

LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" STAINLESS STEEL CAP SET
- (T) TELECOM MANHOLE
- (SS) STORM SEWER MANHOLE
- (TP) TELECOM PEDESTAL
- (TM) TELECOM UTILITY MARKER
- ☆ LIGHT STANDARD
- GUY WIRE
- OVERHEAD UTILITY
- x—x— WIRE FENCE
- () RECORD INFORMATION PER DOC. NO. 2006004635
- [] RECORD INFORMATION PER DOC. NO. 2021194318
- P.O.B. POINT OF BEGINNING

IN REFERENCE TO DOMA INSURANCE AGENCY OF TEXAS, INC. TITLE COMMITMENT GF NO. 14664-21-05263, EFFECTIVE DATE OF AUGUST 18, 2022 THE FOLLOWING SURVEY-RELATED MATTERS OF TITLE ARE LISTED BELOW:

- SCHEDULE B:
1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
 - DOCUMENT NOS. 2018009557, AND 2018009706, WILLIAMSON COUNTY, TEXAS. (TRACT 2) -SUBJECT TO, AS SHOWN HEREON
 - 10F. EQUIPMENT STATION EASEMENT AS GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DOCUMENT NO. 9547063, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. -SUBJECT TO, AS SHOWN HEREON
 - 10G. EQUIPMENT STATION EASEMENT AS GRANTED TO SOUTHWESTER BELL TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DOCUMENT NO. 9818798, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. -SUBJECT TO, AS SHOWN HEREON
 - 10H. EASEMENT AGREEMENT FOR ACCESS RECORDED IN DOCUMENT NO. 2021194319, WILLIAMSON COUNTY, TEXAS. -SUBJECT TO, AS SHOWN HEREON
 - 10I. ROADWAY ACCESS EASEMENT GRANTED TO CITY OF CEDAR PARK, TEXAS, RECORDED IN DOCUMENT NO. 2021189638, WILLIAMSON COUNTY, TEXAS. -SUBJECT TO, AS SHOWN HEREON
 - 10J. SIGHT LINE EASEMENT GRANTED TO CITY OF CEDAR PARK, TEXAS, RECORDED IN DOCUMENT NO. 2021189639, WILLIAMSON COUNTY, TEXAS. -SUBJECT TO, AS SHOWN HEREON
 - 10K. DRAINAGE EASEMENT GRANTED TO CITY OF CEDAR PARK, TEXAS, RECORDED IN DOCUMENT NO. 9821013, WILLIAMSON COUNTY, TEXAS. -DOES NOT AFFECT THIS TRACT
 - 10L. UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN DOCUMENT NO. 2021115205, WILLIAMSON COUNTY, TEXAS. -SUBJECT TO; BLANKET TYPE EASEMENT, NOT PLOTTABLE BY DESCRIPTION

TRACT 3: ACCESS EASEMENT: BEING 0.287 ACRE OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, IN CEDAR PARK, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 24.703 ACRE TRACT CONVEYED TO NEW AMSTEL LAND, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2005093863, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1. ONLY VISIBLE, ABOVE-GROUND IMPROVEMENTS ARE SHOWN HEREON.
2. THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
3. THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NOS. 48491C0605F EFFECTIVE DATE OF DECEMBER 20, 2019 INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
4. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
5. SURVEYOR IS NOT AWARE OF ANY PROPOSED RIGHT-OF-WAY CHANGES AFFECTING SUBJECT TRACT AT TIME OF SURVEY.
6. THERE WAS NO VISIBLE EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT TIME OF SURVEY.
7. THIS TRACT HAS ACCESS TO CYPRESS CREEK ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY
8. AT TIME OF SURVEY, THERE WAS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SUBJECT TRACT.

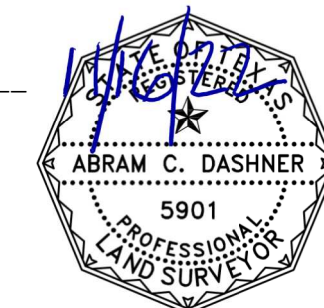
SURVEYOR'S CERTIFICATION:

TO KC 2 CYPRESS CREEK L.P., A TEXAS LIMITED PARTNERSHIP; DOMA INSURANCE AGENCY OF TEXAS, INC. AS AGENT FOR STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 6(B), 8-10, 11(A), 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 7, 2022.

(Signature)

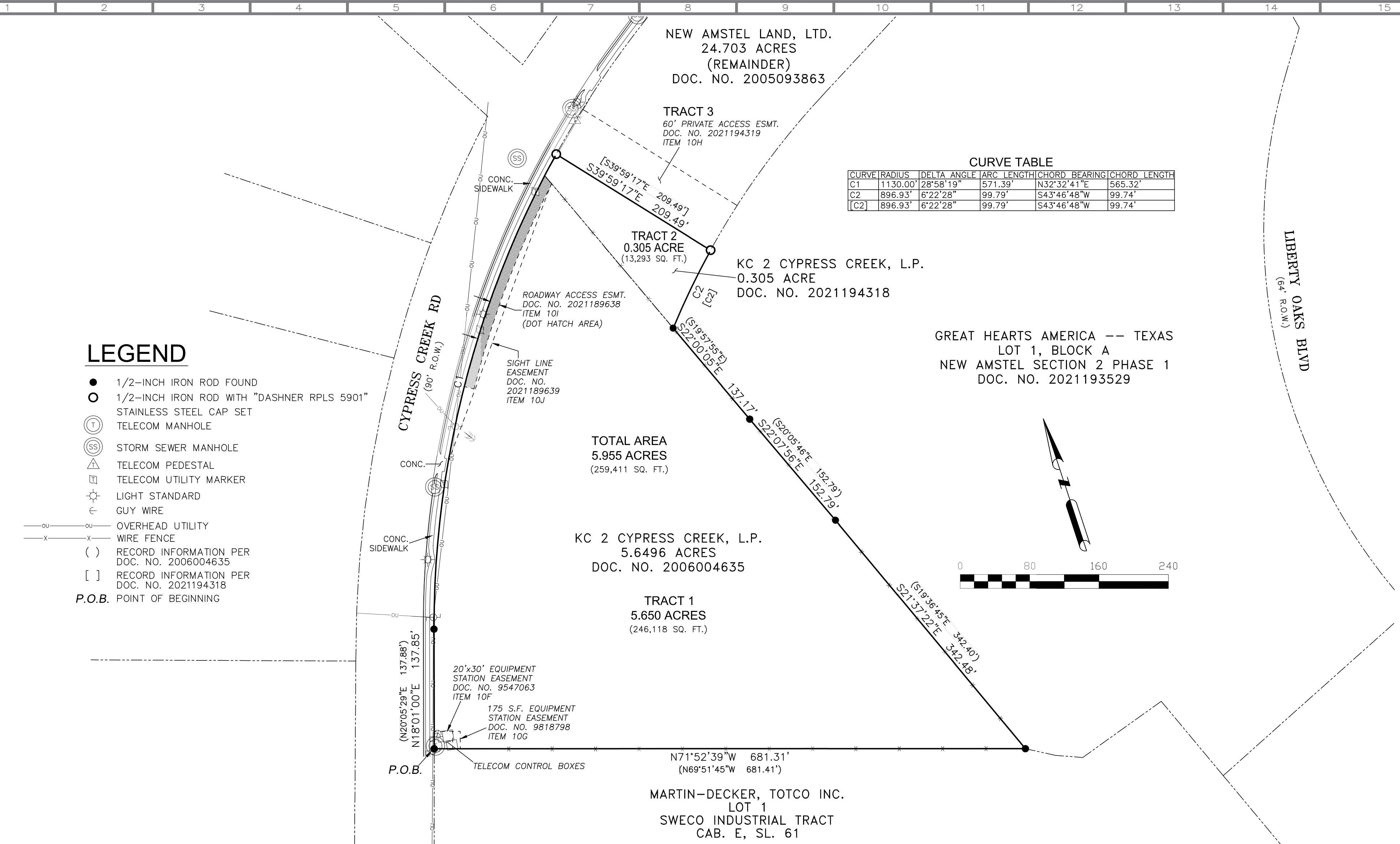
ABRAM C. DASHNER
 RPLS NO. 5901
 6448 E HWY 290, STE. B-105
 AUSTIN, TX 78723



CHECKED BY: AD
 JOB NUMBER: 170-11 ISSUE DATE: 09/27/2022
 SHEET:

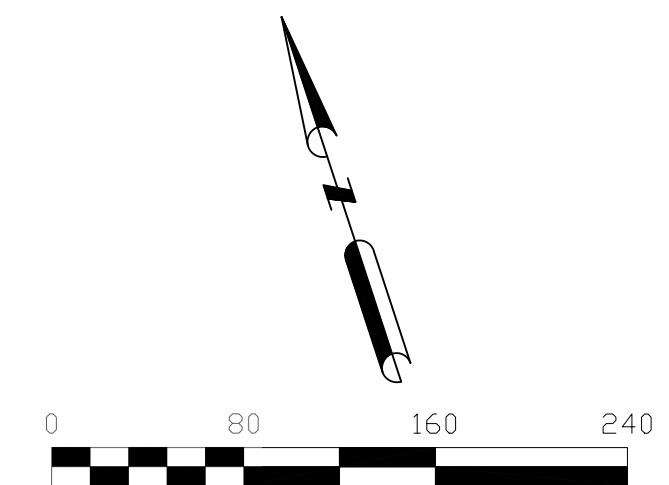
1 OF 1

FILE: T:\ABRAM DASHNER RPLS\170-11\170-11TLDWG PLOTTED BY: TAYLOR R. SMITH PLOTTED ON: 09/27/22 9:23:30 AM



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1130.00'	28°58'19"	571.39'	N32°32'41"E	565.32'
C2	896.93'	6°22'28"	99.79'	S43°46'48"W	99.74'
[C2]	896.93'	6°22'28"	99.79'	S43°46'48"W	99.74'



REV	REVISION / DESCRIPTION	DATE

CLIENT INFORMATION

KC 2 CYPRESS CREEK, L.P.

ABRAM DASHNER, RPLS
 3701 VINELAND DRIVE
 AUSTIN, TX 78722
 TBPLS FIRM NO. 10194420
 abe@rpls5901.com

TRACT 1: A 5.6496 ACRE TRACT OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO KC 2 CYPRESS CREEK, L.P. IN DOCUMENT NO. 2006004635, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A 0.197 ACRE TRACT CONVEYED TO THE CITY OF CEDAR PARK IN DOCUMENT NO. 9758379, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS

TRACT 2: 0.305 ACRE OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, IN CEDAR PARK, WILLIAMSON COUNTY, TEXAS, CONVEYED TO KC 2 CYPRESS CREEK, L.P. IN DOCUMENT NO. 2005093863, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

ALTA/NSPS LAND TITLE SURVEY

SEPTEMBER 7, 2022