

(11)

EXHIBIT "B"
RESTRICTIONS

218984 Bk Vol Pg
OR 337 314

The Property shall be subject to the following restrictive covenants which are hereby declared to be covenants running with the land and shall be binding upon all persons acquiring the Property whether by decant, devise, purchase or otherwise, and any person by the acceptance of a conveyance of the Property by deed or otherwise shall thereby agree and covenant to abide by and fully perform the hereinafter set forth restriction and covenant:

1. No structures or stock pens shall be built or erected within 300 ft. of the NW corner of Property.
2. No portion of the Property shall ever be used for:
 - a. any use of which is noxious or offensive by reason of dust, odor, gas or fumes which extend beyond the limits of the site on which same originate;
 - b. any use which may constitute an nuisance;
 - c. a wrecking or junk yard, or place for storage, sale or processing of salvage waste or surplus materials;
 - d. grazing, raising, or feeding of hogs.
3. Enforcement of these restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages, the party prevailing in such action shall be entitled to recover, in addition to all other remedies or damages, reasonable attorney's fees incurred in such suit, to the extent allowed by law.
4. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
5. These restrictions shall remain in force and effect until January 1, 2025.

ut. F.T.C.

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By,
Miranda Wallace, Deputy
Ida Vasquez, County Clerk
Live Oak County

STATE OF TEXAS
COUNTY OF LIVE OAK
THIS IS TO CERTIFY THAT THE
FOREGOING IS A TRUE AND CORRECT
COPY OF THE DOCUMENT ON FILE IN
MY OFFICE WITNESS MY HAND AND
OFFICIAL SEAL THIS 16th DAY OF

IDA VASQUEZ, COUNTY CLERK

2016.