

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 EXCEPTIONS

- 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
Pattie 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 Decem-
ber, A. D. 1929.

(SEAL)

M. E. Collier

Notary 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.

51188

EASEMENT

THE STATE OF TEXAS :
COUNTY OF KERR :

KNOW 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 easement of right-of-way for an electric transmission and distributing line,
consisting of variable number of wires, and all necessary or desirable appurtenances (includ-
ing 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 Sixty Six (66)
Acres more or less located in Walter Fongate Sarvey Number One Hundred Twenty (120) as shown in
Volume 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, pulling, 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 easement and rights unto the
said Company, its successors and assigns, until said line shall be abandoned.

Not more than ---- towers, ---- H-Frames, Six (6) poles and Four (4) Down 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.

And I do hereby bind myself my heirs and legal representatives, to warrant and forever
defend all and singular the above described easement and rights unto the said Company, its suc-
cessors and assigns, against every person whomever lawfully claiming or to claim the same
any part thereof. WITNESS our hands this 4th day of December, 1929.

Mrs. Ida Rees

THE STATE OF TEXAS :
COUNTY OF KERR :

BEFORE ME, A. A. Hartmann, a Notary Public in and for Kerr County, Texas,

on this day, personally appeared Mrs. Ida Rees, 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 same
for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE

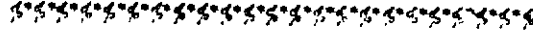
(SEAL #9)

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 A. M.



EASEMENT

THE STATE OF TEXAS :
COUNTY OF KERR : KNOW ALL MEN BY THESE PRESENTS:

That I, Mrs. Percy H. Dunbar, 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 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 Number One Hundred Twenty (120) Originally Patented to Walter Fosgate by Patent Number Eleven (11) as shown in Volume Thirty Five (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 easement 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 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.

And I do hereby bind myself, my heirs and legal representatives, to warrant and forever defend all and singular the above described easement 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. WITNESS my hand this 5th day of December, 1929.

Mrs. Percy H. Dunbar

THE STATE OF TEXAS :
COUNTY OF KERR : BEFORE ME, W. S. Collier, a Notary Public in and for Kerr County, Texas, on this day personally appeared Mrs. Percy H. 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 same 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

Notary Public, Kerr County, Texas.

any part thereof.

WITNESS _____ HAND THIS 26 DAY OF January, 1965.

/s/ G. E. Lehmann

/s/ Bessie M. Lehmann

GRANTOR

THE STATE OF TEXAS I
COUNTY OF KERR 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 MY HAND AND SEAL OF OFFICE, this 26th day of January, A. D. 1965.

Seal

Bertha Malochleb
Notary Public Kerr County, Texas.

THE STATE OF TEXAS I
COUNTY OF KERR I

BEFORE ME, the undersigned, a Notary 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.

Seal

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
ESSIE M. MUENKER, County Clerk

By *[Signature]* Deputy

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EASEMENT AND RIGHT OF WAY

43 THE STATE OF TEXAS I
COUNTY OF KERR I

KNOW ALL MEN BY THESE PRESENTS:

That Howard B. Lackey and _____ 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 (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 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 Authority, over, across and upon the following described lands located in Kerr County, Texas, to-wit:

This being a certain tract of land conveyed to H. B. Lackey by Rosaline Wright, a feme sole as recorded in Volume 116 page 231 of The Deed Records of Kerr County, Texas.

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