

Item: **BEAR CREEK RANCH**

(Category: RESTRICTIONS)

Volume {PR,"insert volume number of appropriate deed",IN1,1}, Page {PR,"insert page number of appropriate deed",IN1,2}, {PR,"insert type of records for appropriate deed",ST1,3} Records of Kerr County, Texas, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. *First Deed out of Developer*

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Item: **BEAR CREEK RANCH**

(Category: Subdivisions)

- a. Easement dated February 20, 1963 to Central Texas Electric Cooperative, Inc., recorded in Volume 3, Page 341, Easement Records of Kerr County, Texas.
- b. An undivided non-participating royalty interest, reserved by Grantor as described in instrument from Rex McElroy and wife, Fay McElroy to Lavern D. Harris, dated August 10, 1971, recorded in Volume 150, Page 751, 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.
- c. Road and Utility Easements as per the Plat recorded in Volume 3, Page 114, Plat Records of Kerr County, Texas.
- d. Easements reserved in the Restrictions recorded in Volume {PR,"insert volume number for Restrictions",ST1,9}, Page {PR,"insert page number of appropriate deed",IN1,2}, {PR,"insert type of records for appropriate deed",ST1,3} Records of Kerr County, Texas.
- e. Mineral reservation by Grantor, as described in instrument from {PR,"insert Grantor name for Mineral Reservation",ST1,9} to {PR,"insert Grantee name for Mineral Reservation",ST1,9}, dated {PR,"Date of Instrument",DT2,3}, recorded in Volume {PR,"Number/Letter of Volume",ST1,4}, Page {PR,"Number/Letter of Page",ST1,5}, {PR,"Type of Records",ST1,6} 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.
- f. Any visible and/or apparent roadways or easements over or across the subject property.
- g. Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)