

Deed Restrictions

Exhibit "A"

Subject property shall be used for single-family residential purposes only (no commercial use). The term "single-family residential" used herein shall be held and construed to exclude apartment houses, duplex houses and multi-family houses of any kind and such usage of the subject property is hereby expressly prohibited. Provided however, guest homes and guest quarter are allowed. Additionally, no manufactured home, industrialized housing, mobile home, modular home or other type of off-site constructed housing, defined as such under the Texas Manufactured Housing Standards Act shall be placed on the property. If subject property is sold to same buyer of adjoining 28 acres then this provision will not apply.