

Concerning the property known as:

40055 Garrett Rd, Pattison, TX 77423

Legal Description:

35.75 acres of land in the Thomas Alsbury Labor,
No.18, A-3, Waller County, TX.

Deed Restrictions: This conveyance is made and accepted subject to the hereinafter stated deed restrictions, The following restrictions will be impressed on the subject property for a period of 30 years after closing:

1. No home or residential structure shall be built on the tract unless its living area has a minimum of fifteen hundred (1,500.) square feet of climate-controlled living space area.
2. Property is restricted to one (1) residential structure. No additional structures for human habitation are allowed
3. Single wide, double wide, triple wide mobile homes, multi-family dwellings, and manufactured homes, and modular homes are not allowed on the property.
4. Travel trailers, tents or any other temporary portable structure may not be occupied as a temporary or permanent residence on this property, unless to accommodate the construction of a conforming home or residential structure, not to exceed twenty-four (24) months from commencement of construction or completion, whichever occurs first.
5. Homes or other residential structures shall not be moved and installed on to this property.
6. Commercial hog or poultry operations or junkyard or commercial agricultural activity or offensive or noxious activity on the property is prohibited.
7. Property shall not be used or supported as a dumping ground for trash, rubbish, or any other material.
8. The creation of "feed lots" or any other type of agricultural activity which concentrates animals in such a manner as to create a health hazard or offensive odor, or concentration of animal waste products is prohibited.
9. Sewage Disposal: No structure intended for human habitation shall be occupied until such time as a sewage disposal system which follows the Austin County on site sewer facility (OSSF) regulation, has been installed and approved. In no event shall cesspools be installed, or raw sewage or sludge dumped on any part of the property.
10. Toxic or Hazardous Waste Prohibited: No part of the property shall be used for storage or disposal of any toxic or hazardous waste as same may be, from time to time, defined by applicable law or regulation.
11. The property may not be subdivided into smaller tracts less than 5 acres each.