

Updated 8-25-15

HILL COUNTRY RANCH ESTATE 3

RESTRICTIONS

Item 1 of Schedule "B" is hereby deleted in its entirety.

(means THERE are no restrictions)

OTHER EXCEPTIONS

- Minerals conveyed by Grantor, as described in Royalty Deed from Robert Voigt to T. Fred Evins, W.M. Morgan and J.R. Klumpp, as trustees of Texas Osage Co-operative Royalty Pool, and unto Flag Oil Company of Texas, dated October 11, 1929, recorded in Volume 5, Page 99, Oil & Gas Lease 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.
- Water line easement reserved in deed dated July 16, 1962, executed by Rudy Voigt and wife, Edna L. Voigt to Charles B. Jones, et al, recorded in Volume 113, Page 25, Deed Records of Kerr County, Texas. (As per Lots 1, 2, 17-21 only)
- Mineral reservation by Grantor, as described in instrument from Charles B. Jones and wife, Miriam Lehmann Jones, William Saunders and wife, Marijo Lehmann Saunders, and G.E. Lehmann, III and wife, Frances Higdon Lehmann to Cypress Creek Investments, Inc., dated March 28, 1963, recorded in Volume 115, Page 67, 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.
- Easement dated June 23, 1964 to Central Texas Electric Cooperative, Inc., recorded in Volume 4, Page 54, Easement Records of Kerr County, Texas.
- Road Easements as per the plat recorded in Volume 3, Page 53, Plat Records of Kerr County, Texas.
- Certified Service Area Map For Hill Country Ranch Estates Well Association recorded in Volume 1575, Page 430, and refiled in Volume 1587, Page 1, Official Public 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)