

EXHIBIT "A"

RESTRICTIONS

GRANTORS hereby restrict the Property as follows for the purpose of protecting the value and desirability of surrounding properties, and shall be binding on all parties having any right, title, or interest in or to the Property or any part thereof, and their heirs, successors, and assigns:

FIRST: The Property or any tracts subdivided therefrom, shall be used for residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on any tracts subdivided therefrom other than one detached single family dwelling not to exceed two stories in height, a private garage for not less than two automobiles, and three outbuildings to be used for storage, home shop or barn provided such outbuilding is located behind the back of the residence and not used for commercial purposes as set forth in paragraph FIFTH.

SECOND: Any single story residence constructed on the Property, or any tracts subdivided therefrom, must have a ground floor area of not less than one thousand seven hundred fifty square feet (1750 sq. ft) exclusive of open or screen porches, terraces, patios, driveways, carports, and garages. Any residence other than a single story residence must have not less than one thousand two hundred fifty square feet (1250 sq. ft.) of ground floor living area, exclusive of open or screen porches, terraces, patios, driveways, carports, and garages. The exterior walls of any residence shall consist of not less than 30% brick or stone construction on wall facing Cashion Road.

THIRD: No building shall be located on the Property, or any tracts subdivided therefrom, nearer to the front property line than 100 feet or nearer to the side property line than 10 feet.

FOURTH: No noxious or offensive activity shall be carried on upon the Property, or any tracts subdivided therefrom, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the surrounding property owners, including, but not limited to loud noises, offensive smells and/or annoying activities, including, but not limited to use of four wheelers and/or motorcycles for racing.

FIFTH: No structure of a temporary character, trailer, prefabricated home, mobile home, manufactured home, tent, shack, garage, or other out building shall be used on the Property, or any tracts subdivided therefrom, at any time as a residence, office or workshop, either temporarily or permanently, except during construction, an R.V. may be used up to six (6) months.

SIXTH: Any garage or other building constructed on the Property shall conform to good architectural and workmanship practices.

SEVENTH: No signs of any character shall be allowed on the Property, or any tracts subdivided therefrom, except one sign of not more than five square feet advertising the property for sale or rent; provided, however, that declarant and any other person or entity engaged in the

construction and sale of residences within the subdivision shall have the right, during the construction and sales period to construct and maintain such facilities as may be reasonably necessary or convenient for such construction and sale, including, but not limited to, signs, offices, storage areas, and model units.

EIGHTH: The Property or any tracts subdivided therefrom shall not be used or maintained as a dumping ground for rubbish or trash, and garbage or other waste shall be kept except in sanitary containers.

NINTH: No truck, bus, trailer, or any other motor vehicle shall be left parked in the street in front of the Property, or any tracts subdivided therefrom, except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity. No boat, trailer, camper body or similar vehicle shall be parked for storage in the driveway or front yard of any dwelling, nor shall any such vehicle be parked for storage in the side yard of any dwelling unless parked to the rear of a privacy fence. No vehicle, mobile home, or any other titled and/or licensed vehicle shall be kept on or about the Property, or any tracts subdivided therefrom, unless its title, inspection, license and registration are current.

TENTH: No professional, business, or commercial activity to which the general public is invited shall be conducted on the Property, or any tracts subdivided therefrom.

ELEVENTH: No building or used house or structure of any kind or character whatsoever shall be moved on any tracts subdivided from the Property.

TWELFTH: All construction and the location of any structure or improvement shall comply with all applicable Building Codes and governmental regulations.

THIRTEENTH: No animals (including domestic pets), livestock, reptiles, dog kennels, or poultry of any kind shall be raised, bred, or kept on the Property for commercial purposes. No swine, pigs, or hogs of any kind shall be raised, bred or kept on the Property, or any tracts subdivided therefrom. A maximum of one (1) large animal (cattle or horses) per two (2) acres. Thirty small animals (sheep, rabbits, poultry, 5 barn cats, dogs, etc.) may be raised, bred or kept on the Property, or any tracts subdivided therefrom, at any one time. No corrals, barns, or confinement pens shall be any closer than 125 feet from front of any tract.

FOURTEENTH: No tract may be sub-divided.

CASHION ROAD

S 89°33'38" E
150.00'

PLACE OF
BEGINNING

N 89°33'38" W
3160.70'

COTTON
SPINDLE
(SET)

1/2" I.R.
(SET)

COTTON
SPINDLE
(SET)

1/2" I.R.
(SET)

5/8" I.R.
(Found)
NE COR.
A-4

SUBJECT TRACT
4.10 ACRES OUT OF
J. ALDRIDGE SURVEY
A-4, WICHITA COUNTY,
TEXAS

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

2007 LANDRUM-TX LTD
REMAINING OF CALLED 235 ACRES OUT OF
JOHN ALDRIDGE SURVEY A-4
DOC. #20204060, O.P.R.W.C.

N 0°12'35" E 1190.65'

S 0°12'35" W 1190.65'

2007 LANDRUM-TX LTD
REMAINING OF CALLED 235 ACRES OUT OF
JOHN ALDRIDGE SURVEY A-4
DOC. #20204060, O.P.R.W.C.

BASIS OF BEARINGS:

SOUTH 89°33'38" EAST FOR THE
NORTH LINE OF A-4 BETWEEN
FOUND MONUMENTS PER GPS
OBSERVATIONS ON AUGUST 21,
2020 (SPCS83, TX4202, US
SURVEY FEET, 2018 GEOID)

***SEE SHEET 2 FOR FIELD
NOTES AND SHEET 3 FOR
CORRESPONDING TRACT MAP***

SURVEYOR'S NOTE:

1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
2. ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP STAMPED "PROVEN SURVEYING FIRM# 10015000"
3. THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING.
4. PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON
5. EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT EASEMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

1/2" I.R.
(SET)

1/2" I.R.
(SET)

N 89°33'38" W
150.00'

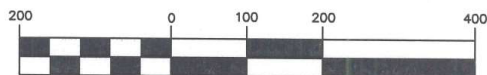
2007 LANDRUM-TX LTD
REMAINING OF CALLED 235 ACRES OUT OF
JOHN ALDRIDGE SURVEY A-4
DOC. #20204060, O.P.R.W.C.

FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (i) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (ii) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (iii) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR WICHITA COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48485C0195C, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 3, 2010
ZONE X

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

SHEET 1 OF 3

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF:
2007 LANDRUM-TX LTD

COPYRIGHT 2020 PROVEN SURVEYING, ALL RIGHTS RESERVED

DATE : 08/28/2020

REVISED:

REF:

I hereby certify that this survey of this property located at APPROX. 1400' E OF THE INTER. OF CASHION RD. & BOBBY POINT RD.

being legally described

BY METES AND BOUNDS ABOVE OUT OF

THE JOHN ALDRIDGE SURVEY, ABSTRACT 4, WICHITA COUNTY, TEXAS

was made on the ground, represents the facts found at the time of the survey, and substantially complies with the current Texas Society of Professional

Surveyors Standards and Specifications for a Category 1A, Condition II Survey as of this the 21st day of AUGUST, 2020

ROY F. WOODMAN
Registered Professional Land Surveyor No. 2102
200536-4

TMD/CLS

Scale: 1" = 200'



PROVEN SURVEYING

2406 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450

Texas Licensed Survey Firm 10015000

FIELD NOTES:

A TRACT OF LAND IN WICHITA COUNTY, TEXAS OUT OF THE JOHN ALDRIDGE SURVEY ABSTRACT 4, LYING EAST 1400 FEET FROM THE INTERSECTION OF CASHION ROAD AND BOBBY POINT ROAD AND MORE COMMONLY KNOWN AS LOT 4 OF THE JARVIS ESTATES, AND UNRECORDED TRACT MAP, OUT OF A TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20204060 OFFICIAL PUBLIC RECORD OF WICHITA COUNTY ("O.P.R.W.C."), AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET IN THE CENTERLINE OF CASHION ROAD, IN THE NORTH LINE OF SAID ABSTRACT 4 AND AT THE NORTHWEST CORNER OF LOT 5 OF SAID JARVIS ESTATES, BEARING NORTH 89°33'38" WEST 3160.70 FEET FROM A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID ABSTRACT 4 FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 0°12'35" WEST ALONG THE WEST LINE OF SAID LOT 5, AT 25.00 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE IN THE SOUTH MARGIN OF SAID CASHION ROAD, IN ALL A TOTAL DISTANCE OF 1190.65 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 5 FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE NORTH 89°33'38" WEST 150.00 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 3 OF SAID JARVIS ESTATES FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 0°12'35" EAST ALONG THE EAST LINE OF SAID LOT 3, AT 1165.65 FEET PASS A 1/2 INCH IRON ROD SET FOR REFERENCE IN THE SOUTH MARGIN OF CASHION ROAD, IN ALL A TOTAL DISTANCE OF 1190.65 FEET TO A COTTON SPINDLE SET AT THE NORTHEAST CORNER OF SAID LOT 3, IN THE CENTERLINE OF CASHION ROAD AND THE NORTH LINE OF SAID ABSTRACT 4 FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°33'38" EAST 150.00 FEET ALONG THE CENTERLINE OF CASHION ROAD AND THE NORTH LINE OF SAID ABSTRACT 4 TO THE PLACE OF BEGINNING AND CONTAINING 4.10 ACRES OF LAND MORE OR LESS.

***SEE SHEET 1 FOR CORRESPONDING
SURVEY AND SHEET 3 FOR
CORRESPONDING TRACT MAP***

SHEET 2 OF 3

DATE : 08/28/2020

REVISED:

REF:

200536-4

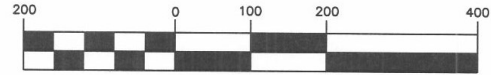


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GRAPHIC SCALE



(IN FEET)

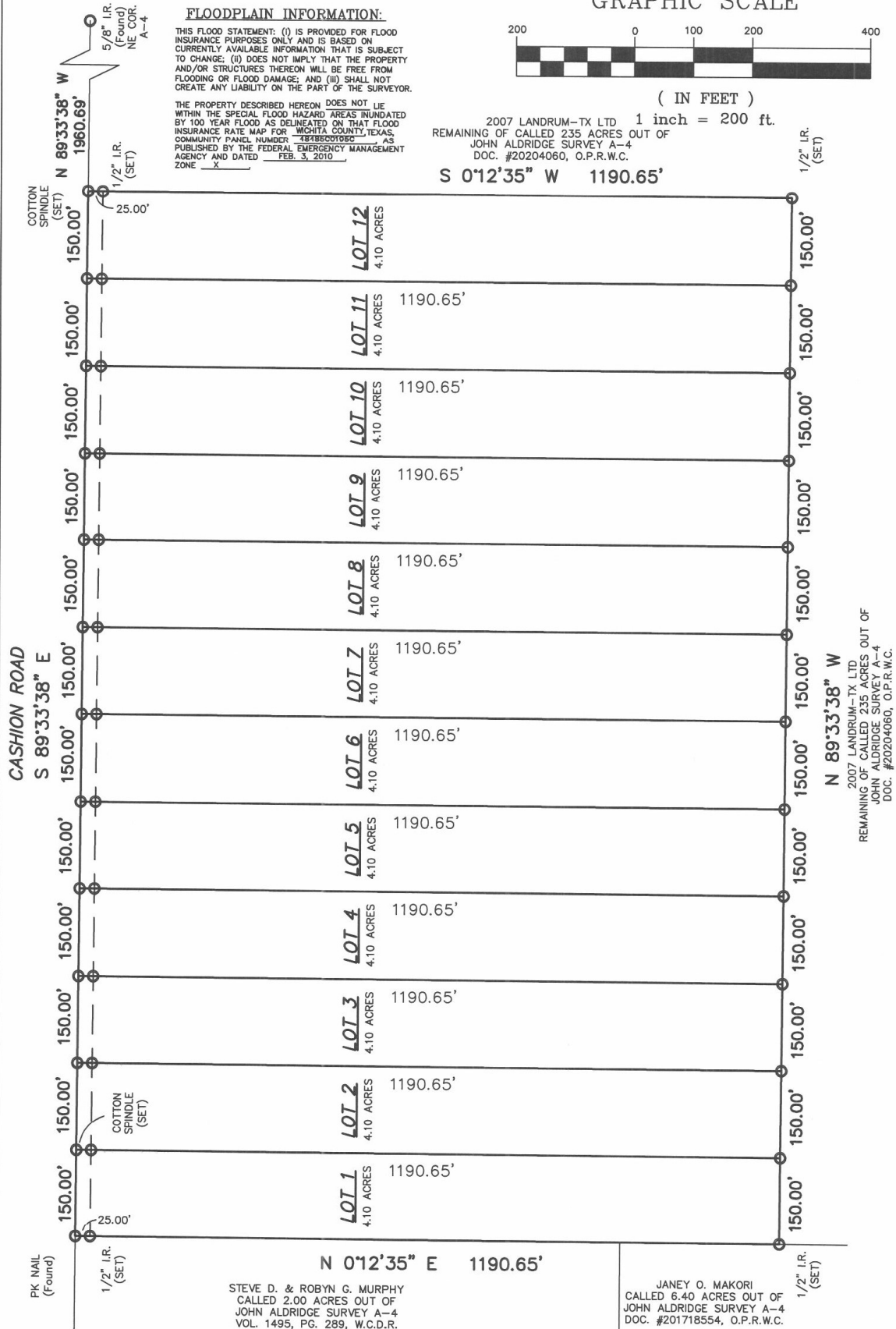
2007 LANDRUM-TX LTD 1 inch = 200 ft.
REMAINING OF CALLED 235 ACRES OUT OF
JOHN ALDRIDGE SURVEY A-4
DOC. #20204060, O.P.R.W.C.

S 0°12'35" W 1190.65'

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ZONE X



STEVE D. & ROBYN G. MURPHY
CALLED 2.00 ACRES OUT OF
JOHN ALDRIDGE SURVEY A-4
VOL. 1495, PG. 289, W.C.D.R.

JANEY O. MAKORI
CALLED 6.40 ACRES OUT OF
JOHN ALDRIDGE SURVEY A-4
DOC. #201718554, O.P.R.W.C.

JARVIS ESTATES

SHEET 3 OF 3

DATE : 08/28/2020

REVISED:

REF:

200536-4



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