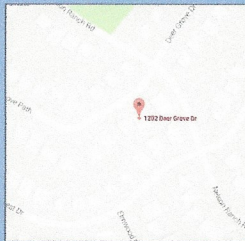


PREPARED BY:

EXACTA
TEXAS SURVEYORS, INC.

www.exacta365.com
P. 281.763.7766 - F. 281.763.7767
7416 Canal Drive, Lake Worth, FL 33467



PROPERTY ADDRESS: 1202 DEERGROVE DRIVE CEDAR PARK, TEXAS 78613

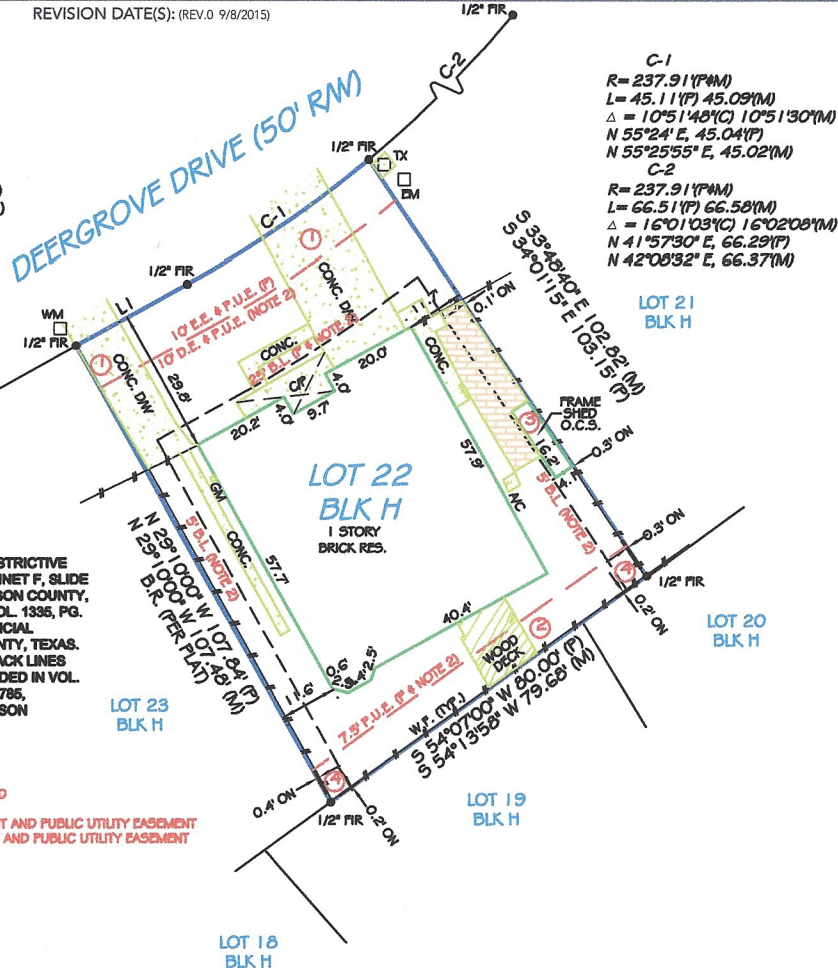
SURVEY NUMBER: 1508.3621

FIELD WORK DATE: 9/3/2015

REVISION DATE(S): (REV. 0 9/8/2015)

1508.3621
BOUNDARY SURVEY
WILLIAMSON COUNTY

TABLE:
L1 N 60°50'00" E 25.87' (P)
N 60°59'22" E 26.00' (M)



NOTES:

1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS RECORDED IN CABINET F, SLIDE 23, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND VOL. 981, PG. 849, VOL. 1335, PG. 785 AND VOL. 1156, PG. 411, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
2.) SUBJECT TO BUILDING SETBACK LINES AND EASEMENT RIGHTS RECORDED IN VOL. 981, PG. 849 AND VOL. 1335, PG. 785, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTES:

FENCE OWNERSHIP NOT DETERMINED
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. & P.U.E. = DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT
E.E. & P.U.E. = ELECTRIC EASEMENT AND PUBLIC UTILITY EASEMENT



Paul M. Valentine

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 3RD DAY OF SEPTEMBER 2015; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. AUT-82-082-AUT15008681MP, EFFECTIVE AUGUST 18, 2015, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF CEDAR PARK, COMMUNITY NUMBER 481282, DATED 09/26/08.

POINTS OF INTEREST

1. CONCRETE DRIVEWAYS OVER 10' E.E. AND P.U.E. 2. WOOD DECK OVER 7.5' PUBLIC UTILITY EASEMENT 3. SHED OVER 5' B.L. 4. FENCE OVER 7.5' P.U.E.

POWERED BY:

surveystars

www.surveystars.com

CLIENT NUMBER: AUT-82-082-AUT15008681MP

DATE: 9/8/2015

BUYER: Kenneth A Steward and Sally Steward

SELLER: DEBORAH GUSTOVICH

CERTIFIED TO: KENNETH A STEWARD AND SALLY STEWARD; AUSTIN
TITLE: FIDELITY NATIONAL TITLE INSURANCE
COMPANY

This is page 1 of 2 and is not valid without all pages.

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LOT 22, BLOCK H, BUTTERCUP CREEK, SECTION THREE, VILLAGE TWO, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET F, SLIDE 23 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

THE BEARING REFERENCE OF NORTH 29 DEGREES 10 MINUTES 00 SECONDS WEST IS BASED ON THE WESTERLY LINE OF LOT 22, BLOCK H, OF BUTTERCUP CREEK, SECTION THREE, VILLAGE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CABINET F, PAGE 23 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

1. Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, FL 33467.
2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

[illegible]

In order to “Electronically Sign” all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK & WHITE:**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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*Offer only valid for the buyer listed on the first page of survey & only for updates in relationship to existing improvements. Offer not valid for brand new construction & total discount not to exceed \$500