

BEING a 75.32 acre tract of land, more or less, out of Survey No. 145, Abstract No. 620, C.C.S.D. & R.G.N.G. R.R. Co., Kendall County, Texas. Said 75.32 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject however, to the following restrictions, covenants, conditions and reservations, which are a part of the consideration for the execution of the Deed and which shall run with and burden the title to the Property hereby conveyed, and shall be binding upon the Grantees, their heirs, executors, administrators and assigns:

1. Travel trailers, buses, mobile homes, pre-manufactured homes and/or industrial homes shall not be used as a permanent dwelling on the property. An RV or motor coach is allowed as long as it is not visible from Grape Creek Road or adjoining properties.
2. All perimeter fences erected on the property shall be of new material and professional in construction quality.
3. The property shall be used for single-family residential purposes only, and the property cannot be used for any commercial purposes.
4. Single-family dwellings shall contain a minimum of 2000 square feet of living area (heated and cooled area). The exterior of the dwelling shall be constructed of rock, stone, stucco, masonry and/or logs hewn prior to 1900 constituting 50% of the exposed exterior of the buildings.
5. Except for entrance and other gates, fences, roadways, wells, well houses, septic systems, and buried electric, telephone and other buried utility lines or cables, no improvement

or structure shall be stored, placed or erected on the Property within one hundred (100) feet from any boundary of the Property.

6. The fences on the property's boundary perimeter shall be maintained in a manner which will restrain livestock.

7. There shall be no commercial feeding operation or commercial breeding of animals or fowl on the property.

8. Abandoned or inoperative equipment, vehicles or junk shall not be stored or maintained on the property. The property shall be maintained clean and neat in appearance and free of litter at all times.

9. No prolonged or persistent discharge of firearms shall be allowed on the property. Safe use of firearms in a manner to protect the health and safety of others is of primary importance. Any hunting on the property shall be done in a safe manner and in constant regard to the health and safety of other persons and their property. Feeders and/or blinds shall be a minimum of 100' from any property line and not visible from any public road.

10. Prior to January 1, 2023, no subdivision of the property by Grantees shall be permitted without written authorization from Grantor.

11. Grantor, his assignees or tenants, shall have the right to graze cattle or livestock on Grantees' property until such time as Grantees have enclosed Grantees' property by fence; and Grantees and their respective heirs, successors and assigns, by acceptance of title to an interest in the property, hereby agree to indemnify and hold harmless Grantor and his respective tenants, heirs and assignees from and against, and hereby waive and release any claims or causes