

Exhibit A

LEGAL DESCRIPTION

Of a 13.532 acres tract of land out of the Spencer Townsend Survey, Abstract No. 429, Palo Pinto County, Texas; being part of a certain 396.081 acres tract (Exhibit "D", Tract H – South Parcel) described in Volume 1690, Page 481, and being conveyed in Volume 1693, Page 167 and Volume 1698, Page 145, all in the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a found "MAG" nail in South Wilson Road (paved) and in the east line of said Spencer Townsend Survey and said 396.081 acres tract and at the northeast corner of a certain 13.100 acres tract described in Volume 2251, Page 324 of said Official Public Records for the southeast and beginning corner of this tract. Whence a found signal at the northeast corner of said 396.081 acres tract bears N. 01 deg. 28 min. 27 sec. E. 1993.19 feet and a found railroad spike at the northeast corner of the Northeast 1/4 of Section No. 62, T. & P. RR. Co. Survey (J.M. Bates Survey), Abstract No. 1954 bears S. 00 deg. 52 min. 44 sec. E. 2284.67 feet.

Thence N. 62 deg. 26 min. 54 sec. W. at 19.06 feet pass a found 1/2" iron rod in the west right of way fence of said South Wilson Road and in all 689.99 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 13.100 acres tract and at the southeast corner of a certain 15.728 acres tract described in Volume 2279, Page 747 of said Official Public Records for the southwest corner of this tract.

Thence North 778.66 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said 15.728 acres tract and at the southwest corner of a certain 12.000 acres tract described in Volume 2221, Page 868 of said Official Public Records for the northwest corner of this tract.

Thence East at 605.05 feet pass a found 1/2" iron rod in the west right of way fence of said South Wilson Road and in all 639.99 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Spencer Townsend Survey and said 396.081 acres tract and at the southeast corner of said 12.000 acres tract for the northeast corner of this tract.

Thence S. 01 deg. 28 min. 27 sec. W. 1098.17 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, North Central Texas Zone)

SURVEYED ON THE GROUND: JANUARY 30, 2020

PHILIP E. COLVIN, JR., R.P.L.S. NO. 6258

PRICE SURVEYING, LP, FIRM #10034200

213 S OAK AVE, MINERAL WELLS, TX 76067

940-325-4841 JN20097 17477.crd FN200168

Exhibit B
Covenants, Conditions and Restrictions

Grantor hereby imposes upon the Property these covenants, conditions and restrictions (collectively "CCRs"), which shall run with the land and be binding upon Grantee and Grantee's heirs, successors and assigns.

1. Property is for family residential and recreational purposes.
2. The following uses of or activities on the Property are prohibited:
 - a. commercial enterprise;
 - b. activity prohibited by law;
 - c. nuisance, noxious, or offensive activity;
 - d. dumping of trash or rubbish;
 - e. excavating sand, gravel, or rocks (other than for use on Property);
 - f. storage of building materials, except during construction, repair, or renovation;
 - g. storage of inoperable vehicles or equipment, broken or disused objects, or other junk, unless shielded from view by structure or landscaping;
 - h. keeping or installing a mobile home or manufactured home;
 - i. keeping a recreational vehicle (including a motor home, house trailer, travel trailer, or other movable container equipped with living spaces and amenities), unless shielded from view by structure or landscaping;
 - j. keeping animals for other than personal use (which may include occasional sale), not appropriately confined or in excessive numbers (e.g. more than one cow, goat, or horse per acre would be excessive);
 - k. constructing or keeping more than one residence and one guest house;
 - l. keeping or installing a billboard; and
 - m. subdivision into any tract smaller than five acres or conveyance of any portion of the Property smaller than five acres.
3. Any residence on the Property is required to be:
 - a. constructed on site;
 - b. at least one-half clad with masonry, wood, or fiber-cement siding;
 - c. not less than 1400 livable square feet (exclusive of porches);
 - d. not more than three stores in height; and
 - e. not nearer than 25 feet to any property boundary.
4. Any guest house (i.e. secondary dwelling of less than 1400 livable square feet, accompanying a residence) on the Property is required to be:
 - a. constructed on site;
 - b. at least one-quarter clad with masonry, wood, or fiber-cement siding;
 - c. no more than two stories in height; and
 - d. not nearer than 25 feet to any property boundary.
5. Any barn, stable, fence, or other structure is required to be built of quality materials in a workmanlike manner.

After 20 years from the date hereof, these CCRs may be modified or terminated by written instrument signed by at least three-quarters of similarly-restricted landowners (each deeded tract of land having one vote) situated within the area presently bounded by R.M.3137, Wilson Road, Brown Road and Lakeview Drive, and such modification or termination shall be effective when filed of record. Nothing herein shall impose or imply any restriction on any property other than the specific Property conveyed by this deed.