

Item: **ELM PASS RANCH NO. 2**

(Category: RESTRICTIONS)

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

Item: **ELM PASS RANCH NO. 2**

(Category: Subdivisions)

- a. Easement dated March 7, 1951 to Lone Star Gas Company, recorded in Volume 2, Page 15, Easement Records of Kerr County, Texas. (TR. 1-31, 36, 37, 40-42; 44-47; 49-52; 129-135 ONLY)
- b. An undivided non-participating royalty interest, reserved by Grantor as described in instrument from Carl E. Morgan and Rhonel E. Morgan to Elm Pass Ranch, Inc., a Texas corporation, dated August 26, 1971, recorded in Volume 151, Page 220, 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 100, Plat Records of Kerr County, Texas.
- d. Right-Of-Way Agreement dated February 6, 1974 to Bandera Electric Cooperative, Inc., recorded in Volume 8, Page 74, Easement Records of Kerr County, Texas.
- e. 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.
- f. Mineral reservation by Grantor, as described in instrument from Elm Pass Ranch, Inc., a Texas corporation, to {PR,"insert Grantee name for first deed",ST1,5}, dated {PR,"insert date of first deed",DT2,5}, recorded in Volume {PR,"insert volume number of first deed",IN1,5}, Page {PR,"insert page number of first deed",IN1,6}{PR,"Number/Letter of Page",ST1,5}, {PR,"insert record type of first deed",ST1,7} 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.
- g. Oil, Gas & Mineral Lease dated February 21, 1991, executed by G.E. Lehman, as Lessor(s), to Shell Western E & P Inc., as Lessee(s), recorded in Volume 597, Page 357, Real Property Records of Kerr County, Texas; said lease having been assigned to Shell Oil & Gas Investment Limited Partnership by Memorandum of Assignment dated December 10, 1993, recorded in Volume 724, Page 27, Real Property Records of Kerr County, Texas; said lease having been further assigned to Shell Onshore Ventures, Inc. by Memorandum of Assignment dated December 29, 1993, recorded in Volume 728, Page 474, Real Property Records of Kerr County, Texas. (CAN BE DELETED UPON RECEIPT OF AN ACCEPTABLE AFFIDAVIT OF NON PRODUCTION