

Concerning the property known as:

41.847 acres of land found on
School Road, New Ulm, Austin County, TX.
Located in the William Burnett League, A-20 and
the James Miles League, A-428

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. Commercial hog or poultry operations or junkyard or commercial agricultural activity or offensive or noxious activity on the property is prohibited.
2. Property shall not be used or supported as a dumping ground for trash, rubbish, or any other material.
3. 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.
4. Sewage Disposal: No structure intended for human habitation shall be occupied until such time as a sewage disposal system which follows the Austin 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.
5. 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.
6. No data center, battery energy storage system(BESS) or similar facilities.