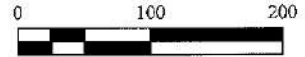


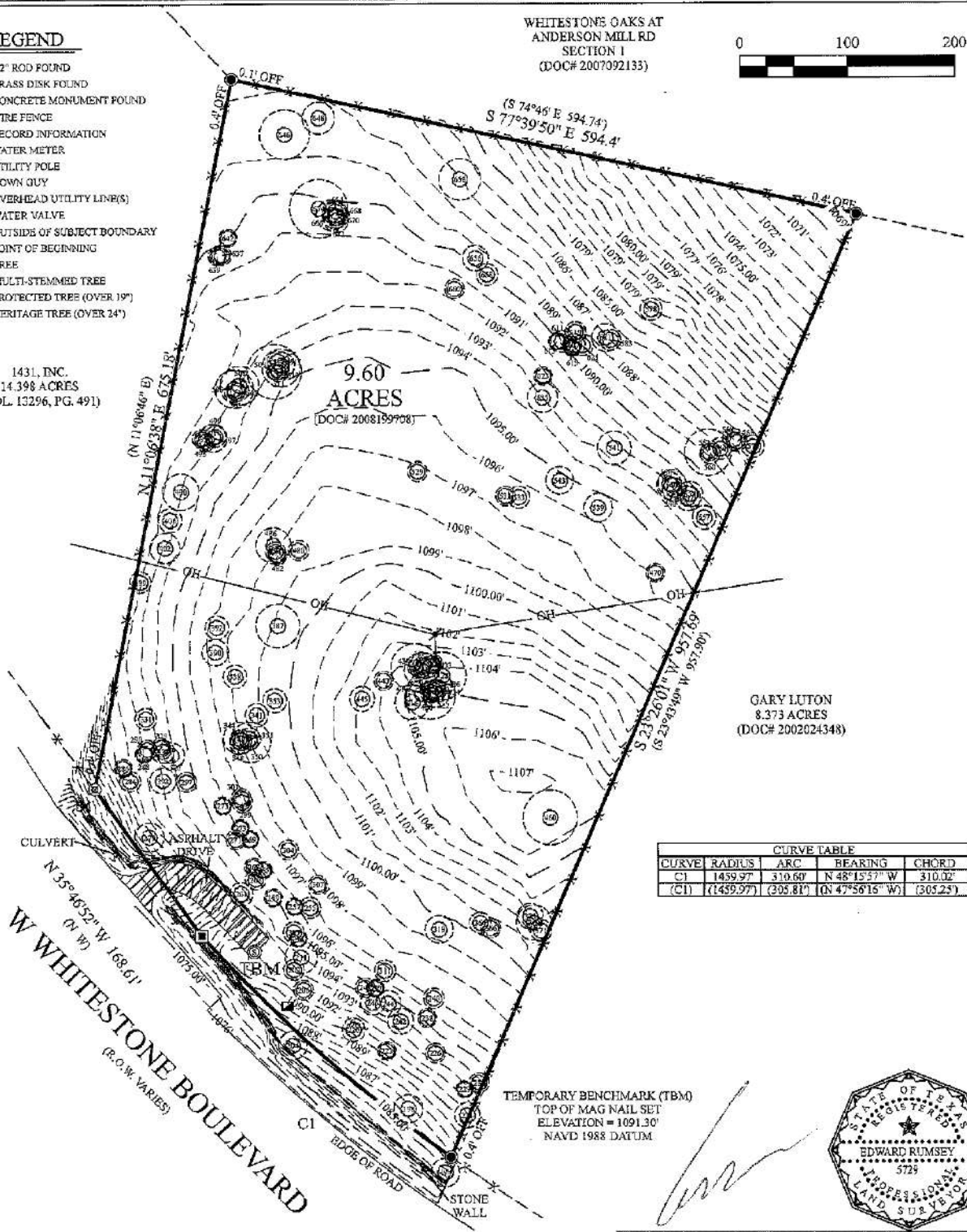
LEGEND

- 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.

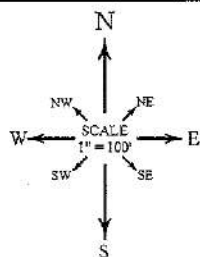
*****NOTICE*****
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

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
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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. 4845RC01151 PANEL: 0115J 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.

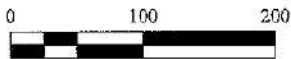
ADDRESS

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.:	A0408621 - A0510106	UPDATE BY:	DAMIAN SMITH	05/24/2021
PAGE NO.:	1 OF 2	RPLS CHECK:	EDWARD RUMSEY	05/24/2021

TREE LIST

604	13.25" LIVE OAK	609	12.25" LIVE OAK	614	14" LIVE OAK (M)	619	11" LIVE OAK (M)
605	13.25" LIVE OAK	610	9.5" LIVE OAK	615	22.13" LIVE OAK (MXP)	620	11.63" LIVE OAK (M)
606	13.25" LIVE OAK	611	9.5" LIVE OAK	616	9.75" LIVE OAK (M)	621	11.75" LIVE OAK (M)
607	8.125" LIVE OAK (M)	612	8.75" LIVE OAK	617	9.25" LIVE OAK	622	11" LIVE OAK
608	9.75" LIVE OAK	613	9.5" LIVE OAK	618	16" LIVE OAK (M)	623	9.5" LIVE OAK
609	15" LIVE OAK (M)	614	8.75" LIVE OAK	619	22.63" LIVE OAK (MXP)	624	21.75" LIVE OAK (M)
610	8" LIVE OAK	615	10" LIVE OAK	620	12.5" LIVE OAK (M)	625	10.25" LIVE OAK
611	9.75" LIVE OAK	616	13" LIVE OAK	621	9" LIVE OAK	626	9" LIVE OAK
612	10.75" LIVE OAK	617	12.25" LIVE OAK	622	11.5" LIVE OAK (M)	627	10.5" LIVE OAK (M)
613	8.5" LIVE OAK	618	10.75" LIVE OAK	623	23.25" CEDAR ELM (MXP)(H)	628	10.5" LIVE OAK (M)
614	9.25" LIVE OAK	619	8.75" LIVE OAK	624	8.75" LIVE OAK	629	10.25" LIVE OAK
615	8" LIVE OAK	620	10" LIVE OAK	625	9.5" LIVE OAK (M)	630	12.75" LIVE OAK (M)
616	9.25" LIVE OAK	621	11" LIVE OAK	626	8.5" LIVE OAK	631	9.75" LIVE OAK
617	11.75" LIVE OAK	622	10.75" LIVE OAK	627	9.25" LIVE OAK	632	10" LIVE OAK
618	8.5" LIVE OAK	623	15" LIVE OAK	628	16.38" LIVE OAK (M)	633	8" LIVE OAK
619	9.5" LIVE OAK	624	9.75" LIVE OAK	629	17" LIVE OAK	634	8" LIVE OAK
620	12" LIVE OAK	625	16" LIVE OAK	630	9" LIVE OAK	635	10.25" LIVE OAK (M)
621	12" LIVE OAK	626	19" LIVE OAK (MXP)	631	9" LIVE OAK	636	9.75" LIVE OAK
622	11.5" LIVE OAK	627	10" LIVE OAK	632	13" LIVE OAK (M)	637	10" LIVE OAK
623	9" LIVE OAK	628	11" LIVE OAK	633	10" LIVE OAK	638	8.5" LIVE OAK
624	8" LIVE OAK	629	10" LIVE OAK	634	10" LIVE OAK	639	14" LIVE OAK (M)
625	9.75" LIVE OAK	630	9" LIVE OAK	635	17.88" LIVE OAK (M)	640	9" LIVE OAK
626	8" LIVE OAK	631	16.5" LIVE OAK	636	9.25" LIVE OAK	641	8.75" LIVE OAK
627	8.25" LIVE OAK	632	10" LIVE OAK	637	18.13" LIVE OAK (M)	642	8.25" LIVE OAK
628	10.75" LIVE OAK	633	12" LIVE OAK	638	25.38" LIVE OAK (MXP)(H)	643	23.25" LIVE OAK (MXP)
629	9.5" LIVE OAK	634	20.38" LIVE OAK (MXP)	639	9.25" LIVE OAK	644	15" LIVE OAK
630	8" LIVE OAK	635	12.25" LIVE OAK (M)	640	17.75" LIVE OAK (M)	645	19.38" LIVE OAK (MXP)
631	8.75" LIVE OAK	636	11" LIVE OAK	641	12.25" LIVE OAK	646	12" LIVE OAK
632	8" LIVE OAK	637	10" SPANISH OAK	642	10" LIVE OAK	647	16.25" LIVE OAK (M)
633	9" LIVE OAK	638	14" LIVE OAK (M)	643	9.25" LIVE OAK	648	9" LIVE OAK
634	8" LIVE OAK	639	11" LIVE OAK (M)	644	9" LIVE OAK (M)	649	10.25" LIVE OAK
635	8" LIVE OAK	640	16" LIVE OAK (M)	645	10.25" LIVE OAK (M)	650	14" LIVE OAK (M)
636	13.63" LIVE OAK (M)	641	12.5" LIVE OAK (M)	646	13.13" LIVE OAK (M)	651	12.25" LIVE OAK (M)
637	9.75" LIVE OAK	642	10" LIVE OAK	647	15.75" LIVE OAK (M)	652	8" LIVE OAK
638	8.5" LIVE OAK	643	23" LIVE OAK (MXP)	648	13" LIVE OAK (M)	653	11" LIVE OAK
639	8" LIVE OAK	644	13" LIVE OAK (M)	649	13.88" LIVE OAK (M)	654	27" LIVE OAK (MXP)(H)
640	9" LIVE OAK	645	10" LIVE OAK	650	11" LIVE OAK (M)		

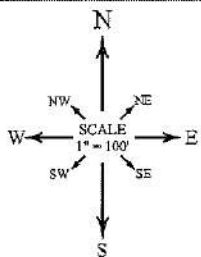


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PAGE NO.:	2 OF 2	RPLS CHECK:	EDWARD RUMSEY	05/24/2021