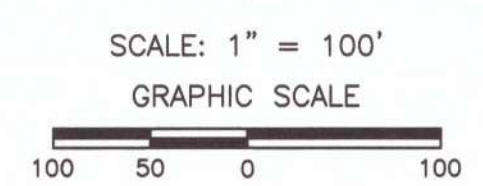
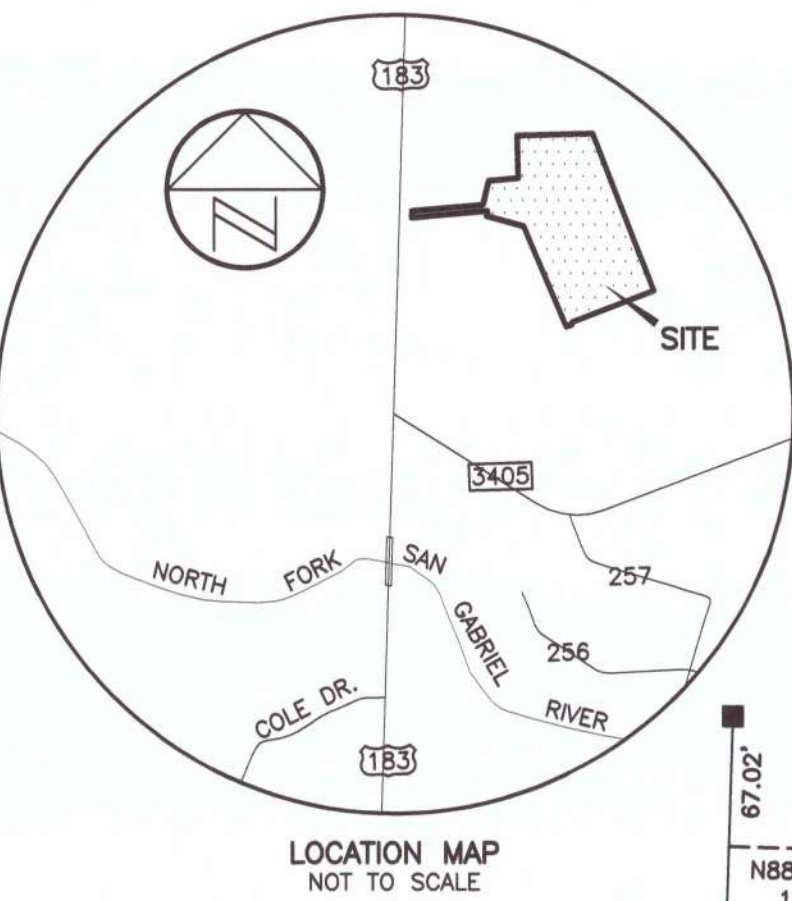


A LAND TITLE SURVEY OF 34.990 ACRES OUT OF THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 35.01 ACRE TRACT OF LAND CONVEYED TO RACHEL ALLENBY IN A WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 21, 2003 AND RECORDED IN DOCUMENT NO. 2003047341 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



THIS IS A GRID DRAWING.
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011) REFERENCE FRAME, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE LOCAL REAL TIME NETWORK (RTN) FOR CHAPARRAL CONTROL POINT "101".
 MAG NAIL WITH WASHER SET IN CONCRETE HEADWALL.
 TEXAS STATE PLANE COORDINATES:
 N 10231255.84
 E 3068424.08

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 2218 1/2" REBAR WITH "DON H. BIZZELL" CAP FOUND
- 5283 1/2" REBAR WITH "WALKER TEXAS SURVEYORS" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONCRETE HIGHWAY MONUMENT FOUND
- ▲ 400 NAIL FOUND
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ⊞ WATER METER
- ⊞ WATER VALVE
- CLEANOUT
- ⊕ WELL LOCATION
- ⊗ UTILITY POLE
- ← GUY WIRE
- O- OVERHEAD UTILITIES
- ⊕ LIGHT POLE
- ⊞ TELEPHONE UTILITY
- ⊞ UNDERGROUND TELEPHONE MARKER
- ⊞ MAILBOX
- //— EDGE OF ASPHALT PAVEMENT
- - - METAL FENCE
- - - HOG WIRE FENCE
- () RECORD INFORMATION DOC. NO. 2003047341
- [] RECORD INFORMATION DOC. NO. 2023006756

TITLE COMMITMENT NOTE:
 COMMITMENT FOR TITLE INSURANCE PREPARED BY:
 Fidelity National Title Insurance Company
 G.F. No.: ATA-92-1709922300599A Effective Date: 9/7/2023 Issued: 9/14/2023
 The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.
 Schedule "B" items contained therein and re-listed below were considered:
 1) Restrictive Covenants: Deleted
 10g) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Federales Electric Cooperative, Inc.
 Purpose: electric and telephone lines and appurtenances
 Recording No: Volume 516, Page 92, Deed Records of Williamson County, Texas - may affect, unable to plot from description in deed.
 10h) Terms, conditions and stipulations contained in that certain document
 Entitled: Boundary Line Agreement
 Recording No: Volume 1056, Page 529, Official Records of Williamson County, Texas
 Reference is hereby made to said document for full particulars.
 - Does not affect. Affects a boundary north and east of subject tract.
 10i) Terms, conditions and stipulations contained in that certain document
 Recording No: Volume 1056, Page 532, Official Records of Williamson County, Texas - subject to, as shown
 10j) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Chisholm Trail Water Supply Corporation
 Purpose: water lines and appurtenances
 Recording No: Document No. 962814, Official Records of Williamson County, Texas - subject to, unable to locate from document
 10k) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Chisholm Trail Special Utility District
 Purpose: water lines and appurtenances
 Recording No: Document No. 962814, Official Records of Williamson County, Texas - subject to, not plottable by description in said document
 10l) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Purpose: access easement
 Recording No: Document No. 9638000, Official Records of Williamson County, Texas - subject to, not plottable (no description in said Document)

FLOOD-PLAIN NOTE:
 The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 4849C0275E, dated September 26, 2008 & 4849I0235F, dated December 20, 2019, for Williamson County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

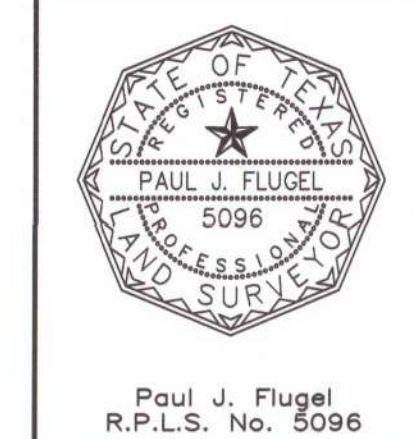
GENERAL SURVEY NOTES:
 PROPERTY ADDRESS: 4150 N HWY 183, LIBERTY HILL, TX. 78642
 DATE OF SURVEY: October 3, 2023
 ATTACHMENTS: Metes and Bounds

SURVEYOR'S CERTIFICATE:
 CERTIFIED TO: Josephine Sarah Allenby
 Star Developers LLC
 Fidelity National Title Insurance Company
 Austin Title Company

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief; there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3 Land Title Survey, Effective December 31, 2020.
 Paul J. Flugel 10-12-2023
 Paul J. Flugel Date
 Registered Professional Land Surveyor
 State of Texas No. 5096
 PaulJ@ChapSurvey.com

LINE	BEARING	DISTANCE	(RECORD)
L1	N03°30'03"E	60.05'	(N05°28'30"E 60.06')
L2	S18°30'17"W	28.25'	(S21°39'30"W 29.30')
L3	S73°32'25"W	51.21'	(S75°36'30"W 51.14')
L4	N11°31'15"E	47.73'	(N13°23'00"E 47.72')
L5	N23°12'36"W	14.52'	



Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 McCall Lane
 Austin, Texas 78744
 512-443-1724
 T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 2056-001
 DRAWING NO.: 2056-001-BASE
 PLOT DATE: 10/12/2023
 PLOT SCALE: 1"=100'
 DRAWN BY: JLB/RGH
 SHEET 01 OF 01