

NO RESTRICTIONS OF RECORD

Item: ELM PASS RANCH

(Category: Subdivisions)

- a. An undivided non-participating royalty interest, reserved by Grantor as described in instrument from Carl E. Morgan and Rhonel E. Morgan to Camp Wood Ranch, Inc., dated June 7, 1971, recorded in Volume 149, Page 625, 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.
- b. Road and Utility Easements as per the plat recorded in Volume 3, Page 82, Plat Records of Kerr County, Texas.
- c. Right-Of-Way Agreement dated September 1, 1971 to Bandera Electric Cooperative, Inc., recorded in Volume 8, Page 60, Easement Records of Kerr County, Texas.
- d. Telephone Line Right-Of-Way Easement dated January 10, 1959 to Hill Country Telephone Cooperative, Inc., recorded in Volume 15, Page 89, Easement Records of Kerr County, Texas.
- e. Minerals conveyed by Grantor, as described in Mineral Deed from Camp Wood Ranch, Inc. to Charisma Corporation, dated July 15, 1974, recorded in Volume 17, Page 445, Oil and 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.
- 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)