

Market Realty, Inc.

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Coon Ln/ Burton, TX **\$35,000**

Here's your chance to own small acreage near the lake!! Property is just a few minutes from Rocky Creek Park and Pecan lake area. Nicely wooded 0.466 of an acre with electric, septic and community well already in place. Property also has small storage building for keeping your gear ready for those weekend excursions. Great location with its close proximity to Houston, only about 1 hour 15 minutes from the NW side. Wonderful property for family excursions on the weekends and during the summer. For more information call Susan Kiel at 979-251-4078/ 979-289-2159 or email burton@marketrealty.com or Roger Chambers at 979-830-7708.

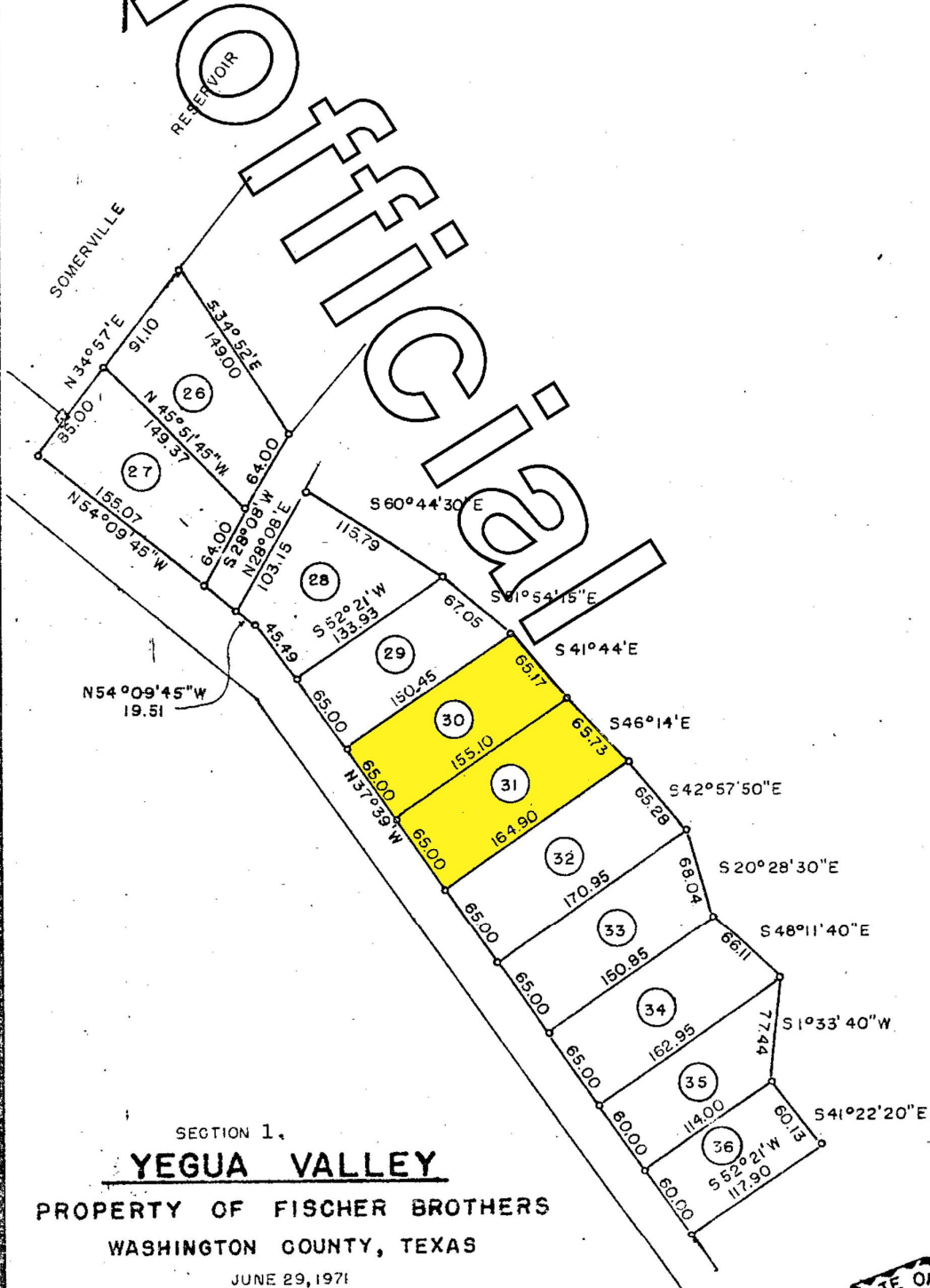
From Brenham head north on Hwy 36 towards Somerville. Turn left on FM 1948. Drive approximately 5.5 miles. Turn right at rock entrance into SD. Turn left on to Coon Ln. Property on the right.

"THE MARKET TEAM"
Broker: Roger Chambers
Broker Associate: Susan S. Kiel

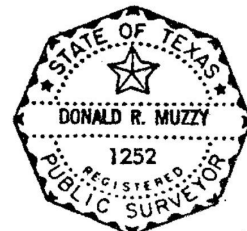
The information contained herein, while obtained from sources deemed reliable, is not warranted by MARKET REALTY, INC. Property is subject to prior sale, change, or withdrawal from market without notice.

SCALE 1"=100'

EXHIBIT B



DON R. MUZZY
REG. PUBLIC SURVEYOR
BRENNHAM, TEXAS



together with the free ingress, egress and regress to and for the said Grantee herein, his heirs, successors and assigns, as by said Grantee is necessary or convenient, at all times and seasons forever, in, along, upon and out of said way, in common with the Grantors in said above mentioned deed, their heirs, successors and assigns: to have and to hold all and singular the privilege aforesaid unto the Grantee herein, his heirs, successors and assigns, in common with the said Edwin Fisher, et al, grantors in said deed recorded in Volume 296, pages 322, Washington County Deed Records, their heirs and successors and assigns.

This deed is made by the Grantors herein, and accepted by the Grantee herein, as being subject to the protective covenants and conditions as set out in deed from Edwin Fischer, et al to Bob K. Loveless, dated December 1, 1969, as recorded in Volume 296, pages 322-327, Washington County Deed Records, which read in words and figures as follows, to-wit:

PROTECTIVE COVENANTS AND CONDITIONS:

For the mutual benefit and best interests of the neighborhood comprising the property known as "Yegua Valley", these covenants shall run in favor of and be enforced by any other person or persons who shall now own or who shall hereafter own a lot or parcel of land in Yegua Valley, as shown by map and plat of said Yegua Valley, recorded in Vol. 293, pages 566-568, Deed Records, Washington County, Texas.

1. This lot shall be used for residential purposes only. The term "residential purposes" as used herein shall be held and construed to exclude store buildings, apartment houses and to exclude commercial and professional usage: and any such usage of this property is hereby expressly prohibited.
2. Temporary Structures. No structures of a temporary character, trailers, tents, shacks, garages, barns or other outbuildings, and no railroad passenger coaches, box cars, cabooses or city or highway buses, or bus bodies, shall be used on the lot herein conveyed at any time, as a residence, either temporary or permanent.
3. No dwelling shall be put on the lot herein conveyed, unless said dwelling and/or residence shall contain a minimum of 100 square feet, exclusive of open porches and garages.
4. All exterior wall surfaces of such dwellings (unless such surfaces be of penta treated lumber) shall be painted with two coats of exterior paint or covered with a commercial grade of residential siding within 60 days following the closing of the exterior wall areas. Building felt on exterior walls and roof shall be covered by a residential or commercial grade of roof and/or siding material, prior to occupancy of said residence. No used or salvaged lumber or used siding material may be used as exterior wall covering, and no metal roof or siding shall be permitted.

5. Outdoor toilets are expressly forbidden on the lot herein conveyed. Any dwelling constructed on the lot herein conveyed will be equipped with a septic tank system prior to occupancy. A one-bathroom home shall have installed a septic tank of not less than 300 gallons capacity. A home with more than one bath will have a septic tank with an additional 100 gallon capacity for each additional bath. All field lines will be installed to appropriately absorb the effluence from said septic tank, and said lines will be installed at a minimum depth of 12 inches below the ground surface, and will have six inches of washed gravel in the bottom of the ditch with six inches of washed gravel over the field line. No field line will have open-end drainage. Any system installed that is not properly functioning will be considered to be a violation of this restriction.

6. The grantors herein, their heirs and assigns, reserve the right to install electric and telephone wires, and water mains, or to license or permit the same to be done, upon, under or over said streets or ways and to construct electric or telephone wires over any and all of the lots shown on the map recorded in Vol. 293, pages 566-568, Deed Records of Washington County, Texas, for pole location, upon any street or way on said plat recorded in said Vol. 293, pages 566-568, Deed Records, or any annexes thereto.

7. No firearms shall be discharged upon the lot herein conveyed.

8. No garbage, trash, ashes or other refuse may be thrown or dumped on the lot herein conveyed, nor shall the same nor any container therefor be left in the street line or public view, except as the same may be maintained in a neat and sanitary manner, in some appropriate place on said lot.

9. No cattle, sheep or goats, horses, hogs, rabbits or poultry may be kept in any part of the lot herein conveyed.

10. These covenants are to run with the land, and shall be binding upon all parties hereto and all persons claiming under them for a period of TWENTY (20) YEARS from August 20, 1969, after which time same shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the owners of said 25 lots of Yegua Valley, which is undedicated, and as shown on map recorded in Volume 293, pages 566-568, Deed Records of Washington County, Texas, has been filed for record prior to the end of the 20 year period or the end of any subsequent 10 years period, agreeing to change said covenants in whole or in part.

11. These covenants may be enforced by the Grantors herein, their heirs, successors and assigns, or any property owner of the 25 lots shown and set out in the map of Yegua Valley, which map and plat is recorded in Volume 293, pages 566-568, Deed Records of Washington County, Texas, by appropriate action at law or in equity.

SUBJECT TO THE PROTECTIVE COVENANTS AND CONDITIONS HEREINABOVE SET OUT, TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises, unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

2/16/72