





0 0.5 MI  
0 2000 FT





Exhibit 'A' - Deed Restrictions

Lone Star Pastures Listing

1. **Tract use:** The property is designated for single family use ONLY and can include the following:
  - a. One Main House with a 2000 square foot minimum of air-conditioned space.
  - b. Guest House
  - c. Barn
  - d. All buildings must be brick, stone, rock, stucco or wood.
    - i. Exception: barn may be a new metal structure.
  - e. All buildings must be completed twelve (12) months after a start date.
  
2. **Set Back Lines, fencing and related:**
  - a. All structures must be a minimum of one hundred fifty (150) feet away from all property lines.
  - b. Any cross fencing for livestock needs to be congruent with the existing fencing
  - c. The electrical from the pole to the dwellings must be run underground.
  
3. **No modular, pre-fab or manufactured homes** or buildings may be put on the property.
  
4. **All RV's, vehicles and unsightly materials (including building and or farm materials) must be stored** in an enclosure to prevent viewing by adjacent properties
  
5. No subdividing of the property is allowed.
  
6. **Disposal of Garbage and Trash:**
  - a. No tract may be used or maintained as a dumping ground.
  - b. All grass, weeds and vegetation within the tract must be regularly maintained.
  - c. All rubbish, trash or garbage must be in a tightly covered container (no dumpsters) until garbage pick-up or personal removal from the property (on a timely basis).



**ENVIRONMENTAL ASSESSMENT, THREATENED OR ENDANGERED SPECIES, AND WETLANDS ADDENDUM**

**TO CONTRACT CONCERNING THE PROPERTY AT**

2100 Stern Road, Chappell Hill, TX 77426  
(Address of Property)

- A. ENVIRONMENTAL ASSESSMENT: Buyer, at Buyer's expense, may obtain an environmental assessment report prepared by an environmental specialist.
- B. THREATENED OR ENDANGERED SPECIES: Buyer, at Buyer's expense, may obtain a report from a natural resources professional to determine if there are any threatened or endangered species or their habitats as defined by the Texas Parks and Wildlife Department or the U.S. Fish and Wildlife Service.
- C. WETLANDS: Buyer, at Buyer's expense, may obtain a report from an environmental specialist to determine if there are wetlands, as defined by federal or state law or regulation.

Within 10 days after the effective date of the contract, Buyer may terminate the contract by furnishing Seller a copy of any report noted above that adversely affects the use of the Property and a notice of termination of the contract. Upon termination, the earnest money will be refunded to Buyer.

Buyer

*Barbara L Roberts*

Seller

**Barbara L. Roberts**

Buyer

*G. D. Roberts*

Seller

**Geoffrey D. Roberts / RNN INVESTMENT**

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