



5900 Shepherd Mountain Cove
Building 2, Suite 200
Austin, TX 78730
(512) 454-4500
www.independencetitle.com

OWNERSHIP & ENCUMBRANCE REPORT
INVOICE NO. 20260160

(THIS IS NOT TITLE INSURANCE COVERAGE)

Independence Title has made a search of the record of the County Clerk of **Travis** County, Texas, as to the following described property:

1. The last recorded document purporting to transfer title to the land described herein shows the following:

Tract 1: Being 0.019 acres (approximately 836.87 square feet), more or less, out of the WILLIAM PORTER SURVEY, ABSTRACT NO. 599, situated in Travis County, Texas, said 0.019 acre being a portion of that 93.206 acre tract conveyed to Hays Consolidated Independent School District by Special Warranty Deed recorded in Document No. 2014019980, Official Public Records, Travis County, Texas. Said 0.019 acre tract being more particularly described by metes and bounds as set out in Exhibit "A", attached hereto and made a part hereof.

Tract 2: Being 1.034 acres of land, more or less, out of the WILLIAM PORTER SURVEY, ABSTRACT NO. 599, situated in Travis County, Texas, said 1.034 acre being a portion of that 93.206 acre tract conveyed to Hays Consolidated Independent School District by Special Warranty Deed recorded in Document No. 2014019980, Official Public Records, Travis County, Texas. Said 0.019 acre tract being more particularly described by metes and bounds as set out in Exhibit "A-1", attached hereto and made a part hereof.

Purported owner(s):

HAYS CONSOLIDATED INDEPENDENT SCHOOL

1. The following Monetary lien(s) and applicable recorded items, if any, affecting the subject property:

This section is hereby deleted; no liens found of record.

2. The following Involuntary lien(s) and applicable recorded items, if any, affecting parties with similar or like names as the purported owners: (Where no outstanding liens appear of record, state that the item is deleted.)

This section is hereby deleted; no liens found of record.

Note: This involuntary lien search does not include a search of pending suits. Please reach out if you require this search to be performed; additional research costs may apply.

The records were checked to the certification date of **February 24, 2026**, and executed this day of **March 4, 2026**.

WITNESS the signature of **Independence Title Company** at its office in the City of Austin, Travis County, Texas.



Deanna Blalock, Data Solutions Representative

*This report is issued with the express understanding, evidenced by the acceptance of same, that **Independence Title** does not undertake herein to give or express any opinion as to the validity of the title to the property above described, nor as to the validity of any of the instruments reported on herein, including the purported deed(s) establishing the record owner(s) in Item 1 above; but is simply reporting briefly herein as to certain instruments found of record pertaining to said property. It is expressly understood and agreed that this report is neither a guaranty nor warranty of title. By acceptance of this report, it is understood and agreed that the liability of **Independence Title** is expressly limited to the consideration paid for same. Our search has been limited to the above matters and the above time period; and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property. In addition, the information reflected on this report may not be reproduced or regenerated for the purpose of distribution to any party(s) other than those reflected herein. In addition, this report is intended for the sole benefit of the party named herein and may not be re-distributed.*