



**TITLE SURVEY**  
BEING 119.325 ACRES OF LAND BEING OUT OF AND A PORTION OF THE LUCAS MUNOS SURVEY NO 55 AND THE J.O. RICE SURVEY NO 31, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DOCUMENT # 2014-117145, OFFICIAL RECORDS, OF TRAVIS COUNTY, TEXAS

**TITLE COMMITMENT**  
COMMITMENT FOR TITLE INSURANCE ISSUED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, OF NO. 201902133, EFFECTIVE DATE: NOVEMBER 21, 2019, ISSUED DECEMBER 05, 2019.

THE FOLLOWING ITEMS ARE LISTED UNDER ITEM 10 OF SCHEDULE B OF THE SAID TITLE COMMITMENT:

- A. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED MAY 8, 1936, RECORDED IN VOLUME 544, PAGE 191 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (DOES NOT AFFECT THIS TRACT)
- B. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, BY INSTRUMENT DATED AUGUST 22, 1940, RECORDED IN VOLUME 551, PAGE 452 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (DOES NOT AFFECT THIS TRACT)
- C. SUBJECT TO ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MAY 1, 1968, RECORDED IN VOLUME 544, PAGE 191 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (BLANKET/UNPLOTTABLE)
- D. SUBJECT TO ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MAY 1, 1968, RECORDED IN VOLUME 544, PAGE 191 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- E. INTENTIONALLY DELETED.
- F. UNRECORDED LEASE WITH WILBUR E. WRIGHT, DATED APRIL 26, 1968, AND WITH RUPERT CEDER DATED AUGUST 28, 1971, EVIDENCED BY DEED RECORDED IN VOLUME 4286, PAGE 1023 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.  
  
(MAY BE DELETED UPON OUR RECEIPT OF A SATISFACTORY AFFIDAVIT EXECUTED BY THE SELLER THAT INDICATES THE LEASES ARE NO LONGER IN EFFECT.)
- G. SUBJECT TO WATER UTILITY AND ACCESS EASEMENT AGREEMENT GRANTED TO THE CITY OF PFLUGERVILLE, TEXAS, BY INSTRUMENT DATED JANUARY 7, 2004, RECORDED UNDER DOCUMENT NO. 2004021593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- H. SUBJECT TO AERIAL ELECTRIC TRANSMISSION AND DISTRIBUTION UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED SEPTEMBER 19, 2014, RECORDED UNDER DOCUMENT NO. 2014141637 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- I. RIGHTS OF ACCESS BY ADJACENT TRACTS ACROSS SUBJECT PROPERTY TO A DEDICATED RIGHT OF WAY.
- J. UPON RECEIPT OF AN ACCEPTABLE AFFIDAVIT FROM THE SELLER(S), THE FOLLOWING WILL BE DELETED AS AN EXCEPTION:  
"ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION."
- K. EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.

SURVEY REQUESTED BY: TRE LEONI

NOTE:  
VOL. 1871, PG. 537 DEED RECORDS OF TRAVIS COUNTY, TEXAS DOES NOT AFFECT THIS TRACT.  
A PORTION OF THIS TRACT LIES WITHIN ZONE A, AND SHADED ZONE X, AS PER FEMA MAP 48453 C0460K, EFFECTIVE DATE 1/6/2016.

I, LEO BOND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BUFFALO BILL FARMS, LLC., HERITAGE TITLE COMPANY OF AUSTIN, INC. AND SPIRIT OF TEXAS BANK, THAT THIS SURVEY IS TRUE AND CORRECT AND IS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OR BOUNDARY LINE CONFLICTS, EXCEPT AS SHOWN.

*Leo Bond* DATE 01-29-20  
LEO STENGEL BOND, RPLS # 5793  
125 LOST PINE DRIVE  
BASTROP, TEXAS 78602  
(512)629-2768

