LEGION HILLS, PHASE ONE

RESTRICTIONS

Volume 6, Page 397, Plat Records of Kerr County, Texas; Volume {PR,"insert volume number of first deed out of City",IN1,1}, Page {PR,"insert page number of first deed out of City",IN1,2}, Real Property Records of Kerr County, 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

- Easement dated August 27, 1926 to Texas Public Utilities Co., recorded in Volume 46, Page 401, Deed Records of Kerr County, Texas.
- Easement and Right Of Way dated May 12, 1936 to Texas Power & Light Company, recorded in Volume 59, Page 332, Deed Records of Kerr County, Texas.
- Easement and Right Of Way dated May 11, 1936 to Texas Power & Light Company, recorded in Volume 59, Page 347, Deed Records of Kerr County, Texas.
- Easement and Right Of Way dated September 12, 1936 to Texas Power & Light Company, recorded in Volume 59, Page 620, Deed Records of Kerr County, Texas.
- Easements and Building Set Back Lines as per the Plat recorded in Volume 6, Page 397,
 Plat 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)

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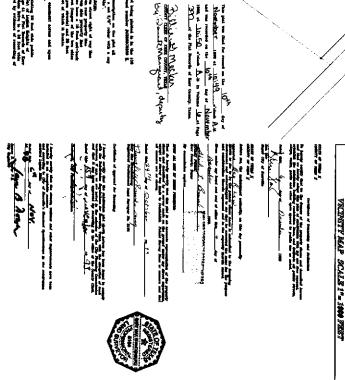
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FUTURE PHASE OR PHASES

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KERRVILLE

Being a subdivision of land comprising 11 Lots in 2 Blocks (1.63) acres and 0.13 acre of new right of way to be dedicated to the public to be known as Flanders Drive; being all in the original Survey No. 112, Samuel Wallace, Abstract No. 360, Kerrville, Kerr County, Texas

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r. This property is amond: 200 L. This property live within the Exercitie Independent School Martiel City of Kerrille Commissate Systems

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By: Donn R. Mar great, deputy

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3. BUILDING SET BACK LINES:
Front = 25 Feet from street right of way line
Rear = 25 Feet from rear property line
Sides = 6 Feet from side property line
Lots at street cornate have a 15 Foot set-back

2. Unless noted by a description on the plat all corners are marked by a set 5/8" rebar with a cap

stamped "City of Kerrville

1.No portion of the land being platted is in the 100 yr. floodplain as per penel number #48265C0260 E, dated April 29, 1987.

I hereby certify that the structs, withther and other improvements have been installed in an acceptable manuar and acceptable in the subdivision and acceptant in the subdivision antitled Lagica Mile.

Nov.

LEGION HILLS, PHASE ON

Being a subdivision of land comprising 11 Lots in

entitled Legion Hills meets with approval by the 911

This property Hee within the Karrville Independent School District

7. This property is somed: 292

6. BEARING BASIS:
City of Kerrville Coordinate System

public readway dedicated by evidence of recording of this plat.

Goes Street is an arising 50 foot wide public readway dedicated by plat of Legion Heights of record in Volume 1, Page 41 of Flat Becords of Eart County, Texas and Flanders Drive is a 50 foot wide

5. PUBLIC STREETS

4. EASEMENTS:
14 Foot Wide utility easement across and upon
the front of each tract.

of property frontages upon streets) and 25 foot set-back from the street of which it fronts. line slong the side street (longer of the two sides

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