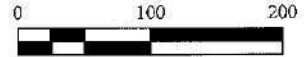


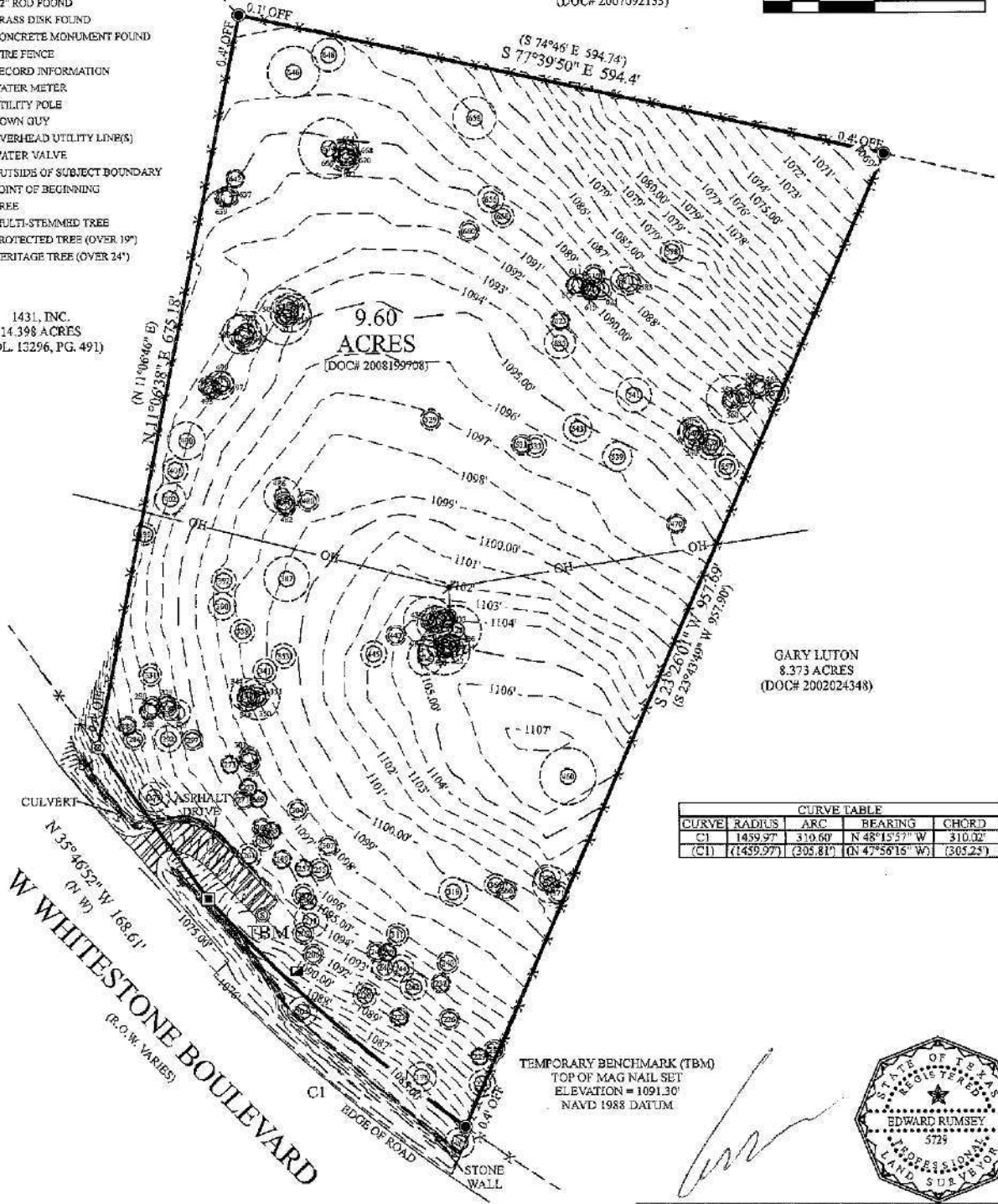
LEGEND

- 1/2" ROD FOUND
- BRASS DISK FOUND
- CONCRETE MONUMENT FOUND
- X - WIRE FENCE
- () RECORD INFORMATION
- ⊠ WATER METER
- ⊕ UTILITY POLE
- ⊙ DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- X WATER VALVE
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- (T) TREE
- (M) MULTI-STEMMED TREE
- (P) PROTECTED TREE (OVER 19')
- (H) HERITAGE TREE (OVER 24')

WHITESTONE OAKS AT
ANDERSON MILL RD
SECTION 1
(DOC# 2007092133)



1431, INC.
14.398 ACRES
(VOL. 13296, PG. 491)



GARY LUTON
8.373 ACRES
(DOC# 2002024348)

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	1439.97'	310.60'	N 48°15'57" W	310.02'
(C1)	(1439.97')	(305.81')	(N 47°56'16" W)	(305.25')

TEMPORARY BENCHMARK (TBM)
TOP OF MAG NAIL SET
ELEVATION = 1091.30'
NAVD 1988 DATUM



TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO:

FIRST AMERICAN TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

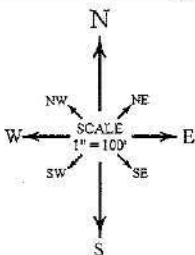
*****NOTICE*****
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

RESTRICTIONS

SUBJECT TO A WATER LINE EASEMENT GRANTED TO THE CITY OF CEDAR PARK IN VOLUME 13303, PAGE 34.

LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 9.60 ACRES, MORE OR LESS, OUT OF THE JANE GLASSCOCK SURVEY, ABSTRACT NO. 2706, SITUATED IN TRAVIS COUNTY, TEXAS AND WILLAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN 10.00 ACRES, SAVE AND EXCEPT THAT 0.42 OF AN ACRE TRACT DESCRIBED IN VOLUME 13253, PAGE 283, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND SAVE AND EXCEPT ANY PORTION THAT MAY BE LOCATED WITHIN THE RIGHT OF WAY DEEDED IN VOLUME 1356, PAGE 295, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 9.60 ACRES BEING OUT OF THAT CERTAIN 99.5 ACRES AS DESCRIBED IN VOLUME 228, PAGE 108, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.



ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TPELS FIRM NO. 1015500

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS. F.I.R.M. MAP NO. 48453C01151 PANEL: 01151 DATED: 01/22/2020
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

MARGARET E. JOSEPH
2441 W. WHITESTONE BOULEVARD
CEDAR PARK, TRAVIS COUNTY, TEXAS

SURVEY DATE:	MAY 24, 2021	FILED BY:	JAKE SMITH	05/20/2021
TITLE CO.:	FIRST AMERICAN TITLE COMPANY	CALC. BY:	CHRIS ZOTTER	05/24/2021
G.F. NO.:	0505367-ARB	DRAWN BY:	JUSTIN FISK	05/18/2006
JOB NO.:	AB408621 - AC10106	UPDATE BY:	DAMIAN SMITH	05/24/2021
PAGE NO.:	1 OF 2	RPLS CHECK:	EDWARD RUMSEY	05/24/2021

TREE LIST

104	13.25" LIVE OAK	309	12.25" LIVE OAK	403	14" LIVE OAK (M)	550	11" LIVE OAK (M)
105	13.25" LIVE OAK	310	9.5" LIVE OAK	404	22.13" LIVE OAK (MXP)	551	11.63" LIVE OAK (M)
106	13.25" LIVE OAK	311	9.5" LIVE OAK	405	9.75" LIVE OAK (M)	552	11.75" LIVE OAK (M)
107	8.125" LIVE OAK (M)	312	8.75" LIVE OAK	406	9.25" LIVE OAK	553	11" LIVE OAK
108	9.75" LIVE OAK	313	9.5" LIVE OAK	407	16" LIVE OAK (M)	554	9.5" LIVE OAK
109	15" LIVE OAK (M)	314	8.75" LIVE OAK	408	22.63" LIVE OAK (MXP)	555	21.75" LIVE OAK (M)
110	8" LIVE OAK	315	10" LIVE OAK	409	12.5" LIVE OAK (M)	556	10.25" LIVE OAK
111	9.75" LIVE OAK	316	15" LIVE OAK	410	9" LIVE OAK	557	9" LIVE OAK
112	10.75" LIVE OAK	317	12.25" LIVE OAK	411	11.5" LIVE OAK (M)	558	10.5" LIVE OAK (M)
113	8.5" LIVE OAK	318	10.75" LIVE OAK	412	23.25" CEDAR ELM (MXP)(H)	559	10.5" LIVE OAK (M)
114	9.25" LIVE OAK	319	8.75" LIVE OAK	413	8.75" LIVE OAK	560	10.25" LIVE OAK
115	8" LIVE OAK	320	10" LIVE OAK	414	9.5" LIVE OAK (M)	561	12.75" LIVE OAK (M)
116	9.25" LIVE OAK	321	11" LIVE OAK	415	8.5" LIVE OAK	562	9.75" LIVE OAK
117	11.75" LIVE OAK	322	10.75" LIVE OAK	416	9.25" LIVE OAK	563	10" LIVE OAK
118	8.5" LIVE OAK	323	15" LIVE OAK	417	16.38" LIVE OAK (M)	564	8" LIVE OAK
119	9.5" LIVE OAK	324	9.75" LIVE OAK	418	17" LIVE OAK	565	8" LIVE OAK
120	12" LIVE OAK	325	16" LIVE OAK	419	9" LIVE OAK	566	10.25" LIVE OAK (M)
121	12" LIVE OAK	326	19" LIVE OAK (MXP)	420	9" LIVE OAK	567	9.75" LIVE OAK
122	11.5" LIVE OAK	327	10" LIVE OAK	421	13" LIVE OAK (M)	568	10" LIVE OAK
123	9" LIVE OAK	328	11" LIVE OAK	422	10" LIVE OAK	569	8.5" LIVE OAK
124	8" LIVE OAK	329	10" LIVE OAK	423	10" LIVE OAK	570	14" LIVE OAK (M)
125	9.75" LIVE OAK	330	9" LIVE OAK	424	17.88" LIVE OAK (M)	571	9" LIVE OAK
126	8" LIVE OAK	331	16.5" LIVE OAK	425	9.25" LIVE OAK	572	8.75" LIVE OAK
127	8.25" LIVE OAK	332	10" LIVE OAK	426	18.13" LIVE OAK (M)	573	8.25" LIVE OAK
128	10.75" LIVE OAK	333	12" LIVE OAK	427	25.38" LIVE OAK (MXP)(H)	574	23.25" LIVE OAK (MXP)
129	9.5" LIVE OAK	334	20.38" LIVE OAK (MXP)	428	9.25" LIVE OAK	575	15" LIVE OAK
130	8" LIVE OAK	335	12.25" LIVE OAK (M)	429	17.75" LIVE OAK (M)	576	19.38" LIVE OAK (MXP)
131	8.75" LIVE OAK	336	11" LIVE OAK	430	12.25" LIVE OAK	577	12" LIVE OAK
132	8" LIVE OAK	337	10" SPANISH OAK	431	10" LIVE OAK	578	16.25" LIVE OAK (M)
133	9" LIVE OAK	338	14" LIVE OAK (M)	432	9.25" LIVE OAK	579	9" LIVE OAK
134	8" LIVE OAK	339	11" LIVE OAK (M)	433	9" LIVE OAK (M)	580	10.25" LIVE OAK
135	8" LIVE OAK	340	16" LIVE OAK (M)	434	10.25" LIVE OAK (M)	581	14" LIVE OAK (M)
136	13.63" LIVE OAK (M)	341	12.5" LIVE OAK (M)	435	13.13" LIVE OAK (M)	582	12.25" LIVE OAK (M)
137	9.75" LIVE OAK	342	10" LIVE OAK	436	15.75" LIVE OAK (M)	583	8" LIVE OAK
138	8.5" LIVE OAK	343	23" LIVE OAK (MXP)	437	13" LIVE OAK (M)	584	11" LIVE OAK
139	8" LIVE OAK	344	13" LIVE OAK (M)	438	13.88" LIVE OAK (M)	585	27" LIVE OAK (MXP)(H)
140	9" LIVE OAK	345	10" LIVE OAK	439	11" LIVE OAK (M)		

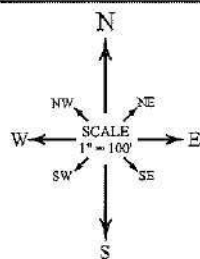


RESTRICTIONS

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LEGAL DESCRIPTION

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THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C01157 PANEL: 0115J DATE: 01/22/2020

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TITLE CO.:	FIRST AMERICAN TITLE COMPANY	CALC. BY:	CHRIS ZOTTER	05/24/2021
G.F. NO.:	9603267-ARB	DRAWN BY:	JUSTIN FISK	05/18/2006
JOB NO.:	A0408621 - A0510106	UPDATE BY:	DAMIAN SMITH	05/24/2021
PAGE NO.:	2 OF 2	RPLS CHECK:	EDWARD RUMSEY	05/24/2021