## EXHIBIT "B"

## RESTRICTIVE COVENANTS:

## BLUE HERON

BEING A 565.31 ACRE TRACT OF LAND OUT OF THE SOUTHERN PART OF SECTION 8 & 9 BLOCK 38 T-1-S T&P RR COMPANY SURVEY MARTIN & MIDLAND COUNTIES

- The property herein described shall be used for residential and agricultural and shall be maintained in a neat and orderly condition. No pipe storage yards, auto storage or wrecking yards, shall be permitted or conducted on the premises which shall cause an unsightly appearance or produce offensive sounds, vibrations, glare or heat, or which shall produce noxious or offensive odors or wastes.
- No homes are allowed for temporary or permanent residence with land inside city limits of Midland on this property unless the home meets City Code.
- The Owner of five (5) acres or more of land may operate a business from a office on his property so long as it meets Restrictive Covenants No. 1 and 2 above.
- 4. With the exception of hogs, domestic animals, livestock and poultry may be kept and raised on the property except that the keeping and raising of any animals, livestock and poultry shall be so done as to not constitute a nuisance in the neighborhood; and such keeping and raising of animals, livestock and poultry shall be subject to the requirements and restrictions imposed by the County and State Health Authorities.
- 5. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until April 1, 2009, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of said property it is agreed to change said covenants in whole or in part.

FILED FOR RECORD THE 28 = DAY OF	April AD 2003 AT 11:45 O'CLOCK A. M
DULY RECORDED ON THE 29 DAY OF	April AD 2003 AT 4:30 O'CLOCK P. M
INSTRUMENT NO 601	SUSIE HULL, COUNTY CLERK MARTIN COUNTY, TEXAS BY 27 / 1/2 / 1/1 / departs



## **INFORMATION ABOUT ON-SITE SEWER FACILITY**

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CC	ONC	ERNING THE PROPERTY AT MIDLAND, TX 79705			
A.	DE	SCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:			
	(1)	Type of Treatment System: X Septic Tank Aerobic Treatment	Ur	nknown	
	(2)	Type of Distribution System: DRAIN FIELD AND LATERAL LINES	Ur	nknown	
	(3)	Approximate Location of Drain Field or Distribution System: SOUTH SIDE OF WORKSHOP, 700+ GALLON CONCRETE SEPTIC TANK (may be more than one, seller isn't sure)	Ur	nknown	
	(4)	Installer:	<b>X</b> Ur	nknown	
	(5)	Approximate Age:	<b>X</b> Ur	nknown	
В.	MA	AINTENANCE INFORMATION:			
	(1)	Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:		X No	
		Phone: contract expiration date:	tandard"	on-site	
	(2)	Approximate date any tanks were last pumped?NOT SINCE THIS SELLER PURCE	IASED L	AND	
	(3)	Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	Yes	X No	
	(4)	Does Seller have manufacturer or warranty information available for review?	Yes	X No	
C.	PL	ANNING MATERIALS, PERMITS, AND CONTRACTS:			
(1) The following items concerning the on-site sewer facility are attached:  planning materials permit for original installation final inspection when OSSF we maintenance contract manufacturer information warranty information					
(2) "Planning materials" are the supporting materials that describe the on-site sewer facilit submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.					
	(3)	It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer	facility	
(TX	R-14	07) 1-7-04 Initialed for Identification by Buyer, and Seller,	Pa	ge 1 of 2	

2023 Pvt Rd C2240

	2023 PRIVATE RD C2240
Information about On-Site Sewer Facility concerning	MIDLAND, TX 79705

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Brett Bracken	2/16/2022		
Signature of Seller TBO CATTLE CO	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date