

SUMMERHILL ESTATES

RESTRICTIONS

Fee Simple, subject to, and the Company does not insure title to, and excepts from the description of the Land, coal, lignite, oil, gas and other minerals, in, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

OTHER EXCEPTIONS

- Easement dated January 28, 1946, to L.C.R.A., recorded in Volume 78, Page 113, Deed Records of Kerr County, Texas.
- Easement dated October 1, 1951, to L.C.R.A., recorded in Volume 2, Page 41, Easement Records of Kerr County, Texas.
- Easement dated December 23, 1960, recorded in Volume 3, Page 494, Easement Records of Kerr County, Texas.
- An undivided non-participating royalty interest, reserved by Grantor as described in instrument from Patricia E. Ernest to Alton James, dated October 13, 1962, recorded in Volume 113, Page 577, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied in and to the property covered by this Policy arising out of or connected with said interests and conveyance. Title to said interest not checked subsequent to date of the aforesaid instrument.
- Mineral reservation by Grantor, as described in instrument from Alton James and wife, Beulah M. James to Charles E. Roberts and wife, Anne Horn Roberts, dated April 21, 1972, recorded in Volume 155, Page 117, Deed Records of Kerr County, Texas, having been corrected in Volume 177, Page 559, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied in and to the property covered by this policy arising out of or connected with said interests and conveyance. Title to said interest not checked subsequent to date of aforesaid instrument.
- An undivided non-participating royalty interest, reserved by Grantor as described in instrument from Anne Horn Roberts to Douglas P. Ball and James Brock, Jr., dated April 14, 1978, recorded in Volume 207, Page 192, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, expressed or implied in and to the property covered by this Policy arising out of or connected with said interests and conveyance. Title to said interest not checked subsequent to date of the aforesaid instrument.
- Road and Utility Easements as per plat recorded in Volume 4, Page 119, Plat Records of Kerr County, Texas.
- Building Set Back Lines as per the Restrictions recorded in Volume {PR,"insert volume for Restrictions",IN1,3}, Page {PR,"insert page for Restrictions",IN1,3}, {PR,"insert record type for restrictions",ST1,3} Records of Kerr County, Texas.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)