

Attached to and forming a part of this Contract of Sale between Mr. Tweedy and Bill Campbell, Jr. are these Deed Restrictions on the 125 acre Tweedy tract and the approximately 20 to 25 acre adjoining Campbell tract.

1. No business or commercial activity (other than farming and ranching) shall be conducted on the Tweedy tract or the adjoining approximately 20 to 25 acre Campbell tract. Without limiting the generality of the foregoing, no manufacturing activity shall be conducted on either of these tracts, and no portion of either of them shall be utilized as a feed lot (i.e. for the conduct of a commercial livestock feeding operation).
2. No noxious or offensive activity shall be carried on on the Tweedy tract or the approximately 20 to 25 acre adjoining Campbell tract, nor shall anything be done thereon which would be illegal, an annoyance or nuisance to the owner or owners of adjoining property.
3. No public nuisance as defined in Section 125.001 and Section 125.041, Texas Civil Practice and Remedies Code shall be maintained or carried on on the property.
4. No hazardous waste disposal, storage or activity or any other activity which might affect or derogate the environment or the surface or ground waters of either tract or the adjoining property, shall be carried or conducted on the 125 acres Tweedy tract or the approximately 20 to 25 acre adjoining Campbell tract.
5. No oil well drilling, oil development operations, oil refining, quarrying or mining operations of any kind may be conducted on the Tweedy tract or the approximately 20 to 25 acre adjoining Campbell tract.
6. No portion of the Tweedy tract or the approximately 20 to 25 acre adjoining Campbell tract may be used or maintained as a dumping ground for rubbish or trash, and no trash or refuse shall be permitted to wash or otherwise migrate into any creek or creeks or underground water which may flow through or exist under either tract.
7. No trailer homes, mobile homes or modular homes will be used for a residence or shall be permitted at any time on the Tweedy tract or the approximately 20 to 25 acres adjoining Campbell tract, nor shall any shack or structure of a temporary character be used on either tract at any time as a residence, either temporarily or permanently.
8. No sodium vapor exterior lights or lighting or similar high outside intensity lights and lighting or illumination shall be installed on any structure or pole or shall be used on the property.
9. All improvements on the Tweedy tract and the approximately 20 to 25 acre adjoining Campbell tract shall at all times be maintained in a safe, clean and attractive condition.

*W. C. F.*