

Item: VERDE PARK ESTATES (ALL SECTIONS)

(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",ST1,3} Records of Kerr County, Texas (AS PER SECTIONS I AND II ONLY); Volume 6, Page 81 and Volume 6, Page 93, Plat Records of Kerr County, Texas (AS PER SECTION THREE ONLY), 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.

*See exceptions*

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Item: VERDE PARK ESTATES (ALL SECTIONS)

(Category: Subdivisions)

- a. Minerals conveyed by Grantor, as described in Royalty Contract from J.D. Fly and wife, Nettie Fly to T.R. Lander, dated December 27, 1926, recorded in Volume 3, Page 561, 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.
- b. Minerals conveyed by Grantor, as described in Royalty Contract from J.D. Fly and wife, Nettie Fly to W.J. Work, dated December 28, 1926, recorded in Volume 3, Page 562, 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.
- c. Easement and Right Of Way to Texas Power & Light Company, dated June 3, 1938, recorded in Volume 61, Page 92, Deed Records of Kerr County, Texas. (Lots in Sur. 47 only) *Sec 1 Lot 3-32 Sec 3 ALL Sec 2 ALL*
- d. Easement and Right Of Way to Texas Power & Light Company dated June 4, 1938, recorded in Volume 61, Page 93, Deed Records of Kerr County, Texas. (Lots in Sur. 46 only) *Sec 1 Lots 1-3 PT*
- e. Easement dated April 26, 1939 to Texas Power & Light Company, recorded in Volume 64, Page 433, Deed Records of Kerr County, Texas. (Lots in Sur. 46 only) *Sec 1 Lot 1-3 PT*
- f. Easement to L.C.R.A., dated November 21, 1947, recorded in Volume 1, Page 40, Easement Records of Kerr County, Texas. (Lots in Sur. 46 & 47 only) *ALL SECTIONS*
- g. Channel Easement dated November 6, 1956 to State of Texas, recorded in Volume 3, Page 96, Easement Records of Kerr County, Texas. (Lot 1 in Section One only)
- h. Mineral reservation by Grantor, as described in instrument from James C. Short and wife, Maxine T. Short to Harry F. Snelling, dated July 31, 1967, recorded in Volume 129, Page 473, Deed Records of Kerr County, Texas, reference to which instrument is here made for all purposes, together with all rights, express 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.