

Offer Instructions for TBD 4 CR 2058

- Seller Name

- Lincoln Rose Holdings, LP

- Legal Description of property

- BEING A 12.2098 ACRE TRACT OF LAND, MORE OR LESS, IN THE L. D. NIXON LEAGUE, AB NO. 324 AND THOMAS MURPHY SURVEY, AB NO. 315. BEING MORE PARTICULARLY DESCRIBED IN ATTACHED: EXHIBIT "A"

- Title Company

- Tarver Abstract Company, 400 Main Street, Liberty, TX 77575 - (936)336-3614

- Leases

- There are no Residential Leases, Fixture Leases, or Natural Resource Leases on the property

- Attach copy of survey found in MLS attachments, and have buyer sign somewhere on the survey plat

- Deed restrictions that are required by the seller:

1. Lot shall be used for 1 (one) single family residence and/or agricultural use only.
2. Any residence constructed on the lot must have a ground floor area of not less than 1,200 square feet.
3. Commercial pig farming is strictly prohibited. No more than 2 hogs allowed per lot for FFA/4H purposes only.
4. Manufactured homes including Mobile homes and Modular homes are strictly prohibited.
5. Recreational vehicles and travel trailers may not be used as temporary or permanent residences. If stored on the property, they must be at least 50 feet from the lot boundary line and kept inside a garage or covered carport.
6. No lot shall be subdivided except to consolidate with an adjoining lot.