

ORIGINAL
FILED FOR RECORD



TRV

2018066161

12 PGS

Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

CITY OF AUSTIN, a Texas home-rule city and municipal corporation ("**Grantor**"), for Ten Dollars (\$10.00) and other good and valuable consideration paid by the **AUSTIN HOUSING FINANCE CORPORATION**, a Texas public non-profit corporation organized under chapter 394 of the Texas local government code ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and for the payment of which no lien, express or implied is retained, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee the real property ("**Property**") described on Exhibits "A-1" & "A-2" attached hereto and made a part hereof, together with all improvements located thereon.

TO HAVE AND TO HOLD the Property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

However, this conveyance is made subject to the liens securing standby fees, taxes and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments (including penalties and interest) by any taxing authority for prior years due to change in land usage or ownership (collectively, "Ad Valorem Taxes"), as well as to all matters set forth on Exhibit "B" attached hereto and made a part hereof to the extent that they are in effect and apply to the Property (collectively, "**Permitted Exceptions**"). Grantee by acceptance of delivery of this deed assumes and agrees to perform all of Grantor's obligations under the Permitted Exceptions and to pay the Ad Valorem Taxes.

IT IS UNDERSTOOD AND AGREED THAT GRANTEE ACCEPTS THE PROPERTY IN IT'S "AS IS, WHERE IS" CONDITION WITH ALL FAULTS AND WITH ANY AND ALL LATENT AND PATENT DEFECTS. IT IS FURTHER UNDERSTOOD AND AGREED THAT EXCEPT FOR THE SPECIAL WARRANTIES OF TITLE MADE HEREIN GRANTOR HAS NOT MADE AND SPECIFICALLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, ORAL OR WRITTEN, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN THE WARRANTY OF TITLE SET FORTH HEREIN), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF ACCESS (SPECIFICALLY MAKING NO WARRANTY OF COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990, AS AMENDED), INGRESS OR EGRESS, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY INCLUDING, WITHOUT LIMITATION: (i) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY AND THE SUITABILITY THEREOF AND OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT

THEREON, AND THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING THE PRESENCE OF ASBESTOS) OR COMPLIANCE WITH ALL APPLICABLE LAWS, RULES OR REGULATIONS; (ii) THE VALUE, CONDITION, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY; (iii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY OF THE PROPERTY; AND (iv) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY. GRANTEE AGREES THAT WITH RESPECT TO THE PROPERTY, GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY AGENT OF GRANTOR EXCEPT AS EXPRESSLY SET FORTH IN THE PURCHASE AND SALE AGREEMENT. GRANTEE REPRESENTS THAT GRANTEE IS A KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND THAT GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN EXPERTISE AND THAT OF GRANTEE'S CONSULTANTS, AND THAT GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF INCLUDING THE POSSIBLE PRESENCE OF ENVIRONMENTAL CONTAMINATION, AND SHALL RELY UPON SAME, AND SHALL ASSUME THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE ACKNOWLEDGES AND AGREES THAT UPON CLOSING, GRANTOR IS SELLING AND CONVEYING TO GRANTEE AND GRANTEE IS ACCEPTING THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" AND WITH ANY AND ALL LATENT AND PATENT DEFECTS, AND GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY GRANTOR, ANY AGENT, EMPLOYEE OR SERVANT OF GRANTOR, OR ANY OTHER PERSON, EXCEPT FOR THE SPECIAL WARRANTIES CONTAINED IN THIS DEED AND THE REPRESENTATIONS AND WARRANTIES MADE BY THE GRANTOR IN THE PURCHASE AND SALE AGREEMENT. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE FOR THE PROPERTY.

Grantee's address: City of Austin
Neighborhood Housing and Community Development
1000 East 11th Street, Ste. 200
Austin, Texas 78702

Executed this 30th day of April, 2018, to be effective the 1st day of May, 2018.

CITY OF AUSTIN, a Texas home-rule city and
municipal corporation

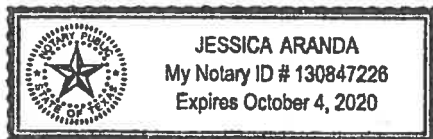
msd By: Lauraine Rizer
Lauraine Rizer, Officer
Office of Real Estate Services

THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30th day of April, 2018, by
Lauraine Rizer, Officer of the Office of Real Estate Services of the City of Austin, a Texas home-
rule city and municipal corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

AGREED TO AND ACCEPTED this 30 day of April, 2018, to be effective the 1st day of May, 2018.

AUSTIN HOUSING FINANCE CORPORATION, a Texas non-profit corporation

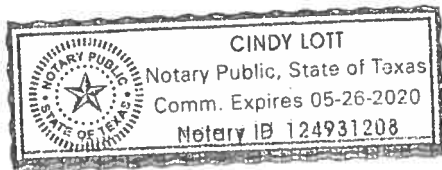
By: 
Rosie Truelove, Treasurer

THE STATE OF TEXAS

COUNTY OF TRAVIS

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This instrument was acknowledged before me on the 30 day of April, 2018, by Rosie Truelove, Treasurer, Austin Housing Finance Corporation, a Texas public non-profit corporation, on behalf of said corporation.





Notary Public, State of Texas

Exhibit "A-1" Special Warranty Deed: Property

BEING 1.234 ACRES OF LAND OUT OF THE GEORGE W. DAVIS SURVEY NO. 15, IN TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF TWO TRACTS: TRACT ONE BEING THE REMAINDER OF LOTS 82-86, DIXIE TERRACE, A SUBDIVISION OF RECORD IN VOLUME 5, PAGE 65, OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS; AND TRACT TWO BEING THE WESTERLY PORTION OF THE REMAINDER OF A 22.32 ACRE TRACT OF LAND CONVEYED FROM W.L. MAYFIELD TO THE AUSTIN INDEPENDENT SCHOOL DISTRICT BY REPUTED INSTRUMENT OF RECORD IN VOLUME 2059, PAGE 318, OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the point of intersection of the north right-of-way line of Doris Drive (60' R.O.W.) and the west right-of-way line of Hathaway Drive (60' R.O.W.), being in the south line of the remainder of said Lot 86, Dixie Terrace, and being a point of tangency in the westerly line of a 1.07 acre right-of-way dedication of record in Volume 2375, Page 120 of the Deed Records of Travis County, Texas;

THENCE North 60°06'00" West (record - North 60°06' West - Basis of Bearings), along the south line of the remainder of Lots 86, 85, 84, 83, and 82, Dixie Terrace, the westerly line of said 1.07 acre R.O.W. dedication, and the north right-of-way line of said Doris Drive, a distance of 225.38 feet (record - 224.85 feet) to a 1/2" rebar found for the southwest corner of the remainder of Lot 82, Dixie Terrace, the southeast corner of the remainder of Lot 81, Dixie Terrace, and being an angle point in the westerly line of the 1.07 acre R.O.W. dedication;

THENCE North 30°41'48" East (record - North 30°48' East), along the west line of the remainder of Lot 82, Dixie Terrace and the east line of said remainder of Lot 81, Dixie Terrace, a distance of 114.75' (record - 115.00 feet) to a 1/2" rebar found for the northwest corner of the remainder of Lot 82, Dixie Terrace, the northeast corner of the remainder of Lot 81, Dixie Terrace, and being in the south line of Lot 1, Block D, Bowling Green, a subdivision of record in Volume 4, Page 327 of the Plat Records of Travis County, Texas;

THENCE South 60°06'00" East (record - South 60°06' East), along the north line of the remainder of Lot 82, Dixie Terrace and the south line of said Lot 1, Block D, Bowling Green, a distance of 30.13 feet (record - 30.13 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for the southeast corner of Lot 1, Block D, Bowling Green and the southwest corner of said westerly portion of a remainder of a 22.32 acre tract;

THENCE North 31°59'46" East (record - North 32°03' East), along the west line of the westerly portion of the remainder of a 22.32 acre tract and the east line of Lots 1-7, Block D,

Bowling Green, passing at a distance of 292.75 feet (record - 292.48 feet) a 1/2" rebar found for the northeast corner of Lot 5, Block D, Bowling Green and the southeast corner of Lot 6, Block D, Bowling Green, and continuing for a further distance of 52.52 feet (record - 52.56 feet) to an iron pipe found for the northeast corner of said Lot 6, Block D, Bowling Green and the southeast corner of Lot 7, Block D, Bowling Green, and continuing for a total distance of 391.05 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for the north corner of the portion of a remainder of a 22.32 acre tract, being in the east line of said Lot 7, Block D, Bowling Green, also being in the westerly line of the 1.07 acre R.O.W. dedication, and also being in the west right-of-way line of said Hathaway Drive, from which an iron pipe found in the westerly line of the 1.07 acre R.O.W. dedication, the west right-of-way line of Hathaway Drive, and being an angle point in the east line of Lot 11A, Block D, Resubdivision of Lots 8, 9, 10, & 11, Block D, Bowling Green, a subdivision of record in Volume 36, Page 9 of the Plat Records of Travis County, Texas, bears North 31°59'46" East a distance of 16.34 feet (record - North 32°03' East a distance of 16.31 feet), and from said iron pipe an iron pipe found for the northeast corner of said Lot 11A, Block D, Resubdivision of Lots 8, 9, 10, & 11, Block D, Bowling Green, and being the point of intersection of the west right-of-way line of Hathaway Drive and the south right-of-way line of Shamrock Avenue (50' R.O.W.), bears North 14°06'30" East a distance of 100.88 feet (record - North 14°12' East a distance of 100.48 feet);

THENCE along the east line of the westerly portion of the remainder of a 22.32 acre tract, the westerly line of the 1.07 acre R.O.W. dedication, and the west right-of-way line of Hathaway Drive, the following two (2) courses

1. South 14°04'46" West a distance of 203.69 feet (record - South 14°09' West a distance of 204.29 feet) to a 1/2" rebar found for a point of curvature, from which a 1/2" rebar found for a point of curvature in the easterly line of the 1.07 acre R.O.W. dedication, the east right-of-way line of Hathaway Drive, and the west line of the easterly portion of said remainder of a 22.32 acre tract that is occupied by Burnet Middle School, bears South 75°38'41" East a distance of 59.87 feet (record - 60.00 feet);
2. Along a tangential curve to the left, having a radius of 478.65 feet (record - 478.65 feet), an arc length of 187.09 feet (record - 186.85 feet), a delta angle of 22°23'44" (record - 22°23'24"), and having a chord which bears South 02°53'46" West a distance of 185.90 feet (record - South 02°58' West a distance of 185.67 feet) to a 1/2" rebar found for a point of reverse curvature, from which a 1/2" rebar found for a point of reverse curvature in the easterly line of the 1.07 acre R.O.W. dedication, the east right-of-way line of Hathaway Drive, and the west line of said easterly portion of the remainder of a 22.32 acre tract that is occupied by Burnet Middle School, bears North 81°42'16" East a distance of 59.77 feet (record - 60.00 feet);

THENCE along the east line of the westerly portion of a remainder of a 22.32 acre tract, the westerly line of the 1.07 acre R.O.W. dedication, the west right-of-way line of Hathaway Drive, and along the east line of the remainder of Lot 85 and the remainder of Lot 86, Dixie Terrace, along a reverse curve to the right having a radius of 260.11 feet (record - 260.11 feet), an arc length of 140.25 feet (record - 139.98 feet), a delta angle of 30°53'36" (record - 30°53'10"), and having a chord which bears South 07°08'22" West a distance of 138.56 feet

(record - South 07°12' West a distance of 138.29 feet) to a 1/2" rebar found for a point of compound curvature, from which a 1/2" rebar found for a point of reverse curvature in the easterly line of the 1.07 acre R.O.W. dedication, the east right-of-way line of Hathaway Drive, and the west line of the easterly portion of the remainder of a 22.32 acre tract that is occupied by Burnet Middle School, bears South 67°11'50" East a distance of 59.71 feet (record - 60.00 feet);

THENCE along the east line of the remainder of Lot 86, Dixie Terrace, the westerly line of the 1.07 acre R.O.W. dedication, and the west right-of-way line of Hathaway Drive, along a compound curve to the right having a radius of 14.17 feet (record - 14.17 feet), an arc length of 24.40 feet (record - 24.06 feet), a delta angle of 98°40'30" (record - 98°40'00"), and having a chord which bears South 71°14'23" West a distance of 21.50 feet (record - South 71°16' West a distance of 21.27 feet) to the POINT OF BEGINNING.

This parcel contains 1.234 acres of land, more or less, out of the George W. Davis Survey No. 15, in Travis County, Texas.

Bearing Basis: The south line of a 1.07 acre R.O.W. dedication of record in Volume 2375, Page 120 of the Deed Records of Travis County, Texas being North 60°06' West, as depicted thereon.

J. Scott Laswell 2/2/18
J. Scott Laswell Date
Registered Professional Land Surveyor
State of Texas No. 5583



File: S:\Projects\AISD Doris Drive\Docs\Field Notes\1.234 Acre Tract M&B.doc
Drawing: S:\Projects\AISD Doris Drive\Dwg\Title Survey.dwg

FIELD NOTES REVIEWED
BY [Signature] DATE: 02-06-2018
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

Exhibit "A-2" To Special Warranty Deed: Property

LEGAL DESCRIPTION

BEING 7.96 ACRES (346,642 SQUARE FEET) TRACT OF LAND OUT OF THE J.C. TANNEHILL SURVEY, ABSTRACT 22, SURVEY 29 IN TRAVIS COUNTY, TEXAS. SAID 7.96 ACRE TRACT, ALSO OUT OF A 9.72 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO AUSTIN INDEPENDENT SCHOOL DISTRICT BY INSTRUMENT OF RECORD IN VOLUME 1864, PAGE 178 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 7.96 ACRE TRACT BEING SHOWN ON THE ACCOMPANYING SKETCH AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a ½" iron rod found at a chain link fence on the east right of way line of Tannehill Lane. Said iron rod being at the northwest corner of the herein described tract, the southwest corner of a 10.00 acre tract conveyed to the Austin Independent School District by instrument of record in Volume 1854, Page 76 of the deed records of Travis County, TX. Said iron rod being approximately 22.6 feet south of a ½" iron pipe found at the northwest corner of the 9.72 acre tract.

THENCE S61°44'00"E, 644.78 feet along the fenced north line of the herein described tract and the south line of said 10.00 acre tract to a ½" iron pipe found for the northeast corner of this 7.96 acre AISD tract and the southeast corner of said 10.00 acre AISD tract. Said ½" iron pipe also being on the west line of Lot 3, Bluestein Park, Phase 2 Subdivision recorded in Volume, 86, Page 5A, Plat Records of Travis County, TX. This line is approximately 22.6 feet south of and parallel from the north line of said 9.72 acre tract.

THENCE S28°19'40"W, along the east line of said 7.96 acre Austin Independent School District tract and the west line of said Lot 3, at 304.65 feet and offset 0.14 feet to the left pass a found ½" iron rod at the southwest corner of said Lot 3 and the northwest corner of Lot 4 of said Bluestein Subdivision, in all a distance of 510.05 feet to a ½" iron rod set with a plastic cap stamped "MACIAS LP RPLS 4333" on the west line of said Lot 4. Said point also being at the southeast corner of the herein described tract and the northeast corner of a 0.6383 acre tract having been conveyed to the City of Austin for right of way purposes by instrument of record in Volume 7851, Page 981 in the deed records of Travis County, TX.

THENCE N61°40'20"W, 36.56 feet along the south line of the herein described tract and the north line of said 0.6383 acre City of Austin tract to a ½" iron rod set with a plastic cap stamped "MACIAS LP RPLS 4333" to the point of curvature of a curve to the left.

THENCE the following three courses with the south line of the herein described tract and the north line of said City of Austin tract:

1. With said curve to the left having a radius of 1516.58 feet, a central angle of 12°41'08", and arc length of 335.78 feet and a chord bearing of N67°42'51"W, 335.09 feet to a ½" iron rod found at the point of reverse curve to the right.
2. Along said curve to the right having a radius of 965.00 feet, a central angle of 10°51'58", and arc length of 183.01 feet and a chord bearing of N68°37'13"W, 182.74 feet to a ½" iron rod found at a point of curvature of a curve to the left.
3. Thence along said curve to the left having a radius of 835.21 feet, a central angle of 03°41'19", an arc length of 53.77 feet, and a chord bearing of N65°02'14"W, 53.76 feet to a ½" iron rod set with a plastic cap stamped "MACIAS LP RPLS 4333" for point of curvature of a curve to the right at the northeast curve return of the east right of way line of Tannehill Lane, and the north right of way line of Jackie Robinson Street

THENCE along said curve to the right having a radius of 47.03 feet, a central angle of 82°47'33", and arc length of 67.96 feet, a chord bearing of N12°08'23"W, 62.20 feet to a ½" iron rod set with a plastic cap marked "MACIAS LP RPLS 4333", to the point of non-tangency of said curve and on the east right of way line of Tannehill Lane, and the west line of the herein described tract of land.

THENCE N28°22'36"E, 522.58 feet with the east right of way line of Tannehill Lane and the west line of the herein described tract of land to the POINT OF BEGINNING and containing 7.96 acres of land.

BEARING BASIS NOTE

The coordinates and bearings shown hereon are based on the Texas Coordinate System (Central Zone-4203 NAD83).

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state 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 a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 21th day of June, 2016, A.D.



Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Carmelo L. Macias
Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas
Revision 1 - January 25, 2018

REFERENCES

TCAD PARCEL ID NO. 02-0923-0468
MACIAS & ASSOCIATES, L.P., PROJECT NO. 276-23-16

FIELD NOTES REVIEWED
BY *[Signature]* DATE: *07.06.2018*
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

Exhibit "B" To Special Warranty Deed: Permitted Exceptions

1. Easements, rights-of-way, and prescriptive rights, whether of record or not; all recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of instruments of record in the real property records of Travis County, Texas; and taxes for the year 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.
2. Restrictive covenants of record in Volume 945, Page 389 of the Deed Records of Travis County, Texas. (A-1)
3. Any and all easements and building setbacks shown on Plat(s) recorded in Volume 5, Page 65 of the Plat Records of Travis County, Texas. (A-1)
4. Building setbacks of 25 feet to the front lot line, 10 feet to any side street line, and 4 feet to any side lot line and no separate or detached garage or other out-building closer than 35 feet to a side street line, as set forth in instrument recorded in Volume 945, Page 389 of the Deed Records of Travis County, Texas. (A-1)
5. Public utility easement 10 feet in width along the rear property line(s), as set out in instrument(s) recorded in Volume 1066, Page 111, Volume 1061, Page 185, Volume 1061, Page 543, Volume 1110, Page 194 and Volume 1286, Page 461 of the Deed Records of Travis County, Texas. (A-1)
6. The terms, conditions and stipulations of that certain Electric Utility Easement dated July 29, 1998, recorded in Volume 13243, Page 112 of the Real Property Records of Travis County, Texas. (A-1)
7. Electric transmission and/or distribution easement granted to Texas Power and Light Company, by instrument dated July 2, 1936, recorded in Volume 549, Page 396 of the Deed Records of Travis County, Texas. (A-1)
8. Electric transmission and/or distribution easement granted to Texas Power and Light Company, by instrument dated July 13, 1936, recorded in Volume 551, Page 21 of the Deed Records of Travis County, Texas. (A-1)
9. The terms, conditions and stipulations of that certain Temporary Easement dated August 24, 1989, recorded in Volume 11032, Page 994 of the Real Property Records of Travis County, Texas. (A-1)
10. Encroachment of the fences along the westerly property lines as shown on survey dated February 2, 2018, prepared by J. Scott Laswell, Registered Professional Land Surveyor No. 5583 (the "Survey"). (A-1)
11. Apparent easement evidenced by the location of overhead electric line(s) and guy wire(s) outside of a dedicated easement as shown on the Survey. (A-1)

12. Apparent easement evidenced by the location of utility poles outside of a dedicated easement as shown on the Survey. (A-1)
13. The terms, conditions and stipulations of that certain Affordable Housing Restriction dated April 13, 2018, recorded under Document No. 2018055949 of the Official Public Records of Travis County, Texas. (A-1)
14. Electric easement granted to State Board of Control of the State of Texas, by instrument dated June 1, 1934, recorded in Volume 502, Page 630 of the Deed Records of Travis County, Texas. (A-2)
15. Electric easement granted to Texas Power & Light Company, by instrument dated June 1, 1934, recorded in Volume 506, Page 205 of the Deed Records of Travis County, Texas. (A-2)
16. Electric easement granted to Texas Power & Light Company, by instrument dated June 19, 1937, recorded in Volume 567, Page 330 of the Deed Records of Travis County, Texas. (A-2)
17. Electric easement granted to the City of Austin, by instrument dated December 19, 1939, recorded in Volume 651, Page 584 of the Deed Records of Travis County, Texas. (A-2)
18. Pipe line and right of way easement granted to United Gas Pipe Line Company, by instrument dated July 1, 1949, recorded in Volume 961, Page 268 of the Deed Records of Travis County, Texas. Said easement assigned to Texas Gas Service Company, a division of OneOK, Inc. in instrument recorded under Document No. 2003002159, and subsequently assigned to One Gas, Inc. in instrument recorded under Document No. 2014018447, both of the Official Public Records of Travis County, Texas. (A-2)
19. Telephone and electric line easement granted to United Gas Pipe Line Company, by instrument dated October 18, 1949, recorded in Volume 965, Page 599 of the Deed Records of Travis County, Texas. Said easement assigned to Texas Gas Service Company, a division of OneOK, Inc. in instrument recorded under Document No. 2003002159, and subsequently assigned to ONE Gas, Inc. in instrument recorded under Document No. 2014018447, both of the Official Public Records of Travis County, Texas. (A-2)
20. Location of fences, inset and outside of the southern property line and outside of the western and northern property lines as shown on survey dated July 27, 2016, revised January 25, 2018, prepared by Carmelo L. Macias, Registered Professional Land Surveyor No. 4333. (A-2)
21. Apparent easement evidenced by the location of the power poles, guy wires and overhead electric lines outside of a dedicated easement as shown on the Survey. (A-2)
22. The terms, conditions and stipulations of that certain Affordable Housing Restriction dated April 13, 2018, recorded under Document No. 2018055931 of the Official Public Records of Travis County, Texas. (A-2)

After Recording Return To:

City of Austin
Office of Real Estate Services
P.O. Box 1088
Austin, Texas 78767-8839

Attn: Marsha L. Schulz
File #: 4928.01 & .02
TCAD #: 02-4107-0628 & 02-0923-0468
Project: Doris Drive/Tannehill Lane Transfer (Council Approval: 04/26/18, Item #13)

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

May 01, 2018 01:20 PM

2018066161

RAMIREZA: \$70.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS