

EXHIBIT "C"
TO
DECLARATION OF COPPER CREEK CONDOS
ENCUMBRANCES UPON TITLE

The Condominium is subject to:

- (a) Terms, conditions and restrictions of the Declaration, the By-Laws, the Plans and the Rules and Regulations, if any, as each may be amended from time to time.
- (b) General utility easements to the City of College Station and any other public utilities.
- (c) Unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area encroachments which an accurate and complete survey would disclose, including any easements and encroachments as shown on the Plat and Plans.
- (d) Restrictions recorded in Volume 800, Page 173, Volume 810, Page 331 and Volume 6431, Page 215, Official Records of Brazos County, Texas.
- (e) Building lines, and any and all easements as reserved on plat recorded in Volume 7627, Page 19, Official Records of Brazos County, Texas; as modified in Ordinance recorded in Volume 11191, Page 22, Official Records of Brazos County, Texas.
- (f) Utility Easement executed by Kenneth W. Schick, Trustee to City of College Station, Texas, dated March 22, 1985, recorded in Volume 776, Page 138, Official Records of Brazos County, Texas.
- (g) Easement Agreement executed by 1127 Joint Venture to Southland Corporation, dated July 24, 1985, recorded in Volume 827, Page 742, Official Records of Brazos County, Texas.
- (h) Easement Agreement executed by 1127 Joint Venture to Jay P. Kraak, dated March 20, 1986, recorded in Volume 870, Page 126, Official Records of Brazos County, Texas.
- (i) Public Utility Easement executed by Four Ags Investments, L.P. to City of College Station, Texas, dated October 30, 2009, recorded in Volume 9388, Page 252, Official Records of Brazos County, Texas.

- (j) Temporary Blanket Utility Easement executed by Four Ags Investments, L.P. to City of College Station, Texas, dated October 30, 2009, recorded in Volume 9388, Page 267, Official Records of Brazos County, Texas.
- (k) Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated March 22, 1985, recorded on March 22, 1985, in Volume 775, Page 277, Official Records of Brazos County, Texas.
- (l) Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated February 25, 2005, recorded on March 4, 2005, in Volume 6548, Page 176, Official Records of Brazos County, Texas.
- (m) Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 5, 2010, recorded on August 6, 2010, in Volume 9766, Page 42, Official Records of Brazos County, Texas.
- (n) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 4, 1983, by and between Mrs. Linda McDonald, as Lessor, and Jordan Engineering, Inc., as Lessee, recorded on March 30, 1983 in Volume 83, Page 116, of the Oil and Gas Lease Records of Brazos County, Texas.
- (o) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 4, 1983, by and between Ida Mae Walker, as Lessor, and Jordan Engineering, Inc., as Lessee, recorded on March 30, 1983 in Volume 83, Page 118, of the Oil and Gas Lease Records of Brazos County, Texas.
- (p) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 4, 1983, by and between Evelyn Ann Walker, as Lessor, and Jordan Engineering, Inc., as Lessee, recorded on March 30, 1983 in Volume 83, Page 120, of the Oil and Gas Lease Records of Brazos County, Texas.
- (q) Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 4, 1983, by and between Candiss Faye Graves, as Lessor, and Jordan Engineering, Inc., as Lessee, recorded on March 30, 1983 in Volume 83, Page 122, of the Oil and Gas Lease Records of Brazos County, Texas.
- (r) Documents entitled Waiver of Surface Use executed by Jordan Engineering, Inc., dated November 26, 1984, recorded in Volume 750, Pages 837, 840, 843 and 846, Official Records of Brazos County, Texas.
- (s) Easements, or claims of easements, which are not recorded in the public records.