

## Declaration of Restrictions

Rodeo Rentals LLC, a Texas limited liability company is the owner of the following:

EXHIBIT "A" BEING the SE ¼, Section 14, H & T.C. Railroad Co., W.S. Dodson Survey, Abstract No. 1262, and being all of that tract of land described in the owelty of partition deed to Samantha Stephens, as recorded in Volume 873, Page 480, Deed Records, Comanche County, Texas (DRCCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid – Texas Central Zone (4203) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

BEGINNING at a 3"x3" concrete monument found for the recognized southwest corner of said SE 1/4, Section 14, H & T.C. Railroad Co., W.S. Dodson Survey and the southeast corner of the SW ¼, Section 14, H & T.C. Railroad Co., J.J. Smith Survey, Abstract No. 1513, also being northwest corner of Tract 5P, Wolfe Pecanlands, Inc., Development No. 42, an addition to Comanche County, Texas, as shown per plat recorded in Cabinet A, Slide 184, Plat Records, Comanche County, Texas;

THENCE North 00°10'20" West, with the common line of said SE ¼ and said SW ¼ of Section 14, H & T.C. Railroad Co., a distance of 2,752.46 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the northwest corner of said SE ¼ and the southwest corner of the NE ¼ said Section 14, H& T.C. Railroad Co., J.N. Martin Survey, Abstract No. 1304, also being in the south line of a tract of land described in the deed to Mike Huddleston, et ux., as recorded in Volume 754, Pg. 361, DRCCT, from which a 5/8 inch iron rod found for the southwest corner of said Huddleston tract bears South 88°55'04" West, a distance of 1,320.79 feet:

THENCE North 88°55'04" East, a distance of 1,330.51 feet to a 5/8 inch iron rod found for the little southeast corner of said Huddleston tract and the southeast corner of a tract of land described in the deed to David Doyle. et ux., as recorded in Volume 1023, Page 372, DRCCT:

THENCE North 89°54'30" East, passing a 3/8 inch rod found for the southeast corner of said Doyle tract and the southwest corner of a remainder of a tract of land described as Tract Two in the deed to Becky Coan Escamilla, as recorded in Volume 985, Page 71, DRCCT, continuing for a total distance of 1,321.22 feet to an IRS in the west line of County Road 156, for the northeast corner of the herein described tract;

THENCE South 00°53'54" East, with the west line of County Road 156, along remnants of fence, a distance of 2,716.64 feet to an IRS for the southeast corner of the herein described tract and northeast corner of Tract 1 P of said Wolfe Pecanlands, Inc., Development No. 42;

THENCE South 88°38'53" West, with the north line of said Wolfe Pecanlands, Inc., Development No. 42, a distance of 2,686.56 feet to the POINT OF BEGINNING and containing 167.89 Acres of Land.

SAVE AND EXCEPT THE FOLLOWING:

BEING a tract of land within the SE 1/4, Section 14, H & T.C. Railroad Co., W.S. Dodson Survey, Abstract No. 1262, and being all of that tract of land described in the deed to Rodeo Rentals, LLC, as recorded in Volume 1093, Page 100, Deed Records, Comanche County, Texas (DRCCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

located on County Road 156, De Leon, in Comanche County, Texas

THEREFORE, Rodeo Rentals, LLC declares that the above-described property designated as, is and shall be sold, conveyed and occupied subject to restrictions hereinafter set forth. These restrictions are for the benefit of the future parcel owners and shall run with the land.

Restrictions:

- All parcels to be used for single family residence purposes.
- No manufactured homes, no mobile homes.
- No trade or business involving commercial feedlots will be permitted.
- No parcel shall ever be subdivided

This restriction shall constitute a covenant running with the land and shall inure to the benefit of and be binding on the undersigned, his heirs and assigns, and each and every person or entity acquiring any interest in and part of such land, and their successors, heirs and assigns. All persons or entities acquiring any of the land covered by these restrictions shall be taken to agree and covenant to conform to and observe all such restrictions as to the use of said land.

If any party owning any portion of the above-described property shall violate or attempt to violate this restriction, Grantor, Grantor's successors and assigns, shall have the right to injunctive relief, temporary restraining order, temporary writs of injunction and permanent writs of injunction and shall also have the right to recover full damages and the same may be determined, accruing as a result of any such violation.

This restrictive covenant shall run with the land for a period of fifty (50) years and shall automatically terminate thereafter.