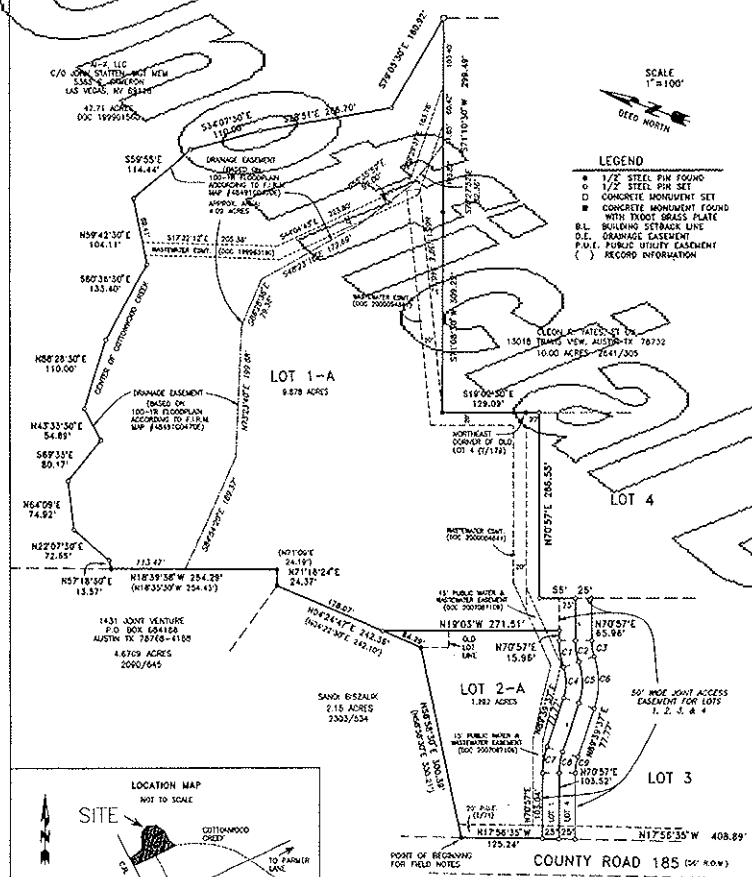


AMENDED PLAT OF LOTS 1 AND 2, COTTONWOOD CREEK BUSINESS PARK SECTION 2



FIELD NOTES FOR 11.17 ACRES OF LAND LOCATED IN THE WILLIAM S. PARKER SURVEY, ABS. NO. 9, WILLAMSON COUNTY, TEXAS, BEING COMPOSED OF LOTS 1 AND 2, COTTONWOOD CREEK BUSINESS PARK SECTION 2, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 71, WILLAMSON COUNTY PLAT RECORDS, SAID 11.17 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" steel pin found in the east R.O.W. line of County Road 185 at a fence corner at the northwest corner of said Lot 2, Cottonwood Creek Business Park Section 2, for the northwest corner hereof;

THENCE N55°58'30"E 300.39 feet generally following a fence along the southeast line of a 2.16 acre tract recorded in Volume 2303, Page 334, Williamson County Deed Records, also the west line of Lot 1 to a 1/2" steel pin found for single point hereof;

THENCE N02°24'47"E 242.36 feet generally following a fence along said southeast line of 2.16 acres to a 1/2" steel pin set for single point hereof;

THENCE N71°18'24"E 24.37 feet with the line of Lot 1 to a 1/2" steel pin found at the southeast corner of 4.6709 acres recorded in Volume 2090, Page 845, Williamson County Deed Records, for an inside corner hereof;

THENCE N18°39'36"W 254.29 feet along the east line of said 4.6709 acres and west line of Lot 1 to a 1/2" steel pin set in the center of Cottonwood Creek, at the northwest corner of Lot 1 and southeast corner of 58.37 acres recorded in Document 199901560, Williamson County Official Records, for the northwest corner hereof;

THENCE along the approximate center of Cottonwood Creek, and the south line of said 58.37 acres, the following 12 courses:

- 1) N57°18'30"E 13.57 feet,
- 2) N22°07'30"E 72.65 feet,
- 3) N64°09'E 74.92 feet,
- 4) S69°33'E 80.17 feet,
- 5) N43°33'30"E 34.89 feet,
- 6) N88°28'30"E 110.00 feet,
- 7) S82°36'30"E 133.40 feet,
- 8) N59°42'30"E 104.11 feet,
- 9) S57°50'E 114.44 feet,
- 10) S34°07'30"E 110.00 feet,
- 11) S28°15'E 206.70 feet,
- 12) S7°05'30"E 140.92 feet to a 1/2" steel pin found for eastern corner hereof;

THENCE S71°10'30"W 298.49 feet to a 1/2" steel pin and S71°08'30"W 309.22 feet along the north line of said 100.00 acres and south line of Lot 1 to a 1/2" steel pin found at fence corner, for inside corner hereof;

THENCE S18°02'30"E 149.09 feet generally following a fence, with the east line of Lot 1 to a 1/2" steel pin found at the southeast corner of Lot 1, for the southeast corner hereof;

THENCE S70°57'W 286.55 feet along the south line of Lot 1 to a 1/2" steel pin set, for inside corner hereof;

THENCE S18°03'E 55.00 feet with the mutual line of Lot 1 and 4 to a 1/2" steel pin found for corner hereof;

THENCE with the mutual line of Lots 1 and 4 the following 6 courses:

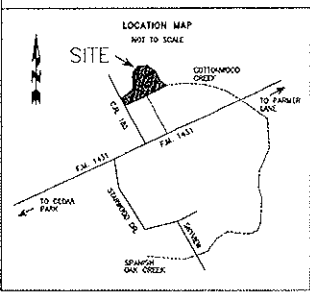
- 1) S70°57'W 65.86 feet to start of a curve to the left,
- 2) along said curve to the left, with chord of S61°38'32"W 32.68 feet, and radius of 101 feet, to point of reverse curve,
- 3) along a curve to the right, with chord of S70°59'47"W 64.84 feet, and radius of 101 feet, to end of curve,
- 4) S89°59'37"W 77.77 feet to start of a curve to the left,
- 5) along said curve to the left, with chord of S60°18'16"W 32.51 feet, and radius of 100 feet, to end of curve,
- 6) S70°57'W 103.52 feet to the mutual west corner of Lots 1 and 4, in asphalt, for southwest corner hereof;

THENCE N17°56'35"W 150.24 feet with the west line of Lots 1 and 2, to the POINT OF BEGINNING, containing 11.17 acres of land.

OWNER: MELINDA DALRYMPLE, TRUSTEE
C/O J. PRESTON CARLTON, P.O. BOX 32,
CEDAR PARK, TX

PLOTS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	ARC RADIUS
C1	N61°38'32"E	40.77'	18.3700'	60.85'
C2	N61°38'32"E	29.68'	18.3700'	32.82'
C3	N61°38'32"E	24.59'	18.3700'	24.50'
C4	N61°38'32"E	48.64'	37.1939'	49.51'
C5	N61°38'32"E	65.64'	37.1939'	85.00'
C6	N61°38'32"E	82.64'	37.1939'	82.59'
C7	N61°38'32"E	100.64'	37.1939'	120.00'
C8	N61°38'32"E	118.64'	37.1939'	150.00'
C9	N61°38'32"E	136.64'	37.1939'	180.00'

ACRES: 11.17 ACRES
SURVEY: WILLIAM S. PARKER SURVEY, ABSTRACT 9
NEW STREETS: NONE
NO. OF LOTS: 2 LOTS
PROPOSED USE: OFFICE/COMMERCIAL
SUBMITTAL DATE: JAN 2011
SURVEYOR: STUART WATSON, RPLS 4550
9501 CARPENTER, TX HWY. # 3503
AUSTIN, TX, 78759
(512)346-8566, FAX (512)346-8568
ENGINEER: JAMES L. WATSON
C/O J. PRESTON CARLTON, P.O. BOX 32
CEDAR PARK, TX HWY. # 3503
AUSTIN, TX, 78759
(512)346-8566, FAX (512)346-8568



PUBLIC UTILITY EASEMENTS:
IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE OF LOT LINE. A SEVEN AND ONE HALF (7.5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

BUILDING LINE NOTE:
SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.

I, STUART WATSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 9, ARTICLE 9.07A, SECTION 9.06 OF THE CITY CODE OF CEDAR PARK, TEXAS, AND THAT ALL RECORDED EASEMENTS NOTED IN THE MOST RECENT TITLE INSURANCE POLICY THAT AFFECT THIS TRACT ARE SHOWN HEREON, AND THAT THE FIELD NOTES SHOWN HEREON CORRECT.

DATED THIS 16th DAY OF JUNE, 2011.

Stuart Watson
STUART W. WATSON, REGISTERED
PROFESSIONAL LAND SURVEYOR,
TEXAS LICENSE NUMBER 4550

