

Item: **SHADY GROVE**

(Category: RESTRICTIONS)

Volume {PR,"insert volume number",IN1,1}, Page {PR,"insert page number",IN1,2}, {PR,"insert type of records",ST1,3} 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. **FIRST DEED OUT**

Reversionary rights as described in deed dated {PR,"insert date of instrument",DT2,1}, recorded in Volume {PR,"insert volume number",IN1,2}, Page {PR,"insert page number",IN1,3}, {PR,"insert type of records",ST1,4} Records, Kerr County, Texas. **FIRST DEED OUT**

Item: **SHADY GROVE**

(Category: Subdivisions)

- a. Easements as per the plat recorded in Volume 1, Page 48, Plat Records of Kerr County, Texas.
- b. Easements as per the Restrictions in deed recorded in Volume {PR,"insert Volume number of appropriate deed",IN1,1}, Page {PR,"insert page number of appropriate deed",IN1,2}, Deed Records of Kerr County, Texas. **FIRST DEED OUT**
- c. Easement dated August 28, 1946 to L.C.R.A., recorded in Volume 80, Page 636, Deed Records of Kerr County, Texas. (AS PER LOTS 10, 11, 21, 23, 19, 20 & 22 ONLY)
- d. Easement dated February 25, 1947 to L.C.R.A., recorded in Volume 81, Page 513, Deed Records of Kerr County, Texas. (AS PER LOTS 22, 1 & 2, AND LOTS 2, 8, 10 & 11 OF RESUB'D OF TRACTS 2, 3 & 4)
- e. Any visible and/or apparent roadways or easements over or across the subject property.
- f. Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)