

TREE LIST

TAG#	DESCRIPTION	TAG#	DESCRIPTION
1	18" LIVE OAK	72	9" LIVE OAK
2	8" LIVE OAK	73	10" LIVE OAK
3	14" LIVE OAK	74	10", 10" LIVE OAK
4	11" LIVE OAK	75	10" LIVE OAK
5	12", 9" LIVE OAK	76	13" LIVE OAK
6	10" ELM	77	12" LIVE OAK
7	8" ELM	78	13" LIVE OAK
8	13" LIVE OAK	79	11" LIVE OAK
9	11", 12" ELM	80	10", 10" LIVE OAK
10	8" ELM	81	13", 10" LIVE OAK
11	10" ELM	82	10" LIVE OAK
12	10" ELM	83	10" LIVE OAK
13	10" LIVE OAK	84	10" LIVE OAK
14	10" LIVE OAK	85	11" LIVE OAK
15	11" ELM	86	10" LIVE OAK
16	12", 10" LIVE OAK	87	10" LIVE OAK
17	10", 9" LIVE OAK	88	11" LIVE OAK
18	10" ELM	89	13" LIVE OAK
19	10", 11" ELM	90	9" LIVE OAK
20	11" ELM	91	8" LIVE OAK
21	8" LIVE OAK	92	12" LIVE OAK
22	11" LIVE OAK	93	9", 9" LIVE OAK
23	11" ELM	94	13" LIVE OAK
24	10" LIVE OAK	95	10" LIVE OAK
25	9" LIVE OAK	96	13" LIVE OAK
26	8" LIVE OAK	97	36" LIVE OAK
27	10" LIVE OAK	98	22" LIVE OAK
28	12" LIVE OAK	103	8", 8" LIVE OAK
29	9" LIVE OAK	104	9" LIVE OAK
30	13" LIVE OAK	105	8" LIVE OAK
31	8" LIVE OAK	106	9" LIVE OAK
32	9" LIVE OAK	107	10" LIVE OAK
34	13" LIVE OAK	108	9" LIVE OAK
35	13" LIVE OAK	109	8" LIVE OAK
36	8" LIVE OAK	110	9" LIVE OAK
37	11" LIVE OAK	111	8" LIVE OAK
38	13" LIVE OAK	112	12", 8" LIVE OAK
39	13" LIVE OAK	113	9" LIVE OAK
40	10" ELM	114	9" LIVE OAK
41	16" LIVE OAK	115	10", 9" LIVE OAK
42	17" LIVE OAK	116	9" LIVE OAK
44	17" LIVE OAK	117	8" LIVE OAK
45	17" LIVE OAK	118	8" LIVE OAK
46	14" ELM	119	8" LIVE OAK
47	11" ELM	120	9" LIVE OAK
48	12" LIVE OAK	121	11" LIVE OAK
49	11" LIVE OAK	122	8" LIVE OAK
50	11" LIVE OAK	123	9" LIVE OAK
51	9" LIVE OAK	124	11" LIVE OAK
52	8" ELM	125	2-10" LIVE OAK
53	11" LIVE OAK	126	10" LIVE OAK
54	10" LIVE OAK	127	8" LIVE OAK
55	15" LIVE OAK	128	10" ELM
56	12" LIVE OAK	129	8" LIVE OAK
57	13" LIVE OAK	130	8" LIVE OAK
58	11" LIVE OAK	131	8" LIVE OAK
59	13" LIVE OAK	132	10", 9", 8" LIVE OAK
60	10" ELM	133	8" LIVE OAK
61	8" LIVE OAK	134	10", 8" ELM
62	13" LIVE OAK	135	2-9" ELM
63	13", 11" LIVE OAK	136	8" ELM
64	9" LIVE OAK	137	9" LIVE OAK
65	8" LIVE OAK	138	8" LIVE OAK
66	8" LIVE OAK	139	8" LIVE OAK
67	11" LIVE OAK	T3	19" LIVE OAK
68	11", 12" LIVE OAK	T292	10" LIVE OAK
69	11" LIVE OAK	T293	11" LIVE OAK
70	10", 10" LIVE OAK	T297	12" LIVE OAK
71	9", 7" LIVE OAK	T298	11" LIVE OAK
		T299	15" LIVE OAK

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

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:**
- ONLY VISIBLE, ABOVE-GROUND IMPROVEMENTS ARE SHOWN HEREON.
 - THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
 - 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)
 - SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
 - SURVEYOR IS NOT AWARE OF ANY PROPOSED RIGHT-OF-WAY CHANGES AFFECTING SUBJECT TRACT AT TIME OF SURVEY.
 - THERE WAS NO VISIBLE EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT TIME OF SURVEY.
 - THIS TRACT HAS ACCESS TO CYPRESS CREEK ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY
 - AT TIME OF SURVEY, THERE WAS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
 - TREES SHOWN HEREON WERE LOCATED BY CRICHTON AND ASSOCIATES, INC. ON JULY 13, 2005 AND FIELD VERIFIED BY MANHARD CONSULTING ON SEPTEMBER 7, 2022.

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:

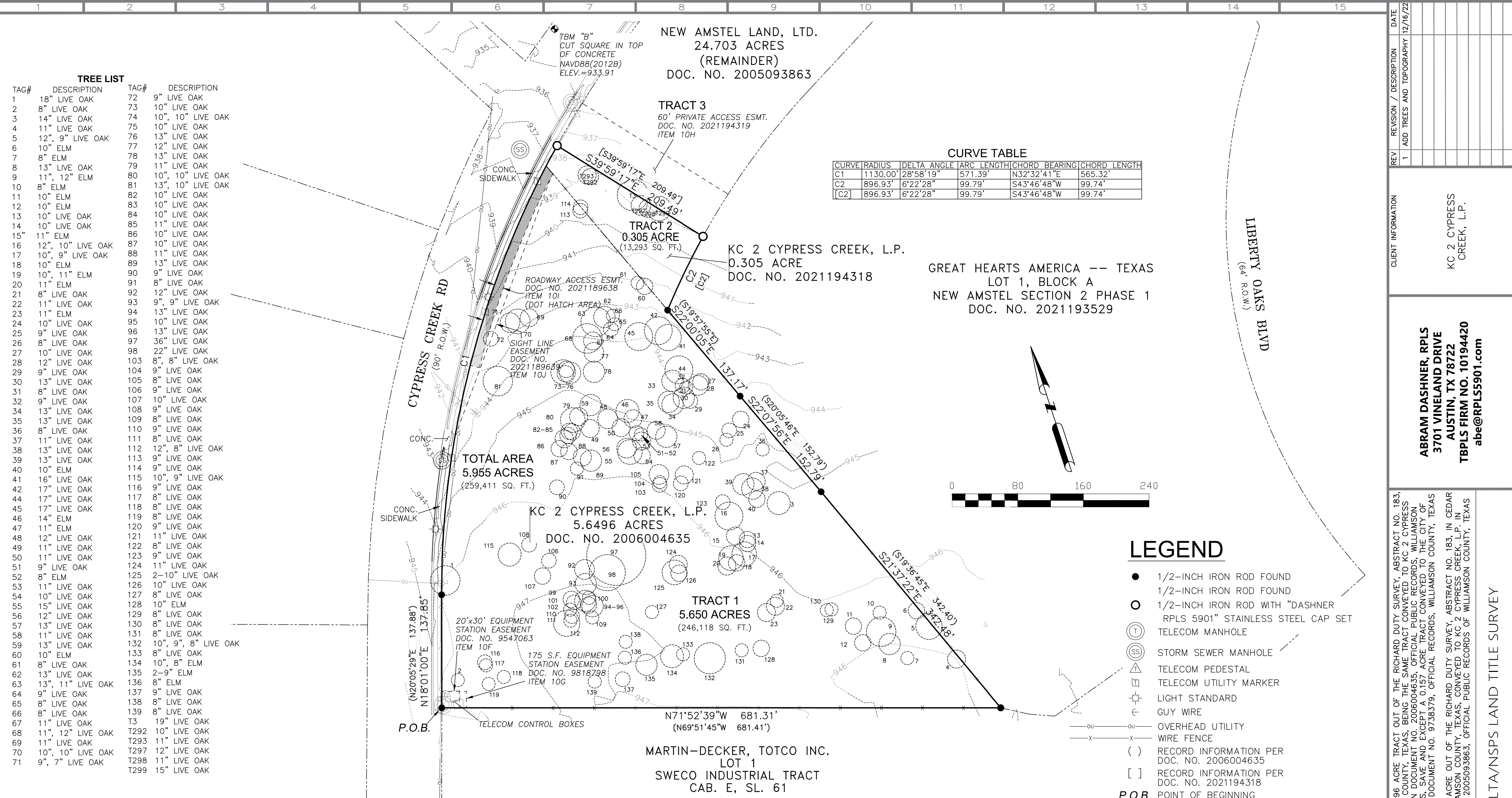
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 6(B), 8-10, 11(A), 13, 14, 16, 17,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



CLIENT INFORMATION

KC 2 CYPRESS CREEK, L.P.

REVISION / DESCRIPTION

REV	REVISION / DESCRIPTION	DATE
1	ADD TREES AND TOPOGRAPHY	12/16/22

ALTA/NSPS LAND TITLE SURVEY

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 0.157 ACRE TRACT CONVEYED TO THE CITY OF CEDAR PARK IN DOCUMENT NO. 9738379, 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

SEPTEMBER 7, 2022