

Restrictions: Tract 2

LAGEMAN

Grantors hereby declare that all of the Property shall be held, sold and conveyed subject to the following covenants, conditions and restrictions which are for the purpose of protecting the value and desirability of the Property and Grantors' adjacent property, and which shall run with the Property and shall be binding upon Grantees and Grantees' heirs, successors and assigns and all parties having any right, title or interest in the Property, or any part thereof, and their heirs, executors, successors and assigns until the Termination Date as hereafter defined:

1. The Property shall be used solely for single family residential and agricultural purposes, such as the growing, harvesting or use of permanent agricultural crops to include vineyards, fruit trees, pecan groves and permanent grass (hay meadows or grazing pastures). Peacocks or swine shall not be kept on the Property. Other livestock and poultry shall be permitted provided said livestock or poultry is kept within the boundaries of the Property at all times, and provided they are not offensive to adjacent landowners by smell, sight, sound or otherwise. There shall not be any commercial feeding operations nor commercial breeding of animals conducted on the Property. Female animals used for grazing while simultaneously raising young (i.e.: cow/calf operation) shall not be considered commercial breeding of animals. Male livestock of breeding age shall not be kept on the Property. Cattle, horses, sheep or goats are the only livestock permitted on the Property. A maximum of two (2) horses or a maximum number of cattle, sheep or goats equivalent to one animal unit for every eight (8) acres of land shall be permitted. Grantors shall have the right to graze cattle or livestock on the Property until such time as Grantees have fenced the Property.
2. No residence shall be constructed or erected on the Property having a living area of less than 1,600 square feet, excluding porches, patios, garages or other appendages. The exterior walls of any residence constructed or erected on the Property shall be composed of 100% rock or stucco or brick, such percentage to apply to the

VOL 0297 PAGE 350

EXHIBIT B

aggregate area of all walls of any residence, exclusive of door, window and similar openings. All other buildings must be constructed on the Property of new materials and may only be constructed after the completion of a residence. No residence shall be occupied until construction is completely finished, which must take place within ten (10) months after commencement of construction.

3. No building may be erected on the Property nearer than one hundred feet (100') from the front, side or rear boundary of such Property. Except for entrance and other gates, fences and utility lines or poles, nothing shall be stored or erected within one hundred feet (100') from the front, side or rear boundary of the Property. No more than one residence shall be permitted on the Property. A guest house is permitted, however, a bed and breakfast operation on the Property is not permitted.
4. No mobile homes, house trailers, modular or other not on-site constructed manufactured homes or structures of any kind shall be permanently or temporarily placed or erected or otherwise permitted on the Property. A mobile home is a "mobile home" within the meaning of this restriction even if its wheels have been removed and the structure is set in or on a permanent foundation or slab or if connected to water, electrical and other utilities.
5. No trash, garbage, construction debris, rubbish, abandoned or junk vehicles, or any refuse may be dumped, disposed of or maintained on the Property.
6. No use of the Property shall be permitted which is offensive by reason of odor or noise.
7. Archery hunting and hunting with BB guns, pellet guns and crossbows shall be permitted; however, hunting using any other type of weapon or firearm shall not be permitted on the Property.
8. All perimeter fences erected on the Property shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.

9. A church shall not be located on the Property.
10. All buildings shall be newly constructed and erected on site. No buildings shall be moved onto the Property.
11. An Owner's dog or dogs must, at all times, be confined to the Property and be under the control of the Owner.
12. During the period of construction of a dwelling house, the owners may camp in a recreational vehicle on the Property for a period not exceeding ten (10) months. Any other camping is prohibited.
13. The Property shall not be further subdivided before January 1, 2025.
14. All recreational vehicles must be stored in a closed-in building.
15. No commercial communications towers are permitted on the Property.

The aforesaid covenants, conditions and restrictions shall be enforceable by Grantors, their heirs, successors and assigns to any real property presently owned by Grantors adjacent to the herein described property, and shall be effective until January 1, 2030. Enforcement of the foregoing restrictive covenants and conditions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate such covenant, condition or restriction either to restrain violation or to recover damages, and the failure by the Grantors or anyone else having a right to do so, to enforce such covenant, condition or restriction, herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Any provisions herein which restrict the sale, rental or use of the described property because of color or race is hereby declared unenforceable under Federal law
STATE OF TEXAS
COUNTY OF BLANCO
I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

VOL 0297 PAGE 352

MAY 07 2004

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Karen Newman
COUNTY CLERK
BLANCO COUNTY, TEXAS

200711

BAKER
SURVEYING &
ENGINEERING, INC.

11003 Wye Drive
San Antonio, Texas 78217-2615
Phone: 210-653-7270
Fax: 210-653-2942

TRACT 2

Field notes of a 25.00 acre tract of land situated in Blanco County, Texas out of the Simon Garcia Survey No. 144, Abstract 234 being part of that 503.37 acre tract of land conveyed to E. B. Franklin by Special Warranty Deed recorded in Volume 141, Page 5 of the Deed Records of Blanco County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a ½" iron pin set in the southeast line of the 503.37 acre tract and the northwest line of County Road 102 for the east corner of this tract and being the south corner of a 50.00 acre tract, this day surveyed, said point being S 21° 19' 50" W. 755.72 feet, S 21° 10' 20" W. 133.33 feet and S 21° 18' 55" W. 334.45 feet with the southeast line of the 503.37 acre tract from its east corner.

Thence S 21° 18' 55" W. 604.25 feet with the southeast line of this tract and the 503.37 acre tract and the northwest line of County Road 102 to a steel fence post at an angle in this line.

Thence S 34° 25' 05" W. 77.77 feet with the southeast line of this tract and the 503.37 acre tract and the northwest line of County Road 102 to a point in the approximate centerline of County Road 103 for the southeast corner of this tract.

Thence into the 503.37 acre tract with the southeast line of this tract and the approximate centerline of County Road 103, as follows:

S 69° 51' 59" W. 215.01 feet to an angle point in said road.

S 68° 28' 06" W. 364.80 feet to an angle point in said road.

S 69° 36' 09" W. 362.12 feet to a ½" iron pin with yellow plastic cap stamped "Baker Surveying" set for the south corner of this tract and being the east corner of a 29.62 acre tract, this day surveyed.

Thence N 10° 10' 06" W. 1314.00 feet with the southwest line of this tract and the northeast line of the 28.63 acre tract to a ½" iron pin set in the southwest line of the 50.00 acre tract for the north corner of this tract and the northeast corner of the 29.62 acre tract.

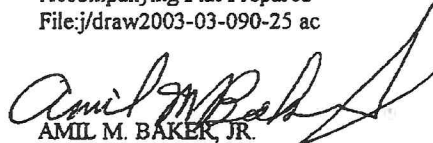
VOL 0297 PAGE 348

EXHIBIT "A"

Page 2 of 2
25 acres

Thence S 76° 25' 45" E. 1415.730 feet with the northeast line of this tract and the southwest line of the 50.00 acre tract to the place of beginning and containing 25.00 acres of land according to a survey on the ground on June 23, 2003 by Baker Surveying.

Job No. 03-090
Accompanying Plat Prepared
File:j/draw2003-03-090-25 ac


AMIL M. BAKER, JR.
Registered Professional Land
Surveyor # 1469



VOL 0297 PAGE 349