

Concerning the property known as: Tract 1(2.0024 acres), Tract 2(2.0034 acres, Tract 3(2.0040 acres), Tract 4(2.0031 acres) and Tract 5(26.72+/- acres) surveyed out of 34.72 acres in the A.B. Williams Survey, A-508 and in the A. Douglas Survey, A-138

tbd CR 444 Hallettesville, TX 77964

Deed Restrictions: This conveyance is made and accepted subject to the hereinafter stated deed restrictions; The following restrictions will be impressed on the subject property for a period of 15 years after closing:

1. Single family dwellings only. Single wide mobile homes are prohibited but double wide and triple wide mobile homes are allowed on the property, with proper skirting.
2. Travel trailers, tents or any other temporary portable structure may not be occupied as a temporary or permanent residence on this property, unless to accommodate the construction of a conforming home or residential structure, not to exceed twenty-four (24) months from commencement of construction or completion, whichever occurs first.
3. Commercial hog or poultry operations or junkyard or commercial agricultural activity or offensive or noxious activity on the property is prohibited.
4. No automotive repair and/or tire business allowed.
5. Property shall not be used or supported as a dumping ground for trash, rubbish, or any other material.
6. The creation of "feed lots" or any other type of agricultural activity which concentrates animals in such a manner as to create a health hazard or offensive odor, or concentration of animal waste products is prohibited.
7. Sewage Disposal: No structure intended for human habitation shall be occupied until such time as a sewage disposal system which follows the Lavaca County on site sewer facility (OSSF) regulation, has been installed and approved. In no event shall cesspools be installed, or raw sewage or sludge dumped on any part of the property.
8. Toxic or Hazardous Waste Prohibited: No part of the property shall be used for storage or disposal of any toxic or hazardous waste as same may be, from time to time, defined by applicable law or regulation.
9. The property may not be subdivided into smaller tracts.
10. No satellite towers, cell towers or similar structures allowed on the property.