

Exhibit A - Tract 8 Deed Restrictions

ARTICLE I DEFINITIONS

Section 1. "Owner" or "Owners" shall mean and refer to the record owner(s) of a fee simple title to any of the 13 Tracts surveyed out of the Property, but excluding those having such interest merely as security for the performance of an obligation.

Section 2. "Property" shall mean and refer to the land legally described as A309 L VON ROEDER ACRES 250.284 in Austin County Texas as shown on the attached survey and metes and bounds description of the Tract.

Section 3. "Tract" shall mean and refer specifically to Tract 8 as shown on the attached survey and metes and bounds description of the Tract.

Section 4. "Main Roads" shall mean FM 949 and FM 1094.

ARTICLE II USE RESTRICTIONS AND CONSTRUCTION OF IMPROVEMENTS

Section 1. Construction of Improvements. The Tract shall be used only for single-family residence purposes and improvements for agricultural or wildlife use as defined hereafter.

1.01 Main Residence. The main residence shall be a single-family residential dwelling and other structures (including guest houses or servants' quarters).

1.02 Garages. All garages must be side or rear entry and not face the Main Road the property is accessed from, except garages that are blocked from view from the Main Road the property is accessed from.

1.03 Construction Timeframe. The exterior of the main residence and garage must have a finished appearance within 6 months of beginning construction.

1.04 Living Quarters Within a Barn. A home site may have a guest house or guest quarters located within a barn.

1.05 Propane Tanks. If propane tanks are installed, they must be installed behind the front line of the main residence and shall be obstructed from view from the Main Roads and from all other Tracts through use of shrubbery or fencing made of wood or masonry. Underground installation is permissible anywhere on the Tract that is not within a required setback.

1.06 Manufactured Housing. Manufactured homes and recreational vehicles for use as a primary residence are prohibited.

1.07 Driveways. No construction of any improvements shall begin until a driveway crossing from the Main Road to the Property is constructed. Driveways shall be either gravel, blacktop, asphalt and chip, paving stones, brick or concrete.

1.08 Antennas. Outside electronic reception devices, other than 20" satellite dishes, shall be confined to the backyard and shielded from view of adjoining property owners. Equipment that interferes or obstructs area television, cell phone, or satellite reception is prohibited. All commercial antennas are prohibited.

1.09 Electric, Telephone, Cable Television and Internet Service. Overhead pole lines for the supply of electric, telephone, cable television and internet service may be located along the Main Roads, and/or within an easement located inside the Tracts' boundary frontage along the Main Road. All supply lines from the Overhead Poles to all improvements shall be located underground, in easements that are required to be granted to the utility provider by the Owner.

Section 2. Location of the Improvements on the Tract. No building or other improvements shall be located on any Tract nearer than 300 feet (300') from the Main Road the property is accessed from and seventy-five feet (75') to the side or rear Tract line.

Section 3. Composite Building Site. Any Owner of one or more adjoining Tracts may consolidate such Tracts into one single-family residence building site with the privilege of placing or constructing improvements on such composite building site, in which case setback lines shall be measured from the resulting combined Tract lines rather than from the singular Tract lines.

A Tract Owner, who owns two or more contiguous Tracts, may combine said Tracts to form one Tract. However, the Owner of combined contiguous Tracts may transfer one of the Tracts only if no buildings are constructed within the setbacks, as defined herein, of any of the contiguous Tracts.

Section 4. Easements.

4.01 Easements for installation and maintenance of utilities for all Owners are required to be granted by each Owner to the utility provider and no structure of any kind shall be erected upon any of said easements.

Section 5. Use Restrictions.

5.01 Commercial Activity. No retail, industrial, manufacturing, business, multifamily office building, or mixed use commercial activity is permitted on the Tract. Noxious or offensive activities of any sort including loud noises or anything done on any Tract that may be or become an annoyance or a nuisance to the neighboring Tracts shall not be permitted.

5.02 Home-based Businesses. Businesses and business activities not specifically excluded elsewhere in this instrument which involve use of office space in either residence, garage or other building are permitted.

5.03 Subdivision. Tract may not be subdivided smaller than 11 acres.

Section 7. Mineral Operations. No oil, gas or other mineral drilling, development operations, refining, quarry, or mining operations of any kind shall be conducted or permitted upon or in the Tract. No wells (excluding water wells and septic tanks), tanks, tunnels, mineral excavation, or shafts shall be conducted or permitted upon or in the Tract. No derrick or other structures designed for the use of boring for oil or natural gas shall be erected, maintained, or permitted upon the Tract.

Section 8. Agricultural Use. For purposes hereof, the term "agricultural use" shall be limited as follows:

8.01 Commercial Livestock. Raising of livestock, including bees, shall be permitted; however, feedlot operations are prohibited. Raising of swine and poultry for commercial purposes is prohibited. Bee hives must be at least one hundred feet (100') from any Tract line. Hives shall be obstructed from view from the Main Roads and from all other Tracts through use of shrubbery or fencing made of wood or masonry. Livestock maintained according to industry standards will not be subject to Section 9.

8.02 Non-commercial Livestock and Poultry. Rabbits, poultry, and other livestock raised for non-commercial purposes, including as 4-H, FFA, and vocational agricultural projects and for personal use, shall be allowed. Penned areas shall be allowed only if at least fifty feet (50') behind the back wall of the main residence and located no nearer than seventy-five feet (75') from any Tract line. Livestock maintained according to industry standards will not be subject to Section 9.

8.03 Crops. Raising of crops is permitted.

Section 9. Noxious or Dangerous Activities. Any activities that may endanger the health or unreasonably disturb the peaceful enjoyment of other Owners of adjoining land are prohibited.

9.01 Firearms. Continuous, repetitive discharging of firearms larger than .22 caliber or without the use of a suppressor, and without the use of a barrier to catch the projectile, such as in skeet shooting and target practice, is prohibited on all tracts. No firearm projectiles may cross a property line without the written permission of the adjacent Owner as this violates State law.

Section 10. Fences.

10.01 Boundary Fencing: Hurricane-type or chain-link fences are prohibited for use as boundary fencing.

Section 11. Septic Systems and Water Wells. Prior to occupancy of a home, or any livable building Tract Owner shall construct, install and maintain a septic tank and soil absorption system in accordance with the specifications for same as established by applicable law, including the laws of the State of Texas and the rules and regulations of Austin County, Texas. If such septic system complies with such specifications, but still

emits foul or noxious odors or unsafe liquid onto streets, ditches or adjoining Tracts, such system shall be modified so as to eliminate such foul or noxious odors or unsafe liquid.

Water wells shall be drilled and maintained in accordance with the laws of the State of Texas and the rules and regulations of Austin County, Texas.

Section 12. Mowing. Tract Owner is responsible for shredding the grass on his/her Tract a minimum of once annually.

ARTICLE III GENERAL PROVISIONS

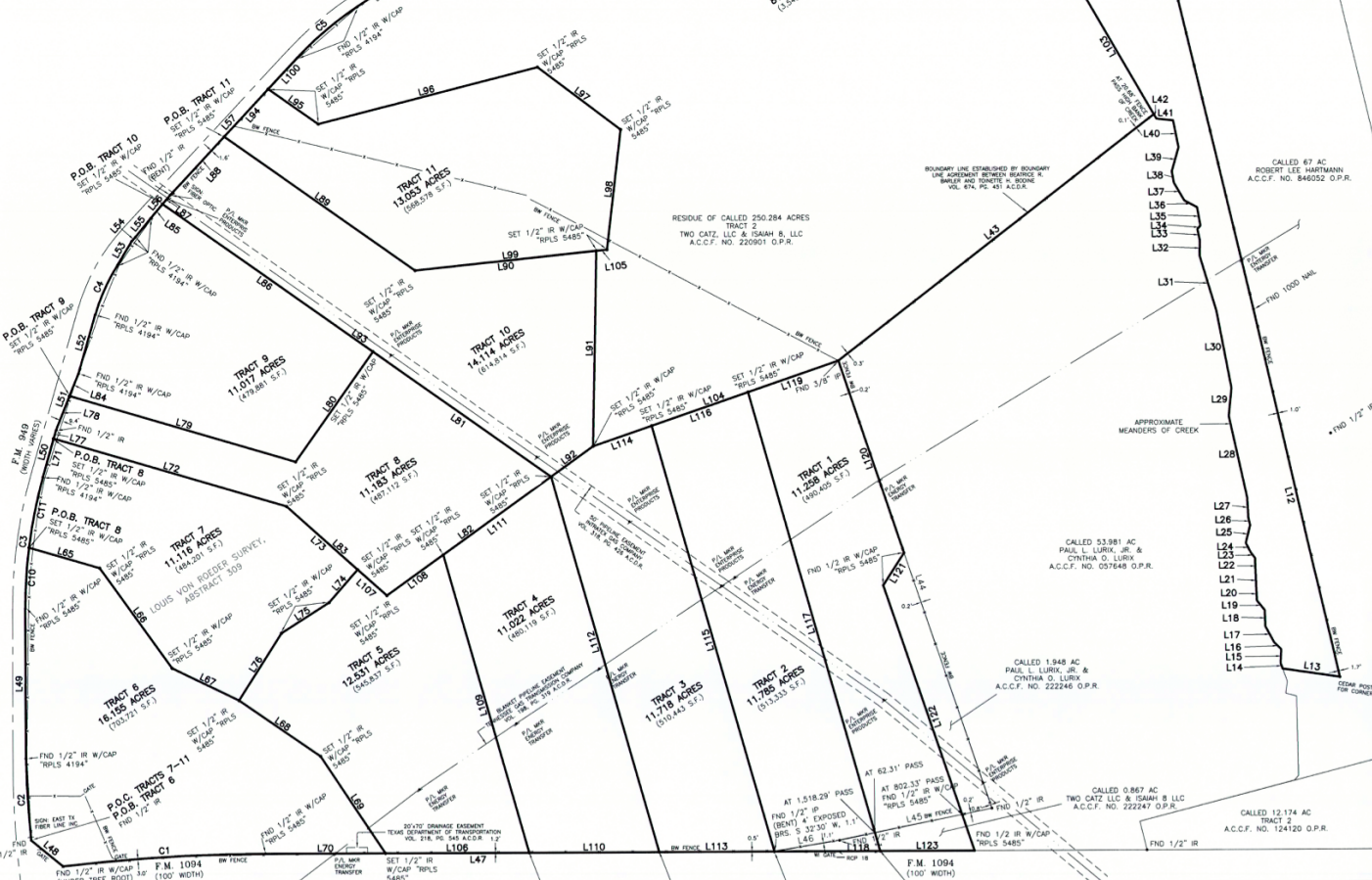
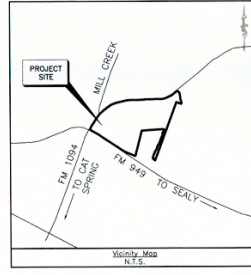
Section 1. Enforcement. All restrictions, conditions, covenants, and reservations imposed by the provisions of this Declaration shall run with this Tract 8. Any Owner, shall have the right to enforce all restrictions, conditions, covenants, and reservations imposed by the provisions of this Declaration. Failure by the Owners to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The Owners may recover reasonable attorney fees and court costs incurred in the effort to enforce the deed restrictions.

Section 2. Term. The covenants and restrictions of this Declaration shall run with and bind this Tract 8, for a term of thirty (30) years from the date this Declaration is recorded ("Initial Term"). At the end of this initial 30-year term and any successive extensions thereof, these Restrictions will be extended automatically for successive periods of ten (10) years each, unless terminated prior to the end of the term by filing in the Official Records of Real Property of Austin County, Texas an instrument signed by Tract 8 Owner.

Section 3. Lienholder. _____ ("Lienholder") joins herein solely for the purpose of subordinating the liens held by it of record upon the Property to the covenants, conditions and restrictions contained herein.

LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	LINE BEARING	DISTANCE	
L1	S 44°19'23" E	121.57	L42	N 09°54'08" E	116.50	L83	N 54°18'16" W	443.58
L2	S 20°01'14" E	129.04	L43	S 84°37'02" W	11,254.53	L84	N 24°42'36" W	803.00
L3	S 23°15'55" E	150.49	L44	S 1°55'03" W	1,566.42	L85	N 24°42'36" W	803.00
L4	S 42°02'11" E	158.39	L45	N 69°08'04" W	715.02	L86	N 24°42'36" W	803.00
L5	S 74°24'38" E	181.77	L46	N 66°55'51" W	719.01	L87	N 24°42'36" W	803.00
L6	S 82°04'11" E	192.88	L47	N 57°50'05" W	714.48	L88	N 24°42'36" W	803.00
L7	S 84°58'18" E	205.94	L48	N 47°03'13" W	716.30	L89	N 24°42'36" W	803.00
L8	S 84°58'18" E	205.94	L49	N 37°03'13" W	717.17	L90	N 24°42'36" W	803.00
L9	S 84°58'18" E	205.94	L50	N 26°03'13" W	718.04	L91	N 24°42'36" W	803.00
L10	S 84°58'18" E	205.94	L51	N 15°03'13" W	718.91	L92	N 24°42'36" W	803.00
L11	S 84°58'18" E	205.94	L52	N 04°03'13" W	719.78	L93	N 24°42'36" W	803.00
L12	S 84°58'18" E	205.94	L53	N 03°03'13" W	720.65	L94	N 24°42'36" W	803.00
L13	S 84°58'18" E	205.94	L54	N 02°03'13" W	721.52	L95	N 24°42'36" W	803.00
L14	S 84°58'18" E	205.94	L55	N 01°03'13" W	722.39	L96	N 24°42'36" W	803.00
L15	S 84°58'18" E	205.94	L56	N 00°03'13" W	723.26	L97	N 24°42'36" W	803.00
L16	S 84°58'18" E	205.94	L57	N 79°54'12" E	1,001.12	L98	N 00°03'13" W	723.26
L17	S 84°58'18" E	205.94	L58	N 79°54'12" E	1,001.12	L99	N 00°03'13" W	723.26
L18	S 84°58'18" E	205.94	L59	N 79°54'12" E	1,001.12	L100	N 00°03'13" W	723.26
L19	S 84°58'18" E	205.94	L60	N 79°54'12" E	1,001.12	L101	N 00°03'13" W	723.26
L20	S 84°58'18" E	205.94	L61	N 79°54'12" E	1,001.12	L102	N 00°03'13" W	723.26
L21	S 84°58'18" E	205.94	L62	N 79°54'12" E	1,001.12	L103	N 00°03'13" W	723.26
L22	S 84°58'18" E	205.94	L63	N 79°54'12" E	1,001.12	L104	N 00°03'13" W	723.26
L23	S 84°58'18" E	205.94	L64	N 79°54'12" E	1,001.12	L105	N 00°03'13" W	723.26
L24	S 84°58'18" E	205.94	L65	N 79°54'12" E	1,001.12	L106	N 00°03'13" W	723.26
L25	S 84°58'18" E	205.94	L66	N 79°54'12" E	1,001.12	L107	N 00°03'13" W	723.26
L26	S 84°58'18" E	205.94	L67	N 79°54'12" E	1,001.12	L108	N 00°03'13" W	723.26
L27	S 84°58'18" E	205.94	L68	N 79°54'12" E	1,001.12	L109	N 00°03'13" W	723.26
L28	S 84°58'18" E	205.94	L69	N 79°54'12" E	1,001.12	L110	N 00°03'13" W	723.26
L29	S 84°58'18" E	205.94	L70	N 79°54'12" E	1,001.12	L111	N 00°03'13" W	723.26
L30	S 84°58'18" E	205.94	L71	N 79°54'12" E	1,001.12	L112	N 00°03'13" W	723.26
L31	S 84°58'18" E	205.94	L72	N 79°54'12" E	1,001.12	L113	N 00°03'13" W	723.26
L32	S 84°58'18" E	205.94	L73	N 79°54'12" E	1,001.12	L114	N 00°03'13" W	723.26
L33	S 84°58'18" E	205.94	L74	N 79°54'12" E	1,001.12	L115	N 00°03'13" W	723.26
L34	S 84°58'18" E	205.94	L75	N 79°54'12" E	1,001.12	L116	N 00°03'13" W	723.26
L35	S 84°58'18" E	205.94	L76	N 79°54'12" E	1,001.12	L117	N 00°03'13" W	723.26
L36	S 84°58'18" E	205.94	L77	N 79°54'12" E	1,001.12	L118	N 00°03'13" W	723.26
L37	S 84°58'18" E	205.94	L78	N 79°54'12" E	1,001.12	L119	N 00°03'13" W	723.26
L38	S 84°58'18" E	205.94	L79	N 79°54'12" E	1,001.12	L120	N 00°03'13" W	723.26
L39	S 84°58'18" E	205.94	L80	N 79°54'12" E	1,001.12	L121	N 00°03'13" W	723.26
L40	S 84°58'18" E	205.94	L81	N 79°54'12" E	1,001.12	L122	N 00°03'13" W	723.26
L41	S 84°58'18" E	205.94	L82	N 79°54'12" E	1,001.12	L123	N 00°03'13" W	723.26

CURVE	ARC LENGTH	DELTA ANGLE	CHORD	CHORD BEARING	CHORD LENGTH
C1	271.10	57.786	10.3915	N 60°44'40" E	570.75
C2	271.10	57.786	10.3915	N 21°05'53" E	570.75
C3	440.25	1,692.20	18,742.27	N 49°28'42" E	4,393.01
C4	785.38	1,692.20	18,742.27	N 58°20'08" E	13,944.4
C5	282.20	1,105.97	13,350.00	N 82°17'42" E	2,415.58
C6	114.21	1,105.97	13,350.00	N 72°00'19" E	2,424.20
C7	350.84	2,033.54	10,101.01	N 84°52'10" E	3,363.33
C8	408.44	2,033.54	10,101.01	N 72°00'19" E	3,363.33
C9	408.44	2,033.54	10,101.01	N 58°20'08" E	3,363.33
C10	202.69	1,692.20	18,742.27	N 38°27'24" E	2,032.30
C11	237.59	1,692.20	18,742.27	N 23°42'36" E	2,032.30



LEGEND

- BW BARBED WIRE
- BES BEARS
- FND FOUND
- IR/FP IRON ROD/IRON PIPE
- PC PAGE
- MWR PIPELINE MAKER
- POINT OF BEGINNING
- S.F. SQUARE FEET
- SDN SIGN
- TEL PED TELEPHONE PEDESTAL
- VOL. VOLUME
- WIR WROUGHT IRON

A.C.C.F. NO. AUSTIN COUNTY CLERK'S FILE NUMBER
A.C.C.R. AUSTIN COUNTY DEED RECORDS
O.P.R. OFFICIAL PUBLIC RECORDS

GENERAL NOTES:

- The Basis of Bearings shown herein is referenced to the Texas Coordinate System, NAD83; South Central Zone (AZCS 4204) based on National Geodetic Survey Monumentation; based on GPS measurements.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Austin County, Texas, Map No. 48015C0300P dated October 18, 2019 the subject tract appears to be within Unshaded Zone X, defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying, LLC assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of KM Surveying, LLC.
- This survey has been prepared without the benefit of a Commitment for Title Insurance or Abstractor's Certificate and therefore assessments or encumbrances may exist which are not shown hereon. No research of the Public Records of Austin County regarding these assessments or encumbrances was performed by KM Surveying, LLC.
- Research for adjacent tracts was performed by KM Surveying, LLC.
- Fences shown hereon with dimensional ties are shown where they were physically measured. The fence line may meander between measured locations.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerance that may be present due to the positional accuracy of the boundary monumentation.
- Readily visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed by KM Surveying, LLC.
- A metes and bounds description of each tract was prepared by KM Surveying, LLC by separate instrument of even date.

To: Two Catz, LLC and Isiah B. LLC.

We, KM Surveying, LLC, acting by and through Kevin Drew McRae, a Texas Registered Professional Land Surveyor, hereby certify that this survey was made on the ground under my supervision.

Surveyed on this the 18th day of May, 2022

Kevin Drew McRae
Kevin Drew McRae
Registered Professional Land Surveyor
Texas Registration No. 5485

KM Surveying, LLC
3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627
www.kmsurveying.com

BOUNDARY SURVEY
13 TRACTS COMPRISED OF THE RESIDUE OF CALLED 250.284 ACRES, A.C.C.F. NO. 220901 O.P.R., AND ALL OF CALLED 0.864 ACRE, A.C.C.F. NO. 222247 O.P.R., LUIS VON ROEDER SURVEY, A-309 AUSTIN COUNTY, TEXAS

DATE: MAY 18, 2022 SCALE: 1" = 200' JOB NO.: 2310-2201
DWG. NAME: 2301-2201-01.dwg DRAWING NO.: NONE

**METES AND BOUNDS DESCRIPTION
TRACT 8
11.183-ACRE IN THE
LOUIS VON ROEDER SURVEY, ABSTRACT 309
AUSTIN COUNTY, TEXAS**

A 11.183-ACRE TRACT OF LAND SITUATED IN THE LOUIS VON ROEDER SURVEY, ABSTRACT 309, AUSTIN COUNTY, TEXAS, BEING OUT OF AND A PART OF THE RESIDUE OF A CALLED 250.284-ACRE TRACT OF LAND DESCRIBED IN DEED TO TWO CATZ, LLC & ISAIAH 8, LLC CALLED TRACT 2 RECORDED UNDER AUSTIN COUNTY CLERK'S FILE NUMBER 220901 OF THE OFFICIAL PUBLIC RECORDS, SAID 11.183-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a found 1/2-inch iron rod marking the northeast cut back corner of F. M. 1094 (width varies) and F. M. 949 (width varies) and the northerly southwest corner of said Tract 2 and of the herein described tract of land, same being a point of curvature of a non-tangent curve to the right;

THENCE with the southeast right-of-way line of said F. M. 949 and the northwest line of said Tract 2 as follows:

in a northeasterly direction 271.10 feet along the arc of said non-tangent curve to the right, having a radius of 3,338.70 feet, a central angle of 04°39'09", and a chord which bears North 29°10'33" East, 271.03 feet to a found 1/2-inch iron rod with cap stamped "RPLS 4194" marking the point of tangency;

North 32°35'56" East, 497.26 feet to a found 1/2-inch iron rod set with cap stamped "RPLS 5485" marking the point of curvature of a curve to the right;

in a northeasterly direction 440.25 feet along the arc of said curve to the right, having a radius of 1,692.20 feet, a central angle of 14°54'22", and a chord which bears North 40°28'42" East, 439.01 feet to a found 1/2-inch iron rod with cap stamped "RPLS 4194" marking the point of tangency;

North 48°22'42" East, 132.51 feet to 1/2-inch iron rod set with cap stamped "RPLS 5485" marking the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE continuing with the southeast right-of-way line of said F. M. 949 and the northwest line of said Tract 2 as follows:

- (1) North 48°22'42" East, 29.97 feet to a found 1/2-inch iron rod;
- (2) North 54°27'38" East, 120.58 feet to a 1/2-inch iron rod set with cap stamped "RPLS 5485" marking the most westerly north corner of the herein described tract of land;

THENCE over and across said Tract 2 as follows:

- (3) South 41°00'42" East, 778.10 feet to a 1/2-inch iron rod set with cap stamped "RPLS 5485";
- (4) North 67°49'25" East, 445.00 feet to a 1/2-inch iron rod set with cap stamped "RPLS 5485" marking the easterly north corner of the herein described tract of land;
- (5) South 22°10'35" East, 719.59 feet to a 1/2-inch iron rod set with cap stamped "RPLS 5485" marking the southeast corner of the herein described tract of land;
- (6) South 86°50'15" West, 670.48 feet to a 1/2-inch iron rod set with cap stamped "RPLS 5485" marking the southwest corner of the herein described tract of land;
- (7) North 15°34'16" West, 443.65 feet to a 1/2-inch iron rod set with cap stamped "RPLS 5485";
- (8) North 41°00'42" West, 801.98 feet to the **POINT OF BEGINNING** and containing 11.183-acre (487,112 square feet) of land. This description accompanies a Standard Land Survey, prepared by KM Surveying, LLC and dated this the 18th day of May, 2022.

KM SURVEYING, LLC

Kevin Drew McRae, R.P.L.S.
Texas Registration No. 5485
3902 Reese Road, Suite C-100
Rosenberg, Tx 77471



Date: 5/18/2022 sem Job No: 2310-2201
File No: //.../documents/technical/2310-2201-desc - TRACT 8.docx

