Exhibit A

TBD CR 96, Purmela, TX 76566

48+/- Acres to be determined by Survey

The following restrictions shall run with the land and be binding on all future owners, occupants, and assigns:

1. Use of Property (Residential Only)

The property shall be used for residential and agricultural purposes only. No commercial or industrial use of any kind shall be permitted.

2. Prohibited Uses

The following uses are expressly prohibited:

- RV parks, mobile home parks, or campgrounds used for commercial purposes

- Junkyards, salvage yards, or storage of inoperable vehicles, equipment, or debris

- Commercial poultry, hog, turkey, or other livestock confinement operations (including feedlots or large-scale breeding operations)

- Any commercial business operation of any kind, including but not limited to retail, manufacturing, storage facilities, service-based businesses, or businesses open to the public

- Race tracks, dirt tracks, drag strips, or any motorized racing or high-noise recreational facilities

- Gravel pits, mining operations, or extraction of minerals, sand, or other natural resources for commercial purposes

- Commercial shooting ranges or gun ranges

- Transmission towers, cell towers, or similar communication structures

3. Subdivision Restrictions

The property may not be subdivided into more than three (2) total tracts, including the original conveyance.

4. Manufactured / Modular Homes

- Up to two (2) manufactured or modular homes are permitted on the property

- All such homes must be new (no used or relocated homes)

- Homes must be installed in a clean, workmanlike manner and maintained in good condition

5. Nuisance Clause

No activity shall be conducted on the property that constitutes a nuisance, including excessive noise, odor, or unsightly conditions that may negatively impact neighboring properties.

6. Trash and Property Maintenance

The property shall be kept in a reasonably clean and orderly condition. Accumulation of junk, debris, or waste materials is prohibited.

7. Enforcement

These restrictions may be enforced by any property owner within the restricted area or by the seller, through legal or equitable proceedings.

8. Term

These restrictions shall run with the land for a period of 50 years from the date of recording and shall automatically renew unless amended by a majority of the property owners.

Initialed for acknowledgement by

Seller: KP and Buyer: _____