

# Deed Restrictions

Tracts 1 – 3 at 7648 Ranch Road 1323

Fredericksburg, TX

This conveyance is subject to the following restrictions, covenants, conditions and reservations, which are a part of the consideration for the execution of the Deed and which shall run with and burden the title to the Property hereby conveyed, and shall be binding upon the Grantees, their heirs, executors, administrators, successors and assigns:

1. No continuous shooting or commercial use as a firing range. All hunting is permitted.
2. No mobiles, modular, or manufactured homes - only site-built homes allowed. No RVs to be parked or used as a permanent residence for more than 30 days.
3. No commercial feedlots. No swine except 4-H or FFA projects.
4. No surface mining for sale of product, including caliche, rock, minerals.
5. No commercial use except cottage industries. Bed & Breakfasts, vacation rentals, Airbnb, etc., are permitted. Agriculture use including crops, vineyards, and gardens are permitted. Special authorization for other uses is required.
6. Property is currently in agricultural use for grazing cattle and livestock. The same use can be continued by Grantor until Grantees fence off the Property to restrict livestock access.
7. No alcohol sales shall be permitted.

These restrictive covenants shall remain in full force and effective until January 1, 2045, at which time they may be extended, renewed, modified or terminated by the then owner of the Property and shall remain in full force and effect for successive terms of ten (10) years each until they are modified or terminated by the owner of the Property.

If any term or provision of this instrument or the application thereof shall be held to be invalid, all other terms and provisions of these restrictions or the application thereof shall not be affected thereby, nor shall any failure of Grantors, their heirs, successors or assigns to seek enforcement of any term or provision constitute a waiver of any right to do so in the future or the validity or enforceability of such term or provision. Grantor, Grantor's successors and assigns.