



TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: GRAYSTONE TITLE COMPANY, LLC
 G.F. NO.: 1496257 EFFECTIVE DATE: MARCH 28, 2022 ISSUED: APRIL 6, 2022

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY AND IS THE SAME PROPERTY DESCRIBED THEREIN. 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 ADDRESSED BY NOTES AS FOLLOWS:

- 10b. EASEMENTS AS SHOWN OR DESCRIBED ON THE PLATS RECORDED UNDER DOCUMENT NUMBERS 2015016045 AND 2016050266 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. - *SHOWN*
- 10c. A EASEMENT GRANTED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 OF WILLIAMSON AND MILAM COUNTIES, AS DESCRIBED IN VOL. 430 PAGE 693 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. - *INSUFFICIENT INFORMATION TO ASCERTAIN LOCATION OF EASEMENT*
- 10d. A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2018060991 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. - *APPROXIMATE LOCATION SHOWN*
- 10e. A UTILITY EASEMENT (UNDERGROUND) GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED UNDER DOCUMENT NUMBER 2016026369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. - *SHOWN*
- 10f. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AGREEMENT DATED JUNE 9, 1959 OF RECORD IN VOL. 431, PAGE 114 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. - *AFFECTS*
- 10g. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN JUDGMENT PROCEEDINGS IN EMINENT DOMAIN UNDER CAUSE NO. 19-1422-CC4, IN COUNTY COURT AT LAW NO. 4, WILLIAMSON COUNTY, TEXAS - *SHOWN*
- 10h. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MAINTENANCE OF COMMON AREA DATED FEBRUARY 5, 2015 OF RECORD UNDER DOCUMENT NUMBER 2015009160 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. - *AFFECTS*
- 10i. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN DECLARATION OF UTILITY EASEMENT DATED AUGUST 20, 2015 OF RECORD UNDER DOCUMENT NUMBER 2015076720 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. - *SHOWN*

LEGEND

- 1/2" IRON ROD FOUND
- IRON ROD WITH CAP FOUND (INSIGNIA NOTED)
- IRON ROD WITH ALUMINUM CAP FOUND
- FENCE POST FOR CORNER FOUND
- IRON ROD WITH G&R CAP SET
- △ CALCULATED POINT
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ STORMSEWER MANHOLE
- ⊕ WASTEWATER MANHOLE
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ AREA INLET
- ⊕ UTILITY VAULT
- ⊕ ELECTRIC BOX
- ⊕ UTILITY STUB
- ⊕ TELECOM RISER
- ⊕ TRAFFIC SIGN
- ⊕ POWER POLE
- ⊕ GUY
- ⊕ OVERHEAD UTILITIES
- ⊕ CABLE MARKER
- ⊕ GAS MARKER
- ⊕ VENT PIPE
- ⊕ WELL
- ⊕ MONITORING STATION
- ⊕ WIRE FENCE
- ⊕ WROUGHT IRON FENCE
- ⊕ CHAIN-LINK FENCE
- (xxx) RECORD INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE	RECORD INFO.
L1	S20°14'20"E	11.99'	S20°15'40"E 11.78'
L2	S66°29'06"W	53.06'	S66°26'15"W 53.06'
L3	S82°00'42"W	28.65'	S81°43'59"W 28.69'
L4	S82°00'42"W	20.15'	S81°42'50"W 20.07'
L5	S19°34'41"E	1.45'	S17°25'00"E
L6	S40°21'47"W	36.64'	
L7	S47°31'31"W	67.72'	
L8	N69°59'23"W	27.91'	

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT	RECORD CHORD
C1	1°58'01"	2183.00'	74.95'	S38°40'16"E	74.94'	37.48'	S38°40'02"E 75.01'
C2	1°58'02"	2183.00'	74.95'	S38°38'17"E	74.94'	37.48'	S38°37'31"E 75.12'
C3	4°18'00"	2187.00'	164.13'	S42°01'27"E	164.09'	82.10'	S42°04'09"E 164.18'

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
 LANSFORD FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
 MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY
 GRAYSTONE TITLE COMPANY, LLC
 STEWART TITLE GUARANTY COMPANY

PROPERTY ADDRESS: RONALD REAGAN BOULEVARD, CEDAR PARK, TEXAS

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 21398_GR-BND-MB

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, 2, 3, 4, 7(a), 8, 9, 11, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 11, 2022.

A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0470F, 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.

Phillip L. McLaughlin
 PHILLIP L. MCLAUGHLIN 04-12-2022
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5300

