

Special Provisions-
Exhibit A

- No minerals or water rights are conveyed to buyer. Deed will reflect reservations.
- The crops are the property of the farmer and buyer agrees to not disturb the crops while they are in the field. If buyer wishes to disturb the crops, buyer needs to first contact the farmer and work out a financial arrangement between buyer and farmer.
- Buyer is responsible for any and all rollback property taxes associated with the property purchased.
- Any land development or building on the subject property must comply with the deed restrictions, recorded plat including finished floor elevations and drainage study, and county rules and regulations.
- Portions of the property may be prone to flooding.
- Buyer is responsible for setting up and paying for any utility services that are needed by buyer.
- Buyer has 6 months from the closing of the property to obtain a water meter from Southwest Milam Water Supply Corporation and/or an electric meter from Bartlett Electric Cooperative. Buyer is on notice that they may not be able to obtain a water meter or an electric meter after the 6-month period has expired. Buyer agrees to obtain no more than 1 water meter and 1 electric meter per tract purchased. Deed will reflect max 1 water meter and 1 electric meter per platted tract.
- If buyer would like a survey, Bryan Technical Services of Taylor can provide at an estimated cost of \$800 per platted tract, paid by buyer.
- Buyer agrees to share house construction and architect plans with seller prior to buyer applying for building permit to insure that plans comply with recorded deed restrictions.
- Sale is subject to the attached Exhibit B and deed restrictions. Buyer is on notice that the deed restrictions have already been recorded.