

This conveyance is accepted subject to the following restrictive use covenants which shall run with the land and be binding upon the Grantee, Grantee's heirs, administrators, executors, successors and assigns:

1. All exterior fences must be barbed wire, mesh wire, or slick wire. No wood fences are permitted for exterior fences. No chain link fences may be placed on the Property. No high fences may be placed on tracts less than 50 acres.
2. No swine of any kind shall be raised, bred, or kept on any portion of the Property for commercial purposes, but shall be permitted for projects association with show pigs, i.e. 4-H, Future Farmers of America, or similar organizations.
3. No dairy cow operations of any kind shall be permitted on the Property.
4. No building or other improvement, except for fencing, shall be located or constructed within fifty (50) feet of the Property boundary lines.
5. No mobile home, modular home, manufactured home, trailer, or doublewide mobile home shall be permitted on the Property.
6. Any dwelling constructed on the Property must contain a living area consisting of not less than 1,250 square feet and must be a slab foundation.
7. All water wells must conform to regulations of the State of Texas.
8. No dug trash pits shall be permitted on the Property.
9. No hunting shall be permitted on the Property.
10. There is reserved herein for Grantor an easement along and within twenty (20) feet of the front and back boundary lines of the Property, and an easement along and within ten (10) feet of the side boundary lines of the Property, and there is hereby created for said easement a right and privilege for ingress and egress in connection with constructing, replacing, repairing, and maintaining all utilities, including but not limited to water, telephone, electricity and sewer.