TRACT NO. 29

8.28 Acres

TRACT NO. 30

TRA

TRACT NO. 31

7.98 Acres

R I D G E

TRACT NO. 32

TRACT NO. 33

7.97 Acres

TRACT NO. 34

TRACT NO. 36

7.97 Acres

TRACT NO. 37

7.96 Acres

H I C K O R Y

TRACT NO. 35

10.29 Acres

N69°40'27"E - 425.88'

N69°40'27"E - 400.00'

N69°40'27"E - 400.00'

N69°40'27"E - 400.00'

N69°40'27"E - 400.00'

N20°12'18"W - 869.66'

S20°12'18"E - 869.66'

N20°12'18"W - 868.82'

S20°12'18"E - 868.82'

N20°12'18"W - 867.98'

S20°12'18"E - 867.98'

N20°12'18"W - 867.14'

S20°12'18"E - 867.14'

N20°12'18"W - 866.30'

S20°12'18"E - 866.30'

S20°12'18"E - 777.94'

S46°02'42"W - 230.00'

S46°02'42"W - 215.36'

S69°47'42"W - 400.00'

S69°47'42"W - 400.00'

S69°47'42"W - 400.00'

S69°47'42"W - 400.00'

S69°47'42"W - 400.00'

N69°47'42"E - 425.88'

N69°47'42"E - 365.84'

N69°47'42"E - 425.47'

N69°47'42"E - 425.40'

N69°47'42"E - 423.23'

N69°47'42"E - 904.95'

S20°11'56"E - 493.23'

N46°02'42"E - 60.00'

60'

1. No junk yard, garbage dump, or junk cars shall be allowed to remain on any portion of the above described property.

2. All livestock shall be kept in a fenced enclosure.

3. Commercial production of swine or poultry shall not be permitted on any portion of the above described property.

4. No livestock feed lots shall be allowed on any portion of the above described property.

5. All permanent structures (including, but not limited to houses, outbuildings, mobile homes, barns and trailerhouses) must be at least 50 feet from all present property lines except by written permission of Seller, or its assigns. In the event the tract size or shape makes this prohibition impractical.

6. No cesspool shall ever be dug, used or maintained on any lot. All septic tank systems must have adequate lateral lines for sewage and waste disposal and be constructed to comply with all laws, regulations and specifications of sate and local health authorities. Sinks shall be provided with grease traps with adequate lateral lines. No lateral or leaching lines from grease traps or septic tanks shall be allowed to drain into road ditches, natural drainage ditches, creeks, branches or bayous and drainage must be disposed of on the property in such a way as to comply with the health laws and regulations and so as to not create a nuisance.

7. No noxious or offensive trade or activity shall be carried on upon the herein described property nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

8. No commercial dog kennel, junk yard, tourist camp, dance hall or beer garden, or any business establishment or business activity shall be maintained of any kind of said property.

9. No sand, gravel or clay may be sold from any portion of the above described property.

The above described restrictions shall be covenants running with the land until September 1, 2006, at which time the said covenants, conditions and restrictions shall be automatically extended for successive periods of five (5) years unless at any time hereafter, by duly recorded instruments signed by the then record owners of 75% of the acreage in said Oak Forest Estates Subdivision, it is agreed to change such covenants, conditions and restrictions in whole or in part.

This conveyance is also made SUBJECT TO the following matters, to-wit:

10. Estate created in Oil, Gas and Mineral Lease dated February 9, 1978, from Michael Wayne Felcman to Murphy H. Baxter, recorded in Volume 216, Page 186 of the Lease Records of Lavaca County, Texas.

11. Any oil, gas or other minerals in and under the herein described property, together with right of ingress and egress, mining and drilling privileges appurtenant thereto, heretofore reserved or conveyed by Predecessors in title.

12. Roadway easement dated June 1, 1973, from William W. Allen, Independent Executor of the Estate of Otto Pohl, Deceased, to Everett Anderson, recorded in Volume 275, Page 805 of the Deed Records of Lavaca County, Texas, and from Everett Anderson to Cenderra Corporation dated December 12, 1973, recorded in Volume 279, Page 691 of the Deed Records of Lavaca County, Texas.

13. A Right of Way Easement to San Bernard Electric Co-Op, dated June 7, 1975, recorded in Volume 292, Page 19 of the Deed Records of Lavaca County, Texas.

14. A Right of Way Easement to Southwestern Bell from Michael Wayne Felcman, dated February 1, 1977, recorded in Volume 303, Page 671 of the Deed Records of Lavaca County, Texas.

15. The dedication to public use of all roads and easements shown on the Plat Map entitled Dedication of Oak Forest Estates, Section I, dated October 12, 1981, recorded in Book I, Page 60, of the Plat Records of Lavaca County, Texas.

16. Any portion of the real estate hereinabove described which falls within the boundaries of any road or roadway.

17. All visible and apparent easements running across the land whether or not of record.

18. Right of Way Easement to San Bernard Electric Co-Op, dated June 23, 1987, from Oak Forest Estates, recorded in Volume 396, Page 823 of the Deed Records of Lavaca County, Texas.

Applicable to specific transaction