

DEED RESTRICTIONS

The subdivision and plat know as Blue Fire Estates is incorporated herein by reference. The subdivision is a division into three tracts. Blue Fire Estates is 14.994 acres, previously called 15 acres, Grande 11 Leagues Survey A-32, Robertson County, described in Trustee's Deed to Texas LKP&T, LLC dated April 1, 2005 recorded in Volume 1079, Page 069, Official Records, Robertson County, Texas.

The following deed restrictions apply to Blue Fire Estates until January 1, 2052 and may be enforced by any owner of a tract of Blue Fire Estates:

1. No part of a building shall be located within 25 feet of the boundary line of a tract of Blue Fire Estates.
2. No commercial swine, poultry, dogs or other animal operation shall be conducted on Blue Fire Estates, including no animal kennels (wild or domestic) and no dog breeding. 4H projects are allowed.
3. On tracts less than 2.5 acres in Blue Fire Estates, only one single family residence shall be located on each lot.
4. Manufactured housing must be permanently affixed to the tract in Blue Fire Estates as real estate and properly tied down and skirted. Barndominiums, and homes built with metal and/or wood construction are allowed.
5. Recreational Vehicles (RV's) are allowed on Blue Fire Estates, but may not be used as a residence.
6. Salvage operations, recycling operations, landfills, surface mining, and commercial storage facilities shall not be placed or conducted on a tract in Blue Fire Estates. No junk or inoperable vehicles may be located on a tract in Blue Fire Estates, unless stored indoors and out of sight.

All owners of tracts in Blue Fire Estates are conveyed a non exclusive access and utility easement as set out in the subdivision plat of Blue Fire Estate.

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Paragraph 4. Leases. Although Seller is not a party to a Natural Resource Lease affecting the Property, there are existing oil and gas leases, or memorandums thereof, affecting the Property.

Paragraph 7. Pursuant to Paragraph 7 B 1, Buyer accepts the Property as is, where is. Buyer has inspected the Property and relies sole on Buyer's inspections of the Property. Seller makes no disclosures regarding the Property and makes no disclosures at Paragraph 7E regarding the Property. Buyer waives any reliance on any disclosure or representation by Buyer.

Paragrph 9 B (1) . Seller shall convey by Special Warranty Deed.

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