

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Restrictive covenants recorded in Volume 83, Page 196D and Volume 84, Page 141D of the Plat Records, Volume 8325, Page 190 of the Real Property Records, and Document No. 200600204 of the Official Public Records, all of Travis County, Texas.
2. The Property lies within the boundaries of Travis County Rural Fire Prevention District No. 3.
3. Drainage easement 5 feet in width along of all side property lines, as set out in Volume 8325, Page 190 of the Real Property Records of Travis County, Texas.
4. Building setback lines as set out in Volume 8325, Page 190 of the Real Property Records of Travis County, Texas.
5. The terms, conditions and stipulations set out in that certain Ingress, Egress and Regress Easement as reserved in Warranty Deed dated November 23, 1983, recorded in Volume 8350, Page(s) 853 of the Deed Records of Travis County, Texas, and as shown on Plat(s) recorded in Volume 84, Page(s) 141D of the Plat Records of Travis County, Texas.
6. Public utility easement 10 feet in width along the west property line(s), as shown by the Plat(s) recorded in Volume 84, Page(s) 141D of the Plat Records and Document No. 200600204 of the Official Public Records, all of Travis County, Texas.
7. Public utility easement 30 feet in width traversing subject property, as shown by the Plat(s) recorded in Volume 84, Page(s) 141D and Document No. 200600204 of the Official Public Records, all of the Plat Records of Travis County, Texas.
8. Public utility easement 15 feet in width along the north property line(s), as shown by the Plat(s) recorded in Volume 84, Page(s) 141D and Document No. 200600204 of the Official Public Records, all of the Plat Records of Travis County, Texas.
9. Building setback line 25 feet in width along the north property line(s), as shown on the Plat(s) recorded in Volume 83, Page(s) 196D and Volume 84, Page(s) 141D of the Plat Records and Document No. 200600204 of the Official Public Records, all of Travis County, Texas.
10. Building setback line 25 feet in width along the south property line(s), as shown on the Plat(s) recorded in Volume 83, Page(s) 196D and Volume 84, Page(s) 141D of the Plat Records and Document No. 200600204 of the Official Public Records, all of Travis County, Texas.
11. Building setback line 15 feet in width along the west property line(s), as shown on the Plat(s) recorded in Volume 83, Page(s) 196D and Volume 84, Page(s) 141D of the Plat Records and Document No. 200600204 of the Official Public Records, all of Travis County, Texas.
12. Maintenance easement 10 feet in width along the west property line(s), as shown by the Plat(s) recorded under Document No. 200600204 of the Official Public Records of Travis County, Texas.