

EXHIBIT A

Contract Parties:

Seller: Thomas Michael Barker, Melanie Lundy Barker

Buyer:

Property:

TBD 404 Annies Lane, LaVernia, TX 78121 (~32.32)

Buyer and Seller have agreed upon the following covenants and restrictions to be incorporated before closing into the deed to be executed and recorded:

No portion of the property shall be used as a dumping site or storage area for garbage, debris, refuse, trash, junk, abandoned vehicles, or any other waste materials. No commercial hog or swine operations, breeding facilities, or feedlots are permitted; however, personal 4-H or FFA project animals are allowed. A maximum of two (2) residences may be constructed on the property. Manufactured, mobile, and modular homes are prohibited. Any residence constructed on the Property must contain a minimum of 1,750 square feet of air-conditioned living area, exclusive of porches and garages, and must be constructed with new, permanent building materials utilizing standard residential, barndominium, or steel-frame construction methods. Both residences, if two are constructed, must meet the same minimum size and construction standards. The property may not be subdivided into more than two (2) tracts in total, and no resulting tract may be smaller than one-half ($\frac{1}{2}$) of the original property acreage.

Other Agreements

At Seller's expense, Seller's attorney shall prepare the following documents.

- A Shared Water Well Agreement;
- A Water Rights Agreement; and
- The reservation of minerals shall be documented by using the TREC Promulgated Addendum for Reservation of Oil, Gas, and Other Minerals (TREC 44-3). If the TREC 44-3 Addendum is not used, a separate Mineral Rights Agreement will be prepared.

Buyer and Seller shall negotiate the terms of these documents in good faith. Execution of these documents by both parties is required as a condition of closing.

_____	Date	_____	Date
Seller		Buyer	
_____	Date	_____	Date
Seller		Buyer	