

**Exhibit A**

**144 Brim St, Gatesville TX 76528**

**Legal Description from CCAD: RIVER PLACE WEST PHS 5, LOT 2, ACRES .498**



**Recorded Deed Restrictions for River Place West Attached.**

Initialed for Acknowledgment by Seller: JP LS and Buyer: \_\_\_\_\_

**152531**

**RESTRICTIONS**

**THE STATE OF TEXAS  
COUNTY OF CORYELL**

**KNOW ALL MEN BY THESE PRESENTS**

Miguel Gonzalez-Gerth owner of a 574.207 acre tract of land out of A. Arocha Survey aka Brumbalow Farm and Ranch of Coryell County, Texas does hereby approve the following Restrictions on all acreage sold for the purposes of residential home sites.

**I**

All acreage sold shall be for residential use for single family dwellings.

No trailer, trailer house, camper, basement, tent, shack, garage or other out-building erected on any lot shall at any time be used as residence, temporarily or permanently nor shall any structure of temporary character be used as a residence.

No pre-fabrication or ready-constructed structures of any nature will be permitted to be moved or placed on any lot in said subdivision. Any outbuildings erected on any of the lots of the subdivision shall utilize the same quality and type of construction as the main residential dwelling.

**II**

No building shall be located on any lot nearer than 25 feet to the front line of said lot nor nearer to any side lot line, except corner lots, which shall be permitted to place improvements at a diagonal to lot lines provided that improvements are no closer than 10 feet to any lot line.

**III**

All houses in said property shall not have less than 60% masonry over exterior walls. The living area of the main structure on any lot, exclusive of open porches and garages shall be 1800 square feet.

**IV**

Easements are reserved for utility, installation and maintenance. A 15 foot utility easement is reserved parallel to all streets on all lots adjacent thereto plus ten feet long along other lot lines.

**V**

No sign of any kind shall be displayed to public view on any lot except one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by builder to advertise the property during the construction and sales period.

**VI**

No more than one animal per acre shall be allowed on each lot provided that they are not kept, bred, or

maintained for commercial purposes, and dogs must be fenced or on a leash. No exotic or vicious animals will be allowed. No hunting.

VII

These covenants are to run with the land and shall be binding on all parties on all persons claiming under them for a period of 10 years from the date of these covenants are recorded, after which time covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by the majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

VIII

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

IX

Invalidation of any one of these restrictions by judgement or Court Order shall in no wise effect any of the other provisions WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

Executed this 7th day of August, 2002.

  
Miguel Gonzalez-Gerth

(Acknowledgment)

STATE OF TEXAS


§

COUNTY OF CORYELL

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This instrument was acknowledged before me on the 7th day of August, 2002 by Miguel Gonzalez-Gerth.



  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk In and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

Filed For Record  
AT 2:25 O'CLOCK PM

AUG 27 2002

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