

## **Spicer Ranch 1**

### **Restrictions**

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

MEANS NO RESTRICTIONS

### **EXCEPTIONS**

- An undivided non-participating royalty interest, reserved by Grantor as described in instrument from Robert L. Spicer and wife, Patricia L. Spicer to G.E. Lehmann and Gordon H. Monroe, dated June 15, 1970, recorded in Volume 144, Page 221, 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.
- Mineral reservation by Grantor, as described in instrument from G.E. Lehmann and wife, Frances Higdon Lehmann, and Gordon H. Monroe and wife, Peggy Monroe to Upper Guadalupe Investment Co., Inc., a Texas corporation, dated June 16, 1970, recorded in Volume 145, Page 460, 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.
- Road and Utility Easements as per the Plat recorded in Volume 3, Page 56, Plat Records of Kerr County, Texas.
- Right Of Way Easement dated June 15, 1970 to Bandera Electric Cooperative, Inc., recorded in Volume 8, Page 48, Easement 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)