

## **Deed Restrictions**

**Date:** March 23, 2022

### **Property Legal Description:**

Chaparral Ranch, Lot A, Sec 1, Acres .34, Chaparral Ranch, Lot B, Sec 1, Acres .34  
& Chaparral Ranch, Lot C, Sec 1, Acres .34

### **Restrictions on Use of Property:**

1. Property is to be used for Commercial use only.
2. No Residential structures, buildings, manufactured homes, temporary buildings or travel trailers to be built or placed on the property.
3. All Commercial buildings must contain a minimum of 1,000 square feet of finished space.
4. All improvements must be kept in a good state of repair at all times.
5. The property cannot be used for the storing of junk vehicles, building materials, trash or waste considered to be undesirable.
6. Building and septic permits must be obtained through the Liberty County permit office before construction is started.
7. No illegal activity.
8. No obnoxious, offensive, unlawful, or immoral use shall be made of the property.
9. No political signage or any other signage unless it is specific to the commercial activity located on the subject lots.
10. No interfering with a natural drainage pattern.

The seller shall have the right to enforce these restrictions.

No portion of the Property may be used for the Restricted Uses of the Property for the period beginning on the date of this Agreement and ending on the expiration of 25 years.

This conveyance is subject to the following restrictions and covenants which are hereby declared to be covenants running with the land and shall be fully binding upon Grantees, their heirs and assigns and any person be the acceptance of title to such property shall thereby agree and convey to abide by and fully perform the same.