

EXHIBIT A

RESTRICTIONS

BEESON RANCH

WISE COUNTY, TEXAS

THE STATE OF TEXAS }
 }
COUNTY OF WISE } KNOW ALL MEN BY THESE PRESENTS:

THAT BEESON RANCH, LLC of Wise County, Texas, being the Owner of the following described land situated in Wise County, Texas to-wit:

All that certain lot, tract, or parcel of land lying and being situated in Wise County, Texas, and being a 24.928 acre tract of land out of the George Caruthers Survey, Abstract No. 174, particularly described by metes and bounds in Exhibit "A" (the "Property") attached hereto and made a part hereof;

And having caused such property to be platted into Lots, to be known as "BEESON RANCH ", a residential subdivision in Wise County, Texas do hereby adopt the plat which is of record in Cabinet D, Slide 556, Real Records of Wise County, Texas, and has deemed it desirable, for the efficient preservation of the values and amenities in the Property to create a planned development, including a non-profit corporation in accordance with the laws of the State of Texas to which should be delegated and assigned the powers of maintaining and administering the Common Areas, administering and enforcing the covenants and restrictions, and collecting and dispersing the assessments and charges described in these restrictions. Developer will or has caused such corporation, the members of which shall be the respective owners of lots in the Property, to be formed for the purpose of exercising such functions. Developer in order to insure the uniform development of said Property does hereby place and impose the following restrictions upon the same and all conveyances of said lots in such subdivision shall be subject to following restrictions:

1. Minimum Floor Space/Plan Approval. Any residence constructed on said land shall contain a minimum of 1800 square feet of "living area" exclusive of porches and garages, with a minimum of 1500 square feet of "living area" on the ground floor, and shall be constructed with permanent type new materials. No building or structure on any lot shall exceed two (2) stories in height. A written notice accompanying house plans for initial construction and additions shall be delivered to Double Creek Capital, Ltd. ("DCC") at 2201 South FM 51, Suite 600, Decatur, Texas 76234 fifteen (15) days prior to the beginning of the construction and must be approved by DCC in writing as to conformity and harmony of external design with existing structures in the development.

All building exteriors must be fully completed for planned use on or before nine (9) months after the date of the beginning of the foundation.

2. Damage to Residence. In the event that a residence is partially or totally damaged by fire or other causes, the owner of such residence must either rebuild the residence or completely clear the lot. In the event the owner desires to rebuild, the construction or restoration of the damaged residence, or portion thereof, must commence within one hundred twenty (120) days after the occurrence causing the damage. A written notice accompanying house plans must be submitted for approval as described above.

3. Exterior Surfaces. The total exterior surface of all residential dwellings shall be at least eighty (80) percent masonry, up to thirty (30) percent of that may be Hardieplank. (vinyl siding is not allowed). All exterior surfaces, especially any painted or stained wood surfaces, (including, without limitation, garage doors) must be maintained in good condition. All windows which are visible from any road shall be covered with draperies or blinds within sixty (60) days after the date on which the main structure is occupied. All chimneys, if any, shall be constructed of masonry. All roofs must have at least an 8/12-roof pitch with hips.

4. 100-Year Flood. No residential dwellings shall be built in a 100-year flood plain unless the minimum recommended finished floor elevation is complied with. In no case shall the minimum finished floor elevation be less than 1-foot above the 100-year flood plain elevation.

5. Garage and Carports. Each erected residence shall include at least a two-car garage or carport incorporated into the structure of the residence. Detached garages are permissible but must be of like material as the main structure, and must not extend forward on the tract any further than the rear of the main structure. Only side or rear access garages and carports will be permitted when attached to the residence.

6. Residential Use. All lots shall be used for residential purposes only, except for discrete, low-profile, individually-owned businesses. Only one non-commercial single family residence and incidental outbuildings shall be constructed or permitted on each tract. No outbuildings located on such tract shall ever be used for a family residence, with the exception of a "mother-in-law" house, which shall be architecturally compatible with the primary residence. No mobile home, house-car, or other movable structure shall ever be part of or placed temporarily or otherwise on the tract of land as a residence, serving house, or outbuilding.

7. Setbacks. No residence structure shall be erected on any lot nearer than 50 feet or farther than 80 feet from the front property line, and 25 feet from any side or rear boundary line. Any outbuildings shall never be nearer than 10 feet to any side or rear property line. Any residence erected on any tract must face street or road.

8. Developer Easements. Upon each tract, Developer reserves a perpetual easement upon a strip of land fifteen (15) feet wide along and parallel to each public roadway serving the subdivision and ten (10) feet wide along all other boundaries of each

tract, whether the same shall be on the rear or sides of the tracts, for the building of any necessary electric, water, gas, or telephone lines. This reservation carries with it the sole right on the part of Developer to grant such easements to such utility companies as required within the fifteen (15) and ten (10) foot wide areas, respectively.

9. Utility Easements. All streets, roads, and easements shown on the recorded plat of the property or reserved hereunder have been reserved for the purposes indicated. No owner may erect any permanent structure of any type whatsoever in these easement areas. With respect to these easement areas, as well as any other areas described within recorded easement documents, any and all bona fide public utility service companies shall have the right of access, ingress, egress, regress and use of the surface estate for the installation and maintenance of utility facilities.

10. Buried Utility Service. All utility service facilities (including but not limited to electricity, telephone, and cable television) shall be buried underground from the utility easements to any structure for the purpose of serving any structure located on any part of the property.

11. Outbuildings. All outbuildings shall be constructed with material compatible with the main residence and must be fifty (50) percent masonry, with the exception of animal or hay barns or shops which can be constructed of colored sheet metal. All outbuildings, regardless of material used, must be trimmed out and painted. Such outbuildings shall not extend forward on the tract beyond the rear of the residence. Residence must always be between the road and outbuildings, except for a well house, which may extend forward beyond the rear of the residence, provided that it is to be used as a well house only. The well house must have at least an 8/12 roof pitch with hips.

12. Fencing. Any fence placed on said property which borders any street or roadway shall be of masonry, metal pipe, metal pipe and cable, brick, wood (no stockade) or rock, and shall be maintained in attractive and serviceable condition. Barb wire and smooth wire (no chain link) fences are also acceptable along side and rear property lines only if composed of at least five (5) strands and constructed with new metal posts and wire. Any chain link fence must not extend beyond the rear line of the residence.

13. Driveways/Culverts. All driveway culverts shall be installed by the property owner and in accordance with the policies of Wise County and shall be of sufficient size to pass the 5-year storm. In no case shall a driveway culvert be less than 12-inches in diameter. All driveway entrance culverts must be at least twenty (20) feet in length. The driveway above a culvert should be constructed such that the driveway is at least six (6) inches below the outside edge of the main roadway, or as the appropriate precinct county commissioner shall determine. All driveways must be constructed of base, asphalt or concrete and must extend from the county road to a concrete pad at least twenty (20) feet in length and at least as wide as the garage door adjacent to the garage.

14. Sidewalks and Landscaping. All sidewalks must be constructed of concrete. Within ninety (90) days after completion of residence Owner shall install and shall thereafter maintain the landscaping on his or her Lot in a neat and attractive condition, including all necessary landscaping and gardening, sodding and/or seeding of yards. All

landscaping shall require a minimum of solid cover of grass in front and side yards. Landscaping beds containing landscape plants, including but not limited to shrubbery must be installed in front of each residence. No cactus or rock gardens shall be permitted.

15. Sewage Disposal System. It is the responsibility of the Owner, to install a septic tank and soil-absorption sewerage disposal system in accordance with the rules established by Wise County and the TCEQ. Design shall be based on the results of a site evaluation performed on each lot. It is the responsibility of the Owner to maintain and operate the on-site sewage facility in a satisfactory manner. If the normal operation of the facility results in objectionable odors, unsanitary conditions, or if the facility, at any time, does not comply with governmental regulations, it is the Owner's responsibility to upgrade or repair the system. Owner has the responsibility to comply with County, State and Federal regulations.

16. Swimming Pools. The location of underground swimming pools shall be in accordance with the regulations of the Wise County Health Officers, but must be located behind the rear of the residence. Permanent above ground pools are not allowed.

17. Water Wells. Water is to be provided through a water well. It is the responsibility of the purchaser to furnish water to his property. Location of water well should be in accordance with the Wise County Health Department.

18. Livestock. Livestock, excluding swine, is allowed if they are contained in barn and/or pasture space adequate for the number of animals, not to exceed 1 1/2 animals per acre (total calculated number to be rounded down to the nearest whole number). "Show" animals for youth or school programs may be kept on a temporary basis. Any cage or pen constructed to maintain any type of animal kept on the premises as allowed herein must be constructed of materials and be of a design that is attractive in appearance. It is the responsibility of purchaser to make a continual effort to minimize noise, odor, etc. Livestock must be fenced off from the front yard. No part of the property should ever be used for a commercial feed lot for livestock or fowl or a dog or cat kennel.

19. Pets. No pets, whether yours or your visitors are allowed to run at large at any time. Noisy or unruly pets or those that complaints are received about will not be allowed to remain.

20. Offensive Activities and Lot Maintenance. No noxious or offensive activity shall be conducted on the land, and no act shall be done which would in any manner constitute a public nuisance. All open areas must be kept mowed and cleaned to assure a neat appearance at all times.

21. Dumping. No part of the land shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. Regular trash as generated by the landowner shall be disposed of in a timely manner and shall not be allowed to accumulate on the property. Any burning of brush shall be supervised at all times and shall be done in accordance with EPA guidelines and county burn bans.

22. Mining. No person, firm or corporation shall at any time use any property within this subdivision for the purpose of mining rock, gravel, sand or dirt.

23. Subdivisions. No lot can be subdivided into two or more parcels, or lots. Each lot will remain as platted, unless approved by Developer.

24. Firearms. The use or discharge of firearms is expressly prohibited and forbidden within said subdivision, and all property owners shall exercise all reasonable efforts to preserve and care for wildlife.

25. Commercial Use. No peddling, soliciting, or commercial enterprises are allowed in the development without permission from Developer.

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

27. Meetings. The property herein conveyed or any part thereof shall never be used in the construction, operation and conduct of a church or any form of joint or massive religious services, nor shall any house, after the same has been constructed thereupon, be used as a place for the purpose of congregation of massive numbers of persons for political, civic, recreation, social or commercial purposes.

28. Water Flow. Filling or obstruction of the floodway or drainage easements is prohibited. No owner shall change the natural flow of water across his lot without first securing the written permission of Developer.

29. Vehicles. No commercial motor vehicles, commercial equipment, inoperable vehicles, or motor vehicles without current license plates shall be kept on the property, unless the same is kept within a completely enclosed barn or garage. Horse and stock trailers are permitted, but must be parked behind the front line of the residence.

30. Antennas. All television and other antennas shall be located behind or on top of the residence. Satellite dishes are allowed, but must be located behind the front line of the residence.

31. Future Phases of Beeson Ranch. Developer reserves the right to extend these restrictions and the governance of the non-profit corporation to future phases of BEESON RANCH.

Enforcement of these covenants shall be by proceedings at law or in equity against any person or person violating or attempting to violate any covenant, either by way of injunctive relief or to recover damages, or both. If any portion of these restrictions, covenants and conditions shall be declared invalid by judgment or court order it shall not affect the validity of any other provision or portion thereof.

EXECUTED this the _____ day of April, 2016

Beeson Ranch, LLC

By: _____
Nolan G. Warner, Managing Member

By: _____
Nellie J. Warner, Managing Member

By: _____
Debbie L. Males, Managing Member

THE STATE OF TEXAS }
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COUNTY OF WISE }

BEFORE ME, the undersigned authority, on this day personally appeared NOLAN G. WARNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free act and deed or the purposes and consideration therein expressed.

Subscribed and sworn to before me on this ____ day of April, 2016.

Notary Public
My commission expires:

THE STATE OF TEXAS }
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COUNTY OF WISE }

BEFORE ME, the undersigned authority, on this day personally appeared NELLIE J. WARNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free act and deed or the purposes and consideration therein expressed.

Subscribed and sworn to before me on this ____ day of April, 2016

Notary Public
My commission expires:

THE STATE OF TEXAS }
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COUNTY OF WISE }

BEFORE ME, the undersigned authority, on this day personally appeared DEBBIE L. MALES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free act and deed or the purposes and consideration therein expressed.

Subscribed and sworn to before me on this ____ day of April, 2016

Notary Public
My commission expires: