

EXHIBIT A

Page 1 of 6
October 28, 2024

Aria Grand, LLC
To
The City of Austin
(Water Line Easement)

LEGAL DESCRIPTION FOR PARCEL 3111.914 WLE

BEING A 0.0052 ACRE (226 SQ. FT.) OF ONE ACRE OF LAND, OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT B, THE BROOK, A SUBDIVISION OF RECORD IN VOLUME 57, PAGE 52, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), AND CONVEYED TO ARIA GRAND, LLC, BY DEED FILED FOR RECORD ON DECEMBER 19, 2017, RECORDED IN DOCUMENT NO. 2017200538 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), AND BEING CORRECTED IN DOCUMENT NO. 2018130279, O.P.R.T.C.TX., SAID 0.0052 (226 SQUARE FEET) OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN THREE (3) PARTS BY METES AND BOUNDS AS FOLLOWS;

PART ONE – 0.0023 ACRES (101 SQUARE FEET)

BEGINNING at a 1/2" iron rod with a cap stamped "4WARD BOUNDARY" (N=10,062,060.71, E=3,116,536.68) found at the intersection of the existing southwest right-of-way line of Woodland Avenue, an 80-foot wide right-of-way, as depicted in said Volume 57, Page 52, P.R.T.C.TX., with the existing northwest right-of-way line of Interstate Highway 35 (IH-35), a variable width right-of-way as depicted in a Texas Department of Transportation (TXDOT) right-of-way strip map CSJ number 0015-13-000, Map 574, dated August 1954, for the **POINT OF BEGINNING** and east corner of the tract described herein;

THENCE, with the existing northwest right-of-way line of said IH-35, being the southeast line of said Tract B, **South 25°54'28" West**, a distance of **10.00 feet** to a calculated point, for the south corner of the tract described herein;

THENCE, departing the existing northwest right-of-way line of said IH-35, over and across said Tract B, the following two (2) courses and distances numbered 1-2;

- 1) **North 62°39'54" West**, a distance of **10.25 feet** to a calculated point, for the west corner of the tract described herein, and
- 2) **North 27°20'06" East**, a distance of **10.00 feet** to a calculated point, on the existing southwest right-of-way line of said Woodland Avenue, being the northeast line of said Tract B, for the north corner of the tract described herein, from which a 1/2" iron rod found on said existing southwest right-of-way line, being the north corner of Tract B, same being the east corner of Tract 1, First Resubdivision of The Brook, a subdivision of record in Volume 62, Page 47, P.R.T.C.TX., conveyed to Brooks Apartments L.C. by deed filed for record on November 3, 1994, of record in Volume 12307, Page 48, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.) bears North 62°39'54" West, a distance of 135.06 feet;

THENCE, South 62°39'54" East, with the existing southwest right-of-way line of said Woodland Avenue, being the northeast line of said Tract B, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0023 acres (101 sq. ft.) of land.

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT A

Page 2 of 6
October 28, 2024

Aria Grand, LLC
To
The City of Austin
(Water Line Easement)

PART TWO – 0.0006 ACRES (25 SQUARE FEET)

COMMENCING at the aforementioned 1/2" iron rod with cap stamped "4WARD BOUNDARY" found at the intersection of the existing northwest right-of-way line of said IH-35, 194.41 feet right of Engineer's Centerline Station (E.C.S.) 3377+19.22, with the existing southwest right-of-way line of said Woodland Avenue, being the east corner of said Tract B;

THENCE, South 25°54'28" West, with the existing northwest right-of-way line of said IH-35, being the southeast line of said Tract B, a distance of **180.42 feet** to a calculated point (N=10,061,898.41, E=3,116,457.85), for the **POINT OF BEGINNING** and east corner of the tract described herein;

THENCE, South 25°54'28" West, continuing with the existing northwest right-of-way line of said IH-35, being the southeast line of said Tract B, a distance of **5.00 feet** to a calculated point, for the south corner of the tract described herein;

THENCE, departing the existing northwest right-of-way line of said IH-35, over and across said Tract B, the following three (3) courses and distances numbered 1-3;

- 1) **North 64°05'32" West**, a distance of **5.00 feet** to a calculated point, for the west corner of the tract described herein, from which a 1/2" iron rod with cap stamped "4WARD BOUNDARY", found at an angle point in the northwesterly line of said Tract B, bears South 73°45'34" West, a distance of 163.79 feet,
- 2) **North 25°54'28" East**, a distance of **5.00 feet** to a calculated point, for the north corner of the tract described herein, and
- 3) **South 64°05'32" East**, a distance of **5.00 feet** to the **POINT OF BEGINNING**, and containing 0.0006 acres (25 sq. ft.) of land.

PART THREE – 0.0023 ACRES (100 SQUARE FEET)

COMMENCING at a 1/2" iron pipe found on the existing northwest right-of-way line of said IH-35, 198.42 feet right of Engineer's Centerline Station (E.C.S.) 3381+86.47, being the south corner of said Tract B, same being an angle point in the southeasterly line of said Tract 1, First Resubdivision of The Brook;

THENCE, North 25°54'28" East, with the existing northwest right-of-way line of said IH-35, being the southeast line of said Tract B, a distance of **38.75 feet** to a calculated point (N=10,061,670.03, E=3,116,346.91), for the **POINT OF BEGINNING** and south corner of the tract described herein;

THENCE, departing the existing northwest right-of-way line of said IH-35, over and across said Tract B, the following three (3) courses and distances numbered 1-3;

- 1) **North 64°05'32" West**, a distance of **10.00 feet** to a calculated point, for the west corner of the tract described herein;

THIS SPACE INTENTIONALLY LEFT BLANK

Aria Grand, LLC
To
The City of Austin
(Water Line Easement)

- 2) **North 25°54'28" East**, a distance of **10.00 feet** to a calculated point, for the north corner of the tract described herein, from which a 1/2" iron rod with cap stamped "4WARD BOUNDARY" found at the aforementioned angle point in the northwesterly line of said Tract B, bears North 16°09'53" West, a distance of 173.77 feet, and
- 3) **South 64°05'32" East**, a distance of **10.00 feet** to a calculated point, on the existing northwest right-of-way line of said IH-35, being the southeast line of said Tract B, for the east corner of the tract described herein,

THENCE, South 25°54'28" West, with the existing northwest right-of-way line of said IH-35, being the southeast line of said Tract B, a distance of **10.00 feet** to the **POINT OF BEGINNING**, and containing 0.0023 acres (100 sq. ft.) of land, comprising a total of 0.0052 acres (226 sq. ft.) of land in total when combined with Part One and Part Two.

Bearing Basis:


All bearings shown are based on NAD83/2011 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00011. All coordinates shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

That I, Mark A. Mercado, 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 a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

 10/28/2024
Mark A. Mercado Date
Registered Professional Land Surveyor
No. 6350 – State of Texas

FIELD NOTES REVIEWED
BY: [Signature] DATE: 10/29/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



SANTIAGO DEL VALLE SURVEY ABSTRACT NO. 24

BROOK APARTMENTS L.C.
VOL. 12307, PG. 48
RECORDED NOVEMBER 3, 1994
P.R.T.C.TX.
TRACT 1

FIRST RESUBDIVISION OF THE BROOK
VOL. 62, PG. 47
P.R.T.C.TX.
TCAD 284601

DRAINAGE EASEMENT
DOC. NO. 2018149217
P.R.T.C.TX.

10' SANITARY SEWER EASEMENT
VOL. 57, PAGE 52
P.R.T.C.TX.

ARIA GRAND, LLC
DOC. NO. 2017200538
RECORDED

DECEMBER 19, 2017
O.P.R.T.C.TX.
AND BEING CORRECTED UNDER
DOC. NO. 2018130279
O.P.R.T.C.TX.
TRACT B
THE BROOK
VOL. 57, PG. 52
P.R.T.C.TX.
TCAD 285340

WATER LINE EASEMENT
DOC. NO. 2018133944
O.P.R.T.C.TX.

P.O.C. PART THREE
1/2" IRON PIPE
3381+86.47
198.42' RT

P.O.R. PART ONE
1/2" IRON ROD
3377+15.70
339.15' RT

P.O.R. PART TWO
P.O.R. PART THREE
1/2" IRON ROD W/CAP
"4WARD BOUNDARY"
3380+11.17
320.75' RT

DRAINAGE EASEMENT
DOC. NO. 2018138754
O.P.R.T.C.TX.

30' DRAINAGE EASEMENT
VOL. 57, PAGE 52
P.R.T.C.TX.

WASTEWATER LINE
EASEMENT
DOC. NO. 2018138753
P.R.T.C.TX.

10' DRAINAGE EASEMENT
VOL. 57, PAGE 52
P.R.T.C.TX.

25' BUILDING LINE
VOL. 57, PAGE 52
P.R.T.C.TX.

IH-35 (ROW VARIES)
CSJ# 0015-13-000
MAP 574, AUGUST 1954

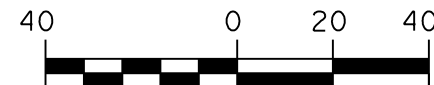
SEE
DETAIL "C"

FILE:\saminc\AUS\PROJECTS\1022073469d\Survey*Exhibits

SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

WATER LINE EASEMENT SKETCH
CITY OF AUSTIN
0.0052 AC. (226 SQ. FT.)



GRAPHIC SCALE,
SCALE: 1" = 40'
TRAVIS COUNTY, TEXAS

P.O.B. PART ONE
P.O.C. PART TWO
1/2" IRON ROD W/CAP
"4WARD BOUNDARY"
3377+19.22
194.41' RT

SEE
DETAIL "A"

S25° 54' 28" W
180.42'

PARCEL 3111.914
PART ONE
(0.0023 ACRES)
(101 SQ. FT.)

SEE
DETAIL "B"

P.O.B. PART TWO
N=10,061,898.41
E=3,116,457.85

PARCEL 3111.914
PART TWO
(0.0006 ACRES)
(25 SQ. FT.)

DETAIL "B"
NOT TO SCALE

P.O.B. PART ONE
N=10,062,060.71
E=3,116,536.68

DETAIL "A"
NOT TO SCALE

10' DRAINAGE EASEMENT
VOL. 57, PAGE 52
P.R.T.C.TX.
OVERLAP
(0.0006 ACRES)
(25 SQ. FT.)



EXHIBIT "A"

LEGEND

●	IRON ROD FOUND (AS NOTED)
⊙	IRON PIPE FOUND (AS NOTED)
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
—P—	PROPERTY LINE
-----	EXISTING EASEMENT
-----	EASEMENT LIMITS

LINE TABLE (PART ONE)

LINE NO.	BEARING	DISTANCE
L1	S25° 54' 28"W	10.00'
L2	N62° 39' 54"W	10.25'
L3	N27° 20' 06"E	10.00'
L4	S62° 39' 54"E	10.00'

LINE TABLE (PART TWO)

LINE NO.	BEARING	DISTANCE
L1	S25° 54' 28"W	5.00'
L2	N64° 05' 32"W	5.00'
L3	N25° 54' 28"E	5.00'
L4	S64° 05' 32"E	5.00'

LINE TABLE (PART THREE)

LINE NO.	BEARING	DISTANCE
L1	N64° 05' 32"W	10.00'
L2	N25° 54' 28"E	10.00'
L3	S64° 05' 32"E	10.00'
L4	S25° 54' 28"W	10.00'

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00011. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR.
PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT, FILE NO. CS20240024J, EFFECTIVE DATE: MARCH 1, 2024, ISSUED: MARCH 12, 2024 AND INCLUDES THE FOLLOWING EASEMENTS:

LEGAL DESCRIPTION:

TRACT B, THE BROOK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 57, PAGE(S) 52, OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS.

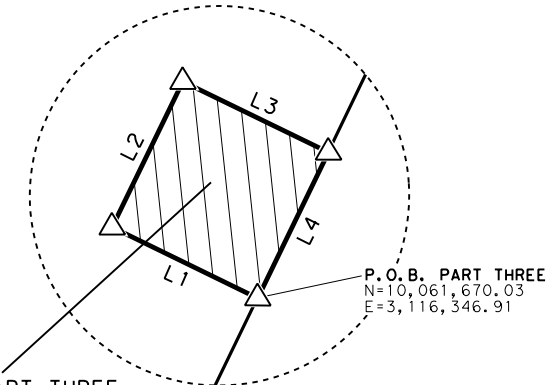
EASEMENTS:

TELEPHONE LINES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED JANUARY 26, 1972, RECORDED IN VOLUME 4249, PAGE 457 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT, MAY AFFECT.

CONSERVATION EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED OCTOBER 15, 1971, RECORDED IN VOLUME 4247, PAGE 1469 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

PARCEL 3111.914 - PART THREE
(0.0023 ACRES)
(100 SQ. FT.)

DETAIL "C"
NOT TO SCALE



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PAGE 5 OF 6
FILE #3111.914
REF. FIELD NOTE NO. 50705



4801 Southwest Parkway
Building Two, Suite 100
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(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

WATER LINE EASEMENT SKETCH
CITY OF AUSTIN
0.0052 AC. (226 SQ. FT.)

EXHIBIT "A"

EASEMENTS (CONTINUED):

GAS PIPELINE EASEMENT GRANTED TO SOUTHERN UNION GAS COMPANY, BY INSTRUMENT DATED SEPTEMBER 28, 1973, RECORDED IN VOLUME 4745, PAGE 1434 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

BUILDING SETBACK 25 FEET IN WIDTH ALONG THE NORTHEASTERLY AND SOUTHEASTERLY PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 57, PAGE 52 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

DRAINAGE EASEMENT 30 FEET IN WIDTH TRAVERSING THE SUBJECT PROPERTY, AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 57, PAGE 52 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

SANITARY SEWER EASEMENT 10 FEET IN WIDTH TRAVERSING THE SUBJECT PROPERTY, AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 57, PAGE 52 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

DRAINAGE EASEMENT 10 FEET BY 100 FEET ALONG A PORTION OF THE SOUTHEASTERLY PROPERTY LINE(S), AS SHOWN BY THE PLAT(S) RECORDED IN VOLUME 57, PAGE 52 OF THE MAP RECORDS OF TRAVIS COUNTY, TEXAS. DOES AFFECT.

WATER LINES EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MAY 15, 2018, RECORDED UNDER DOCUMENT NO. 2018133944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

WASTEWATER LINES EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED AUGUST 27, 2018, RECORDED UNDER DOCUMENT NO. 2018138753 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

DRAINAGE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED AUGUST 10, 2018, RECORDED UNDER DOCUMENT NO. 2018138754 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

DRAINAGE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED SEPTEMBER 19, 2018, RECORDED UNDER DOCUMENT NO. 2018149217 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT, AS SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mark A. Mercado

MARK A. MERCADO
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6350, STATE OF TEXAS

10/28/2024
DATE



FILE:\saminc\AUS\PROJECTS\1022073469d\Survey*Exhibits

SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

WATER LINE EASEMENT SKETCH
CITY OF AUSTIN
0.0052 AC. (226 SQ. FT.)

ELECTRIC UTILITY EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JANUARY 9, 2019, RECORDED UNDER DOCUMENT NO. 2019006182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT, MAY AFFECT.

UNDERGROUND UTILITIES EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED APRIL 4, 2019, RECORDED UNDER DOCUMENT NO. 2019060436 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. BLANKET EASEMENT, MAY AFFECT.

DRAINAGE EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED JULY 31, 2019, RECORDED UNDER DOCUMENT NO. 2019135860 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

3. THIS PLAT IS ACCOMPANIED BY AN EASEMENT DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

PAGE 6 OF 6
FILE #3111.914
REF. FIELD NOTE NO. 50705

EXHIBIT A

FILE #3111.914

TITLE REPORT

***File No. CS20240024j
Effective Date: March 1, 2024
Issued: March 12, 2024***

LEGAL DESCRIPTION

Tract B, THE BROOK, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 57, Page(s) 52, of the Map Records of Travis County, Texas.

RECORD TITLE APPEARS TO BE VESTED IN:

Aria Grand, LLC, by deed recorded under Document No. 2017200538, as affected by Document No. 2018130279, Official Public Records of Travis County, Texas.

RESTRICTIONS:

Volume 4247, Page 1464 of the Deed Records;

Document No. 2017200540 of the Official Public Records;

Document No. 2017200541 of the Official Public Records;

Document No. 2018130172 of the Official Public Records;

Document No. 2019179125 of the Official Public Records; and

Document No. 2019179125 of the Official Public Records of Travis County, Texas.

EASEMENTS:

- Telephone lines easement granted to Southwestern Bell Telephone Company, by instrument dated January 26, 1972, recorded in Volume 4249, Page 457 of the Deed Records of Travis County, Texas.***
- Conservation easement granted to the City of Austin, by instrument dated October 15, 1971, recorded in Volume 4247, Page 1469 of the Deed Records of Travis County, Texas.***
- Gas pipeline easement granted to Southern Union Gas Company, by instrument dated September 28, 1973, recorded in Volume 4745, Page 1434 of the Deed Records of Travis***

EXHIBIT A

County, Texas.

- *Building setback 25 feet in width along the northeasterly and southeasterly property line(s), as shown by the Plat(s) recorded in Volume 57, Page 52 of the Map Records of Travis County, Texas.*
- *Drainage easement 30 feet in width traversing the subject property, as shown by the Plat(s) recorded in Volume 57, Page 52 of the Map Records of Travis County, Texas.*
- *Sanitary sewer easement 10 feet in width traversing the subject property, as shown by the Plat(s) recorded in Volume 57, Page 52 of the Map Records of Travis County, Texas.*
- *Drainage easement 10 feet by 100 feet along a portion of the southeasterly property line(s), as shown by the Plat(s) recorded in Volume 57, Page 52 of the Map Records of Travis County, Texas.*
- *Water lines easement granted to the City of Austin, by instrument dated May 15, 2018, recorded under Document No. 2018133944 of the Official Public Records of Travis County, Texas.*
- *Wastewater lines easement granted to the City of Austin, by instrument dated August 27, 2018, recorded under Document No. 2018138753 of the Official Public Records of Travis County, Texas.*
- *Drainage easement granted to the City of Austin, by instrument dated August 10, 2018, recorded under Document No. 2018138754 of the Official Public Records of Travis County, Texas.*
- *Drainage easement granted to the City of Austin, by instrument dated September 19, 2018, recorded under Document No. 2018149217 of the Official Public Records of Travis County, Texas.*
- *Electric utility easement granted to the City of Austin, by instrument dated January 9, 2019, recorded under Document No. 2019006182 of the Official Public Records of Travis County, Texas.*
- *Underground utilities easement granted to Southwestern Bell Telephone Company, by instrument dated April 4, 2019, recorded under Document No. 2019060436 of the Official Public Records of Travis County, Texas.*
- *Drainage easement granted to the City of Austin, by instrument dated July 31, 2019, recorded under Document No. 2019135860 of the Official Public Records of Travis County, Texas.*

OTHER EXCEPTIONS:

(None of Record)

MINERALS:

(None of Record)

EXHIBIT A

LIENS:

- ***Deed of Trust dated December 13, 2017, recorded under Document No. 2017200539 of the Official Public Records of Travis County, Texas, executed by Aria Grand, LLC, to Rosie Truelove, Trustee, and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby; securing the payment of one promissory note of even date in the principal amount of \$1,500,000.00, payable to Austin Housing Finance Corporation.***
- ***Deed of Trust dated September 21, 2018, recorded under Document No. 2018152622 of the Official Public Records of Travis County, Texas, executed by Aria Grand, LLC, to Joe F. West, Trustee, and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby; securing the payment of one promissory note of even date in the principal amount of \$8,400,000.00, payable to CommunityBank of Texas, NA.***

Said lien further affected by Intercreditor and Subordination Agreement recorded under Document No(s). 2018152623 of the Official Public Records of Travis County, Texas.

- ***Financing Statement filed September 27, 2018, recorded under Document No. 2018153290 of the Official Public Records of Travis County, Texas, naming Aria Grand, LLC as Debtor, for the benefit of CommunityBank of Texas, NA, as Secured Party, creating a security interest in fixtures located on the subject property.***

Said lien further affected by continuation of UCC recorded under Document No(s). 2023079187 of the Official Public Records of Travis County, Texas.

*This certificate is for the use of and shall inure to the benefit of SAM Companies and is issued in consideration of \$300.00 paid to **Heritage Title Company of Austin, Inc., (The Company)** by same to whom said sum shall be returned as liquidated damages in the event of any mistake, error and or omissions herein, and by accepting this certificate, same agrees that said sum and no more shall constitute the full measure of damages against **the Company**. None of the information contained herein, or the absence of other information constitutes a representation to any party as to the status of the title to the subject property. If a title defect and/or encumbrance should exist which is not disclosed herein, **the Company** shall not be liable by reason of furnishing this certificate or for any verbal statements related thereto. **The Company** shall not be liable for any title defect unless a title policy is hereafter issued by its insuring against such title defect, and the applicable title policy premium paid. The company's liability shall then exist only under the terms of its policy as prescribed by the Department of Insurance and as measured and limited thereby.*

HERITAGE TITLE COMPANY OF AUSTIN, INC.

Jarred Dunn

**Jarred Dunn on behalf of Rosie Albritton
Customer Service/Examiner**