	Swan Point Lagoon, Unit III
2003	328	467	Swan Point Landing
2004	363	209	Swan Point Landing – 1 st Amendment
2006	426	714	Swan Point Landing
2006	430	679	Swan Point Landing – Restated
2012	129031		Swan Point Landing Second amended

T

1984	379	852	Tangerine S/D, Section II
1972	Z	444	Turpen Addition, 1 st Addition; Septic Tank – Alamo Beach

U

1969	248	206	Underhill S/D, Revised – Alamo Beach Streets dedicated to The Public
1969	249	75	Underhill S/D I – 2 nd Amendment
1972	277	225	Underhill S/D I – 1 st Addition
1973	281	164	Underhill S/D II
1974	288	351	Underhill S/D III
1978	315	11	Underhill S/D IV

V

1981	341	621	Villa Del Mar S/D – M. Sanchez Survey from Virginia St. to Lavaca Bay near Oblate Villa
1985	390	394	Villa Del Mar – Amended
1987	8	980	Villa Del Mar – 2 nd Amendment

W

1995	145	384	Westerlund S/D – Rexco Tract of 19.695 acres of Lot 1, Restrictions Agreement
1953	88	257	Western Heights – M. Sanchez Survey, Little Mexico, et al
1953	89	128	Western Heights – Amended
996	160	748	Wolf Point Ranch – Bay Bend Club Renewal of Covenants in Vol. 311 P. 993 Original Restrictions in Deeds from Gantt, Vol. 224 P. 546, et al

GUADALUPE RIVER OAKS SUBDIVISION

General Notes

General Notes of the Guadalupe River Oaks Subdivision plat recorded June 17, 1983 in the Calhoun County records.

1. Side building lines are 5 feet wide.
2. Potable Water Wells shall be located between the building line and street right-of-way line.
3. No building other than pump houses may be constructed between the building line and right-of-way line.
4. Septic tank drainfields shall be located a minimum of 100 feet from any potable water well.
5. All elevations shown hereon (plat) are based on U. S. Geological bench mark 8 E.R.S.: Elevation 18.0 M. S. L. 1951 DATUM.
6. Base flood elevation is 13.0 M. S. L.
7. All lot elevations were taken at the center of the lot, 100 feet back from right-of-way line.
8. Mobile homes are not allowed: SEE NOTE BELOW
9. All roads, boat ramps and reserved areas are private and are available for use by all property owners.

10. The developer reserves a 5-foot drainage easement adjacent to all lot lines.

Guadalupe River Oaks Subdivision, Section I
Taken from Sheet 2 of 7 of the plat.

NOTE: The developer will allow Mobile Homes if they are placed on pilings. Please check with the Calhoun County Building Inspector for elevations and their requirements.