

LEGAL DESCRIPTION:

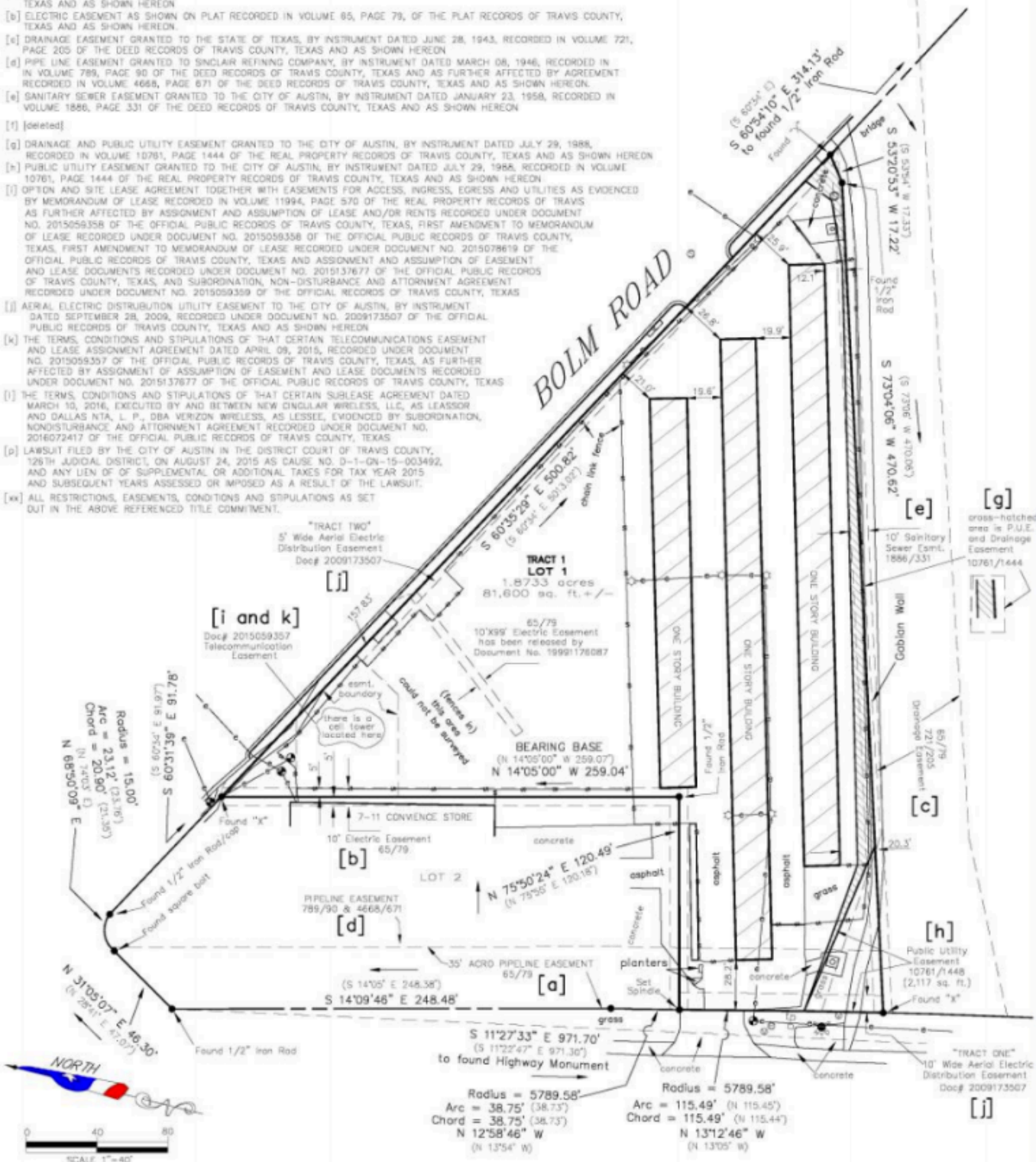
TRACT 1:

LOT 1, B SQUARE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 65, PAGE 79 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN HEREON

AS PER GF#201602588 LOT 1 IS SUBJECT TO:

- [a] ACRO PIPELINE EASEMENT AS SHOWN ON PLAT RECORDED IN VOLUME 65, PAGE 79, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN HEREON
- [b] ELECTRIC EASEMENT AS SHOWN ON PLAT RECORDED IN VOLUME 65, PAGE 79, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN HEREON
- [c] DRAINAGE EASEMENT GRANTED TO THE STATE OF TEXAS, BY INSTRUMENT DATED JUNE 28, 1943, RECORDED IN VOLUME 721, PAGE 205 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN HEREON
- [d] PIPE LINE EASEMENT GRANTED TO SINCLAIR REFINING COMPANY, BY INSTRUMENT DATED MARCH 08, 1946, RECORDED IN VOLUME 789, PAGE 90 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND AS FURTHER AFFECTED BY AGREEMENT RECORDED IN VOLUME 4668, PAGE 871 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN HEREON
- [e] SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JANUARY 23, 1958, RECORDED IN VOLUME 1886, PAGE 331 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN HEREON
- [f] [deleted]
- [g] DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 29, 1988, RECORDED IN VOLUME 10781, PAGE 1444 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN HEREON
- [h] PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 29, 1988, RECORDED IN VOLUME 10781, PAGE 1444 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN HEREON
- [i] OPTION AND SITE LEASE AGREEMENT TOGETHER WITH EASEMENTS FOR ACCESS, EGRESS AND UTILITIES AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN VOLUME 11994, PAGE 570 OF THE REAL PROPERTY RECORDS OF TRAVIS AS FURTHER AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE AND/OR RENTS RECORDED UNDER DOCUMENT NO. 2015059358 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FIRST AMENDMENT TO MEMORANDUM OF LEASE RECORDED UNDER DOCUMENT NO. 2015059358 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FIRST AMENDMENT TO MEMORANDUM OF LEASE RECORDED UNDER DOCUMENT NO. 2015078619 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ASSONMENT AND ASSUMPTION OF EASEMENT AND LEASE DOCUMENTS RECORDED UNDER DOCUMENT NO. 2015137677 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT RECORDED UNDER DOCUMENT NO. 2015059359 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- [j] AERIAL ELECTRIC DISTRIBUTION UTILITY EASEMENT TO THE CITY OF AUSTIN, BY INSTRUMENT DATED SEPTEMBER 28, 2009, RECORDED UNDER DOCUMENT NO. 2009173507 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND AS SHOWN HEREON
- [k] THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN TELECOMMUNICATIONS EASEMENT AND LEASE ASSIGNMENT AGREEMENT DATED APRIL 09, 2015, RECORDED UNDER DOCUMENT NO. 2015059357 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS FURTHER AFFECTED BY ASSIGNMENT OF ASSUMPTION OF EASEMENT AND LEASE DOCUMENTS RECORDED UNDER DOCUMENT NO. 2015137677 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- [l] THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SUBLEASE AGREEMENT DATED MARCH 10, 2016, EXECUTED BY AND BETWEEN NEW SINGULAR WIRELESS, LLC, AS LESSOR AND DALLAS NTA, L.P., DBA VERIZON WIRELESS, AS LESSEE, EVIDENCED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT RECORDED UNDER DOCUMENT NO. 2016072417 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- [m] LAWSUIT FILED BY THE CITY OF AUSTIN IN THE DISTRICT COURT OF TRAVIS COUNTY, 126TH JUDICIAL DISTRICT, ON AUGUST 24, 2015 AS CAUSE NO. D-1-01-15-003492, AND ANY LIEN OF SUPPLEMENTAL OR ADDITIONAL TAXES FOR TAX YEAR 2015 AND SUBSEQUENT YEARS ASSESSED OR IMPOSED AS A RESULT OF THE LAWSUIT.
- [n] ALL RESTRICTIONS, EASEMENTS, CONDITIONS AND STIPULATIONS AS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.

APPROVED
By *kking* at 6:19 pm, Oct 27, 2016



AIRPORT BOULEVARD

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described herein and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. IS within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD 48453C0465.

Zone: AE Dated: 48453C0465

Dated this the 20TH day of OCTOBER, 2016.



Thomas P. Dixon R.P.L.S. 4361
IRM# 1012440