

# Exhibit A

TBD CR 405 Hamilton, TX 76531

Legal Description: 28 +/- acres out of the A Kuykendall Survey Abstract No. 470 Section No. 13  
Exact Acreage and legal description to be determined by survey.



## Deed Restrictions:

### The following are prohibited:

- any illegal activity,
- any nuisance or noxious or offensive activity;
- any dumping of rubbish or trash, including junk yard or salvage yard
- any vehicles that are non-operable (except for 15 days during repairs),
- any swine or poultry for commercial feedlot purposes,
- no commercial gun range,
- no RV Park;
- no Go-cart/ Moto Cross operations
- no used manufactured or modular homes
- No manufactured homes, mobile homes/doublewide homes
- no shack-looking or dilapidated sheds
- or any commercial activity except reasonable home office use.
- Property cannot be subdivided into tracts smaller than 10 acres

### Set backs:

- 50' building line from property boundary

Initialed for Acknowledgment by Buyer: \_\_\_\_\_ and Seller: \_\_\_\_\_