

VERDE CREEK ESTSATES RESTRICTIONS

First Deed Out of Developer

, 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.

OTHER EXCEPTIONS

- Minerals conveyed by Grantor, as described in Royalty Contract from E.B. Hodges and wife, Alice Hodges to Robt. Stahmann and C.A. Fellbaum, dated January 17, 1927, recorded in Volume 3, Page 624, 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. (AS PER LOT 35 ONLY)
- Easement and Right Of Way dated June 7, 1938 to Texas Power & Light Company, recorded in Volume 61, Page 95, Deed Records of Kerr County, Texas. (AS PER ALL LOTS EXCEPT LOT 35)
- Easement and Right Of Way dated June 25, 1938 to Texas Power & Light Company, recorded in Volume 61, Page 98, Deed Records of Kerr County, Texas. (AS PER LOT 35 ONLY)
- Easement dated June 25, 1938 to Texas Power & Light Company, recorded in Volume 63, Page 425, Deed Records of Kerr County, Texas. (AS PER LOT 35 ONLY)
- Easement dated April 29, 1939 to Texas Power & Light Company, recorded in volume 64, Page 435, Deed Records of Kerr County, Texas. (AS PER ALL LOTS EXCEPT LOT 35)
- Road and Utility Easements as per the Plat recorded in Volume 3, Page 99, Plat Records of Kerr County, Texas.
- Mineral reservation by Grantor, as described in instrument from {PR,"insert grantor for min reservation",ST1,6} to {PR,"insert grantee for min reservation",ST1,6}, dated {PR,"insert date of min reservation",DT2,6}, recorded in Volume {PR,"insert volume for min reservation",IN1,6}, Page {PR,"insert page for min reservation",IN1,6}, {PR,"insert record type for min reservation",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.
- Easement and Building Set Back Lines as per the Restrictions recorded in Volume {PR,"insert volume for restrictions in first deed",IN1,8}, Page {PR,"insert page for restrictions for first deed",IN1,8}, Deed Records of Kerr County, Texas.
- Certified Service Area Map For Verde Park Water System; PWS #1330027, CCN #12052 filed by Wiedenfeld Water Works, Inc., recorded in Volume 1599, Page 243, Official Public 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)