

38 locally known as 55 North IH 35 Service Road Northbound in the City of Austin, Travis
39 County, Texas, generally identified in the map attached as **Exhibit “C”**.

40 **PART 2.** The Property within the boundaries of the conditional overlay combining district
41 established by this ordinance is subject to the following conditions:

42 (A) The following uses are prohibited uses of Tract 1:

- | | |
|---|---|
| Adult Oriented Businesses | Agricultural Sales and Services |
| Automotive Rentals | Automotive Repair Services |
| Automotive Sales | Automotive Washing (of any type) |
| Building Maintenance Services | Business Support Services |
| Campground | Club or Lodge |
| College and University Facilities | Construction Sales and Services |
| Consumer Repair Services | Convenience Storage |
| Custom Manufacturing | Drive-in Service as an accessory use
to a commercial use |
| Drop-off Recycling Collection
Facilities | Electronic Prototype Assembly |
| Equipment Sales | Exterminating Services |
| Funeral Services | Hospital Services (General) |
| Hospital Services (Limited) | Hotel-motel |
| Indoor Entertainment | Kennels |
| Laundry Services | Limited Warehousing and
Distribution |
| Maintenance and Service Facilities | Off-Site Accessory Parking |
| Outdoor Entertainment | Outdoor Sports and Recreation |
| Pawn Shop Services | Plant Nursery |
| Research Services | Residential Treatment |
| Service Station | Vehicle Storage |

43 (B) The following uses are conditional uses of Tract 1:

- | | |
|-------------------------------|---------------------|
| Art Gallery | Art Workshop |
| Commercial Off-Street Parking | Counseling Services |
| Cultural Services | Pet Services |
| Theater | |

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(C) The following uses are prohibited uses of Tract 2:

- | | |
|-------------------------------------|---|
| Administrative and Business Offices | Adult Oriented Businesses |
| College and University Facilities | Communication Service Facilities |
| Communications Services | Drive-in Service as an accessory use to a commercial use |
| Hospital Services (Limited) | Medical Offices (exceeding 5,000 square feet of gross floor area) |
| Off-Site Accessory Parking | Residential Treatment |
| Software Development | |

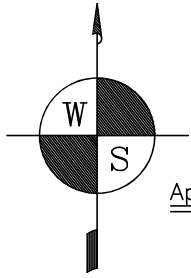
(D) The following uses are conditional uses of Tract 2:

- | | |
|---|-------------------|
| Art Gallery | Art Workshop |
| Counseling Services | Cultural Services |
| Medical Offices (not exceeding 5,000 square feet of gross floor area) | Theater |

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district on Tract 1, the limited office (LO) base district on Tract 2, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. Part 7, subsections 6 and 7 of Ordinance No. 001214-20 are amended and shall no longer apply to the Property.

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 001214-20 that established zoning for the East Cesar Chavez Neighborhood Plan.



Tract 1

April 27, 2026

WATERLOO SURVEYORS
15511 HWY 71 W STE 110 PMB#1118
AUSTIN, TEXAS 78738
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
A5946Ti
DRAWN BY: BOBO

page 2 of 3

TRACT 1: BEING A 0.9766 ACRES (42,540 SQ.FT.) TRACT OF LAND CALLED TRACT A, PAGE AND SOUTHERLAND SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 31, PAGE 43 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED UNDER DOCUMENT NO. 2024075223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.9766 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the North R.O.W. line of Lambie Street (50' width), being the Southeast corner of this tract;

THENCE along the North R.O.W. of said Lambie Street with the South line hereof, N69°30'25"W a distance of 214.51 feet to a brass disk stamped "TxDOT" found in the East R.O.W. line of Interstate 35 (I-35), same being the Southwest corner hereof;

THENCE along the East R.O.W. of said I-35, along the West line hereof, the following five (5) courses and distances:

- 1- N06°59'43"W a distance of 64.14 feet to a brass disk stamped "TxDOT" found for an angle point;
- 2- N69°21'00"W a distance of 7.03 feet to a brass disk stamped "TxDOT" found for an angle point, being the beginning of a curve to the right, having a radius of 5217.00 feet;
- 3- Following said curve for a length on 32.87 feet, whos chord bears N04°10'51"W a distance of 32.87 feet to a brass disk stamped "TxDOT" found for a point of tangency;
- 4- N00°43'07"W a distance of 60.97 feet to a capped 1/2" iron rod stamped "Waterloo Surveyors" set for an angle point;
- 5- N06°21'16"W a distance of 23.82 feet to a capped 1/2" iron rod stamped "TxDOT" found for the Northwest corner of this tract;

THENCE leaving the East R.O.W. of said I-35 along the North line hereof S69°27'48"E a distance of 298.42 feet to a capped 1/2" iron rod stamped "Waterloo Surveyors" set for the Northeast corner hereof, same being the Northwest corner of Lot 20 of Elm Grove, R.C. Lambie's Subdivision of part of Billingsley Estate, Outlots 54 and 55, Division "O" of the City of Austin, a subdivision in Travis County, Texas as recorded in Volume 2, Page 241 of the Plat Records of Travis County, Texas;

THENCE with the West line of said Lot 20 and the East line of this tract, S20°18'39"W passing a distance of 164.06, a 1/2" iron pipe found (Point of Beginning for Tract 2) for the Southwest corner of said Lot 20, and continuing 3.93 feet for a total distance of 167.99 feet to the POINT OF BEGINNING, and containing 0.9766 acres more or less.

I, KARL E. ATKINS, DO HEREBY CERTIFY THAT THE HEREON DEPICTED PLAT AND FIELD NOTES REPRESENT AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION ON 24th, OF SEPTEMBER, 2025 AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Karl E Atkins, RPLS 4618



Waterloo Surveyors SURVEY PLAT LAND TITLE SURVEY

OWNER:
HARBIN INDUSTRIES, LLC, A
TEXAS LIMITED LIABILITY
COMPANY

ADDRESS:
55 NORTH INTERSTATE HIGHWAY 35,
AUSTIN, TX 78702

GENERAL DESCRIPTION:
TRACT 1: BEING A 0.9766 ACRES (42,540 SQ.FT.) TRACT OF LAND CALLED TRACT A, PAGE AND SOUTHERLAND SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 31, PAGE 43 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED UNDER DOCUMENT NO. 2024075223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.9766 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

TRACT 2: BEING 0.1839 ACRES (8,009 SQ.FT.) TRACT OF LAND, CALLED LOT 20, BLOCK 2, R.C. LAMBE'S SUBDIVISION OF PART OF BILLINGSLEY ESTATE, OUTLOTS 54 AND 55, DIVISION "O" OF THE CITY OF AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 241 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF AUSTIN IN DEED RECORDED IN VOLUME 4049, PAGE 1085 OF THE DEED RECORD OF TRAVIS COUNTY, TEXAS, SAID 0.1839 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART THEREOF.

CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	32.87'	5217.00'	000°21'40"	N 04°10'51" W	32.87'

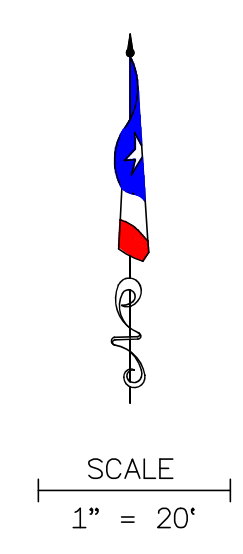
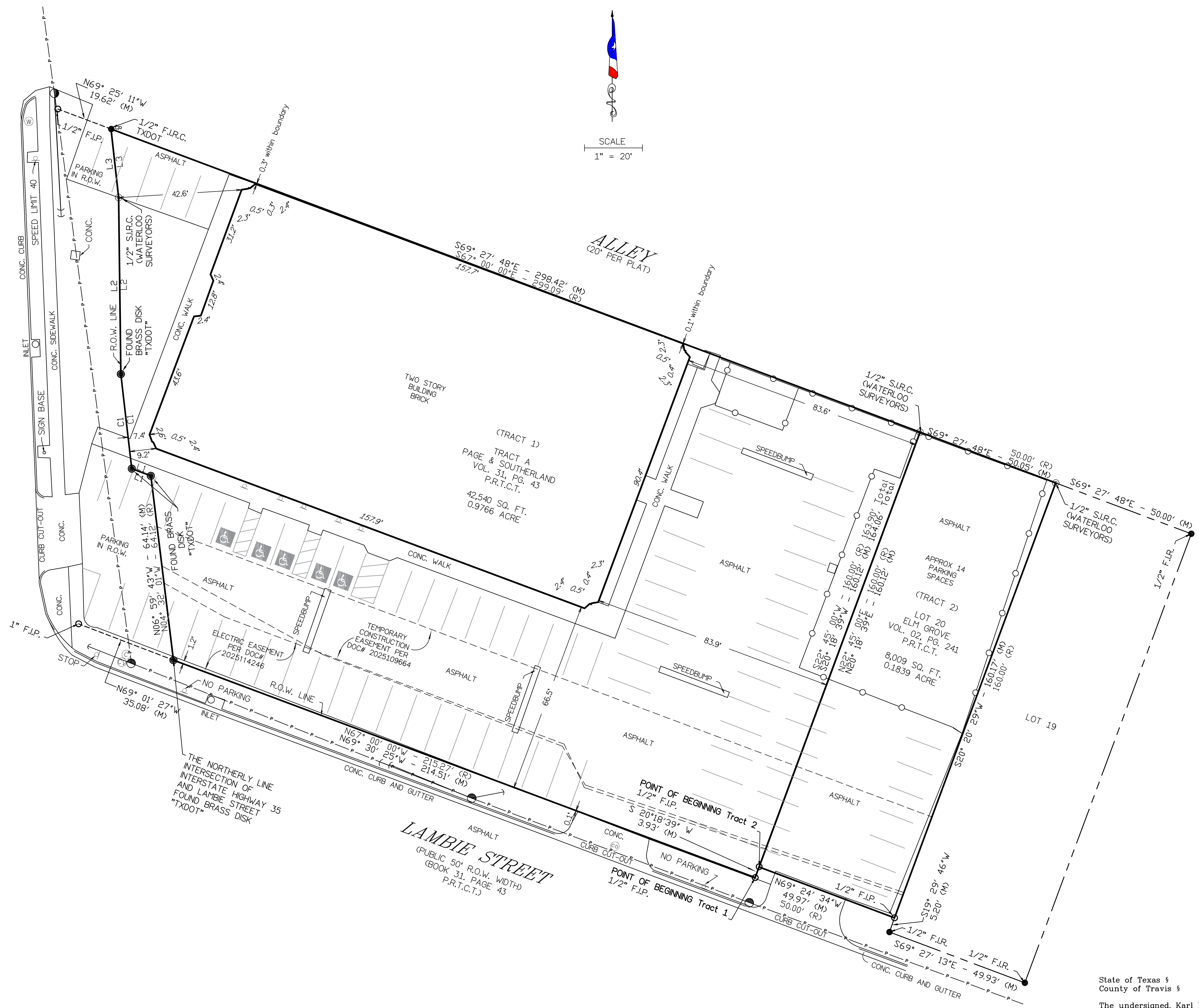
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	32.88'	5217.00'	000°21'40"	N 06°35'40" W	32.88'

LINE #	BEARING	LENGTH
L1	N 69°21'00" W	7.03'
L2	N 00°43'07" W	60.97'
L3	N 06°21'16" W	23.82'

LINE #	BEARING	LENGTH
L1	N 67°10'44" W	7.03'
L2	N 01°46'02" E	61.01'
L3	N 03°52'07" W	23.83'

INTERSTATE HIGHWAY 35
(PUBLIC R.O.W. WIDTH VARIES)

NORTH INTERSTATE 35 FRONTAGE ROAD
(NORTHBOUND)



REGULAR	89
HANDICAPPED	5
TOTAL	94

- LEGEND**
- FOUND BRASS DISK "TXDOT" (Symbol)
- FOUND IRON PIPE (Symbol)
- FOUND IRON ROD (Symbol)
- FOUND IRON ROD WITH CAP (Symbol)
- SET IRON ROD WITH CAP (Symbol)
- FOUND S.I.R.C. (Symbol)
- BUILDING SETBACK LINE (Symbol)
- CABLE PEDESTAL (Symbol)
- CABLE VAULT (Symbol)
- CHAIN LINK FENCE (Symbol)
- CITY OF AUSTIN ZONING COA (Symbol)
- CLEANOUT (Symbol)
- CONCRETE (Symbol)
- DEED RECORDS, TRAVIS COUNTY, TEXAS (Symbol)
- MEASURED CALL (Symbol)
- OFFICIAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS (Symbol)
- PLAT RECORDS, TRAVIS COUNTY, TEXAS (Symbol)
- RECORD CALL (Symbol)
- RIGHT-OF-WAY R.O.W. (Symbol)
- SIGN POST (Symbol)
- SQUARE FOOTAGE (Symbol)
- UTILITY LINE (Symbol)
- UTILITY POLE/GUY ANCHOR (Symbol)
- WATER METER (Symbol)
- ASPHALT (Symbol)
- BUILDING (Symbol)
- CONCRETE (CONC.) (Symbol)

NOTES:
AS PER GF NO. 202502025, EFFECTIVE DATE OCTOBER 20, 2025, 8:00 AM, BY TITLE RESOURCES GUARANTY COMPANY, THE PROPERTY SURVEYED IS SUBJECT TO: ALL ITEMS, CONDITIONS AND STIPULATIONS SET OUT IN THE ABOVE REFERENCED TITLE COMMITMENT.

- DELETED.
- ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR ANY OVERLAPPING OF IMPROVEMENTS. Based on the survey in the field conducted for the subject property, no encroachments, protrusions, or overlapping of improvements were identified. The area of the parcel is reflected in the survey.
- HOMESTEAD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS, IF ANY, OR ANY SPOUSE OF ANY INSURED... may apply, not a survey issue.
- ANY TITLES OR RIGHTS ASSERTED BY ANYONE... does not apply to subject parcel.
- STANDBY FEES, TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR THE YEAR 2025, AND SUBSEQUENT YEARS... may apply, not a survey issue.
- THE TERMS AND CONDITIONS OF THE DOCUMENTS CREATING YOUR INTEREST IN THE LAND. may apply, not a survey issue.
- MATERIALS FURNISHED OR LABOR PERFORMED IN CONNECTION... may apply, not a survey issue.
- LIENS AND LEASES THAT AFFECT THE TITLE TO THE LAND, BUT THAT ARE SUBORDINATE TO THE LIEN OF THE INSURED MORTGAGE... may apply, not a survey issue.
- THE EXCEPTIONS FROM COVERAGE AND EXPRESS INSURANCE IN SCHEDULE B OF THE TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (T-2R)... may apply, not a survey issue.
- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS...

A. Electric transmission and distribution easement granted to the City of Austin on July 30, 2025, recorded under Document No. 2025109663, corrected by Document No. 2025114246, both of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2)

B. ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION. may apply, not a survey issue.

C. EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS. may apply.

D. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) may apply, not a survey issue.

E. Temporary construction easement granted to the City of Austin, by instrument dated July 30, 2025, recorded under Document No. 2025109664 of the Official Public Records of Travis County, Texas. (TRACTS 1 AND 2) as shown

*****ALL RECORDS, TRAVIS COUNTY, TEXAS*****

GENERAL NOTES:

- THE PROPERTY SHOWN HEREON IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADM. DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER: 48453C0465K, ZONE: "X-SHADED(ELEV. N/A)", DATED: 1/22/2020. SUBJECT TO INUNDATION BY THE 2% ANNUAL CHANCE FLOOD" AS DEFINED THEREIN.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM- TEXAS CENTRAL 4203. ALL DISTANCES ARE SURFACE.
- THIS SURVEYOR RECOGNIZES THAT THE MONUMENTS FOUND AT SITE ARE OUT OF TOLERANCE, HOWEVER, MUST ACCEPT THEM AS "AS SET ON THE GROUND AND MUST BE HELD AS CORRECT DUE TO THEIR SIMILARITY TO OTHERS FOUND IN THE AREA (IE: SIZE, CONDITION)" AS BONAFIDE CORNERS.
- PARKING TABLE AND REQUIREMENTS FOR BOTH CONTIGUOUS TRACTS

State of Texas §
County of Travis §

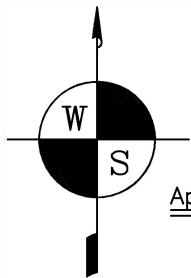
The undersigned, Karl E. Atkins, a Texas Registered Professional Land Surveyor, does hereby certify to Title Resources Guaranty Company, Heritage Title Company of Austin, INC, and Harbin Industries, LLC, a Texas limited liability company, and HI 55, LLC, a Texas limited liability company that this survey was conducted under my supervision on the 24th day of September, 2025, on the property legally described hereon, and is true and correct to the best of my knowledge. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA Condition II Survey.

I further certify that:
• All corners of the property are monumented.
• All corners, boundary lines, improvements, easements, rights-of-way, roads, and fences are accurately shown on the survey.
• The property abuts or adjoins a dedicated public roadway.
• Except as shown on the survey, there are no discrepancies, conflicts, boundary lines, encroachments, protrusions, overlapping of improvements, or fence line variances.
• The property area is shown on the survey.

Field Notes added this the 27th day of APRIL, 2026.

Karl E. Atkins
Karl E Atkins, RPLS 4618
4/27/26
Date of Signature
Drawn by: TJJ





Tract 2

April 27, 2026

WATERLOO SURVEYORS
15511 HWY 71 W STE 110 PMB#1118
AUSTIN, TEXAS 78738
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
A5946Ti
DRAWN BY: BOBO

page 3 of 3

TRACT 2: BEING 0.1839 ACRES (8,009 SQ.FT.) TRACT OF LAND, CALLED LOT 20, BLOCK 2, ELM GROVE, R.C. LAMBIE'S SUBDIVISION OF PART OF BILLINGSLEY ESTATE, OUTLOTS 54 AND 55, DIVISION "O" OF THE CITY OF AUSTIN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 241 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF AUSTIN IN DEED RECORDED IN VOLUME 4049, PAGE 1085 OF THE DEED RECORD OF TRAVIS COUNTY, TEXAS, SAID 0.1839 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the East line of Tract 1, from which a 1/2" iron pipe for the Southeast corner of Tract 1 bears S20°18'39"W a distance of 3.93 feet;

THENCE N20°18'39"E a distance of 164.06 feet to a capped 1/2" iron rod stamped "Waterloo Surveyors" set for the Northwest corner hereof, same being the Northeast corner of said Tract 1;

THENCE S69°27'48"E a distance of 50.05 feet to a capped 1/2" iron rod stamped "waterloo Surveyors" set for the Northeast corner hereof, same being the Northwest corner of Lot 19 of said Elm Grove, from which a 1/2" iron rod found for the Northeast corner of said Lot 19 bears S69°27'48"E a distance of 50.00 feet;

THENCE along the East line of this with the West line of said Lot 19, S20°20'29"W a distance of 160.17 feet to a 1/2" iron pipe found for the Southeast corner if this, from which a 1/2" iron rod for the Southwest corner of said Lot 19 bears S19°29'46"W a distance of 5.20 feet;

THENCE N69°24'34"W a distance of 49.97 feet to the POINT OF BEGINNING and containing 0.1839 acres, more or less.

I, KARL E. ATKINS, DO HEREBY CERTIFY THAT THE HEREON DEPICTED PLAT AND FIELD NOTES REPRESENT AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION ON 24th, OF SEPTEMBER, 2025 AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Karl E Atkins, RPLS 4618



Waterloo Surveyors SURVEY PLAT LAND TITLE SURVEY

OWNER:
HARBIN INDUSTRIES, LLC, A
TEXAS LIMITED LIABILITY
COMPANY

ADDRESS:
55 NORTH INTERSTATE HIGHWAY 35,
AUSTIN, TX 78702

GENERAL DESCRIPTION:
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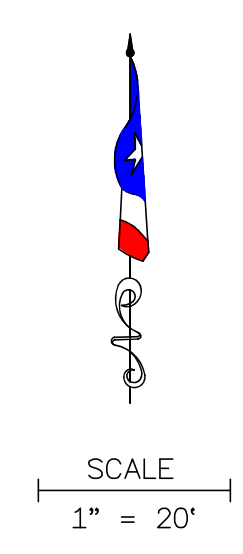
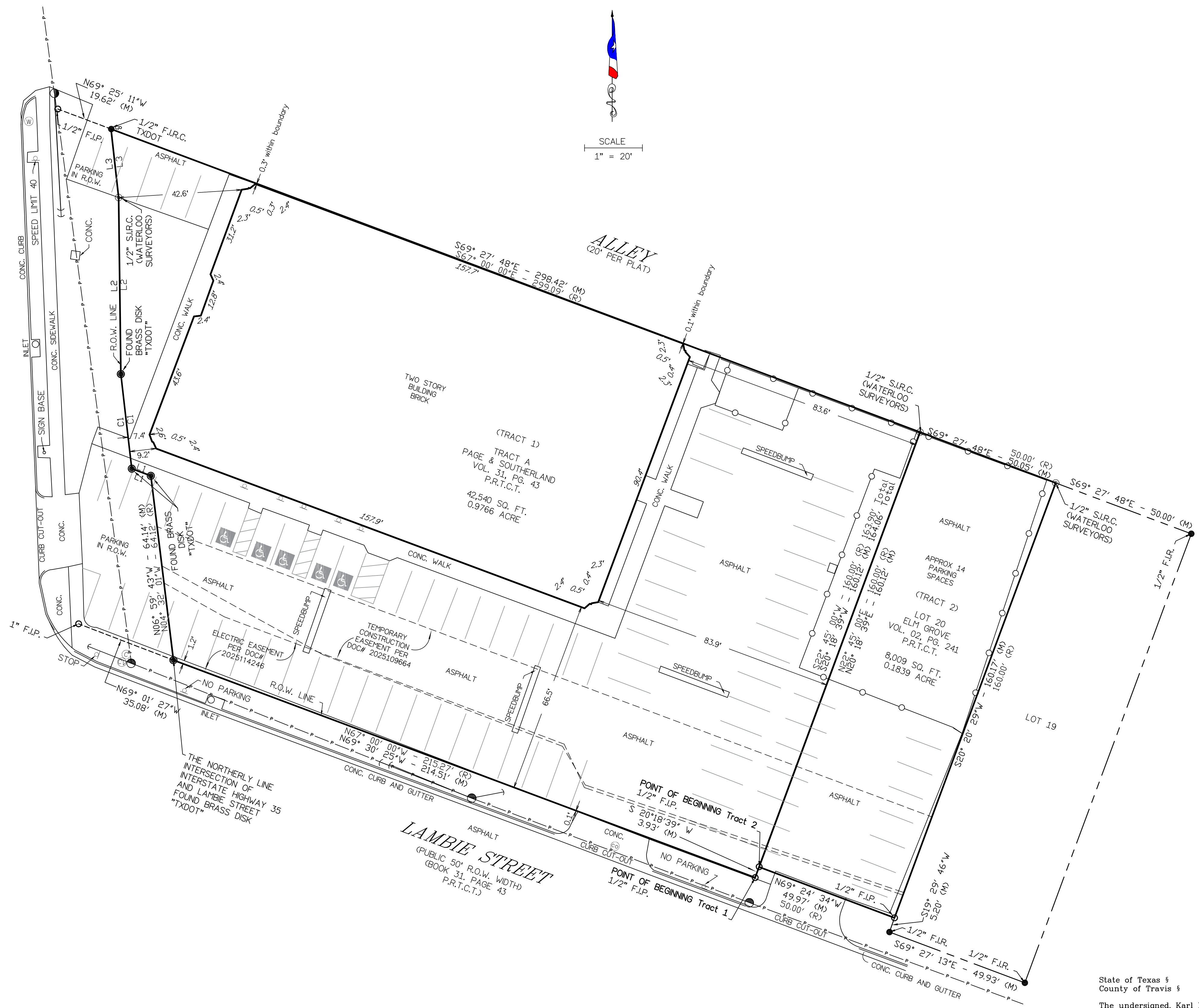
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INTERSTATE HIGHWAY 35
(PUBLIC R.O.W. WIDTH VARIES)

NORTH INTERSTATE 35 FRONTAGE ROAD
(NORTHBOUND)



REGULAR	89
HANDICAPPED	5
TOTAL	94

- LEGEND**
- FOUND BRASS DISK "TXDOT" (Symbol)
 - FOUND IRON PIPE (Symbol)
 - FOUND IRON ROD (Symbol)
 - FOUND IRON ROD WITH CAP (Symbol)
 - SET IRON ROD WITH CAP (Symbol)
 - FOUND S.I.R.C. (Symbol)
 - BUILDING SETBACK LINE (Symbol)
 - CABLE PEDESTAL (Symbol)
 - CABLE VAULT (Symbol)
 - CHAIN LINK FENCE (Symbol)
 - CITY OF AUSTIN ZONING COA (Symbol)
 - CLEANOUT (Symbol)
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 - DEED RECORDS, TRAVIS COUNTY, TEXAS (Symbol)
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 - UTILITY LINE (Symbol)
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 - CONCRETE (CONC.) (Symbol)

NOTES:
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- DELETED.
- ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR ANY OVERLAPPING OF IMPROVEMENTS. Based on the survey in the field conducted for the subject property, no encroachments, protrusions, or overlapping of improvements were identified. The area of the parcel is reflected in the survey.
- HOMESTEAD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS, IF ANY, OR ANY SPOUSE OF ANY INSURED... may apply, not a survey issue.
- ANY TITLES OR RIGHTS ASSERTED BY ANYONE... does not apply to subject parcel.
- STANDBY FEES, TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR THE YEAR 2025, AND SUBSEQUENT YEARS... may apply, not a survey issue.
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B. ANY AND ALL LEASES, RECORDED OR UNRECORDED, WITH RIGHTS OF TENANTS IN POSSESSION. may apply, not a survey issue.

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D. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY) may apply, not a survey issue.

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*****ALL RECORDS, TRAVIS COUNTY, TEXAS*****

GENERAL NOTES:

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- THIS SURVEYOR RECOGNIZES THAT THE MONUMENTS FOUND AT SITE ARE OUT OF TOLERANCE, HOWEVER, MUST ACCEPT THEM AS "AS SET ON THE GROUND AND MUST BE HELD AS CORRECT DUE TO THEIR SIMILARITY TO OTHERS FOUND IN THE AREA (IE: SIZE, CONDITION)" AS BONAFIDE CORNERS.
- PARKING TABLE AND REQUIREMENTS FOR BOTH CONTIGUOUS TRACTS

State of Texas §
County of Travis §

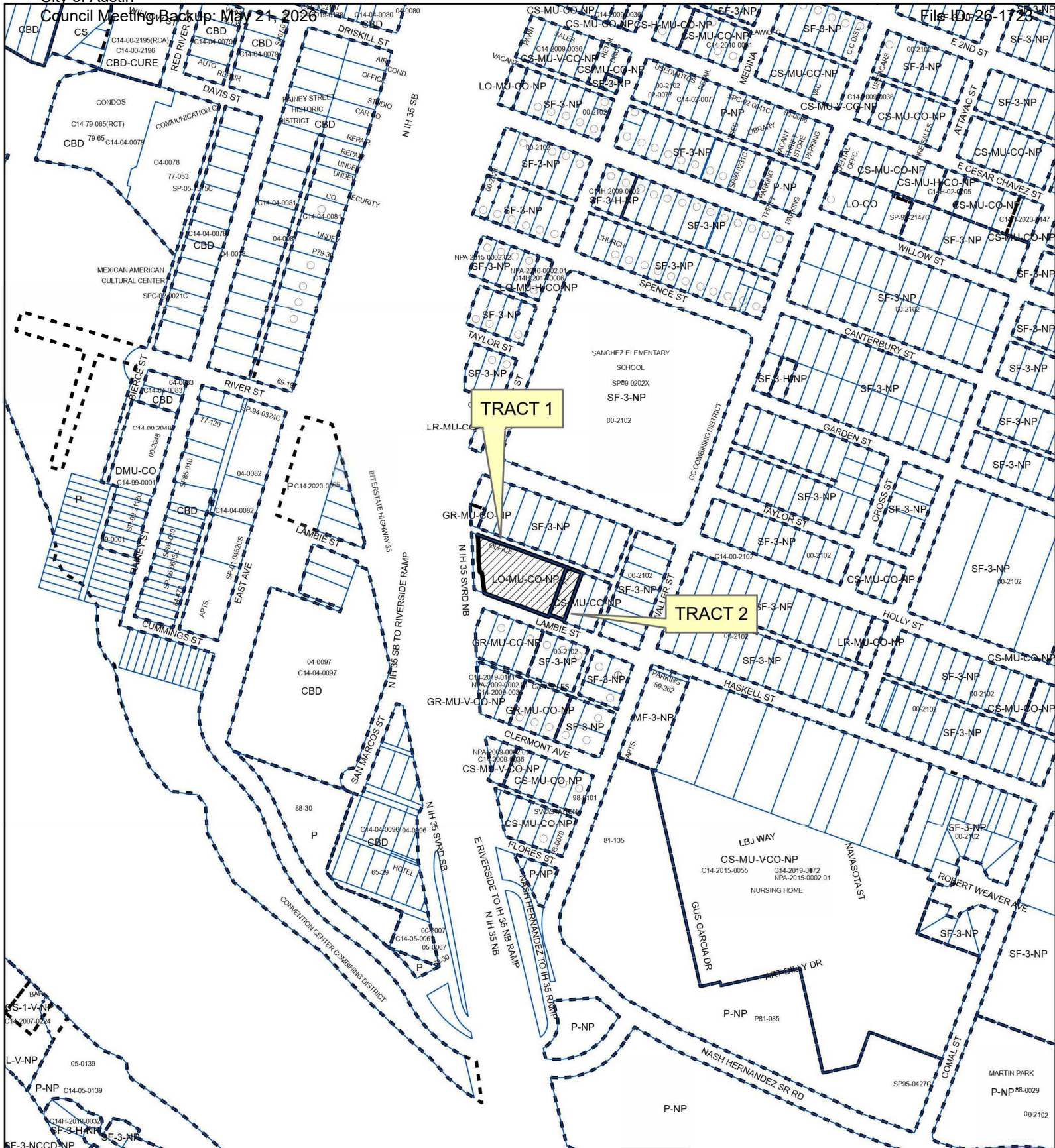
The undersigned, Karl E. Atkins, a Texas Registered Professional Land Surveyor, does hereby certify to Title Resources Guaranty Company, Heritage Title Company of Austin, INC, and Harbin Industries, LLC, a Texas limited liability company, and HI 55, LLC, a Texas limited liability company that this survey was conducted under my supervision on the 24th day of September, 2025, on the property legally described hereon, and is true and correct to the best of my knowledge. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA Condition II Survey.

I further certify that:
• All corners of the property are monumented.
• All corners, boundary lines, improvements, easements, rights-of-way, roads, and fences are accurately shown on the survey.
• The property abuts or adjoins a dedicated public roadway.
• Except as shown on the survey, there are no discrepancies, conflicts, boundary lines, encroachments, protrusions, overlapping of improvements, or fence line variances.
• The property area is shown on the survey.

Field Notes added this the 27th day of APRIL, 2026.

Karl E. Atkins
Karl E Atkins, RPLS 4618
4/27/26
Date of Signature
Drawn by: TJJ





TRACT 1

TRACT 2

ZONING

ZONING CASE#: C14-2026-0017

EXHIBIT "C"

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY



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