



PLAT MAP RECORDING SHEET

INSTRUMENT # --

DEDICATOR: LUMBERMAN'S INVESTMENT CORPORATION

SUBDIVISION NAME: BUTTERCUP CREEK PHASE V SECTION TEN

PLAT RECORDED IN: Cabinet Y, Slides 24, 25, 26 and 27

PROPERTY IS DESCRIBED AS: 30.273 acres, Richard Duty Survey, Abstract 183

HAND TO: City of Cedar Park (Shira Culver)

INSTRUMENT DATE: August 19, 2003

FILE DATE: September 24, 2003

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2003093866

Nancy E. Rister

09/24/2003 08:33 AM

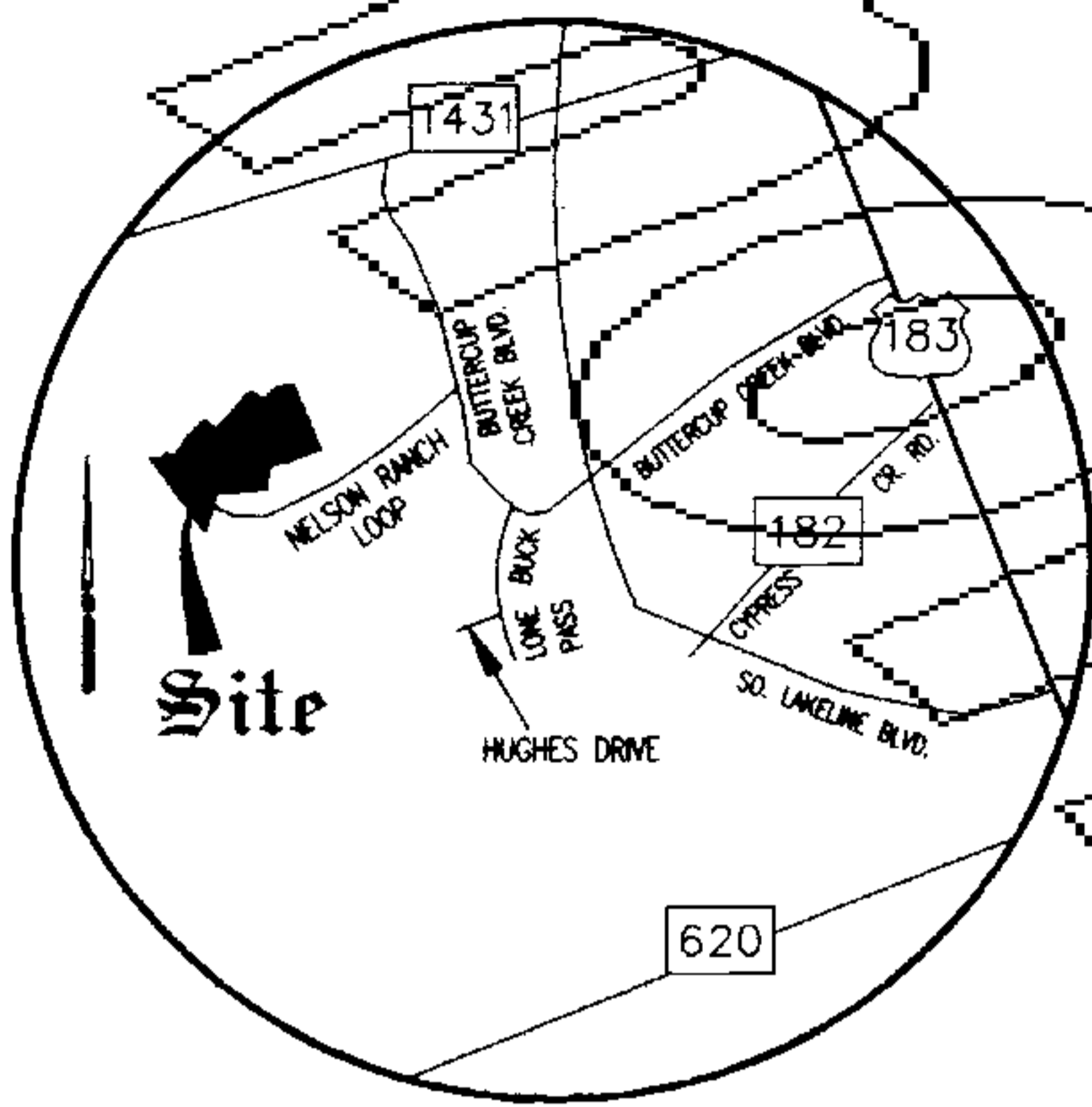
HARGETT \$211.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

BUTTERCUP CREEK PHASE V SECTION TEN

Northwest Corner of Richard Duty Survey
POINT OF BEGINNING

= LOCATION MAP =
N.T.S.



LINEAR FOOTAGE OF RIGHT-OF-WAY

NELSON RANCH LOOP	1,323'
LAUREN TRAIL	120'
SHEA DRIVE	584'
McILLWAIN COVE	428'
HOFFMAN COURT	201'
SHEA COVE	242'
TOTAL	2,898

SCALE: 1"=100'

BENCHMARK NOTES:
63.07' ± 600' ± 114' ± C.O. IN LOT 1, BLOCK "C" OF BUTTERCUP CREEK PHASE V SECTION 7, 35' ± NORTH OF FRONT CORNER OF LOTS 1 & 14, BLOCK "B"

LUMBERMEN'S INVESTMENT CORP.
VOL. 1911 PG. 298

NOTES:
1. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT BUILDING LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE 5' WIDE P.U.E. IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF (7.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

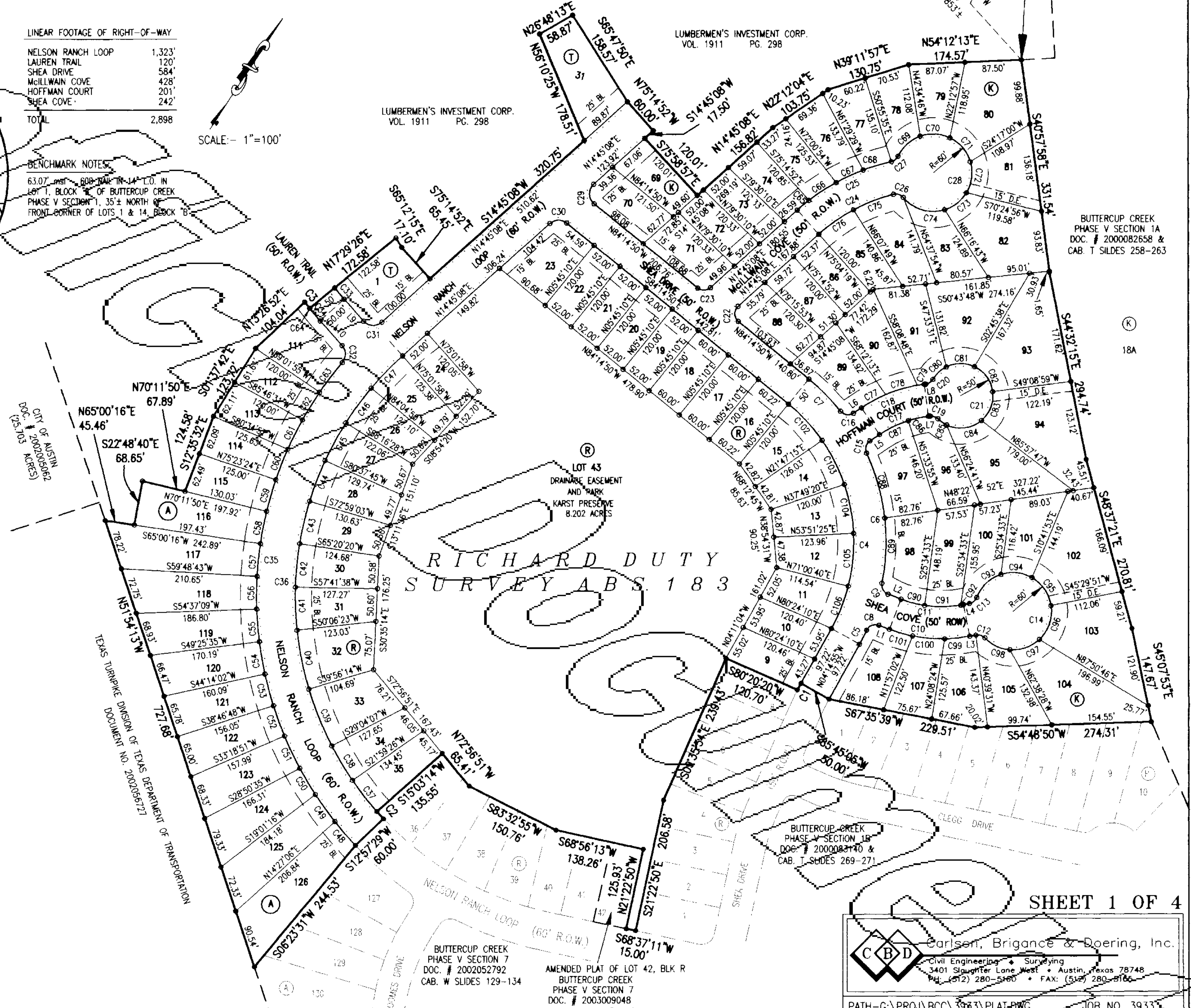
2. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- 1 LOT NUMBER
- (A) BLOCK LETTER
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- SIDEWALK

NO. OF SINGLE FAMILY LOTS: 85
NO. OF DRAINAGE ESMT., PARK & KARST PRESERVE LOT: 1
NO. OF BLOCKS: 4
TOTAL NUMBER OF LOTS: 86
ACREAGE: 30.273 ACRES

OWNER: LUMBERMEN'S INVESTMENT CORPORATION
1300 SOUTH LOOP 1 (MoPAC)
AUSTIN, TEXAS 78746
PHONE: (512) 434-8542 FAX: (512) 434-5780
SURVEY: RICHARD DUTY SURVEY ABSTRACT 183
F.E.M.A. MAP NO. 48491C-0306C AND -0308C
WILLIAMSON COUNTY, TEXAS DATED: 09-27-91
DATE: SEPTEMBER 17, 2003



BUTTERCUP CREEK PHASE V SECTION 1A
DOC. # 2000082658 &
CAB. T. SIDLES 258-263

SHEET 1 OF 4

Carlson, Brigrance & Doering, Inc.

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PH: (512) 280-5160 • FAX: (512) 280-5165

PATH-G:\PROJ\BCC\3933\PLAT.DWG JOB NO. 3933


PHOTOGRAPHIC MYLAR

BUTTERCUP CREEK PHASE V SECTION TEN

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	425.00'	11.59'	5.80'	11.59'	N05°01'48"W	01°33'46"
C2	500.00'	15.00'	7.50'	15.00'	N75°55'12"W	01°43'09"
C3	525.00'	12.27'	6.14'	12.27'	S71°50'23"E	01°20'23"
C4	275.00'	383.97'	230.75'	353.53'	N44°14'53"W	79°59'55"
C5	325.00'	24.34'	12.18'	24.33'	N06°23'39"W	04°17'27"
C6	325.00'	205.91'	106.54'	202.48'	N40°13'12"W	36°18'02"
C7	325.00'	70.08'	35.18'	69.94'	N78°04'12"W	12°21'15"
C8	15.00'	22.55'	14.02'	20.49'	N34°32'09"E	86°09'03"
C9	15.00'	21.03'	12.66'	19.35'	S62°13'45"E	80°19'08"
C10	225.00'	126.11'	64.76'	124.47'	S61°33'16"W	32°06'50"
C11	175.00'	98.09'	50.37'	96.81'	S61°33'16"W	32°06'50"
C12	15.00'	15.12'	8.28'	14.49'	S74°22'55"W	57°46'09"
C13	15.00'	15.12'	8.28'	14.49'	S16°36'46"W	57°46'09"
C14	60.00'	309.49'	37.83'	64.00'	N44°30'09"W	295°32'17"
C15	15.00'	21.22'	12.82'	19.49'	N17°51'00"W	81°02'27"
C16	15.00'	22.37'	13.85'	20.35'	S65°23'19"W	85°26'12"
C17	175.00'	81.51'	41.51'	80.78'	N36°00'50"E	26°41'14"
C18	225.00'	104.80'	53.37'	103.86'	S36°00'50"W	26°41'14"
C19	15.00'	13.62'	7.32'	13.16'	S75°22'03"W	52°01'12"
C20	15.00'	13.62'	7.32'	13.16'	S23°20'51"W	52°01'12"
C21	50.00'	247.87'	39.04'	61.54'	N40°38'33"W	284°02'25"
C22	15.00'	25.92'	17.56'	22.81'	N34°44'51"W	98°59'58"
C23	15.00'	21.21'	12.81'	19.48'	S55°15'09"W	81°00'02"
C24	275.00'	132.59'	67.61'	131.31'	S28°33'52"W	27°37'29"
C25	325.00'	166.00'	84.85'	164.20'	S29°23'05"W	29°15'54"
C26	15.00'	16.89'	9.47'	16.01'	N74°38'01"E	64°30'47"
C27	15.00'	13.68'	7.36'	13.21'	N17°53'19"E	52°15'25"
C28	60.00'	309.06'	38.13'	64.36'	N40°40'30"W	295°07'48"
C29	20.00'	34.56'	23.42'	30.42'	N34°44'51"W	98°59'58"
C30	20.00'	28.27'	17.08'	25.98'	S55°15'09"W	81°00'02"
C31	20.00'	31.42'	20.00'	28.28'	N59°45'08"E	90°00'00"
C32	20.00'	28.67'	17.43'	26.28'	S34°10'44"E	82°08'17"
C33	475.00'	22.70'	11.35'	22.70'	N73°52'43"W	02°44'18"
C34	525.00'	25.09'	12.55'	25.09'	N73°52'43"W	02°44'18"
C35	560.00'	818.05'	501.56'	747.23'	S34°57'32"E	83°41'53"
C36	500.00'	798.77'	513.55'	716.50'	S31°00'50"E	91°31'55"
C37	500.00'	61.53'	30.81'	61.49'	S71°32'06"E	07°03'04"
C38	500.00'	61.77'	30.92'	61.73'	N64°28'13"W	07°04'41"
C39	500.00'	94.85'	47.57'	94.70'	N55°29'49"W	10°52'07"
C40	500.00'	93.04'	46.65'	92.90'	N44°43'55"W	10°39'41"
C41	500.00'	66.98'	33.54'	66.93'	S35°33'50"E	07°40'29"
C42	500.00'	67.39'	33.75'	67.34'	N27°51'54"W	07°43'22"
C43	500.00'	67.29'	33.70'	67.24'	S20°08'53"E	07°42'40"
C44	500.00'	67.18'	33.64'	67.13'	N12°26'36"W	07°41'54"
C45	500.00'	67.06'	33.58'	67.01'	N04°45'07"W	07°41'04"
C46	500.00'	66.93'	33.52'	66.88'	N02°55'31"E	07°40'12"
C47	500.00'	69.74'	34.83'	69.69'	N10°45'22"E	07°59'31"
C48	560.00'	48.69'	24.36'	48.67'	N74°19'02"W	04°58'53"
C49	560.00'	54.93'	25.98'	51.91'	N69°10'13"W	05°18'46"
C50	560.00'	46.96'	23.49'	46.94'	N64°06'42"W	04°48'15"
C51	560.00'	55.49'	27.62'	55.17'	S58°53'11"E	05°38'47"
C52	560.00'	50.00'	25.02'	49.99'	N53°30'19"W	05°06'58"
C53	560.00'	50.64'	25.34'	50.62'	N48°21'24"W	05°10'52"
C54	560.00'	50.75'	25.39'	50.74'	N43°10'11"W	05°11'34"
C55	560.00'	50.75'	25.39'	50.74'	N37°58'38"W	05°11'34"
C56	560.00'	50.75'	25.39'	50.74'	N32°47'04"W	05°11'34"
C57	560.00'	50.75'	25.39'	50.74'	N27°35'30"W	05°11'34"
C58	560.00'	50.75'	25.39'	50.74'	N22°23'57"W	05°11'34"
C59	560.00'	50.75'	25.39'	50.74'	N17°12'23"W	05°11'34"
C60	560.00'	50.75'	25.39'	50.74'	N12°00'50"W	05°11'34"
C61	560.00'	50.75'	25.39'	50.74'	N06°49'16"W	05°11'34"
C62	560.00'	50.75'	25.39'	50.74'	N01°37'42"W	05°11'34"
C63	560.00'	57.88'	28.97'	57.86'	N03°55'45"E	05°55'20"
C64	525.00'	37.37'	18.69'	37.36'	N73°12'32"W	04°04'40"
C65	325.00'	23.50'	11.79'	23.57'	S16°49'48"W	04°09'19"
C66	325.00'	50.77'	25.44'	50.72'	S23°23'00"W	08°57'04"
C67	325.00'	46.13'	23.11'	46.10'	N31°55'32"E	08°08'00"
C68	325.00'	45.52'	22.80'	45.48'	N40°00'17"E	08°01'31"
C69	60.00'	47.38'	25.00'	46.16'	S14°23'01"W	45°14'49"
C70	60.00'	47.32'	24.97'	46.10'	N59°36'04"E	45°11'17"
C71	60.00'	50.00'	26.55'	48.57'	N73°55'51"W	47°44'47"
C72	60.00'	50.00'	26.55'	48.57'	S26°11'08"E	47°44'47"
C73	60.00'	43.89'	22.98'	42.91'	S18°38'32"W	41°54'29"
C74	60.00'	70.47'	39.93'	66.49'	S73°14'06"W	67°17'37"
C75	275.00'	66.68'	33.50'	66.52'	S35°25'51"W	13°53'33"
C76	275.00'	65.91'	33.11'	65.75'	N21°32'06"E	13°43'57"
C77	225.00'	42.70'	21.41'	42.64'	N28°06'26"E	10°62'25"
C78	225.00'	51.07'	25.64'	50.96'	N40°02'45"E	13°00'13"
C79	225.00'	11.03'	5.52'	11.03'	N47°57'09"E	02°48'05"
C80	50.00'	28.75'	14.79'	28.36'	S13°48'45"W	32°57'01"
C81	50.00'	45.00'	24.15'	43.50'	N56°04'15"E	51°33'59"
C82	50.00'	50.00'	27.32'	47.94'	N68°29'53"W	67°37'45"
C83	50.00'	50.00'	27.32'	47.94'	N12°12'08"W	57°17'45"
C84	50.00'	57.51'	32.41'	54.39'	S49°23'37"W	65°55'47"
C85	50.00'	16.61'	8.38'	16.54'	N88°08'25"W	19°02'09"
C86	175.00'	31.89'	15.99'	31.85'	N44°08'13"E	10°26'29"
C87	175.00'	49.62'	24.98'	49.45'	N30°47'36"E	16°14'45"
C88	325.00'	104.80'	52.86'	104.34'	N49°07'59"W	18°28'29"
C89	325.00'	101.11'	50.97'	100.71'	S30°58'55"E	17°49'33"
C90	175.00'	37.78'	18.96'	37.71'	S71°25'38"W	12°42'12"
C91	175.00'	56.13'	28.31'	55.89'	S56°03'12"W	18°22'34"
C92	175.00'	4.18'	2.09'	4.18'	S46°10'53"W	01°22'04"
C93	60.00'	53.26'	28.53'	51.53'	S13°09'26"W	50°51'28"
C94	60.00'	50.00'	26.56'	48.57'	N62°27'37"E	47°44'54"
C95	60.00'	53.98'	28.97'	52.18'	N67°53'24"W	51°33'09"
C96	60.00'	57.98'	31.48'	55.75'	N14°26'01"W	55°21'44"
C97	60.00'	50.00'	26.55'	48.56'	S37°07'11"W	47°44'41"
C98	60.00'	44.27'	23.20'	43.27'	S82°07'45"W	42°16'32"
C99	225.00'	38.98'	19.54'	38.93'	N50°27'37"E	09°55'34"
C100	225.00'	50.00'	25.10'	49.90'	S61°47'22"W	12°43'55"
C101	225.00'	37.13'	18.61'	37.09'	S72°53'00"W	09°27'21"
C102	275.00'	76.96'	38.73'	76.71'	S76°13'48"E	16°02'05"
C103	275.00'	76.96'	38.73'	76.71'	S60°11'42"E	16°02'05"
C104	275.00'	76.96'	38.73'	76.71'	S44°09'37"E	16°02'05"
C105	275.00'	82.33'	41.48'	82.03'	N27°33'57"W	17°09'15"
C106	275.00'	70.75'	35.57'	70.55'	S11°37'07"E	14°44'25"

LINE	DIRECTION	DISTANCE
L1	N77°36'41"E	17.57'
L2	N77°36'41"E	21.64'
L3	N45°29'51"E	9.58'
L4	N45°29'51"E	9.58'
L5	S22°40'14"W	17.93'
L6	N22°40'14"E	14.86'
L7	S49°21'27"W	2.31'
L8	S49°21'27"W	2.31'
L9	S75°14'52"E	45.45'
L10	N75°14'52"W	50.90'

SHEET 2 OF 4



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Cabinet Y

Slide 25

BUTTERCUP CREEK PHASE V SECTION TEN

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT LUMBERMEN'S INVESTMENT CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH ROBERT MANN, SENIOR VICE-PRESIDENT, WITH DARLENE LOUK, ASSISTANT VICE-PRESIDENT, AND BEING OWNERS OF THAT CERTAIN 630.306 ACRE TRACT OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 1911, PAGES 298, WILLIAMSON COUNTY, TEXAS OFFICIAL RECORDS, DOES HEREBY SUBDIVIDE 30.273 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO BE KNOWN AS "BUTTERCUP CREEK PHASE V SECTION TEN" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON.

WITNESS MY HAND, THIS THE 7 DAY OF August, 2003, A.D.

Robert Mann
ROBERT MANN, SENIOR VICE-PRESIDENT
LUMBERMEN'S INVESTMENT CORPORATION
1300 SOUTH LOOP 1 (MOPAC)
AUSTIN, TEXAS 78746

WITNESS MY HAND, THIS THE 7 DAY OF August, 2003, A.D.

Darlene Louk
DARLENE LOUK, ASSISTANT VICE-PRESIDENT
LUMBERMEN'S INVESTMENT CORPORATION
1300 SOUTH LOOP 1 (MOPAC)
AUSTIN, TEXAS 78746

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT MANN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 7 DAY OF August, 2003, A.D.

Debra Bilch
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARLENE LOUK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 7 DAY OF August, 2003, A.D.

Debra Bilch
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



APPROVED THIS THE 19 DAY OF August, 2003, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AS THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Mike Perez
MIKE PEREZ, CHAIRMAN
PLANNING AND ZONING COMMISSION

Terry Doane
TERRY DOANE, SECRETARY
PLANNING AND ZONING COMMISSION

I, BOB YOUNG, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZE AND APPROVE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

Bob Young
BOB YOUNG
MAYOR, CITY OF CEDAR PARK, TEXAS

LeAnn M. Quinn
LeANN M. QUINN
CITY SECRETARY, CITY OF CEDAR PARK, TEXAS

GENERAL NOTES:

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC. SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE OR OFF-SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED PEAK RATES OF DISCHARGE FOR THE 2, 25 AND 100 YEAR STORM EVENTS.
4. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE WHICHEVER IS LESS TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
8. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 100 FEET OR 60% OF PARCEL FRONTAGE WHICHEVER IS LESS TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
9. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. SUBDIVISION IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE CITY OF CEDAR PARK OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION. IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK SHALL BE PROVIDED PRIOR TO APPROVAL BY THE PLANNING AND ZONING COMMISSION.
11. WATER AND SEWER SERVICE FOR THIS SUBDIVISION TO BE OBTAINED FROM THE CITY OF CEDAR PARK.
12. TEMPORARY AND PERMANENT OFF-SITE EASEMENTS, AS REQUIRED, WILL BE PROVIDED FOR CONSTRUCTION OF WATER, WASTEWATER AND DRAINAGE FACILITIES PRIOR TO CONSTRUCTION PLAN APPROVAL.
13. ALL OFF-SITE WATER AND WASTEWATER FACILITIES NECESSARY TO OBTAIN SERVICE FROM THE CITY SHALL BE PROVIDED BY OWNER OR HIS OR HER SUCCESSORS OR ASSIGNS.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS ARE TO BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS.
16. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK.
17. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
18. THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
19. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
20. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK PLANNING DEPARTMENT BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE DEFINITION AS PROVIDED IN THE TREE AND LANDSCAPING ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
21. AN APPROVED BUILDING PERMIT SHALL BE OBTAINED PRIOR TO DEVELOPMENT ON ANY SITE. DEVELOPMENT NOT REQUIRING A BUILDING PERMIT SHALL OBTAIN AN APPROVED SITE DEVELOPMENT PERMIT FROM THE PLANNING DEPARTMENT THAT DEMONSTRATES COMPLIANCE WITH THE REQUIREMENTS OF THIS ARTICLE.
22. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
23. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, INCLUDING LAUREN TRAIL, SHEA DRIVE, SHEA COVE, MCLLWAIN COVE, HOFFMAN COURT AND NELSON RANCH LOOP. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE SUBDIVISION IS CONSTRUCTED.
24. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
25. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
26. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
27. PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, ON OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATION THEREOF TO THE CITY OF CEDAR PARK FOR REVIEW AND APPROVAL, IT IS FURTHER UNDERSTOOD THAT THE ENFORCEMENT OF THE PLAT RESTRICTIONS THROUGH APPROPRIATE LEGAL PROCEDURE TO PROHIBIT THE CONSTRUCTION, CONNECTION OF UTILITIES OR ISSUING PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

SHEET 3 OF 4

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Cabinet V
Slide 26

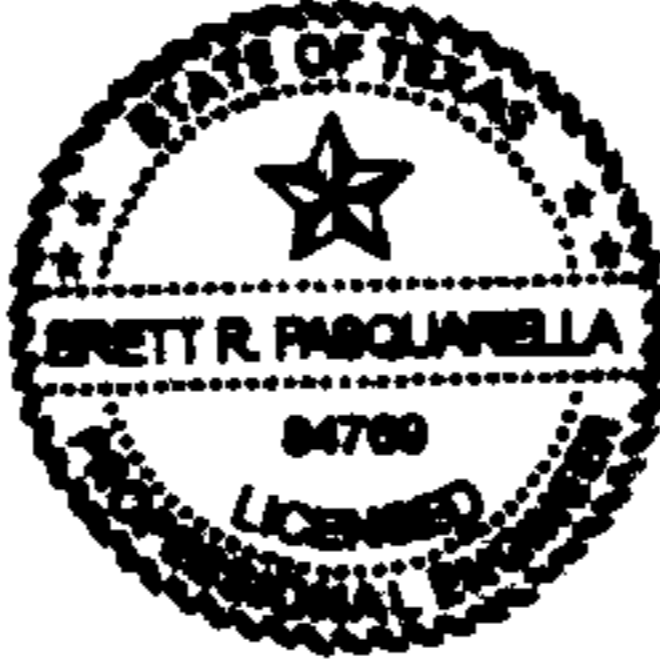
BUTTERCUP CREEK PHASE V SECTION TEN

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C-0306C AND MAP NO. 48491C-0308C FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 27, 1991.

STATE OF TEXAS:
COUNTY OF TRAVIS:

BRETT R. PASQUARELLA, P.E., DO HEREBY CERTIFY THAT THIS PLAT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO LOT WITHIN THIS SUBDIVISION IS ENCRoACHED BY ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ENGINEERING BY: Brett Pasquarella 6/6/03
BRETT R. PASQUARELLA, P.E. NO. 84769 DATE
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH CHAPTER 9 ARTICLE 9.300 SECTION 9.306 OF THE CITY CODE OF CEDAR PARK, TEXAS.

SURVEYED BY: Thomas J. Dodd 6-6-03
THOMAS J. DODD, R.P.S.S. NO. 1882 DATE
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY, ABSTRACT 183 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUMBERMEN'S INVESTMENT CORPORATION IN VOLUME 1911, PAGE 298 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING 30.273 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at an exterior corner in the west line of Lot 18A, Block K of Buttercup Creek Phase V, Section 1A, a subdivision recorded in Cabinet T, Slides 258-263 and Document No. 2000082658 of the Official Records of Williamson County, Texas, for the northeast corner and the POINT OF BEGINNING of the herein described 30.273 acre tract of land, from which point the northwest corner of said Richard Duty Survey bears, N75°40'W, an approximate distance of 1853 feet,

THENCE, with the west line of said Lot 18A, Block K, the following four (4) courses and distances, numbered through 4,

1. S40°57'58"E, a distance of 331.54 feet to an iron rod found,
2. S44°32'15"E, a distance of 294.74 feet to an iron rod found,
3. S48°37'21"E, a distance of 270.81 feet to an iron rod found, and
4. S45°07'53"E, a distance of 147.67 feet to an iron rod found at the most northerly corner of Lot 10, Block P of Buttercup Creek Phase V, Section 1B, a subdivision recorded in Cabinet T, Slides 269-271 and Document No. 2000083140 of the Official Records of Williamson County, Texas, for the southeast corner of the herein described tract.

THENCE, with the north and west lines of said Buttercup Creek Phase V, Section 1B, the following seven (7) courses and distances, numbered 1 through 7,

1. S54°48'50"W, a distance of 274.31 feet to an iron rod found,
2. S67°35'39"W, a distance of 229.51 feet to an iron rod found,
3. S85°45'05"W, a distance of 50.00 feet to an iron rod found,
4. with a curve to the left having a radius of 425.00 feet, an arc length of 11.59 feet and whose chord bears, S05°01'48"E, a distance of 11.59 feet to an iron rod found,
5. S80°20'20"W, a distance of 120.70 feet to an iron rod found at the northwest corner of said Buttercup Creek Phase V, Section 1B plat,
6. S09°35'54"E, a distance of 239.43 feet to an iron rod found, and
7. S21°22'50"E, a distance of 206.58 feet to an iron rod found in the north right-of-way line of Nelson Ranch Loop, a 60-foot wide public right-of-way, at the southwest corner of Lot 1, Block R of said Buttercup Creek Phase V, Section 1B,

THENCE, with the north right-of-way line of said Nelson Ranch Loop, S68°37'11"W, a distance of 15.00 feet to an iron rod found at the southeast corner of Lot 42, Block R of the Amended plat of Lot 42, Block R of Buttercup Creek Phase V Section 7, recorded in Cabinet W, Slides 39-40 and Document no. 2003009048 of the Official Records of Williamson County, Texas,

THENCE, with the east line of said Lot 42, Block R, N21°22'50"W, a distance of 125.93 feet to an iron rod found at the northeast corner of said Lot 42, Block R,

THENCE, with the north line of said Lot 42, Block R, and the north and west lines of Buttercup Creek Phase V, Section 7, a subdivision recorded in Cabinet W, Slides 129-134 and Document No. 2002052792 of the Official Records of Williamson County, Texas, the following seven (7) courses and distances, numbered 1 through 7,

1. S68°56'13"W, a distance of 138.26 feet to an iron rod found,
2. S83°32'55"W, a distance of 150.76 feet to an iron rod found,
3. N72°56'51"W, a distance of 65.41 feet to an iron rod found,
4. S15°03'14"W, a distance of 135.55 feet to an iron rod found,
5. with a curve to the left having a radius of 500.00 feet, an arc length of 15.00 feet and whose chord bears, S75°55'12"E, a distance of 15.00 feet to an iron rod found,
6. S12°57'29"W, a distance of 60.00 feet to an iron rod found, and
7. S06°23'31"W, a distance of 244.53 feet to an iron rod found in the south line of Lot 130, Block A of said Buttercup Creek Phase V, Section 7, being also the north line of that certain tract of land described in a deed to 4620 Toreador, Ltd, recorded in Document No. 199942837 of the Official Records of Williamson County, Texas, for the most southerly corner of the herein described tract,

THENCE, with the north line of said 4620 Toreador tract, N51°54'13"W, a distance of 727.68 feet to an iron rod set, for the most westerly corner of the herein described tract,

THENCE, crossing said Lumbermen's Investment tract, the following twenty-one (21) courses and distances, numbered 1 through 21,

1. N65°00'16"E, a distance of 45.46 feet to an iron rod set,
2. N22°48'40"W, a distance of 68.65 feet to an iron rod set,
3. N70°11'50"E, a distance of 67.89 feet to an iron rod set,
4. N12°35'32"W, a distance of 124.58 feet to an iron rod set,
5. N01°37'42"W, a distance of 123.72 feet to an iron rod set,
6. N13°26'52"E, a distance of 104.04 feet to an iron rod set,
7. with a curve to the left having a radius of 525.00 feet, an arc length of 12.27 feet and whose chord bears, S71°50'23"E, a distance of 12.27 feet to an iron rod set,
8. N17°29'26"E, a distance of 172.58 feet to an iron rod set,
9. S65°12'15"E, a distance of 17.10 feet to an iron rod set,
10. S75°14'52"E, a distance of 65.45 feet to an iron rod set,
11. N14°45'08"E, a distance of 320.75 feet to an iron rod set,
12. N56°10'25"W, a distance of 178.51 feet to an iron rod set,
13. N26°48'13"E, a distance of 58.87 feet to an iron rod set,
14. S65°47'50"E, a distance of 158.57 feet to an iron rod set,
15. S75°14'52"E, a distance of 60.00 feet to an iron rod set,
16. S14°45'08"W, a distance of 17.50 feet to an iron rod set,
17. S75°58'57"E, a distance of 120.01 feet to an iron rod set,
18. N14°45'08"E, a distance of 156.82 feet to an iron rod set,
19. N22°12'04"E, a distance of 103.75 feet to an iron rod set,
20. N39°11'57"E, a distance of 130.75 feet to an iron rod set, and
21. N54°12'13"E, a distance of 174.57 feet to the POINT OF BEGINNING and containing 30.273 Acres of Land.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE 23 DAY OF September, 2003, A.D., AT 9:44 O'CLOCK A.M., AND DULY RECORDED THIS THE 24 DAY OF September, 2003, A.D., AT 8:33 O'CLOCK A.M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET Y, SLIDES 24, 25, 26 and 27 AND DOCUMENT NUMBER 2003093866.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

By Judy Metzger
DEPUTY



SHEET 4 OF 4

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Cabinet Y
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