GUADALUPE RIVER CONDOMINIUMS RESTRICTIONS

Volume 5, Page 32, Plat Records of Kerr County, Texas; Volume 1, Page 313, Condominium 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 EXCEPIONS

- Easement dated December 4, 1929 to Texas Power & Light Company, recorded in Volume 51, Page 188, Deed Records of Kerr County, Texas.
- Easement dated March 13, 1951 to L.C.R.A., recorded in Volume 1, Page 299,
 Easement Records of Kerr County, Texas. (AS PER LOT 1 "hotel tract" ONLY)
- Easement and Right Of Way dated January 26, 1965 to L.C.R.A., recorded in Volume 4, Page 194, Easement Records of Kerr County, Texas.
- Flood Easement dated May 1, 1978 to Upper Guadalupe River Authority, recorded in Volume 9, Page 774, Easement Records of Kerr County, Texas; said easement having been corrected by Flood Easement Of Correction recorded in Volume 12, Page 116, Easement Records of Kerr County, Texas. (AS PER LOT 3 ONLY)
- Building Set Back Lines as per the Plat recorded in Volume 5, Page 32, Plat Records of Kerr County, Texas.
- Terms, covenants, conditions, provisions, running with the land, and binding
 forever any person having at any time an interest or estate in a unit, according to
 the Declaration of Condominium recorded in Volume 1, Page 313, Condominium
 Records of Kerr County, Texas, including, but not limited to provisions for
 maintenance charges and homeowners association fees due, and all future
 assessments and charges of Guadalupe River Council Of Owners.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other
 minerals, together with all rights, privileges, and immunities relating thereto,
 appearing in the Public Records whether listed in Schedule B or not. There may
 be leases, grants, exceptions or reservations of mineral interest that are not
 listed.
- Any visible and/or apparent roadways or easements over or across the subject property.
- Rights of Parties in Possession. (AS PER OWNER POLICY ONLY)

privily and apart from her husband, and having the same fully explained to her, she, the said rattie R. Starkey acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of Desember, A. D. 1929.

(SEAL)

M. S. Collier

A State of the second

Rotary Public, Kerr County, Texas.

Filed for record Jan. 2, 1930, at 12 o'clock M. Recorded January 30, 1930, at 7:45 o'clock A. M.

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RASECTION

5/188

THE STATE OF TEXAS :

COUNTY OF KERR

KROW ALL MEN BY THESE PRESENTS:

That I, Mrs. Ida Rees a widow of Kerr County, Texas, for in consideration of One and no/100 Dollars (\$1.00) to me in hand paid by TEXAS POWER & LIGHT COMPANY, of Dallas, Texas, have granted, sold and conveyed and by these presents, do grant, sell and convey unto the said Company, an casement of right-of-way for an electric transmission and distributing line, consisting of variable numbers of wires, and all necessary or desirable appurtenances (including towers, H-Frames or poles made of wood, metal or other materials, telephone and telegraph

wire, props and guys), at or near the location and along the general course now located and staked out by the said Company, over, across and upon the following described lands located in Kerr County, Terus, to-wit: A certain trast or parcel of land consisting of Sixty Six (66) Acres more or less located in Walter Fosgate Larvey Mumber One Hundred Twenty (120) as shown in Yoluma Twenty Nine (29) Page Two Hundred Thirty Four (234) of the Deed Records of Kerr County.

State of Texas. Town of Kerrville. Together with the right of ingress and egress over my adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing,

inspecting, p. rolling, hangin, new wire ou, maintaining and removing said line and appurtenances; the right to relocate along the same general direction of said lines; the right to remove from said lands all trees and parts thereof, or other obstructions, which endanger or may interfere

with the efficiency of said line or its appurtenances; and the right of exercising all other rights hereby granted. TO HAVE AND TO HOLD the above described easement and rights unto the said Company, its successors and assigns, until said line shall be abandoned.

Hot more than ---- towers, ---- H-Frames, Six (6) poles and Four (4) I we guys, shall be erected along the course of said line unless the said Company, its successors or assigns, shall pay to me, my heirs and legal representatives, at the rate of ---- Dollars (\$---) for each tower, H-Frame, pole and guy erected in excess of said number, and upon such payment the said Company, its successors or assigns, shall have the right and the right is hereby granted, to erect towers, H-Frames, poles and guys along said course in excess of said number.

defend all and singular the above described easement and rights unto the said Company, its rescribed easement and rights unto the said Company, its rescribed easement and rights unto the said Company, its rescribed easement and rights unto the said Company, its rescribed easement and assigns, against every person whomseever lawfully claiming or to claim the same of any part thereof. WITHESS our hands this 4th day of December, 1929.

Yrs. Ida Rees

THE STATE OF TEXAS :

county of Kerr : Before ME, A. A. Hartmann, a Hotary Public in and for Kerr County, Texas, on this day personally appeared Krs. Ida Rees, a widow, known to be to be the person whose name legandscribed to the foregoing instrument, and acknowledged to me that she executed the name for the purposes and consideration therein expressed. SIVEY UNDER MY HAND AND SEAL OF OFFICE

STATE OF STATE

(SELL #9)

A. A. Hartmann

Notary Public, Kerr County, Texas.

Filed for record Jan. 2, 1930, at 12 o'clock M. Recorded January 30, 1930, at 8:00 o'clock i. M.

EASTMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KERR That I, Mrs. Percy H. Dunbar, a widow, of Kerr County, Taxas, for in consideration of One and no/100 Dollars [\$1.00) to me in hand paid by TEVAS POWER & LIGHT COMPARY, of Dallas, Texas, have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Company, an easement of right-of-way for an electric transmission and distributing line, consisting of variable numbers of wires, and all necessary or desirable appurtenances (including towers, H-frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), at or near the location and along the general course now located and staked out by the said Company, over, across and upon the following described lands located in Kerr County, Texas, to-wit: A certain tract or parcel of land consisting of Twenty Five (25) Acres more or less located in Survey Humber One Hundred Twenty (120) Originally Patented to Walter Fosgate by Patent Humber Eleven (11) as shown in Volume Thirty Pive (35) Page Two Hundred Thirty Eight (238) of the Deed Records of Kerr County, State of Texas. Town of Kerrville. Together with the right of ingress and egress over my adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on, maintaining and removing said line and appurtenances; the right to relocate along the same general direction of said lines; the right to remove from said lands all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency of said line or its appurtenances; and the right of exercising all other rights hereby granted. TO HAVE AND TO HOLD the above described ensement and rights unto the said .Company, its successors and assigns, until said line shall be abandoned. Not more than ----towers, ---- H-Frames, Two (2) poles and --- guys, shall be erected along the course of said line unless the said Company, its successors or assigns, shall pay to me, my heire and legal representatives, at the rate of --- Dollars (\$----) for each tower, H-Frame, pole and guy erected in excess of said number, and upon such payment the said Company, its successors or assigns, shall have the right and the right is hereby granted, to erect towers, H-Frances, poles and guys along said course in excess of said number.

And I do hereby bind myself, my heirs and legal representatives, to warrant and forever defend all and singular the above described essement and rights unto the said Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. WITHESS my hand this 5th day of December, 1929.

Mrs. Percy H. Lunbar

THE STATE OF TEXAS :

county of KERR: BEFORE ME, M. S. Collier, a Motary Public in and for Kerr County, Texas, on this day personally appeared Krs. Percy R. Dunbar, a widow, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the mame for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of December. A. D. 1929.

(SEAL)

W. S. Collier

Hotary Public, Kerr County, Texas.

PERMA THE THREATH THE P. TOTAL AS TO ASSIST

Filed for record April 14, 1965 at 4:20 o'clock P. M. Recorded April 19, 1965 at 2:35 o'clock P. M. (ms) Volume 4, page 192 EMMIE M.:MENKER, County Clerk

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EASEMENT AND RIGHT OF MAY

THE STATE OF TEXAS I

KNOW ALL MEN BY THUSE PRESENTS:

That Gene Lehmann and Bessie M. Lehmann hereinafter referred to as "Grantor", (whether one or more), for and in consideration of one and no/100 Dollars (\$1.00) to Grantor in hand paid by LOWER COLORADO RIVER AUTHORITY, of Austin, Texas (herein fter called the "Authority") have granted, sold and conveyed and by these presents do grant, sell and convey, unto the said Authority, an easement and right-of-way for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appurtenances (including towers, II-Frames or poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), at or near the location and along the general course now located and staked out by the said Authority, over, across and upon the following described lands located in Kerr Walter Fosgate Survey 120 County, Texas, to-wit:

This being a certain tract of land conveyed to G. E. Lehmann and Bessie M. Lehmann by Sylvia Rees McBride and husband Clay McBride, Clarice Rees Sicko and husband Elroy Sicko, and James C. Rees Jr. beneficiarles of Herman C. Rees as recorded in Volume 117 page 344 of The Deed Records of Kerr County, Texas.

The following Heing the Center line of a right of way line herein described.

Beginning at a point in the South right of way line of State Mwy. No. 27 said point being located one foot more or less North 60 degrees 25 minutes West from the East corner of said tract.

Thence South 44 degrees 43 minutes West for a distance of 654.51 feet more or less to the South property line of said tract of land.

Together with the right of ingress and egress over Grantor's adjacent lands to or from said right=of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on, operating, maintaining and removing said lines and appurtenences; the right to relocate along the same general direction of said lines; the right to remove from said lands all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency of said lines or their appurtenances; and the right to place temporary guys, poles, and supporting structures for use in erecting or repairing said line.

Not more than No openings in cultivated land and 10 openings in pasture land shall be made in the ground along said right-of-way in which shall be placed poles, tower foundations, or guy anchors unless Authority, its successor or assigns shall pay to Grantor, his heirs or legal

representatives No Dollars (\$ _____) for each such opening in excess of said number in cultivated land, and No Dollars (\$ ______) for each such opening in excess of said number in pasture land, and upon such payment AuthorIty, its successors or assigns, shall have the right and the right is hereby granted, to make additional openings in the ground for poles, tower foundations, or guy anchors in excess of the number specified above.

To have and to hold the above described casement and rights unto the Authority, its successors and assigns, until said easement and rights shall be relinquished by Authority.

Grantor does hereby bind himself, his heirs and legal representatives, to warrant and forever defend all and singular the above described easement and rights unto Authority, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or

any part thereof.

WITNESS HAND THIS 26 DAY OF January, 1965.

/s/ G. B. Lehmann /s/ Bessie M. Lehmann GRANTOR

THE STATE OF TEXAS I COUNTY OF TERR I

BEFORE ME, the undersigned, a Notary Public in and for _____county, Texas, on this day personally appeared G. E. Lehmann known to me to be the person whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER BY HAND AND SEAL OF OFFICE, this 26th day of January, A. D. 1965.

Seal

Bortha Malochieb Notary Public Kerr County, Texas.

THE STATE OF TEXAS I

BEFORE ME, the undersigned, a Motary Public in and for _____County, Texas, on this day personally appeared Bessie M. Lehmann known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and having the same fully explained to her, she, the said Bessie M. Lehmann, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of January, A. D. 1965.

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Bertha Malochleb Notary Public, Kerr County, Texas.

Filed for record April 14, 1965 at 4:20 o'clock P. M. Recorded April 19, 1965 at 2:55 o'clock P. M. (ms) Volume 4, page 194
ENMIE M.MUENKER, County Clerk

By My Beputy

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EASEMENT AND RIGHT OF WAY

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THE STATE OF TEXAS I

KNOW ALL MEN BY THESE PRESENTS:

That Howard B. Lackey and hereinafter referred to as "Crantor", (whether one or more), for and in consideration of one and no/100 Bollars (\$1.00) to Grantor in hand paid by LONER COLORADO RIVER AUTHORITY, of Austin, Texas (hereinafter called the "Authority") have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Authority; an easement and right-of-way for an electric transmission and/or distribution line, consisting of variable number of wires, and all necessary or desirable appartenances (including towers, II-Frames or poles made of wood, metal or other materials, telephone and telegraph tere, props and guys), at or near the location and along the general course now located and staked out by the said Authority, over, across and upon the following described lands located in Kerr County, Nm. C. Francis Survey 146 Texas, to-wit:

This being a certain tract of land conveyed to H. B. Lackey by Rosaline Wright, a fewe sole as recorded in Volume 116 page 251 of The Deed Records of Kerr County, Texas.

The following being the center line of a right of way line herein described.