

Property (including any improvements):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES FOR PROPERTY DESCRIPTION.

Reservations from and Exceptions to Conveyance and Warranty; in so far as they remain in affect and effect the above described property:

Restrictions:

The property hereinabove described shall be used for residential and agricultural purposes only with a minimum floor area of 1600 square feet of air conditioned space, with a front setback of a minimum of 200 feet from the front boundary line. Exterior shall be a minimum of 60% brick or stone veneer.

There shall be no keeping of poultry, hogs or swine, commercial kennels or commercial stables, although homeowners may keep commercial stables approved by the Seller, Alan D. Travis. The tract owner may keep one head of livestock (cattle, sheep or horses) per acre of said tract used as pasture land.

No truck, boat, bus or trailer shall be left parked in the street in front of any tract or front setback line or stored in public view except during construction period. All construction must be completed on or before one year from the beginning date of Construction.

Grantors agree and hereby restrict the Tract Described on Exhibit "B" hereto with the same restrictions as are placed on the Tract hereby conveyed described on Exhibit "A" attached hereto.

Grantors further acknowledge that for this Agreement, Grantees would not have purchased the herein conveyed property. In addition to the Restrictions hereby contained, it is further agreed that in regard to the 30 acres fronting on Jeff Boyd Road, there shall be no conveyances of any Tract less than 8 acres.

Easements:

Visible and apparent easements on or across the property.

Subject To:

OIL, GAS AND MINERAL LEASE from Alan D. Travis and wife, Martha Travis to Searcy M. Ferguson, Jr., filed September 23, 1974, as recorded in Volume 115, Page 148, Real Estate Records, Rockwall County, Texas.