Features List:

17912 Crystal CV • Jonestown Tx

Waterfront & Exterior:

- Beautifully improved Lake Travis Waterfront property
- Private Water access with covered Tram directly to the floating dock
- Hydrologist Boat Lift with Jet ski Lift on a covered boat dock.
- Covered Patio featuring an outdoor kitchen, complete with:
  - Granite Countertops
  - Built-In Gas Grill Hookups
  - Sink
  - Swim Up Bar
- Private heated pool
- Well maintained landscaping that is private and serene
- New Trex decking down by the pool and from the primary dock entrance.
- Outdoor guest patio with east facing views of Lake Travis
- Clay Tile Roof
- Three Car split parking offering ample parking and storage
- 15 mins from Cedar Park

Interior:

- Light-filled home with high ceilings, custom built-ins and east facing views.
- Recessed Lighting, ceiling fans and quality craftmanship in every room.
- Huge utility room with built-in storage and great layout directly off the garage.
- Secondary bedrooms are oversized with plenty of closet space and storage

Living Room:

- Spacious open-concept living with floor to ceiling windows drawing in the natural light.
- Stone gas fireplace with mason surrounds from floor to ceiling
- Floor-to-ceiling windows flood the room with natural light and give unobstructed east facing views of the lake.
- Doors open directly to backyard oasis and covered porch beckoning for weekend entertainment
- Custom Built-in shelves and cabinetry offer functional elegance and storage

Kitchen:

- Gorgeous Granite Countertops with plenty of workspace.
- Center Island with built in cabinets and more storage and room for all the prepping.
- Beautifully crafted brick surrounds the cook tops
- Fully equipped with built-in ovens, gas cooktop, microwave, dishwasher and garbage disposal
- Oversized walk-in pantry with built-in shelves.
- Double Sinks
- Bar height counters for even more seating and conversations.

Features List:

17912 Crystal CV • Jonestown Tx

Game Room:

- Wet bar with Sink and seating and room for a full-size fridge
- Large views of the waterfront with natural light
- Just step away from a great media room to enjoy your favorite movies.

Dining Room:

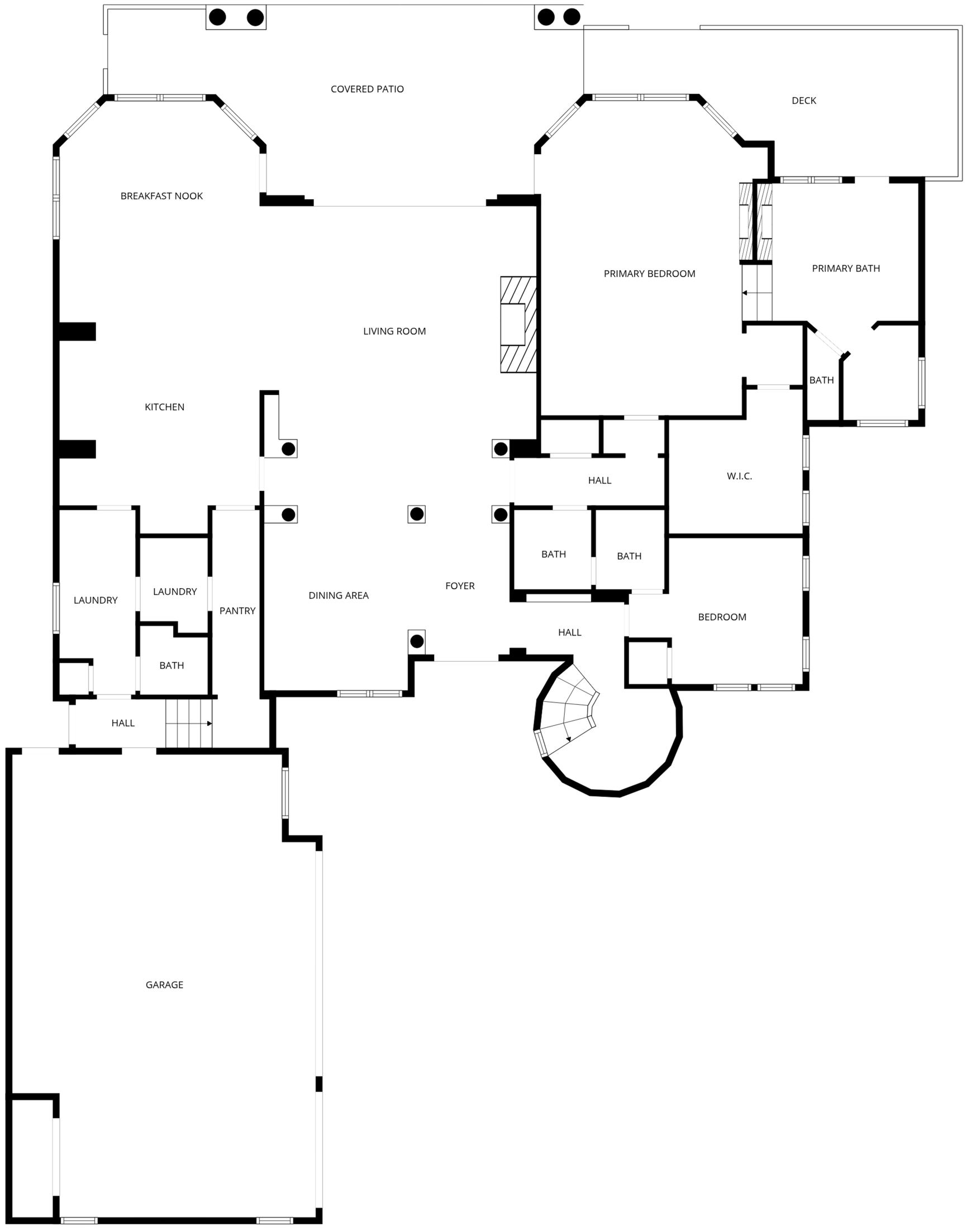
- Ample room for family gatherings with beautiful views of Lake Travis.
- Huge Windows paint the perfect pictures for dinners with friends

Owner's Suite:

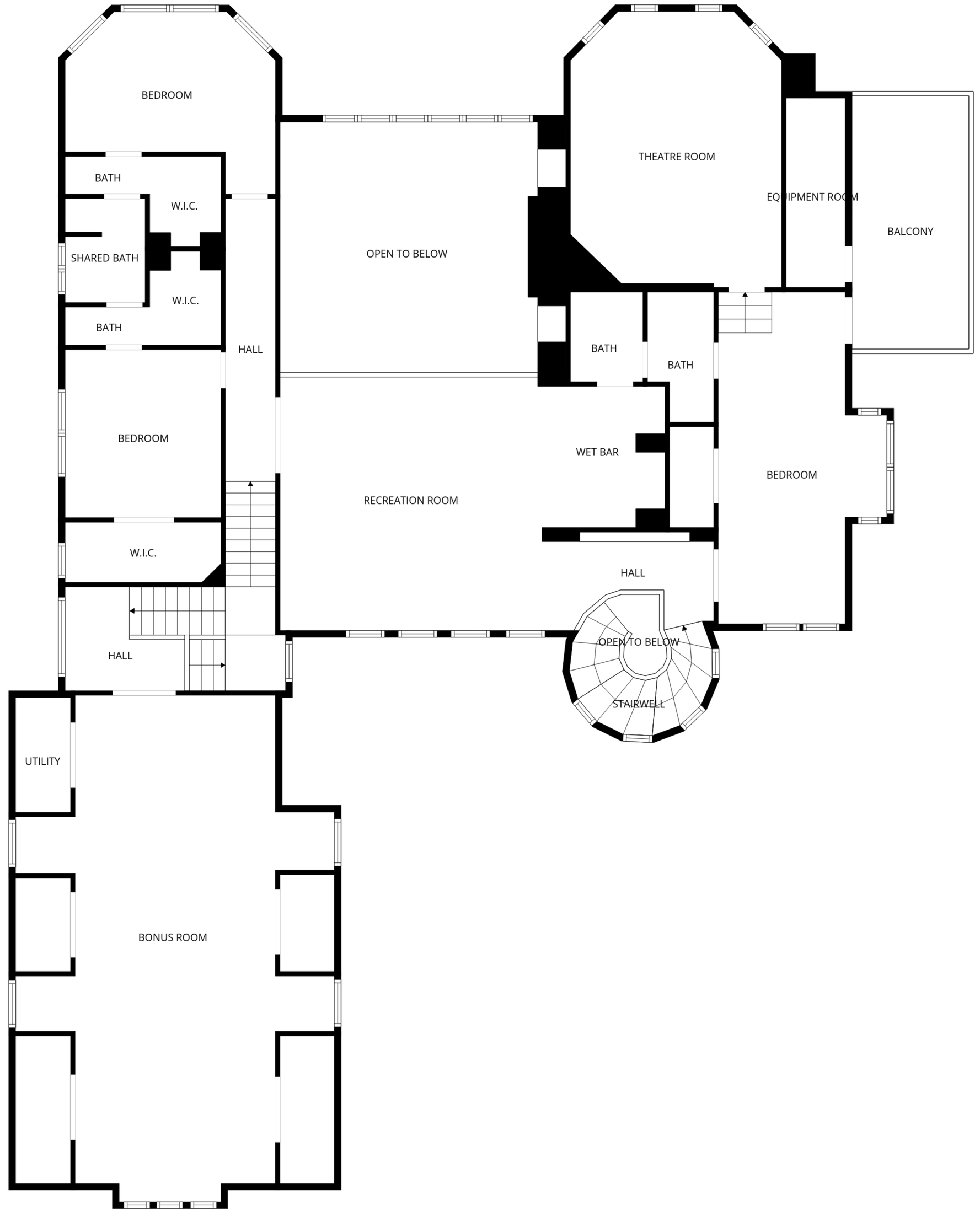
- Private Retreat with outdoor access, tray ceilings and fireplace
- Expansive windows offer lake views with privacy
- Luxe en suite with:
  - Dual Granite vanities
  - Jetted Tub
  - Oversized Shower with built-in bench
- Spacious walk-in closet with plenty of shore storage

Laundry Room:

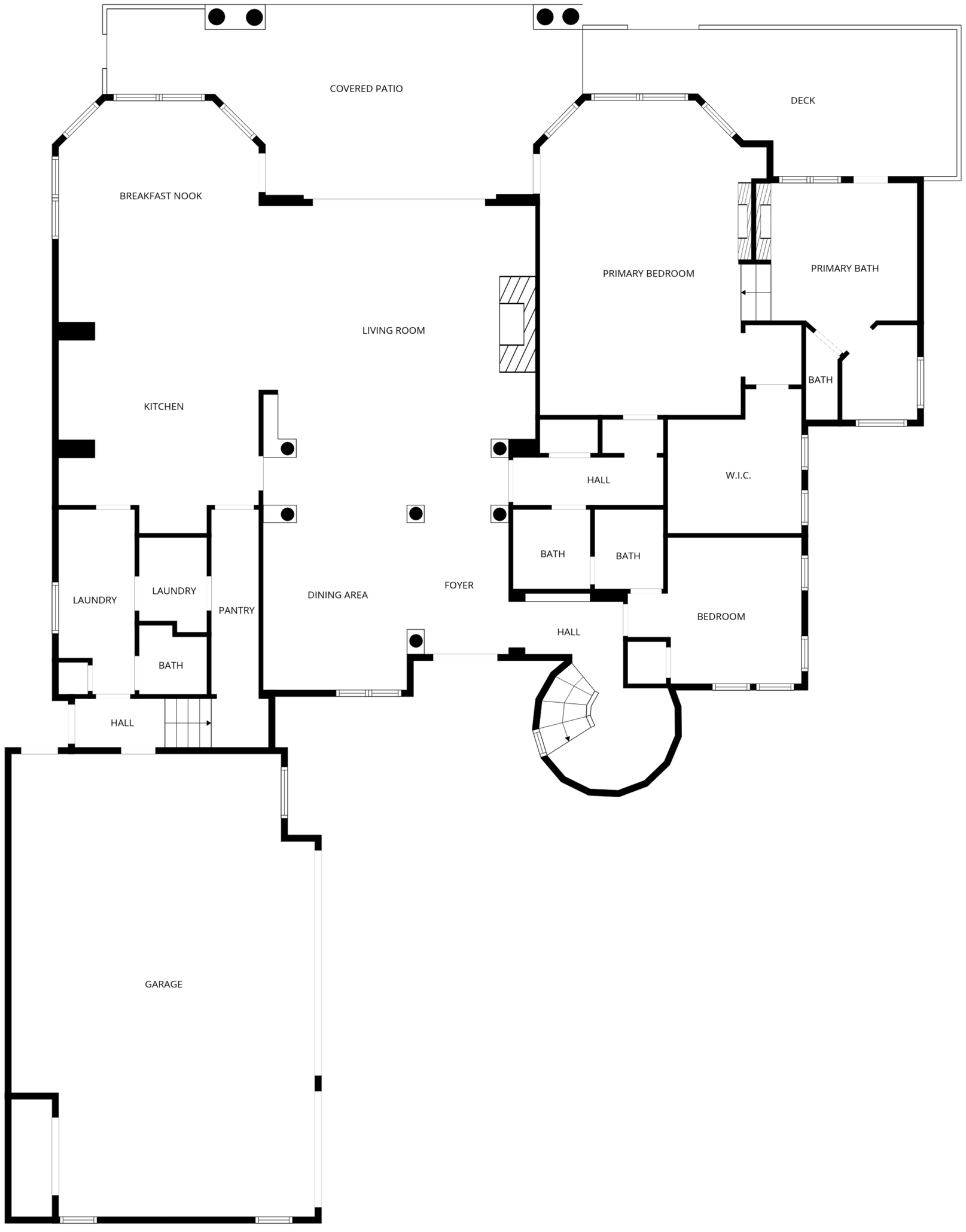
- Built-in cabinets offering ample storage
- Room for Fridge hook ups
- The flooring for easy maintenance & closet storage
- Direct access to 3 car garage



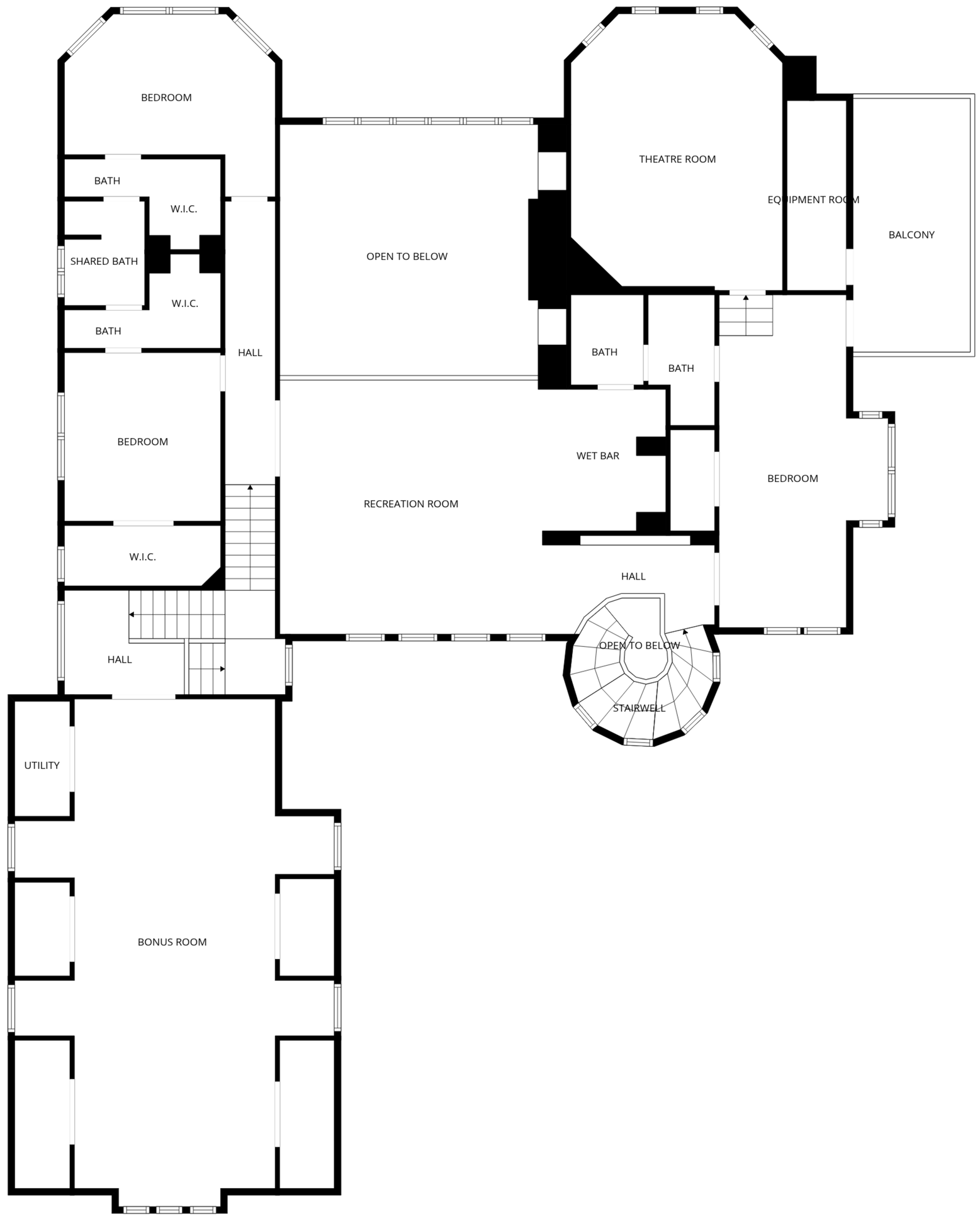
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



1st floor

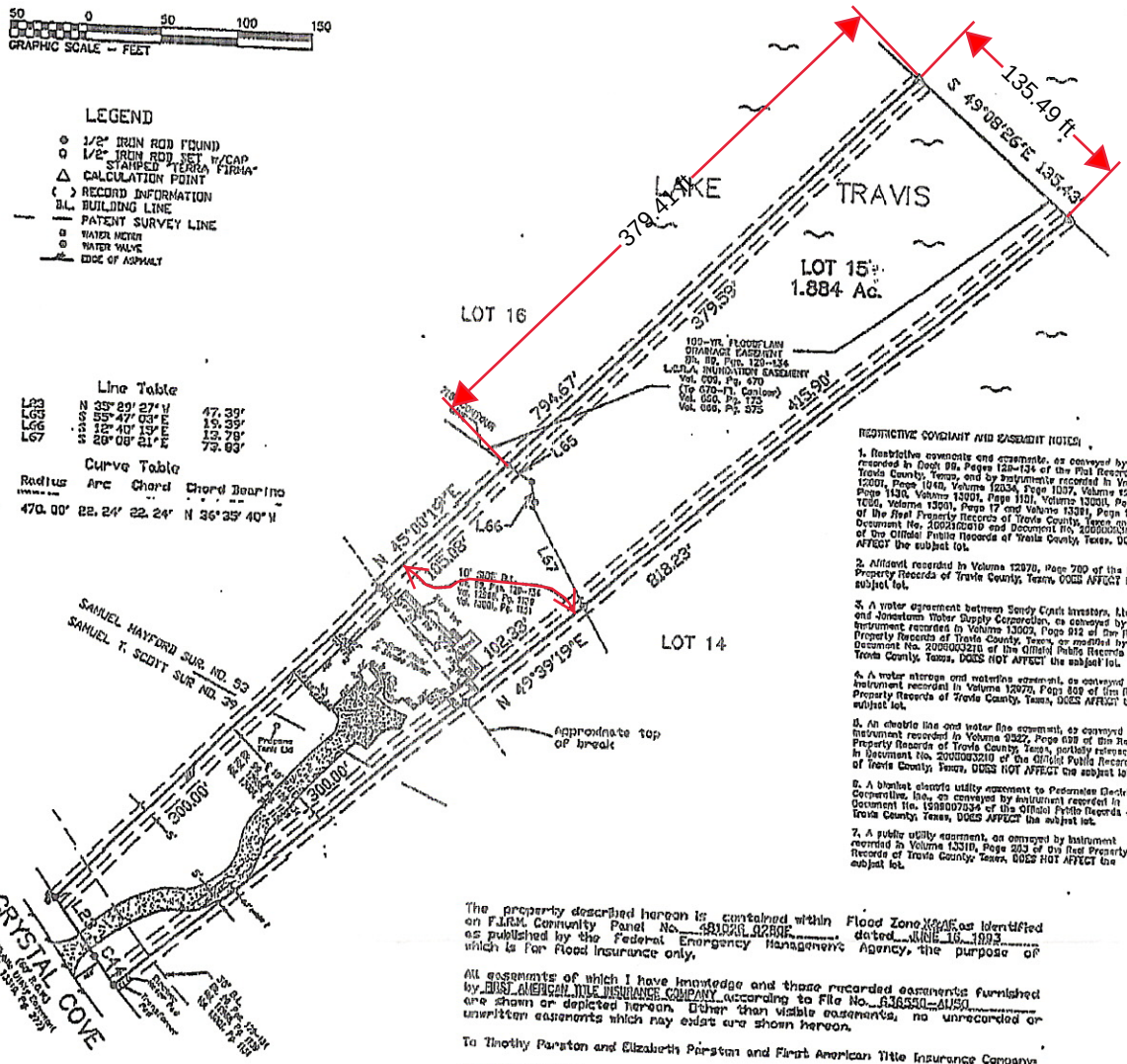


2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AS-BUILT SURVEY

Address 17912 Crystal Cove, Reference Timothy Parston & Elizabeth Parston
Lot No(s). 15, Block(s) NORTHLAKE HILLS SECTION ONE
a subdivision in Travis County, Texas, of record in Plat Book 99
Page(s) 129-134 of the Plat Records of Travis County, Texas.



RESTRICTIVE COVENANT AND EASEMENT NOTES:

1. Restrictive covenants and easements, as conveyed by plat recorded in Book 99, Pages 129-134 of the Plat Records of Travis County, Texas, and by instruments recorded in Volume 12001, Page 1040, Volume 12034, Page 1037, Volume 12300, Page 1130, Volume 13001, Page 1101, Volume 13001, Page 7266, Volume 13001, Page 17 and Volume 13301, Page 181 of the Real Property Records of Travis County, Texas and Document No. 2002060010 and Document No. 2000003162 of the Official Public Records of Travis County, Texas, DO AFFECT the subject lot.

2. Affidavit recorded in Volume 12078, Page 709 of the Real Property Records of Travis County, Texas, DOES AFFECT the subject lot.

3. A water agreement between Sandy Creek Investors, Ltd. and Jonestown Water Supply Corporation, as conveyed by instrument recorded in Volume 13003, Page 812 of the Real Property Records of Travis County, Texas, as modified by Document No. 2000003216 of the Official Public Records of Travis County, Texas, DOES NOT AFFECT the subject lot.

4. A water storage and waterline easement, as conveyed by instrument recorded in Volume 12978, Page 809 of the Real Property Records of Travis County, Texas, DOES AFFECT the subject lot.

5. An electric line and water line easement, as conveyed by instrument recorded in Volume 9322, Page 888 of the Real Property Records of Travis County, Texas, partially released in Document No. 2000003216 of the Official Public Records of Travis County, Texas, DOES NOT AFFECT the subject lot.

6. A blanket electric utility easement to Pedernales Electric Cooperative, Inc. as conveyed by instrument recorded in Document No. 1998007034 of the Official Public Records of Travis County, Texas, DOES AFFECT the subject lot.

7. A public utility easement, as conveyed by instrument recorded in Volume 13310, Page 203 of the Real Property Records of Travis County, Texas, DOES NOT AFFECT the subject lot.

The property described hereon is contained within Flood Zone X/AE as identified on F.I.R.M. Community Panel No. 48453C 0280E dated JUNE 16, 1993 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by FIRST AMERICAN TITLE INSURANCE COMPANY according to File No. 618550-AUSO are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

To Timothy Parston and Elizabeth Parston and First American Title Insurance Company:

I HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Craig E. Cregar
Registered Professional Land Surveyor
Date: September 27th, 2006

CRAIG E. CREGAR 4934 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR

Client : Timothy & Elizabeth Parston
Date : September 27, 2006
Office : C. Cregar, B. Eggleston, C. Willoughby
Crew : G. Tait, B. Searles, K. Miller, D. Rigsby
F.B. : 245/91, 57/51
Job No : 0A215-002-00/001
Disk : J:\Projects\A215\002\A215-002.crd & AsBuilt.dwg

terra firma LAND SURVEYING

505 Lee Clone Parkway, Suite 230 • Austin, Texas 78746 • 512/328-0373 • Fax 512/448-2288

Elizabeth Parston Timothy Parston

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT

(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: 3-20-26 GF No. _____

Declarant: **Aaron L & Eichelle J Rowsell Trust**

Description of Property: **LOT 15 NORTHLAKE HILLS SEC 1**

County **Travis**, Texas

Date of Survey: **September 26, 2006**

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")

2. I am familiar with the property and the improvements located on the Property.

3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:

   a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;

   b. changes in the location of boundary fences or boundary walls;

   c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;

   d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

   EXCEPT for the following (If None, Insert "None" Below):

   _____

   _____

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is **Aaron Rowsell**. My date of birth is _____. and my address is **17908 Crystal Cv. Jonestown, TX 78645**. I declare under penalty of perjury that the foregoing is true and correct. Executed in **Travis** County, State of **Texas**, on the 20 day of MARCH, 2026. Signed: Declarant	My name is **Eichell Rowsell**. My date of birth is _____. and my address is **17908 Crystal Cv. Jonestown, TX 78645**. I declare under penalty of perjury that the foregoing is true and correct. Executed in **Travis** County, State of **Texas**, on the 20 day of MARCH, 2026. Signed: Declarant