

Declaration of Deed Restrictions

4-L Texas Land Company, LLC, Owner of that certain tract of land, being Tracts 1, 2, 3 & 4 out of 43.2250 acres of land, James Bowie League, A-6, Colorado County, Texas.

1. The property may only be used for single family residential purposes, no more than one permanent home permitted (Minimum 1200 square feet of living space), except for one additional adjacent guest house per tract (Minimum 600 square feet of living space). The property may also be used for recreational and agricultural purposes that do not conflict with any of the restrictions contained herein.
2. No mobile home, manufactured home, manufactured housing, modular home, motor home, recreational vehicle fifth wheel campers or house trailer on any tract of the property shall be permitted. Temporary facilities such as travel trailers and motor homes may be utilized during construction period of permanent residence. However, in no event shall any such temporary facility be allowed to remain on the property longer than one (1.5) years. This one (1.5) year period shall be cumulative in nature. Following the completion of construction, those temporary facilities such as travel trailers and motor homes may be stored upon the property in a covered shed or building, so long as they are not used as a residence.
3. Outbuildings used in conjunction with residential of the tracts are permitted. All outbuildings, including detached garages, workshops and barns, must be of good construction and kept in good repair.
4. No building shall be located on the property nearer than 25 feet from any property boundary lines.
5. No further subdividing of the property in any manner shall be allowed or permitted.
6. No professional, business, or commercial activity to which the general public is invited shall be conducted on the property.
7. The property shall not be used or maintained as a dumping ground for rubbish or trash. All garbage and other waste shall be kept in sanitary containers.
8. No commercial livestock feedlot type operations, commercial swine operations or commercial poultry operations shall be permitted. Dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.
9. The foregoing restrictions run with the land in perpetuity and shall be binding on all parties and all persons claiming under them forever from the date of the recording. The Declarant, each owner of a tract, and their respective heirs, successors, and assigns shall have the right to enforce this Declaration. If a violation occurs of any provision herein, the Declarant or any owner may pursue legal action of any such violation or to recover monetary damages related thereto, including reasonable attorney fees incurred in such enforcement proceedings.



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

12-05-2011

ENVIRONMENTAL ASSESSMENT, THREATENED OR ENDANGERED SPECIES, AND WETLANDS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

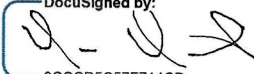
TBD FM 532, Weimar, TX 78962

(Address of Property)

- ☒ A. ENVIRONMENTAL ASSESSMENT: Buyer, at Buyer's expense, may obtain an environmental assessment report prepared by an environmental specialist.
- ☒ B. THREATENED OR ENDANGERED SPECIES: Buyer, at Buyer's expense, may obtain a report from a natural resources professional to determine if there are any threatened or endangered species or their habitats as defined by the Texas Parks and Wildlife Department or the U.S. Fish and Wildlife Service.
- ☒ C. WETLANDS: Buyer, at Buyer's expense, may obtain a report from an environmental specialist to determine if there are wetlands, as defined by federal or state law or regulation.

Within 10 days after the effective date of the contract, Buyer may terminate the contract by furnishing Seller a copy of any report noted above that adversely affects the use of the Property and a notice of termination of the contract. Upon termination, the earnest money will be refunded to Buyer.

Buyer

DocuSigned by:

8GGGD5G67F714GD...

Seller
4-L Texas Land Company, LLC

Buyer

Seller

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 28-2. This form replaces TREC No. 28-1.

TREC No. 28-2



910 Milam Street, Columbus, TX 78934
Phone: (979)732-9300 | www.ccgcd.net

NOTICE TO PURCHASER

TO PURCHASER SHOWN BELOW:

The real property described below, which you are about to purchase, is in the Colorado County Groundwater Conservation District (CCGCD), Colorado County, Texas. The District has taxing authority separate from any other taxing authority. The adopted tax rate for Tax Year 2024 is \$0.00725 per each \$100.00 dollars assessed valuation.

The physical address and legal description of the property which you are purchasing is as follows:

Tracts 1, 2, 3 & 4 Being out of 43.2250 acres,
James Bowie League, A-6

The purpose of the CCGCD is to provide for conserving, preserving, protecting, and recharging the underground water and prevention of waste of the groundwater resources, over which it has jurisdictional authority, for the benefit of the District constituents. If an active or abandoned water well of any type is located on your property, you are required to register the well. There is no need to register a well that has been permanently plugged. Depending on the type of well, it is possible that the well will additionally require a permit. District staff will inform you at the time of registration as to whether the well will require a permit. Forms and further information regarding this process can be found on the District website at www.ccgcd.net.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to closing of the purchase of the real property described in such notice.

Purchaser: _____ Date: _____

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