

SUBJECT, HOWEVER, TO THE FOLLOWING:

Deed Restrictions

1. The terms and rights existing under any oil, gas and mineral lease covering the above described property.
2. Any road easements across said property for the use of grantees and all other property owners in RANCHO REAL. Grantor reserves the right and power to dedicate such easements in the future.
3. Any other easements, restrictions, rights-of-way, roads, encumbrances, covenants, reservations, exceptions, water agreements and other agreements of record in the Office of the County Clerk of Real County, Texas, or not of record, affecting said property, and all easements, rights-of-way and roads which are visible and apparent on the ground, including any electric utility easement.
4. A restriction against raising swine for commercial purposes and using and maintaining the property as a dumping ground for rubbish.
5. All applicable laws, ordinances, rules and regulations of any governmental authority which affect the above described property, in particular, the Subdivision Ordinance of Real County, Texas, dated April 13, 1982, amended on February 8, 1982, and further amended on March 8, 1982, which includes a Uniform Utility Easement in paragraph fifteen (15) of said ordinance.
6. Any right, title, interest or claim of any character had or asserted by the State of Texas, or by any government or governmental authority or by the public generally in and to portions of the above described property which may be within the bed, shore or banks of a perennial stream, or of a stream of lake navigable in fact or in law, or within the bed or shores of the beach adjacent thereto of any body of water affected by the ebb and flow of the tide, and in and to portions of the above described property which may be between the water's edge and the portions of the above described property, including the West Frio River, or for any claim or right of ingress thereto or egress therefrom.
7. All ad valorem taxes.
8. All obligations relating to assessments made for maintenance.

Rancho Real Deed Restrictions

"Exhibit B"