



PLAT
4 PGS

2004011397

PLAT MAP RECORDING SHEET

DEDICATOR: Lumbermen's Investment Corporation by Robert Mann, Vice-President
and Darlene Louk, Assistant Vice-President

SUBDIVISION NAME: BUTTERCUP CREEK PHASE V SECTION EIGHT

PLAT RECORDED IN: Cabinet Y, Slides 220,221,222 and 223

PROPERTY IS DESCRIBED AS: 21.150 ac. Pt. Richard Duty Survey, Abstract 183

HAND TO: City of Cedar Park (Shira Culver 258-4121)

INSTRUMENT DATE: September 29, 2003

FILE DATE: February 13, 2004

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2004011397

Nancy E. Rister

02/13/2004 09:32 AM

CARRILLO \$211.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

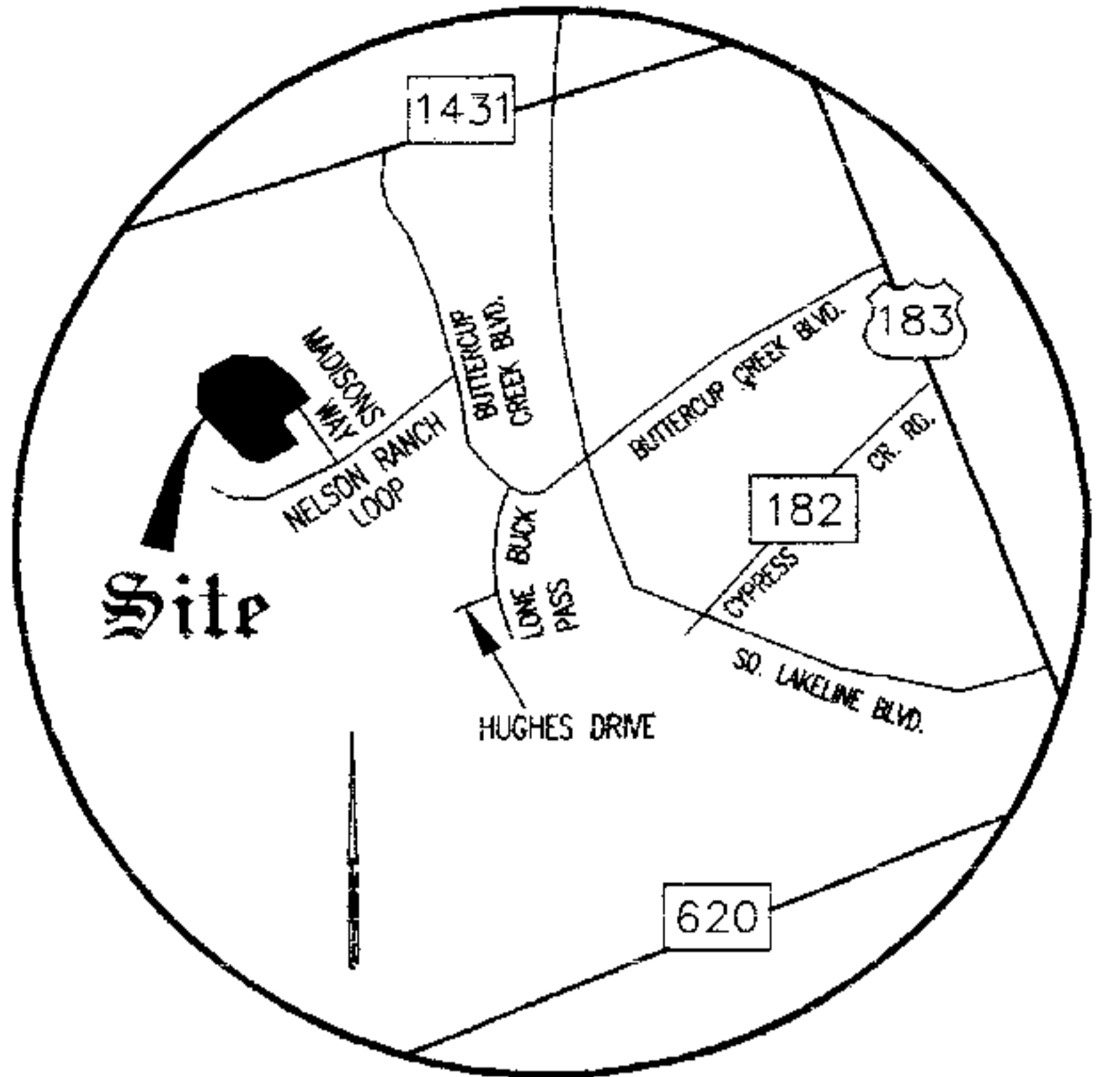
Cabinet Y

Slide 220

Document # 2004011397

BUTTERCUP CREEK PHASE V SECTION EIGHT

= LOCATION MAP =
N.T.S.



LUMBERMEN'S INVESTMENT CORPORATION
VOLUME 1911 PAGE 298
1300 SOUTH LOOP (MoPAC)
AUSTIN, TX 78746

LUMBERMEN'S INVESTMENT CORPORATION
VOLUME 1911 PAGE 298
1300 SOUTH LOOP (MoPAC)
AUSTIN, TX 78746

POINT OF BEGINNING

Northwest Corner of
Richard Duty Survey

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

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

SCALE: - 1"=100'

LEGEND

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

NO. OF SINGLE FAMILY LOTS: 79
NO. OF BLOCKS: 3
ACREAGE: 21.150 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-0306 C
WILLIAMSON COUNTY, TEXAS DATED: 09-27-91

DATE: SEPTEMBER 24, 2003

BENCHMARK NOTES:

63.07' msl - 60D NAIL IN 14" L.O. IN
LOT 1, BLOCK "B" OF BUTTERCUP CREEK
PHASE V SECTION 1, 35± NORTH OF
FRONT CORNER OF LOTS 1 & 14, BLOCK "B"

LINEAR FOOTAGE OF RIGHT-OF-WAY

MADISONS WAY	833'
VICTORIA DRIVE	1,577'
VICTORIA COVE	103'
JACOB TRAIL	185'
RUMMEL RANCH RUN	240'
TOTAL	2,937'

RICHARD DUTY
SURVEY ABS. 183

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 PROPERTY 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.

SHEET 1 OF 4

Carlson, Brignace & Doering, Inc.
Civil Engineering & Surveying
3901 Shiloh Lane West • Austin, Texas 78748
Phone No. (512) 280-5140 • Fax No. (512) 280-5145

PATH: - PROJ\3935\PLAT.DWG

PHOTOGRAPHIC MYLAR

BUTTERCUP CREEK PHASE V SECTION EIGHT

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	375.00'	46.24'	23.15'	46.21'	S33°13'57"E	07°03'51"
C2	425.00'	11.37'	5.69'	11.37'	S35°59'53"E	01°32'00"
C3	475.00'	13.12'	6.56'	13.12'	N44°26'22"W	01°34'57"
C4	475.00'	605.58'	351.78'	565.39'	N81°45'14"W	73°02'48"
C5	525.00'	669.32'	388.81'	624.91'	S81°45'15"E	73°02'47"
C6	15.00'	20.57'	12.27'	18.99'	S22°26'46"W	78°33'11"
C7	15.00'	23.81'	15.25'	21.39'	N72°48'02"W	90°57'13"
C8	425.00'	70.03'	35.09'	69.95'	N32°02'39"W	09°26'27"
C9	375.00'	138.25'	69.92'	137.47'	N26°12'10"W	21°07'25"
C10	325.00'	172.67'	88.42'	170.64'	S30°51'40"E	30°26'25"
C11	275.00'	146.10'	74.82'	144.39'	S30°51'40"E	30°26'25"
C12	275.00'	485.71'	334.77'	424.99'	S83°19'13"W	101°11'49"
C13	325.00'	279.87'	149.28'	271.30'	N70°45'04"W	49°20'24"
C14	325.00'	217.50'	113.00'	213.46'	N51°53'39"E	38°20'40"
C15	15.00'	21.82'	13.35'	19.94'	S29°23'48"W	83°20'20"
C16	15.00'	21.77'	13.31'	19.91'	N53°50'49"W	83°08'54"
C17	15.00'	13.62'	7.32'	13.16'	N13°44'15"E	52°01'12"
C18	15.00'	13.62'	7.32'	13.16'	S38°16'58"E	52°01'12"
C19	60.00'	247.87'	39.04'	61.54'	N77°43'38"E	284°02'25"
C20	25.00'	40.19'	25.93'	36.00'	S87°48'37"W	92°05'56"
C21	15.00'	13.62'	7.32'	13.16'	N15°45'03"E	52°01'12"
C22	15.00'	13.62'	7.32'	13.16'	N20°07'49"W	52°01'12"
C23	50.00'	171.16'	352.66'	99.01'	S87°48'37"W	196°08'20"
C24	15.00'	15.12'	8.28'	14.49'	S75°01'30"E	57°46'09"
C25	15.00'	15.12'	8.28'	14.49'	S17°15'21"E	57°46'09"
C26	60.00'	309.49'	37.83'	64.00'	S43°51'35"W	295°32'17"
C27	60.00'	40.06'	20.81'	39.32'	S07°29'48"E	38°15'03"
C28	60.00'	52.99'	28.37'	51.29'	N51°55'31"W	50°36'22"
C29	60.00'	47.08'	24.83'	45.88'	S80°17'32"W	44°57'32"
C30	60.00'	47.99'	25.36'	46.73'	N34°53'49"E	45°49'54"
C31	60.00'	53.38'	28.60'	51.64'	N13°30'27"W	50°58'37"
C32	60.00'	67.88'	38.16'	64.40'	S71°27'10"E	64°54'48"
C33	15.00'	9.22'	4.76'	9.08'	N86°17'59"W	35°13'10"
C34	15.00'	5.90'	2.99'	5.87'	S57°24'54"E	22°32'58"
C35	50.00'	58.34'	33.00'	55.09'	N27°32'57"W	66°51'27"
C36	50.00'	51.85'	28.53'	49.56'	N89°18'46"E	59°25'07"
C37	50.00'	60.97'	34.92'	57.26'	N24°40'20"E	74°00'57"
C38A	15.00'	13.62'	7.32'	13.16'	N15°45'03"E	52°01'12"
C38	325.00'	53.78'	26.70'	53.22'	N37°25'06"E	09°23'34"
C39	325.00'	67.50'	33.87'	67.38'	S48°03'54"W	11°54'01"
C40	325.00'	96.72'	49.72'	96.36'	S62°32'26"W	17°03'04"
C41	50.00'	26.51'	13.58'	26.21'	N49°06'04"W	30°23'01"
C42	50.00'	48.96'	26.64'	47.03'	N05°51'29"W	56°06'09"
C43	50.00'	48.51'	26.36'	46.63'	S49°59'24"W	55°35'36"
C44	50.00'	48.51'	26.36'	46.63'	N74°25'01"W	55°35'36"
C45	50.00'	44.52'	23.86'	43.06'	N21°06'50"W	51°00'47"
C46	50.00'	30.85'	15.94'	30.37'	N22°04'12"E	35°21'17"
C47	325.00'	126.44'	64.03'	125.64'	N84°16'33"W	22°17'25"
C48	325.00'	58.60'	29.38'	58.52'	N67°57'56"W	10°19'50"
C49	325.00'	64.19'	32.20'	64.08'	N57°08'32"W	11°18'58"
C50	325.00'	30.65'	15.34'	30.54'	N48°46'58"W	05°24'11"
C51	275.00'	32.23'	16.13'	32.21'	S49°26'19"E	06°42'53"
C52	275.00'	96.97'	48.99'	96.47'	S62°53'52"E	20°12'14"
C53	275.00'	97.03'	49.02'	96.52'	S83°06'27"E	20°12'55"
C54	275.00'	100.08'	50.60'	99.53'	S76°21'34"W	20°51'04"
C55	275.00'	94.18'	47.56'	93.72'	N56°07'22"E	19°37'18"
C56	275.00'	65.23'	32.77'	65.07'	N39°31'01"E	13°35'24"
C57	275.00'	44.98'	22.54'	44.83'	N41°23'43"W	09°22'18"
C58	275.00'	101.12'	51.14'	100.55'	S26°10'31"E	21°04'07"
C59	325.00'	34.98'	17.51'	34.96'	N42°59'53"W	06°09'58"
C60	325.00'	59.38'	29.77'	59.30'	N34°40'51"W	10°28'05"
C61	325.00'	58.41'	29.28'	58.33'	S24°17'55"E	10°17'51"
C62	325.00'	19.90'	9.95'	19.90'	N17°23'45"W	03°30'30"
C63	375.00'	92.02'	46.24'	91.79'	N22°40'45"W	14°03'33"
C64	425.00'	58.66'	29.37'	58.61'	N31°46'39"W	07°54'27"
C65	425.00'	8.82'	4.41'	8.82'	N16°14'09"W	01°11'22"
C66	475.00'	36.91'	18.46'	36.90'	S63°56'56"W	04°27'08"
C67	475.00'	93.69'	47.00'	93.54'	S71°49'33"W	11°18'05"
C68	475.00'	83.06'	41.63'	82.95'	N82°29'08"E	10°01'06"
C69	475.00'	79.90'	40.04'	79.80'	S87°41'11"E	09°38'15"
C70	475.00'	80.20'	40.19'	80.10'	N78°01'51"W	09°40'25"
C71	475.00'	88.55'	44.41'	88.43'	S67°51'43"E	10°40'54"
C72	475.00'	91.34'	45.81'	91.20'	N57°00'13"W	11°01'04"
C73	475.00'	65.05'	32.58'	65.00'	S47°34'17"E	07°50'48"
C74	525.00'	67.39'	33.74'	67.35'	N48°54'30"W	07°21'18"
C75	525.00'	62.10'	31.09'	62.07'	S55°58'28"E	06°46'39"
C76	525.00'	61.98'	31.03'	61.94'	S62°44'41"E	06°45'51"
C77	525.00'	68.29'	34.20'	68.25'	S69°51'15"E	07°27'42"
C78	525.00'	64.08'	32.08'	64.04'	S77°04'33"E	06°59'36"
C79	525.00'	65.85'	32.97'	65.81'	S84°10'03"E	07°11'12"
C80	525.00'	64.91'	32.50'	64.87'	S88°41'50"W	07°05'03"
C81	525.00'	61.75'	30.91'	61.71'	N81°47'09"E	06°44'19"
C82	525.00'	61.97'	31.02'	61.94'	N75°02'05"E	06°45'48"
C83	525.00'	62.41'	31.24'	62.37'	S68°14'51"W	06°48'40"
C84	525.00'	28.58'	14.29'	28.58'	N63°16'57"E	03°07'09"

Cabinet Y

Side 221

CBD Carlson, Belgance & Doering, Inc.
 Civil Engineering • Surveying
 5401 English Lane West • Austin, Texas 78746
 Phone No. (512) 280-5160 • Fax No. (512) 280-5165

PATH: - PROJ\3935\PLAT.DWG

BUTTERCUP CREEK PHASE V SECTION EIGHT

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 21.150 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 EIGHT" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON.

WITNESS MY HAND THIS THE 29 DAY OF September, 2003, A.D.

ROBERT MANN, SENIOR VICE-PRESIDENT
LUMBERMEN'S INVESTMENT CORPORATION
1300 LOOP 1 (MOPAC)
AUSTIN, TEXAS 78767

Darlene Louk
DARLENE LOUK, ASSISTANT-VICE PRESIDENT
LUMBERMEN'S INVESTMENT CORPORATION
1300 LOOP 1 (MOPAC)
AUSTIN, TEXAS 78767

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 29 DAY OF September, 2003, A.D.

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 29 DAY OF September, 2003, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



APPROVED THIS THE 3 DAY OF November, 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.

Cynthia P. Long
CYNTHIA P. LONG
PLANNING AND ZONING COMMISSION

TERI 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:

- 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.
- 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.
- 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.
- 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 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.
- 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.
- 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.
- 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.
- 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.
- WATER AND SEWER SERVICE FOR THIS SUBDIVISION TO BE OBTAINED FROM THE CITY OF CEDAR PARK.
- TEMPORARY AND PERMANENT OFF-SITE EASEMENTS, AS REQUIRED, WILL BE PROVIDED FOR CONSTRUCTION OF WATER, WASTEWATER AND DRAINAGE FACILITIES PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 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.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS ARE TO BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
- 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.
- 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.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
- SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, INCLUDING VICTORIA DRIVE, VICTORIA COVE, RUMMEL RANCH RUN, JACOB TRAIL AND MADISON'S WAY. 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.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
- 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.
- 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.

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 FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 27, 1991.

STATE OF TEXAS
COUNTY OF TRAVIS:

I, 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 ENCLOSED BY ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ENGINEERING BY: *Brett R. Pasquarella* 9-24-03
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* 9-25-03
THOMAS J. DODD, R.P.L.S. NO. 7882 DATE
CARLSON, BRIGANCE & DOERING, INC.
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CB&D Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
Phone No. (512) 290-8140 • Fax No. (512) 290-8145

PATH:- PROJ\3935\PLAT.DWG

Cabinet Y

Side 222

BUTTERCUP CREEK PHASE V SECTION EIGHT

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 21.150 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at an exterior corner in the east 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 northwest corner and the POINT OF BEGINNING of the herein described 21.150 acre tract of land, from which point the northwest corner of said Richard Duty Survey bears, N81°43'13"W, an approximate distance of 2116 feet.

THENCE, crossing said Lumbermen's Investment tract, the following eleven (11) courses and distances, numbered 1 through 11,

1. N55°10'46"E, a distance of 118.60 feet to an iron rod set,
2. With a curve to left having a radius of 375.00 feet, an arc length of 46.24 feet and whose chord bears, N331°57'W, a distance of 46.21 feet to an iron rod set,
3. N53°14'07"E, a distance of 50.00 feet to an iron rod set,
4. With a curve to right having a radius of 425.00 feet, an arc length of 11.37 feet and whose chord bears, S35°59'53"E, a distance of 11.37 feet to an iron rod set,
5. N53°14'07"E, a distance of 120.00 feet to an iron rod set,
6. N39°00'04"W, a distance of 27.52 feet to an iron rod set,
7. N64°34'27"E, a distance of 186.28 feet to an iron rod set,
8. N80°08'46"E, a distance of 185.64 feet to an iron rod set,
9. S80°26'17"E, a distance of 191.78 feet to an iron rod set,
10. S65°45'16"E, a distance of 158.99 feet to an iron rod set, and
11. S50°30'07"E, a distance of 159.16 feet to an iron rod found at the most northerly corner of Lot 2, Block G of said Buttercup Creek Phase V, Section 1A, for the northeast corner of the herein described tract,

THENCE, continuing said Lumbermen's Investment tract with the west and north lines of said Buttercup Creek Phase V, Section 1A, the following sixteen (16) courses and distances, numbered 1 through 16,

1. S46°04'57"W, a distance of 116.27 feet to an iron rod found,
2. S44°46'01"W, a distance of 50.00 feet to an iron rod found,
3. With a curve to the right having a radius of 475.00 feet, an arc length of 13.12 feet and whose chord bears, S44°26'22"E, a distance of 13.12 feet to an iron rod found,
4. S41°53'55"W, a distance of 154.63 feet to an iron rod found,
5. S48°28'03"E, a distance of 75.84 feet to an iron rod found,
6. S48°14'21"E, a distance of 50.00 feet to an iron rod found,
7. N41°45'39"E, a distance of 53.11 feet to an iron rod found,
8. S48°14'21"E, a distance of 249.90 feet to an iron rod found,
9. S60°27'01"E, a distance of 50.08 feet to an iron rod found,
10. S57°16'41"E, a distance of 120.00 feet to an iron rod found,
11. S32°43'19"W, a distance of 600.94 feet to an iron rod found,
12. S74°47'06"W, a distance of 33.81 feet to an iron rod found,
13. N69°34'04"W, a distance of 290.37 feet to an iron rod found,
14. N46°09'38"W, a distance of 803.13 feet to an iron rod found,
15. N06°53'10"W, a distance of 249.70 feet to an iron rod found, and
16. N41°51'02"W, a distance of 21.23 feet to the POINT OF BEGINNING and containing 21.150 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 12th DAY OF February, 2001 A.D., AT 11:15 O'CLOCK A. M., AND DULY RECORDED THIS THE 13th DAY OF February, 2001 A.D., AT 9:32 O'CLOCK A. M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET Y, SLIDES 219, 220, 221 and 222 AND DOCUMENT NUMBER 2004011397.

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

Cindy Hodges
BY: DEPUTY



Cabinet Y

Slide 223



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