

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*

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)

Item: **BEAR CREEK RANCH ESTATES**

(Category: RESTRICTIONS)

Volume 150, Page 32, Deed 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.

Item: **BEAR CREEK RANCH ESTATES**

(Category: Subdivisions)

- a. Easements as per the Plat recorded in Volume 3, Page 75, Plat Records of Kerr County, Texas.
- b. Right Of Way Easement dated March 29, 1978 to Central Texas Electric Cooperative, Inc., recorded in Volume 9, Page 693, Easement Records of Kerr County, Texas. (Sections I & II)
- c. Any visible and/or apparent roadways or easements over or across the subject property.
- d. Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

RESTRICTIONS

VOL 150 PAGE 32

THE STATE OF TEXAS

COUNTY OF KERR 1865

WHEREAS, W. V. CURRY is owner of a subdivision known as Bear Creek Ranch Estates in Kerr County, Texas, according to the plat of said subdivision, which has been filed for record with the County Clerk of Kerr County, Texas, and

WHEREAS, said owner desires to place and impose certain restrictions upon all property shown on said plat.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the said owner does hereby place and impose the following restrictions, covenants and conditions on all the tracts and lots known as Bear Creek Ranch Estates.

1. All of the tracts in aforesaid Subdivision shall be known and described and used as residential tracts or lots. No structures shall be erected or placed on any of the aforesaid tracts other than newly constructed, one detached, single-family dwelling or one Mobile Home and a private garage or other buildings essential for residential purposes for the use of the owner of said tract or building site.
2. Any owner who may sell a part of an original tract or lot and desiring to build or place any building on said tract or lot shall do so only after plans and specifications have been approved by W. V. Curry or his designated representative.
3. No noxious or offensive activity shall be carried on upon any tract or lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. If the said W. V. Curry, or his successors and assigns, or any other person should violate or attempt to violate any of the restrictions herein, it shall be lawful for W. V. Curry or any person owing property in said Subdivision to prosecute any proceedings at law, against any restriction whether to prevent him from doing so or to recover damages for such violations.

BEAR CREEK ESTATES

FILED FOR RECORD BY:

at 9:27 o'clock A. M.,

W. V. Curry, Owner

JUN 29 1971

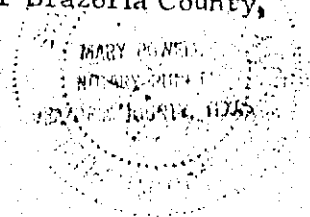
THE STATE OF TEXAS, Emmie M. Muenker
Clerk County Court, Kerr County, Texas

COUNTY OF BRAZORIA, By Herald M. Ewen Deputy

BEFORE ME, W. V. CURRY, on this day personally appeared as owner of Bear Creek Estates, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said W. V. Curry, and that the same was executed as the act of owner for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of June, 1971.

Mary Powell
Notary Public in and for Brazoria County, Texas.



Filed for record June 29, 1971 at 9:27 o'clock A. M.
Recorded July 1, 1971
EMMIE M. MUENKER, Clerk

By Herald M. Ewen Deputy