

FIELD NOTES FOR PARCEL 4889.01

BEING 2.894 ACRES (APPROXIMATELY 126,074 SQUARE FEET), MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE CALLED 186.53 ACRE TRACT OF LAND CONVEYED TO EP AUSTIN PURCHASE COMPANY LLC IN A SPECIAL WARRANTY DEED DATED JANUARY 13TH, 2021 AND RECORDED IN DOCUMENT NO. 2021009377 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 2.894 ACRES HEREINAFTER DESIGNATED BY PART 1 AND PART 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 – 2.768 ACRES (APPROX. 120,568 SQ. FT.)

COMMENCING at a 1/2-inch iron rod with "UDG 2433" cap found at an angle point in the east right-of-way line of State Highway 130 (S.H. 130)(right-of-way width varies), being the east line of Parcel 354A Part 1, a 109.999 acre tract of land conveyed to the State of Texas in Document No. 2004223233, O.P.R.T.C.T., in part, being the west line of the said 186.53 acre tract, referenced as being 369.91 left of Baseline Station (B.L.S.) 2348+77.24 on the Plan of Proposed Right-of-Way State Highway 130 Segment No. 3 under Texas Department of Transportation (TxDOT) Control Section Job (C.S.J.) 0440-06-008, same being in the east line of Parcel 354A Part 1, a 109.999 acre tract of land conveyed to the State of Texas in Document No. 2004223233, O.P.R.T.C.T., from which 1/2-inch iron rod with "UDG 2433" cap found at another angle point in the east right-of-way line of S.H.130 referenced as being 351.24 feet left of B.L.S. 2351+83.81 on said C.S.J. 0440-06-008 and in description of said Parcel 354A Part 1 bears South 01°56'10" West, a distance of 307.13 feet;

THENCE North 02°52'25" West, with the east right-of-way of S.H.130, being the east line of said Parcel 354A Part 1, also being the west line of the said 186.53 acre tract, a distance of 201.02 feet to a 1/2-inch iron rod with "Half" cap set, having Texas State Plane Grid Coordinate values of N 10050061.70 and E 3153166.03 for the **POINT OF BEGINNING**, southwesterly corner of the herein described tract of land and intersection with the proposed southerly right-of-way line of Fallwell Lane;

THENCE North 02°52'25" West, continuing with the east right-of-way line of S.H.130, being the east line of said Parcel 354A Part 1, a distance of 100.00 feet to a 1/2-inch iron rod with "Half" cap set at the intersection with the proposed northerly right-of-way line of Fallwell Lane for the northwest corner of the herein described tract of land, from which a 1/2-inch iron rod with "TxDOT" cap found at an angle point in the easterly right-of-way line of S.H. 130, being also the east line of Parcel 345 Part 2, a called 41.498 acre tract of land conveyed to the State of Texas in Document No. 2005005797, O.P.R.T.C.T., at an angle point in the west line of a called 194.824 acre tract conveyed to Colorado River Project, LLC in Document No. 2020135719, referenced as being 288.00 left of B.L.S. 2333+08.68 on said C.S.J. 0440-06-008 and in description of Parcel 345 Part 2, bears along said east right-of-way line of S.H.130 the following three (3) courses and distances:

- North 02°52'25" West, at a distance of 209.60 feet, passing a calculated point at the intersection with the existing southerly right-of-way line of Fallwell Lane, an unrecorded and partially monumented 40 foot right-of-way shown on survey performed by Metcalfe Engineering Co. dated March 1969, on file in the Engineering Records Room of the City of

Austin (C.O.A.), and referenced in descriptions provided within C.O.A. Ordinance 000928-24 & 25, at an additional distance of 43.05 feet passing a calculated point at the intersection with the existing northerly right-of-way line of Fallwell Lane, at a additional distance of 103.94 feet passing the calculated northwest corner of the said 186.53 acre tract, called to be the low bank of the Colorado River in Document No. 2014115380, over and across said river, in all, a distance of 722.57 feet to a calculated point referenced as being 355.20 feet left of B.L.S. 2338+52.36 feet on said C.S.J. 0440-06-008 and in description of Parcel 357, a called 6.727 acre tract of land conveyed to State of Texas in Document No. 2005234865, O.P.R.T.C.T.;

- North 01°13'18" West, crossing the Colorado River, a distance of 302.51 feet to a calculated point at the most southerly common corner of the remainder of a called 85.957 acre tract of land conveyed to TXI Operations, L.P. in Document No. 1999129526, O.P.R.T.C.T. and said Parcel 357;
- North 08°36'36" West, passing the most northerly common corner of the remainder of said 85.957 acre tract and said Parcel 357, in all, a distance of 547.82 feet;

THENCE leaving the easterly right-of-way line of S.H.130, being the easterly line of the said Parcel 354A Part 1, being also the west line of the said 186.53 acre tract, over and across the said 186.53 acre tract with the proposed northerly right-of-way line of Fallwell Lane, the following four (4) courses and distances:

1. with a curve to the left, having a radius of 283.00 feet, a delta angle of 26°45'20", an arc length of 132.15 feet, and a chord which bears North 73°45'46" East, a distance of 130.96 feet to a 1/2-inch iron rod with "Halff" cap set for endpoint of curve;
2. North 60°23'06" East, a distance of 446.78 feet to a 1/2-inch iron rod with "Halff" cap set of a curve to the left to a 1/2-inch iron rod with "Halff" cap set;
3. with said curve to the left, having a radius of 300.00 feet, a delta angle of 31°52'03", an arc length of 166.86 feet, and a chord which bears North 44°27'04" East, a distance of 164.72 feet to a 1/2-inch iron rod with "Halff" cap set for endpoint of curve;
4. North 28°31'03" East, a distance of 313.71 feet to a 1/2-inch iron rod with "Halff" cap set in the existing southerly right-of-way line of Fallwell Lane, from which a disturbed 1/2-inch iron rod found in the existing southerly right-of-way line of Fallwell Lane bears with a curve to the left, having a radius of 1210.44 feet, a delta angle of 01°25'01", an arc length of 29.93 feet and a chord which bears South 55°14'08" West, a distance of 29.93 feet;

THENCE, with the existing southerly right-of-way line of Fallwell Lane the following two (2) courses and distances:

1. with a curve to the right, having a radius of 1210.44 feet, a delta angle of 04°10'03", an arc length of 88.04 feet, and a chord which bears North 58°01'41" East, a distance of 88.02 feet to a calculated point for endpoint of curve;

2. North 60°04'01" East, a distance of 88.68 feet to a 1/2-inch iron rod with "Halff" cap set in the west line of a called 10.084 acre tract of land conveyed to the City of Austin in Volume 9786, Page 437 of the Deed Records of Travis County, Texas (D.R.T.C.T.), being an easterly line of the said 186.53 acre tract for the most northerly corner of the herein described of land;

THENCE South 23°47'22" East, leaving the existing southerly right-of-way line of Fallwell Lane, with the west line of the said 10.084 acre tract, being an easterly line of the said 186.53 acre tract, a distance of 40.60 feet to a 1/2-inch iron rod with "Halff" cap set in the proposed southerly right-of-way line of Fallwell Lane, from which a 1/2-inch iron pipe found at the most southerly corner of the said 10.084 acre tract being a common corner with the said 186.53 acre tract bears South 23°47'22" East, a distance of 762.07 feet;

THENCE leaving the east line of the said 186.53 acre tract, in part, being the west line of the said 10.084 acre tract, with the proposed southerly right-of-way line of Fallwell Lane, the following four (4) courses and distances:

1. with a curve to the left, having a radius of 283.00 feet, a delta angle of 22°40'48", an arc length of 112.02 feet, and a chord which bears South 39°51'27" West, a distance of 111.29 feet to a 1/2-inch iron rod with "Halff" cap set;
2. South 28°31'03" West, a distance of 331.94 feet to a 1/2-inch iron rod with "Halff" cap set;
3. with a curve to the right, having a radius of 400.00 feet, a delta angle of 31°52'03", an arc length of 222.48 feet, and a chord which bears South 44°27'04" West, a distance of 219.62 feet to a 1/2-inch iron rod with "Halff" cap set;
4. South 60°23'06" West, a distance of 446.78 feet to a 1/2-inch iron rod with "Halff" cap set;
5. with a curve to the right, having a radius of 383.00 feet, a delta angle of 26°45'07", an arc length of 178.83 feet, and a chord which bears South 73°45'39" West, a distance of 177.21 feet to a 1/2-inch iron rod with "Halff" cap set to the **POINT OF BEGINNING** and containing 2.768 acres (approx. 120,568 sq. ft.) more or less.

PART 2 – 0.126 ACRE (APPROX. 5,506 SQ. FT.)

COMMENCING at a 1/2-inch iron rod with "TxDOT" cap found at an angle point in the easterly right-of-way line of State Highway 130 (S.H. 130), being also the east line of Parcel 345 Part 2, a called 41.498 acre tract of land conveyed to the State of Texas in Document No. 2005005797, O.P.R.T.C.T., at an angle point in the west line of a called 194.824 acre tract conveyed to Colorado River Project, LLC in Document No. 2020135719, referenced as being 288.00 left of B.L.S. 2333+08.68 on the Plan of Proposed Right-of-Way State Highway 130 Segment No. 3 under Texas Department of Transportation (TxDOT) Control Section Job (C.S.J.) and in description of Parcel 345 Part 2;

THENCE South 08°36'36 East, with the easterly right-of-way line of S.H. 130, in part, being the easterly line of said Parcel 345 Part 2 and in part, the westerly line of said 194.824 acre tract, also in part, being the easterly line of Parcel 357, a called 6.727 acre tract of land conveyed to State of Texas in Document No. 2005234865, O.P.R.T.C.T. and a westerly line of a remainder of the called 85.957 acre

tract of land conveyed to TXI Operations, L.P. in Document No. 1999129526, O.P.R.T.C.T., a distance of 547.82 feet to a calculated point at the most southerly common corner of said Parcel 357 and a remainder portion of the said 85.957 acre tract;

THENCE South 01°13'18" East, continuing with the easterly right-of-way line of S.H. 130, crossing said Colorado River, a distance of 302.51 feet to a calculated point at an angle point referenced as being 355.20 feet left of B.L.S. 2338+52.36, being the northeast corner of the said Parcel 354A Part 1;

THENCE South 02°52'25" East, with the east right-of-way line of S.H. 130, being the east line of Parcel 354A Part 1, a 109.999 acre tract of land conveyed to the State of Texas in Document No. 2004223233 of the Official Public Records of Travis County, Texas, (O.P.R.T.C.T.), a distance of 64.97 feet to a calculated point at the northwest corner of the said 186.53 acre tract, called to be the low bank on the south side of the Colorado River in Document No. 2014115380, O.P.R.T.C.T.;

THENCE with the north line of the said 186.53 acre tract, called the low bank on the south side of the Colorado River in Document No. 2014115380, O.P.R.T.C.T., the following four (4) courses and distances:

1. South 89°17'24" East, a distance of 18.73 feet to a calculated point;
2. North 64°03'22" East, a distance of 568.04 feet to a calculated point;
3. North 60°52'22" East, a distance of 188.00 feet to a calculated point;
4. North 57°22'23" East, a distance of 155.24 feet to a calculated point in the proposed westerly right-of-way of Fallwell Lane being in the northerly terminus of proposed Fallwell Lane R.O.W., having Texas State Plane Grid Coordinate values of N 10050941.19 and E 3153967.64, for the **POINT OF BEGINNING** and most westerly corner of the herein described tract of land;

THENCE North 57°22'23" East, continuing with the north line of the said 186.53 acre tract, called the low bank on the south side of the Colorado River, a distance of 99.42 feet to a calculated point at the most northerly common corner of the said 186.53 acre tract and a called 1.5612 acre tract conveyed to City of Austin in Volume 12791, Page 822 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), being the most northerly corner of the herein described tract of land;

THENCE South 23°47'22" East, with the common line of the said 186.53 acre tract and the said 1.5612 acre tract, a distance of 60.05 feet to a 1/2-inch iron rod with "Halff" cap set in the existing northerly right-of-way line of Fallwell Lane, an unrecorded and partially monumented 40 foot right-of-way shown on survey performed by Metcalfe Engineering Co. dated March 1969, on file in the Engineering Records Room of the City of Austin (C.O.A.), and referenced as right-of-way in descriptions provided within C.O.A. Ordinance 000928-24 & 25, for the most easterly corner of the herein described tract of land;

THENCE South 60°04'01" West, leaving the common line of the said 186.53 acre tract and the said 1.5612 acre tract, over and across the said 186.53 acre tract, with the existing northerly right-of-way line of Fallwell Lane, a distance of 92.89 feet to a 1/2-inch iron rod found for the most southerly corner of the herein described tract of land;

EP AUSTIN PURCHASE
COMPANY LLC TO
CITY OF AUSTIN
(FEE TRACT)
CIP# _____

THENCE North 29°55'59" West, continuing across the said 186.53 acre tract, a distance of 55.03 feet to the **POINT OF BEGINNING** and containing 0.126 acre (approx. 5,506 sq. ft.) more or less.

PART 1 2.768 ACRES (APPROX. 120,568 SQ. FT.)
PART 2 0.126 ACRE (APPROX. 5,506 SQ. FT.)
TOTAL 2.894 ACRES (APPROX. 126,074 SQ. FT.)

BASIS OF BEARINGS AND THE GRID COORDINATES SHOWN HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (4203) NAD 83 (2011) (EPOCH: 2010.0000) U.S. SURVEY FEET, HOLDING THE LOCAL CORS STATION, AUS5, BASED UPON MULTIPLE REPEATED GPS OBSERVATIONS PROVIDED TO HALFF ASSOCIATES BY MWM DESIGNGROUP, INC. FOR PROJECT CONTROL. POINTS 102 AND 108 HAVE THE FOLLOWING GRID COORDINATE VALUES AND A GRID BEARING BETWEEN THEM OF S59°27'46"W AND DISTANCE OF 1816.07;

CONTROL POINT	NORTHING	EASTING	TYPE
CP102	10050337.87	3153114.64	1/2" IRON ROD
CP118	10051119.55	3155470.64	1/2" IRON ROD

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey between the months of November 2019 and December 2020.

12/13/2021

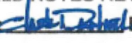
Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Halff Associates, Inc.,
TBPELS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729

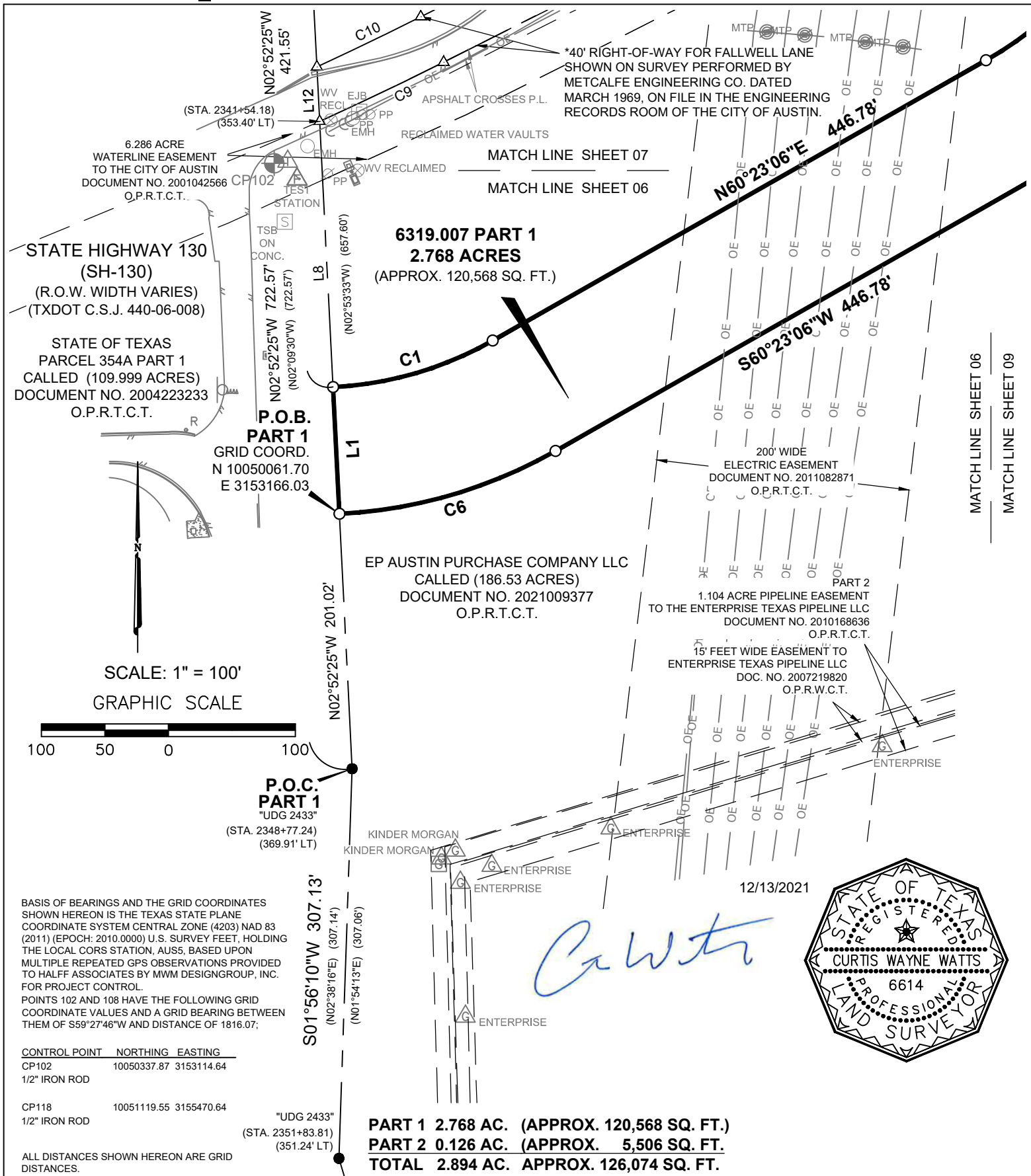
Date



REFERENCES

TCAD # 03-2341-0101 AUSTIN GRID Q-17

FIELD NOTES REVIEWED
BY  DATE: 01/03/22
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



9500 AMBERGLEN BLVD
BLDG. F, STE. 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPELS FIRM NO. 10029607

**2.894 ACRES (APPROX. 126,074 S.F.)
OUT OF THE SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS**

Project No.:33464.002

Issued: 12/13/2021

33464.002 ROW PARCEL

06 OF 12

P.O.C. PART 2

"TXDOT"
(STA. 2333+08.68)
(288.00' LT)

STATE OF TEXAS
PARCEL 345 PART 2
CALLED (41.498 ACRES)
DOC. NO. 2005005797
O.P.R.T.C.T.

STATE HIGHWAY 130
(SH-130)
(R.O.W. WIDTH VARIES)
(TXDOT C.S.J. 440-06-008)

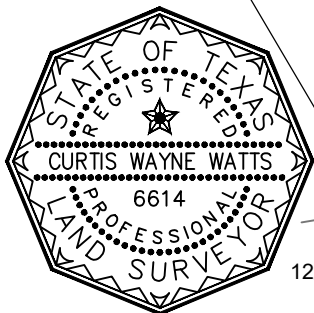
STATE OF TEXAS
PARCEL 357
CALLED (6.727 ACRES)
DOC. NO. 2005234865
O.P.R.T.C.T.

COLORADO RIVER PROJECT, LLC
TRACT 18: CALLED 194.824 AC.
DOC. NO. 2020135719
O.P.R.T.C.T.

TXI OPERATIONS, L.P.
REM. OF CALLED (85.957 ACRES)
DOC. NO. 1999129526
O.P.R.T.C.T.

STATE OF TEXAS
COLORADO RIVER

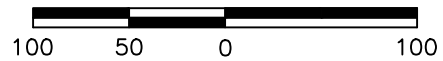
APPROX. LOCATION OF
COLORADO RIVER BOUNDARY
AS SHOWN BY INLAND CIVIL
ASSOCIATES ON C.S.J. 440-06-008



C. Watts

SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- "TXDOT" 1/2" REBAR WITH "TXDOT" CAP FOUND
- "UDG 2433" 1/2" REBAR WITH "UDG 2433" CAP FOUND
- 1/2" REBAR WITH "HALFF" CAP SET
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- CONCRETE HIGHWAY MONUMENT FOUND
- ▲ MAG NAIL FOUND
- TXDOT TYPE II MONUMENT FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT LOCATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- () RECORD INFORMATION
- { } INFORMATION SHOWN ON SURVEY PERFORMED BY METCALFE ENGINEERING CO. DATED MARCH 1969, ON FILE IN THE ENGINEERING RECORDS ROOM OF THE CITY OF AUSTIN FOR FALLWELL LANE.

PART 1 2.768 AC. (APPROX. 120,568 SQ. FT.)

PART 2 0.126 AC. (APPROX. 5,506 SQ. FT.)

TOTAL 2.894 AC. APPROX. 126,074 SQ. FT.

EP AUSTIN PURCHASE COMPANY LLC
CALLED (186.53 ACRES)
DOCUMENT NO. 2021009377
O.P.R.T.C.T.

*FALLWELL LANE
(40' R.O.W. WIDTH)

CONCRETE BLOCK BARRIER

ELECTRIC TRANSMISSION EASEMENT
TO THE CITY OF AUSTIN
VOLUME 8777, PG. 93
AMENDED VOL. 9786, PG. 446
O.P.R.T.C.T.

*40' RIGHT-OF-WAY FOR FALLWELL LANE
SHOWN ON SURVEY PERFORMED BY
METCALFE ENGINEERING CO. DATED
MARCH 1969, ON FILE IN THE ENGINEERING
RECORDS ROOM OF THE CITY OF AUSTIN.

6.286 ACRE
WATERLINE EASEMENT
TO THE CITY OF AUSTIN
DOCUMENT NO. 2001042566
O.P.R.T.C.T.

MATCH LINE SHEET 07

MATCH LINE SHEET 06

6319.007 PART 1
2.768 ACRES
(APPROX. 120,568 SQ. FT.)



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TBPELS FIRM NO. 10029607

2.894 ACRES (APPROX. 126,074 S.F.)
OUT OF THE SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

Project No.: 33464.002

Issued: 12/13/2021

33464.002 ROW PARCEL

07 OF 12

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	283.00'	26°45'20"	132.15'	N73°45'46"E	130.96'
C2	300.00'	31°52'03"	166.86'	N44°27'04"E	164.72'
C3	1210.44'	4°10'03"	88.04'	N58°01'41"E	88.02'
C4	283.00'	22°40'48"	112.02'	S39°51'27"W	111.29'
C5	400.00'	31°52'03"	222.48'	S44°27'04"W	219.62'
C6	383.00'	26°45'07"	178.83'	S73°45'39"W	177.21'
C7	1210.44'	1°25'01"	29.93'	S55°14'08"W	29.93'
C8	1319.61'	8°47'45"	202.58'	N58°47'43"E	202.38'
	{{475.06 VARAS}}		{{71.51 VARAS}}	{{N68°01'E}}	{{72.48 VARAS}}
C9	2663.17'	2°19'41"	108.21'	S64°26'57"W	108.21'
	{{958.74 VARAS}}		{{71.51 VARAS}}	{{N68°01'E}}	{{72.48 VARAS}}
C10	2623.17'	1°59'00"	90.80'	N64°16'36"E	90.80'
	{{944.34 VARAS}}		{{71.42 VARAS}}	{{S68°01'W}}	{{71.40 VARAS}}
C11	1279.61'	08°48'05"	196.56'	N58°55'48"E	196.37'
	{{460.66 VARAS}}		{{70.75 VARAS}}	{{S61°27'W}}	{{70.68 VARAS}}
C12	1250.44'	5°35'17"	121.96'	N57°25'02"E	121.91'
	{{450.16 VARAS}}		{{43.87 VARAS}}	{{S59°50'W}}	{{43.85 VARAS}}
{{C13}}	{{435.76 VARAS}}		{{42.46 VARAS}}	{{N59°50'E}}	{{45.45 VARAS}}

SCALE: 1" = 100'

GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	N02°52'25"W	100.00'
L2	N60°04'01"E	88.68'
L3	S23°47'22"E	40.60'
L4	S54°34'27"W	140.79'
	{{N57°03'E}}	{{50.71 VARAS}}
L5	N54°27'54"E	140.92'
	{{S57°03'W}}	{{50.71 VARAS}}
L6	S89°17'24"E	18.73'
	{{S89°17'13"W}}	{{18.74'}}
L7	N23°47'22"W	102.06'
L8	N02°52'25"W	209.60'
L9	N57°22'23"E	155.24'
L10	N29°55'59"W	55.03'

LINE	BEARING	DISTANCE
L11	S60°04'01"W	92.89'
L12	N02°52'25"W	43.05'
L13	N02°52'25"W	103.94'
L14	N02°52'25"W	64.97'
L15	N57°22'23"E	99.42'
L16	S23°47'22"E	60.05'

6319.007

PART 1 2.768 AC. (APPROX. 120,568 SQ. FT.)

PART 2 0.126 AC. (APPROX. 5,506 SQ. FT.)

TOTAL 2.894 AC. APPROX. 126,074 SQ. FT.

40' RIGHT-OF-WAY FOR FALLWELL LANE SHOWN ON
SURVEY PERFORMED BY METCALFE ENGINEERING CO.
DATED MARCH 1969, ON FILE IN THE ENGINEERING
RECORDS ROOM OF THE CITY OF AUSTIN

CITY OF AUSTIN
CALLED (1.5612 ACRES)
VOL. 12791, PG. 822
R.P.R.T.C.T.

STATE OF TEXAS
COLORADO RIVER

6319.007
PART 2
0.126 ACRE
(APPROX. 5506 SQ. FT.)

P.O.B.
PART 2
GRID COORD.
N 10050941.19
E 3153967.64

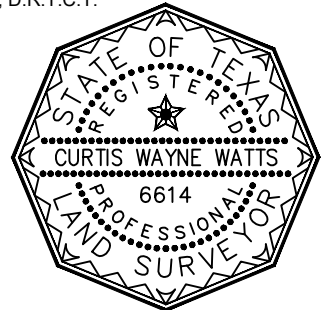
6.286 ACRE
WATERLINE EASEMENT
TO THE CITY OF AUSTIN
DOCUMENT NO. 2001042566
O.P.R.T.C.T.

EP AUSTIN PURCHASE COMPANY LLC
CALLED (186.53 ACRES)
DOCUMENT NO. 2021009377
O.P.R.T.C.T.

1.0665 ACRE
ELECTRIC TRANSMISSION
EASEMENT TO THE
CITY OF AUSTIN
VOLUME 12791, PAGE 829
O.P.R.T.C.T.

CITY OF AUSTIN
CALLED (10.084 ACRES)
VOL. 9786, PG. 437
D.R.T.C.T.

DEED LINE
VOL. 12791, PG. 822, R.P.R.T.C.T.
VOL. 9786, PG. 437, D.R.T.C.T.



12/13/2021

C. Watts

MATCH LINE SHEET 07

MATCH LINE SHEET 08

MATCH LINE SHEET 08

MATCH LINE SHEET 09



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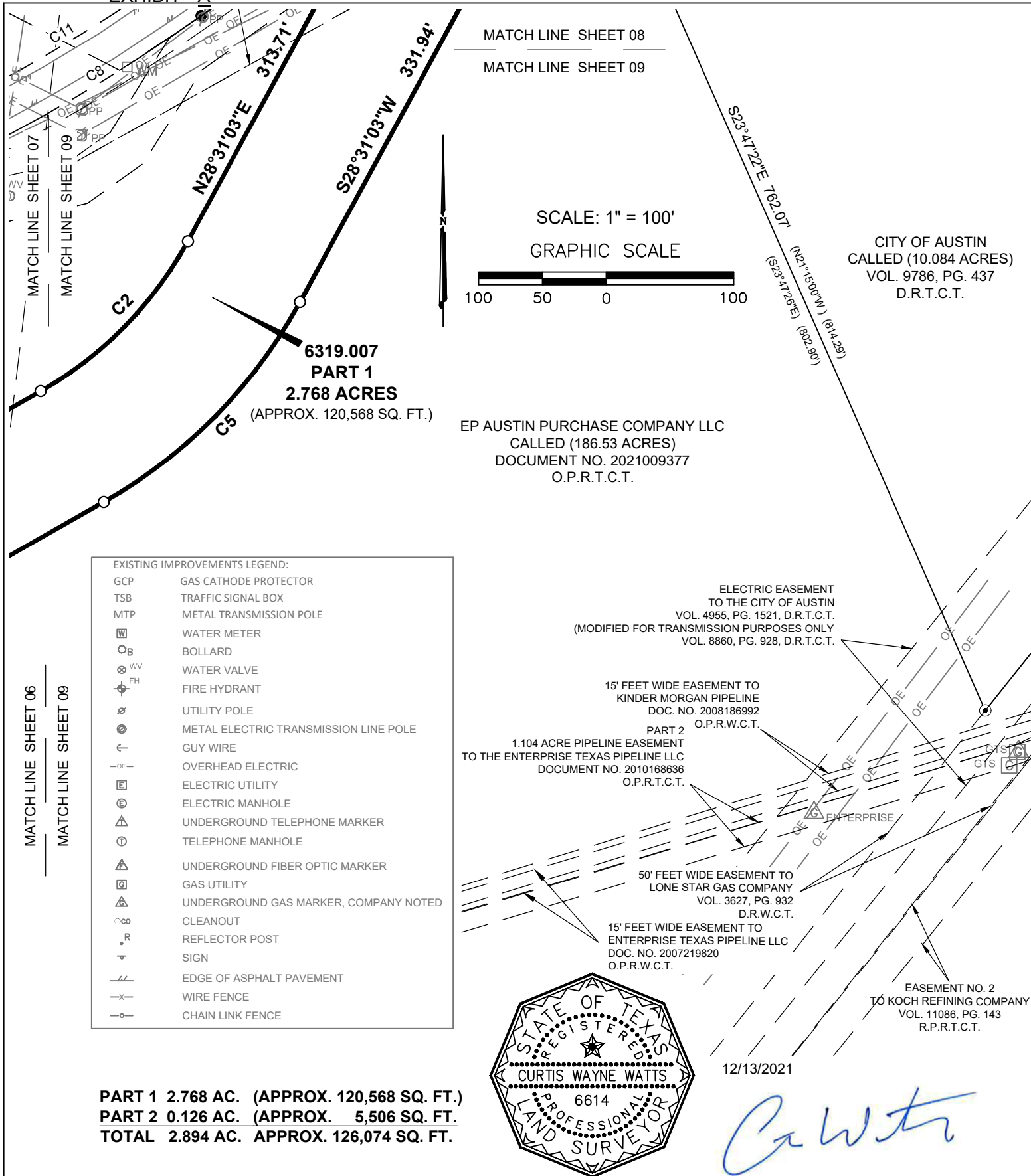
2.894 ACRES (APPROX. 126,074 S.F.)
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ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

Project No.: 33464.002

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33464.002 ROW PARCEL

08 OF 12



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PART 2 0.126 AC. (APPROX. 5,506 SQ. FT.)
TOTAL 2.894 AC. APPROX. 126,074 SQ. FT.



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BLDG. F, STE. 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
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TBPELS FIRM NO. 10029607

2.894 ACRES (APPROX. 126,074 S.F.)
OUT OF THE SANTIAGO DEL VALLE SURVEY
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

Project No.: 33464.002

Issued: 12/13/2021

33464.002 ROW PARCEL

09 OF 12

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

CHICAGO TITLE INSURANCE COMPANY

G.F. NO.: CTA-07-CTA1402735SO
EFFECTIVE DATE: 11/21/21 ISSUED: 12/06/21

SCHEDULE "B" ITEMS CONTAINED THEREIN AND RE-LISTED
BELOW WERE CONSIDERED:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
9786, Page 437, Real Property Records, Travis County, Texas - NOT SUBJECT TO.
Volume 13260, Page 400, Real Property Records, Travis County, Texas - SUBJECT TO.
Document No. 2000172280, Official Public Records of Travis County, Texas - SUBJECT TO.
Document No. 2000201161, Official Public Records of Travis County, Texas - SUBJECT TO.
Document No. 2002143174, Official Public Records of Travis County, Texas - NOT SUBJECT TO.
Document No. 2003126213, Official Public Records of Travis County, Texas - SUBJECT TO.
Document No. 2007083220, Official Public Records of Travis County, Texas - SUBJECT TO, HOWEVER, THE EASEMENT DEDICATED THEREIN DOES NOT AFFECT.
Document No. 2007211531, Official Public Records of Travis County, Texas - SUBJECT TO, HOWEVER, THE EASEMENT DEDICATED THEREIN DOES NOT AFFECT.
Document No. 2012024707, Official Public Records of Travis County, Texas - NOT SUBJECT TO.
Document No. 2014115379, Official Public Records of Travis County, Texas - SUBJECT TO.
Document No. 2014115381, Official Public Records of Travis County, Texas - SUBJECT TO.
Document No. 2014121923, Official Public Records of Travis County, Texas - SUBJECT TO.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording Date: August 29, 1984
Recording No: Volume 8777, Page 93, Real Property Records, Travis County, Texas, and as amended in Volume 9786, Page 446, Real Property Records, Travis County, Texas
-AFFECTS, SHOWN HEREON.

g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 4955, Page 1521, Deed Records of Travis County, Texas, as modified in Volume 8860, Page 928, Real Property Records, Travis County, Texas
-DOES NOT AFFECT.

h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 9936, Page 922, Deed Records of Travis County, Texas.
- DOES NOT AFFECT

i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 12791, Page 829, Deed Records of Travis County, Texas.
-AFFECTS, SHOWN HEREON.

j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording Date: March 21, 2001
Recording No: Document No. 2001042566, Official Public Records of Travis County, Texas.
-AFFECTS, SHOWN HEREON.

k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording Date: March 21, 2003
Recording No: Document No. 2003116786, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

l. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording Date: March 21, 2003
Recording No: Document No. 2003116787, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

m. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording Date: March 21, 2003
Recording No: Document No. 2003116788, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

n. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording Date: March 21, 2003
Recording No: Document No. 2003116789, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

o. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording Date: March 21, 2003
Recording No: Document No. 2003116790, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

p. Right of Entry and possession filed April 10, 2003, executed by the City of Austin, as recorded in Document No. 2003079963, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

q. Easements, maintenance assessments, limitations, obligations, terms, conditions, covenants, options, provisions and other matters in Declaration of Covenants, Conditions and Restrictions, recorded in Document No. 2007083220, corrected in Document No. 2007211531, Official Public Records, Travis County, Texas, as amended by First Amendment recorded in Document No. 2012024707 Official Public Records, Travis County, Texas.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, HOWEVER THE DRAINAGE EASEMENT DEDICATED THEREIN DOES NOT AFFECT.

r. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 8915, Page 100, Real Property Records, Travis County, Texas.
- DOES NOT AFFECT.

12/13/2021

Curtis Wayne Watts



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s. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 9936, Page 922, Real Property Records, Travis County, Texas.
- DOES NOT AFFECT.

t. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Texas
Purpose: As provided in said instrument
Recording No: Document No. 2004223234, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT

u. Matters contained in that certain document
Entitled: Interport Traffic Phasing Agreement and Restrictive Covenant
Dated: November 1, 2000
Executed by: InterPort Holdings, Ltd
Recording No: Document No. 2000201161, Official Public Records, Travis County, Texas.
- SUBJECT TO.
and as affected by Document No. 2003126218, Official Public Records of Travis County, Texas, - NOT SUBJECT TO.
and further affected by Document No. 2014115379, Official Public Records of Travis County, Texas.
- SUBJECT TO.
Document No. 2014115381, Official Public Records of Travis County, Texas
- SUBJECT TO.
Document No. 2014121923, Official Public Records of Travis County, Texas
- SUBJECT TO.
Document No. 2014116344, Official Public Records of Travis County, Texas
- NOT SUBJECT TO.

v. Matters contained in that certain document
Entitled: Declaration of Easements and Restrictive Covenants Regarding Maintenance of Drainage Facilities
Dated: October 18, 2007
Executed by: New InterPort, Ltd., a Texas limited partnership
Recording No: recorded in Document No. 2007227565, Official Public Records, Travis County, Texas, as amended by Amendment Number One recorded in Document No. 2012024706 Official Public Records, Travis County, Texas.
- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, HOWEVER THE DRAINAGE EASEMENT DEDICATED THEREIN DOES NOT AFFECT.

w. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose: As provided in said instrument
Recording No: Volume 595, Page 158, Deed Records of Travis County, Texas.
- DOES NOT AFFECT.

x. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: LCRA Transmission Services Corporation
Purpose: As provided in said instrument
Recording No: Document No. 2011082871, Official Public Records, Travis County, Texas.
- AFFECTS, SHOWN HEREON.

y. Matters contained in that certain document Entitled:
Multi Use Agreement
Dated: January 29, 2013
Executed by: State of Texas and Travis County Recording Date:
April 3, 2013
Recording No: Document No. 2013059458, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

z. Matters contained in that certain document Entitled:
Ordinance No 861016-U
Dated: October 16, 1986
Executed by: City of Austin Recording Date: December 17, 1986
Recording No: Volume 10018, Page 320, Real Property Records, Travis County, Texas.
- DOES NOT AFFECT.

aa. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 8915, Page 65, Real Property Records, Travis County, Texas, and as amended in Volume 9761, Page 923, Real Property Records, Travis County, Texas
- DOES NOT AFFECT.

ab. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 8915, Page 100, Real Property Records, Travis County, Texas.
- DOES NOT AFFECT.

ac. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Document No. 2003243396, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

ad. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Document No. 2003243398, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

ae. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Document No. 2003265358, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

af. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Document No. 2004147348, Official Public Records of Travis County, Texas.
- THE EASEMENT DEDICATED THEREIN DOES NOT AFFECT, HOWEVER THE 651.591 ACRE PROPERTY TRACT REFERENCED THEREIN COVERS THE SUBJECT TRACT.

ag. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Atmos Energy Corporation
Purpose: As provided in said instrument
Recording No: Document No. 2007162188, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

12/13/2021




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ah. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State of Texas
Purpose: As provided in said instrument
Recording No: Document No. 2004223234, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

ai. Matters contained in that certain document
Entitled: Joint Facilities Development Agreement
Dated: May 30, 2003
Executed by: New Interport, Ltd
Recording Date: June 4, 2003
Recording No: Document No. 2003126215 and amended in Document No. 2006245008, and Document No. 2012007158, Official Public Records of Travis County, Texas
- NOT SUBJECT TO THE AGREEMENT RECORDED IN DOCUMENT NO. 2003126215 AND AMENDED IN DOCUMENT NO. 2006245008 BECAUSE AREA COVERING SUBJECT TRACT WAS EXCLUDED FROM AGREEMENT AREA, IN DOCUMENT NO. 2012007158, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

aj. Matters contained in that certain document
Entitled: Memorandum of Post Closing Agreement
Recording No: Document No. 2003126214, and amended in Document No. 2006245007, Document No. 2012007157, Document No. 2012007160, Official Public Records of Travis County, Texas
Which provides for, among other things, Reference is hereby made to said document for full particulars.
- NOT SUBJECT TO THE AGREEMENT RECORDED IN DOCUMENT NO. 2003126214 AND AMENDED IN DOCUMENT NO. 2006245007 BECAUSE AREA COVERING SUBJECT TRACT WAS EXCLUDED FROM AGREEMENT AREA, IN DOCUMENT NO. 2012007157 AND DOCUMENT NO. 2012007160, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ak. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Enterprise Texas Pipeline LLC
Purpose: As provided in said instrument
Recording Date: November 12, 2010
Recording No: Document No. 2010168636, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

al. Matters contained in that certain document
Entitled: Drainage Easement Agreement
Dated: February 17, 2012
Executed by: Travis County and New Interport, Ltd.
Recording Date: February 21, 2012
Recording No: Document No. 2012025734, Official Public Records of Travis County, Texas.
- SUBJECT TO THE AGREEMENT, HOWEVER THE DRAINAGE EASEMENT DEDICATED THEREIN DOES NOT AFFECT.

am. Easements and easement rights granted to Kinder Morgan Texas Pipeline, LLC, as set out in Document No. 2008186992, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

an. Miscellaneous Easement No ME20100054, executed by the State of Texas, as set out in Document No. 2011055834, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT. EASEMENT IS WITHIN BOUNDARY OF COLORADO RIVER.

ao. Miscellaneous Easement No ME20100054, executed by the State of Texas, as set out in Document No. 2012048643, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT. EASEMENT IS WITHIN BOUNDARY OF COLORADO RIVER.

ap. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Koch Refining Company
Purpose: As provided in said instrument
Recording No: Volume 11086, Page 143, Real Property Records, Travis County, Texas.
- DOES NOT AFFECT.

aq. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Texas Power and Light Company
Purpose: As provided in said instrument
Recording No: Volume 1798, Page 360, Deed Records of Travis County, Texas.
- DOES NOT AFFECT

ar. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 1917, Page 429, Deed Records of Travis County, Texas.
- DOES NOT AFFECT

as. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 1960, Page 314, Deed Records of Travis County, Texas.
- DOES NOT AFFECT

at. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording No: Volume 2041, Page 303, Deed Records of Travis County, Texas.
- DOES NOT AFFECT

au. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Lone Star Gas Company
Purpose: As provided in said instrument
Recording No: Volume 3627, Page 932, Deed Records of Travis County, Texas.
- DOES NOT AFFECT

av. Matters contained in that certain document
Entitled: Certificate of re-recording of Assignment of Peak Hour Trips
Dated: May 30, 2003
Executed by: New Interport Ltd
Recording Date: August 5, 2014
Recording No: Document No. 2014116344, Official Public Records of Travis County, Texas.
Which provides for, among other things, Reference is hereby made to said document for full particulars.
- DOES NOT AFFECT

aw. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording Date: December 16, 2016
Recording No: Document No. 2016208103, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

ax. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Austin
Purpose: As provided in said instrument
Recording Date: December 15, 2016
Recording No: Document No. 2017014590, Official Public Records of Travis County, Texas.
- DOES NOT AFFECT.

ay. Rights of tenants in possession, as tenants only, under recorded lease agreement.

12/13/2021

Curtis Wayne Watts

