OAKMONT FOREST SECTION ONE

DOC# 9459621

FILED FOR RECORD

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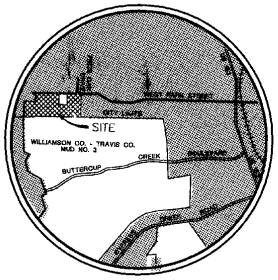
COUNTY CLERK, WILLIAMSON CO. TEX.



Location Map
(not to scale)

SCALE: 1"=100'

CURVE DATA

CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD/BRG
C1	25.00'	15°54'39"	6.94'	3.49'	S31°00'34"W
C2	25.00'	32°16'44"	14.08'	7.23'	S55°06'15"W
C3	25.00'	89°41'22"	39.13'	24.86'	S26°05'19"W
C4	25.00'	89°58'59"	39.26'	24.98'	S25°57'30"W
C5	25.00'	90°03'01"	39.29'	25.02'	N64°02'30"W
C6	15.00'	90°00'00"	23.56'	15.00'	N25°59'01"E
C7	15.00'	90°00'00"	23.56'	15.00'	N64°00'59"W
C8	15.00'	90°00'00"	23.56'	15.00'	N25°59'01"E
C9	15.00'	90°00'00"	23.56'	15.00'	N64°00'59"W
C10	15.00'	89°59'60"	23.56'	15.00'	N25°59'01"E
C11	15.00'	89°59'60"	23.56'	15.00'	S64°00'59"E
C12	15.00'	89°59'60"	23.56'	15.00'	N25°59'01"E
C13	25.00'	48°11'23"	21.03'	11.18'	N43°06'40"W
C14	25.00'	48°11'23"	21.03'	11.18'	S05°04'43"W
C15	15.00'	89°59'60"	23.56'	15.00'	S64°00'59"E
C16	15.00'	89°44'24"	23.49'	14.93'	N26°06'50"E
C17	15.00'	90°00'00"	23.56'	15.00'	N63°45'22"W
C18	15.00'	89°59'60"	23.56'	15.00'	N26°14'38"E
C19	25.00'	48°11'23"	21.03'	11.18'	S64°38'41"E
C20	25.00'	48°11'23"	21.03'	11.18'	S47°06'56"W
C21	15.00'	90°15'36"	23.63'	15.07'	S63°53'11"E
C22	50.00'	37°20'24"	32.59'	16.89'	N10°30'12"E
C23	50.00'	49°39'23"	43.18'	23.04'	S41°05'55"W
C24	50.00'	51°21'57"	44.83'	24.05'	S43°34'31"E
C25	50.00'	51°16'07"	44.74'	23.99'	S45°20'58"W
C26	50.00'	49°34'52"	43.27'	23.09'	S05°04'32"E
C27	50.00'	37°20'24"	32.59'	16.89'	S48°32'10"E
C28	50.00'	49°39'23"	43.33'	23.13'	S20°13'27"E
C29	50.00'	46°24'26"	40.50'	21.43'	S68°15'22"E
C30	50.00'	43°32'32"	38.00'	19.97'	S26°22'30"W
C31	50.00'	65°29'11"	57.15'	32.15'	N55°47'50"E
C32	50.00'	3°28'22"	3.03'	1.52'	N62°18'11"W
C33	50.00'	67°48'52"	59.18'	33.61'	S82°03'12"W
C34	25.00'	99°19'38"	39.41'	25.14'	S63°54'41"E
C35	50.00'	276°22'46"	241.19'		N18°45'22"W
C36	50.00'	276°22'46"	241.19'		N70°59'01"E

LEGEND

- ● = Iron Rod Found
- ○ = Iron Rod Set
- ◉ = Iron Pipe Found
- □ = Concrete Monument Set

P.U.E. = Public Utility Easement
B.L. = Building Line
R.O.W. = Right of Way

OWNER: OAKMONT FOREST LTD.
ACREAGE: 17.993
SURVEY: R.G. ANDERSON SURVEY A-28 AND M.P. ANDERSON SURVEY A-27
NO. OF LOTS: 67
NO. OF BLOCKS: 6
F.E.M.A. MAP NO. 48491C0304C WILLIAMSON CO., TX., DATED: SEPTEMBER 27TH, 1991.
LINEAR FEET OF NEW STREETS: 3150 L.F.
DATE: APRIL 25TH, 1994.
BENCHMARK AND ELEVATION:
1. 2-60D NAILS IN POWER POLE AT S.W. CORNER OF SETTLERS CREEK SEC. TWO. ELEV. = 991.40'
2. 1-60D NAIL IN POWER POLE AT N.E. CORNER OF SETTLERS DRIVE & WEST PARK STREET ELEV. = 987.78'

SURVEYED & ENGINEERED BY: CARLSON ENGINEERING & ASSOCIATES
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748

CABINET L SLIDE 226 DOC.# 9459621

Cabinet L, Slide 226

OAKMONT FOREST SECTION ONE

CABINET L

SLIDE 227

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT OAKMONT FOREST, LTD., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING AN OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH BLAKE MAGEE, PRESIDENT OF WEST PARK DEVELOPMENT, INC., ITS MANAGING GENERAL PARTNER, AND BEING OWNERS OF THAT CERTAIN 34.851 ACRE TRACT OF LAND OUT OF AND A PART OF THE R.G. ANDERSON SURVEY A-28 AND M.P. ANDERSON SURVEY A-27, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 2518, PAGE 766, WILLIAMSON COUNTY, TEXAS DEED RECORDS, DOES HEREBY SUBDIVIDE 17.443 ACRES OF LAND COMPRISED OF 15.537 ACRES OF LAND BEING A PORTION OF LOT 11 OF THE CEDAR PARK RANCHETTES, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 393 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS: AND A 1.504 ACRE PORTION OF LOT 1 OF THE PAT BRIGGS SUBDIVISION FOUND OF RECORD IN CABINET E, SLIDE 154 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS; SAID SUBDIVISION HAVING BEEN VACATED, IN ACCORDANCE WITH SECTION 212.013 OF THE TEXAS LOCAL GOVERNMENT CODE, BY ~~AN INSTRUMENT RECORDED IN VOLUME~~ Public ~~, PAGE~~ Hearing ~~OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS.~~ IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SUBJECT TO ANY EASEMENTS, OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS **"OAKMONT FOREST SECTION ONE"** AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON. 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 IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER: HOWEVER. THE CITY SHALL HAVE THE RIGHT AND AUTHORITY TO ENFORCE 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.

WITNESS MY HAND, THIS THE 5th DAY OF August, 1994, A.D.

BLAKE MAGEE, PRESIDENT
WEST PARK DEVELOPMENT, INC.
600 CONGRESS AVENUE, SUITE 1700
AUSTIN, TEXAS 78701

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE MAGEE, 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 5th DAY OF August, 1994, A.D.

NOTARY PUBLIC, STATE OF TEXAS

Tammie R McKinnon
Notary Public
STATE OF TEXAS
My Comm. Exp. 4-27-96

APPROVED THIS THE 20th DAY OF September, 1994, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DANNY BELL
PLANNING & ZONING COMMISSION CHAIRMAN

BETTY ATKINSON
PLANNING & ZONING COMMISSION SECRETARY

I, DORTHEY L. DUCKETT, 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, TEXAS.

DORTHEY L. DUCKETT
MAYOR, CITY OF CEDAR PARK, TEXAS

NANCY M. FAULKNER
CITY SECRETARY, CITY OF CEDAR PARK, TEXAS

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE R.G. ANDERSON SURVEY A-28 AND THE M.P. ANDERSON SURVEY A-27, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THOSE CERTAIN TRACTS I, II, III, IV, V, VI, VII AND X AS DESCRIBED IN A DEED TO OAKMONT FOREST LIMITED OF RECORD IN VOLUME 2518, PAGE 0766, OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 17.443 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found in the southerly right-of-way line of West Park Street being the northeast corner of said Tract V, being the most northeast corner of said OAKMONT FOREST LIMITED tract for the northeast corner of the herein described tract;

THENCE, leaving said right-of-way with the easterly line of said Tract V, being an easterly line of said OAKMONT FOREST LIMITED tract for an easterly line of the herein described tract S18°45'22"E, 881.06 feet to an iron rod found at the southeast corner of said Tract V, being the southeast corner of said OAKMONT FOREST LIMITED tract for the southeast corner of the herein described tract,

THENCE, with the southerly lines of said Tracts V, X, VI, II, I and VII being the southerly line of said OAKMONT FOREST LIMITED tract for the southerly line of the herein described tract the following six courses and distances as enumerated below;

1. S70°46'10" W, 247.22 feet to an iron rod found for an angle point herein,
2. S 70°47'20" W, 246.93 feet to an iron rod found for an angle point herein,
3. S71°20'39" W, 246.57 feet to an iron rod found for an angle point herein,
4. S70°52'41" W, 50.11 feet to an iron rod found for an angle point herein,
5. S71°16'04" W, 196.24 feet to an iron rod found for angle point herein,
6. S71°36'14" W, 134.66 feet to an iron rod set for the southwest corner of the herein described tract;

THENCE crossing said tract VII for the westerly line of the herein described tract the following three (3) courses and distances as enumerated below:

1. N19°00'59"W, 167.88 feet to an iron rod set for an angle point herein,
2. N70°59'01"E, 9.95 feet to an iron rod set for an angle point herein,
3. N19°00'59"W, 710.06 feet to an iron rod set in the southerly right-of-way line of said West Park Street being the northerly line of said Tract VII, being the northerly line of said OAKMONT FOREST LIMITED tract for the northwest corner of the herein described tract;

THENCE with the southerly right-of-way line of said West Park Street being the northerly lines of said Tracts VII and I, being a northerly line of said OAKMONT FOREST LIMITED tract for a northerly line of the herein described tract N70°56'00"E, 325.08 feet to an iron rod found at the northeast corner of said Tract I, being an angle point of said OAKMONT FOREST LIMITED tract for an angle point of the herein described tract;

THENCE, leaving said right-of-way with the easterly line of said Tract I, being an easterly line of said OAKMONT FOREST LIMITED tract for an easterly line of the herein described tract S18°36'43"E, 410.54 feet to an iron rod found at the most westerly northwest corner of said Tract II, being an interior ell corner of said OAKMONT FOREST LIMITED tract for an interior ell corner of the herein described tract;

THENCE with a northerly line of said Tract II, being a northerly line of said OAKMONT FOREST LIMITED tract for a northerly line of the herein described tract N71°10'22"E, 130.93 feet to a concrete monument found for an angle point and N70°54'57"E, 139.82 feet to an iron rod found at an interior ell corner of said Tract II, being an interior ell corner of said OAKMONT FOREST LIMITED tract for an interior ell corner of the herein described tract;

THENCE with a westerly line of said Tract II, being a westerly line of said OAKMONT FOREST LIMITED tract for a westerly line of the herein described tract N18°52'42"W, 99.05 feet to an iron pipe found for an angle point and N18°42'43"W, 57.17 feet to an iron rod set for an angle point of the herein described tract, from which said angle point the most northerly northwest corner of said Tract II bears N18°42'43"W, 254.82 feet;

THENCE crossing said Tract II for a northerly line of the herein described tract N70°56'00"E, 149.82 feet to an iron rod found in the northerly line of said Tract X, being the southeast corner of said Tract III, being an interior ell corner of said OAKMONT FOREST LIMITED tract for an interior ell corner of the herein described tract;

THENCE with a northerly line of said Tract X, being a northerly line of said OAKMONT FOREST LIMITED tract for a northerly line of the herein described tract N84°16'12"E, 116.20 feet to an iron rod found at an interior ell corner of said Tract X for an interior ell corner of the herein described tract,

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OAKMONT FOREST SECTION ONE

CABINET L

SLIDE 228

THENCE with a westerly line of said Tract X and the westerly line of said Tract IV, being a westerly line of said OAKMONT FOREST LIMITED tract for a westerly line of the herein described tract N19°05'12"W, 26.97 feet to an iron rod set for an angle point of the herein described tract;

THENCE leaving said westerly line of said Tract X for a northerly line of the herein described tract N70°56'00"E, 78.67 feet to an iron rod set for an interior ell corner of the herein described tract;

THENCE for a westerly line of the herein described tract the following three (3) courses and distances as enumerated below:

1. N18°45'22"W, 219.52 feet to an iron rod set at a point of curvature for an angle point herein;
2. with said curve to the left, having a radius of 25.00 feet, and arc distance of 39.41 feet and whose chord bears N63°54'41"W, 35.45 feet to an iron rod set for an angle point herein;
3. N19°04'00"W, 10.00 feet to an iron rod set in the southerly right-of-way line of said West Park Street, being the northerly line of said Tract V, being a northerly line of said OAKMONT FOREST LIMITED tract for an angle point of the herein described tract;

THENCE with the southerly right-of-way line of said West Park Street being the northerly line of said Tract V, being a northerly line of said OAKMONT FOREST LIMITED tract for a northerly line of the herein described tract N70°56'00"E, 204.76 feet to the PLACE OF BEGINNING containing 17.99 Acres Of Land.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS. I, ELAINE BIZZELL, 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 14TH DAY OF December, 1994, A.D., AT 4:20 O'CLOCK P.M., AND DULY RECORDED THIS THE 14TH DAY OF December, 1994, A.D., AT 4:25 O'CLOCK P.M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET L, SLIDES 226 - 228

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

Belinda Wallace
DEPUTY

Elaine Bizzell by deputy
ELAINE BIZZELL, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

COUNTY COURT OF WILLIAMSON COUNTY TEXAS

THE U.S. POST OFFICE OF THE CITY OF CEDAR PARK, TEXAS, HEREBY APPROVES THE STREETS DEDICATED BY THIS SUBDIVISION PLAT.

LENORE FUTCH, POSTMASTER

9-16-94
DATE

GENERAL NOTES

1. WATER AND SEWER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF CEDAR PARK.
2. CONSTRUCTION WILL BE IN CONFORMANCE WITH THE CITY OF CEDAR PARK CODE OF ORDINANCES.
3. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION AND BOUNDARY STREET IMPROVEMENTS IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK SHALL BE PROVIDED PRIOR TO CITY PLAN APPROVAL BY THE CITY OF CEDAR PARK.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF CEDAR PARK.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS OR HER ASSIGNS. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER AND WASTEWATER FACILITIES
7. 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 AND WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
8. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
9. CONSTRUCTIONS PLANS AND SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION, INCLUDING BUT NOT LIMITED TO STREETS, DRAINAGE, GRADING, WATER AND WASTEWATER SYSTEMS.
10. ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC., SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS.
11. WASTEWATER COLLECTION SYSTEM SHALL CONFORM TO TEXAS NATURAL RESOURCE CONSERVATION COMMISSION REQUIREMENTS.
12. WATER DISTRIBUTION SYSTEM SHALL CONFORM TO TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS.
13. 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL ROAD RIGHT-OF-WAYS WITHIN THE SUBDIVISION.
15. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS AND ALONG THE SOUTH SIDE OF WEST PARK STREET. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
16. NO DIRECT DRIVEWAY ACCESS TO WEST PARK STREET SHALL BE ALLOWED FROM LOTS 7 AND 8, BLOCK F, LOT 1, BLOCK G, AND LOT 1, BLOCK H.
17. WASTEWATER PASS-THROUGH SERVICE TO BE PROVIDED BY WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 3.
18. OFF-SITE DETENTION 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.
19. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WASTEWATER UTILITY INSTALLATION.
20. BUILDING SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO CITY OF CEDAR PARK ZONING ORDINANCE.
21. TEMPORARY AND/OR PERMANENT DRAINAGE EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE DRAINAGE FACILITIES.
22. A 5' PUE IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE. A SEVEN AND ONE-HALF FOOT (7.5') IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48491C-0306C, DATED SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, H.D. ROYE, 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: H.D. Roye
H.D. ROYE, P.E. NO. 68506
CARLSON ENGINEERING & ASSOCIATES, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748

STATE OF TEXAS — H.D. ROYE, JR. — 68506 — REGISTERED PROFESSIONAL ENGINEER

DATE 8-3-94

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BILLY HAROLD TRIMBLE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE PROPERTY AND THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK.

SURVEYED BY: Billy Harold Trimble
BILLY HAROLD TRIMBLE, R.P.L.S. NO. 4037
TRIMBLE LAND SURVEYING, INC.
4131 SPICEWOOD SPRINGS RD.
AUSTIN, TEXAS 78759

STATE OF TEXAS — REGISTERED — BILLY H. TRIMBLE — 4037 — PROFESSIONAL LAND SURVEYOR

DATE 8/4/94

Cabinet L, Slide 228

WILLLIAMSON COUNTY CLERK

OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 9459621

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET L SLIDE(S) 226

OAKMONT FOREST SECTION ONE

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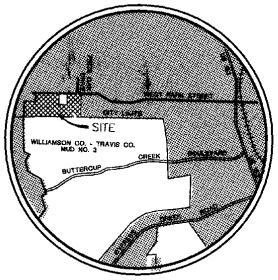
COUNTY CLERK, WILLIAMSON CO. TEX.



Location Map
(not to scale)

SCALE: 1"=100'

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C19	25.00'	48°11'23"	21.03'	11.18'	S64°38'41"E
C20	25.00'	48°11'23"	21.03'	11.18'	S47°06'56"W
C21	15.00'	90°15'36"	23.63'	15.07'	S63°53'11"E
C22	50.00'	37°20'24"	32.59'	16.89'	N10°30'12"E
C23	50.00'	49°39'23"	43.18'	23.04'	S41°05'55"W
C24	50.00'	51°21'57"	44.83'	24.05'	S43°34'31"E
C25	50.00'	51°16'07"	44.74'	23.99'	S45°20'58"W
C26	50.00'	49°34'52"	43.27'	23.09'	S05°04'32"E
C27	50.00'	37°20'24"	32.59'	16.89'	S48°32'10"E
C28	50.00'	49°39'23"	43.33'	23.13'	S20°13'27"E
C29	50.00'	46°24'26"	40.50'	21.43'	S68°15'22"E
C30	50.00'	43°32'32"	38.00'	19.97'	S26°22'30"W
C31	50.00'	65°29'11"	57.15'	32.15'	N55°47'50"E
C32	50.00'	3°28'22"	3.03'	1.52'	N62°18'11"W
C33	50.00'	67°48'52"	59.18'	33.61'	S82°03'12"W
C34	25.00'	99°19'38"	39.41'	25.14'	S63°54'41"E
C35	50.00'	276°22'46"	241.19'		N18°45'22"W
C36	50.00'	276°22'46"	241.19'		N70°59'01"E

LEGEND

- ● = Iron Rod Found
- ○ = Iron Rod Set
- ◉ = Iron Pipe Found
- □ = Concrete Monument Set

P.U.E. = Public Utility Easement
B.L. = Building Line
R.O.W. = Right of Way

OWNER: OAKMONT FOREST LTD.
ACREAGE: 17.993
SURVEY: R.G. ANDERSON SURVEY A-28 AND M.P. ANDERSON SURVEY A-27
NO. OF LOTS: 67
NO. OF BLOCKS: 6
F.E.M.A. MAP NO. 48491C0304C WILLIAMSON CO., TX., DATED: SEPTEMBER 27TH, 1991.
LINEAR FEET OF NEW STREETS: 3150 L.F.
DATE: APRIL 25TH, 1994.
BENCHMARK AND ELEVATION:
1. 2-60D NAILS IN POWER POLE AT S.W. CORNER OF SETTLERS CREEK SEC. TWO. ELEV. = 991.40'
2. 1-60D NAIL IN POWER POLE AT N.E. CORNER OF SETTLERS DRIVE & WEST PARK STREET ELEV. = 987.78'

SURVEYED & ENGINEERED BY: CARLSON ENGINEERING & ASSOCIATES
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748

CABINET L SLIDE 226 DOC.# 9459621

Cabinet L, Slide 226

OAKMONT FOREST SECTION ONE

CABINET L

SLIDE 227

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT OAKMONT FOREST, LTD., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING AN OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH BLAKE MAGEE, PRESIDENT OF WEST PARK DEVELOPMENT, INC., ITS MANAGING GENERAL PARTNER, AND BEING OWNERS OF THAT CERTAIN 34.851 ACRE TRACT OF LAND OUT OF AND A PART OF THE R.G. ANDERSON SURVEY A-28 AND M.P. ANDERSON SURVEY A-27, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 2518, PAGE 766, WILLIAMSON COUNTY, TEXAS DEED RECORDS, DOES HEREBY SUBDIVIDE 17.443 ACRES OF LAND COMPRISED OF 15.537 ACRES OF LAND BEING A PORTION OF LOT 11 OF THE CEDAR PARK RANCHETTES, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 393 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS: AND A 1.504 ACRE PORTION OF LOT 1 OF THE PAT BRIGGS SUBDIVISION FOUND OF RECORD IN CABINET E, SLIDE 154 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS; SAID SUBDIVISION HAVING BEEN VACATED, IN ACCORDANCE WITH SECTION 212.013 OF THE TEXAS LOCAL GOVERNMENT CODE, BY ~~AN INSTRUMENT RECORDED IN VOLUME~~ Public ~~, PAGE~~ Hearing ~~OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS.~~ IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SUBJECT TO ANY EASEMENTS, OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS **"OAKMONT FOREST SECTION ONE"** AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON. 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 IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER: HOWEVER. THE CITY SHALL HAVE THE RIGHT AND AUTHORITY TO ENFORCE 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.

WITNESS MY HAND, THIS THE 5th DAY OF August, 1994, A.D.

BLAKE MAGEE, PRESIDENT
WEST PARK DEVELOPMENT, INC.
600 CONGRESS AVENUE, SUITE 1700
AUSTIN, TEXAS 78701

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE MAGEE, 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 5th DAY OF August, 1994, A.D.

NOTARY PUBLIC, STATE OF TEXAS

Tammie R McKinnon
Notary Public
STATE OF TEXAS
My Comm. Exp. 4-27-96

APPROVED THIS THE 20th DAY OF September, 1994, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DANNY BELL
PLANNING & ZONING COMMISSION CHAIRMAN

BETTY ATKINSON
PLANNING & ZONING COMMISSION SECRETARY

I, DORTHEY L. DUCKETT, 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, TEXAS.

DORTHEY L. DUCKETT
MAYOR, CITY OF CEDAR PARK, TEXAS

NANCY M. FAULKNER
CITY SECRETARY, CITY OF CEDAR PARK, TEXAS

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE R.G. ANDERSON SURVEY A-28 AND THE M.P. ANDERSON SURVEY A-27, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THOSE CERTAIN TRACTS I, II, III, IV, V, VI, VII AND X AS DESCRIBED IN A DEED TO OAKMONT FOREST LIMITED OF RECORD IN VOLUME 2518, PAGE 0766, OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 17.443 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found in the southerly right-of-way line of West Park Street being the northeast corner of said Tract V, being the most northeast corner of said OAKMONT FOREST LIMITED tract for the northeast corner of the herein described tract;

THENCE, leaving said right-of-way with the easterly line of said Tract V, being an easterly line of said OAKMONT FOREST LIMITED tract for an easterly line of the herein described tract S18°45'22"E, 881.06 feet to an iron rod found at the southeast corner of said Tract V, being the southeast corner of said OAKMONT FOREST LIMITED tract for the southeast corner of the herein described tract,

THENCE, with the southerly lines of said Tracts V, X, VI, II, I and VII being the southerly line of said OAKMONT FOREST LIMITED tract for the southerly line of the herein described tract the following six courses and distances as enumerated below;

1. S70°46'10" W, 247.22 feet to an iron rod found for an angle point herein,
2. S 70°47'20" W, 246.93 feet to an iron rod found for an angle point herein,
3. S71°20'39" W, 246.57 feet to an iron rod found for an angle point herein,
4. S70°52'41" W, 50.11 feet to an iron rod found for an angle point herein,
5. S71°16'04" W, 196.24 feet to an iron rod found for angle point herein,
6. S71°36'14" W, 134.66 feet to an iron rod set for the southwest corner of the herein described tract;

THENCE crossing said tract VII for the westerly line of the herein described tract the following three (3) courses and distances as enumerated below:

1. N19°00'59"W, 167.88 feet to an iron rod set for an angle point herein,
2. N70°59'01"E, 9.95 feet to an iron rod set for an angle point herein,
3. N19°00'59"W, 710.06 feet to an iron rod set in the southerly right-of-way line of said West Park Street being the northerly line of said Tract VII, being the northerly line of said OAKMONT FOREST LIMITED tract for the northwest corner of the herein described tract;

THENCE with the southerly right-of-way line of said West Park Street being the northerly lines of said Tracts VII and I, being a northerly line of said OAKMONT FOREST LIMITED tract for a northerly line of the herein described tract N70°56'00"E, 325.08 feet to an iron rod found at the northeast corner of said Tract I, being an angle point of said OAKMONT FOREST LIMITED tract for an angle point of the herein described tract;

THENCE, leaving said right-of-way with the easterly line of said Tract I, being an easterly line of said OAKMONT FOREST LIMITED tract for an easterly line of the herein described tract S18°36'43"E, 410.54 feet to an iron rod found at the most westerly northwest corner of said Tract II, being an interior ell corner of said OAKMONT FOREST LIMITED tract for an interior ell corner of the herein described tract;

THENCE with a northerly line of said Tract II, being a northerly line of said OAKMONT FOREST LIMITED tract for a northerly line of the herein described tract N71°10'22"E, 130.93 feet to a concrete monument found for an angle point and N70°54'57"E, 139.82 feet to an iron rod found at an interior ell corner of said Tract II, being an interior ell corner of said OAKMONT FOREST LIMITED tract for an interior ell corner of the herein described tract;

THENCE with a westerly line of said Tract II, being a westerly line of said OAKMONT FOREST LIMITED tract for a westerly line of the herein described tract N18°52'42"W, 99.05 feet to an iron pipe found for an angle point and N18°42'43"W, 57.17 feet to an iron rod set for an angle point of the herein described tract, from which said angle point the most northerly northwest corner of said Tract II bears N18°42'43"W, 254.82 feet;

THENCE crossing said Tract II for a northerly line of the herein described tract N70°56'00"E, 149.82 feet to an iron rod found in the northerly line of said Tract X, being the southeast corner of said Tract III, being an interior ell corner of said OAKMONT FOREST LIMITED tract for an interior ell corner of the herein described tract;

THENCE with a northerly line of said Tract X, being a northerly line of said OAKMONT FOREST LIMITED tract for a northerly line of the herein described tract N84°16'12"E, 116.20 feet to an iron rod found at an interior ell corner of said Tract X for an interior ell corner of the herein described tract,

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OAKMONT FOREST SECTION ONE

CABINET L

SLIDE 228

THENCE with a westerly line of said Tract X and the westerly line of said Tract IV, being a westerly line of said OAKMONT FOREST LIMITED tract for a westerly line of the herein described tract N19°05'12"W, 26.97 feet to an iron rod set for an angle point of the herein described tract;

THENCE leaving said westerly line of said Tract X for a northerly line of the herein described tract N70°56'00"E, 78.67 feet to an iron rod set for an interior ell corner of the herein described tract;

THENCE for a westerly line of the herein described tract the following three (3) courses and distances as enumerated below:

1. N18°45'22"W, 219.52 feet to an iron rod set at a point of curvature for an angle point herein;
2. with said curve to the left, having a radius of 25.00 feet, and arc distance of 39.41 feet and whose chord bears N63°54'41"W, 35.45 feet to an iron rod set for an angle point herein;
3. N19°04'00"W, 10.00 feet to an iron rod set in the southerly right-of-way line of said West Park Street, being the northerly line of said Tract V, being a northerly line of said OAKMONT FOREST LIMITED tract for an angle point of the herein described tract;

THENCE with the southerly right-of-way line of said West Park Street being the northerly line of said Tract V, being a northerly line of said OAKMONT FOREST LIMITED tract for a northerly line of the herein described tract N70°56'00"E, 204.76 feet to the PLACE OF BEGINNING containing 17.99 Acres Of Land.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS. I, ELAINE BIZZELL, 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 14TH DAY OF December, 1994, A.D., AT 4:20 O'CLOCK P.M., AND DULY RECORDED THIS THE 14TH DAY OF December, 1994, A.D., AT 4:25 O'CLOCK P.M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET L, SLIDES 226 - 228

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

Belinda Wallace
DEPUTY

Elaine Bizzell by deputy
ELAINE BIZZELL, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

COUNTY COURT OF WILLIAMSON COUNTY TEXAS

THE U.S. POST OFFICE OF THE CITY OF CEDAR PARK, TEXAS, HEREBY APPROVES THE STREETS DEDICATED BY THIS SUBDIVISION PLAT.

LENORE FUTCH, POSTMASTER

9-16-94
DATE

GENERAL NOTES

1. WATER AND SEWER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF CEDAR PARK.
2. CONSTRUCTION WILL BE IN CONFORMANCE WITH THE CITY OF CEDAR PARK CODE OF ORDINANCES.
3. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION AND BOUNDARY STREET IMPROVEMENTS IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK SHALL BE PROVIDED PRIOR TO CITY PLAN APPROVAL BY THE CITY OF CEDAR PARK.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF CEDAR PARK.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS OR HER ASSIGNS. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER AND WASTEWATER FACILITIES
7. 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 AND WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
8. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
9. CONSTRUCTIONS PLANS AND SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION, INCLUDING BUT NOT LIMITED TO STREETS, DRAINAGE, GRADING, WATER AND WASTEWATER SYSTEMS.
10. ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC., SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS.
11. WASTEWATER COLLECTION SYSTEM SHALL CONFORM TO TEXAS NATURAL RESOURCE CONSERVATION COMMISSION REQUIREMENTS.
12. WATER DISTRIBUTION SYSTEM SHALL CONFORM TO TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS.
13. 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
14. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN FOOT (10') WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL ROAD RIGHT-OF-WAYS WITHIN THE SUBDIVISION.
15. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS AND ALONG THE SOUTH SIDE OF WEST PARK STREET. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
16. NO DIRECT DRIVEWAY ACCESS TO WEST PARK STREET SHALL BE ALLOWED FROM LOTS 7 AND 8, BLOCK F, LOT 1, BLOCK G, AND LOT 1, BLOCK H.
17. WASTEWATER PASS-THROUGH SERVICE TO BE PROVIDED BY WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 3.
18. OFF-SITE DETENTION 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.
19. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WASTEWATER UTILITY INSTALLATION.
20. BUILDING SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO CITY OF CEDAR PARK ZONING ORDINANCE.
21. TEMPORARY AND/OR PERMANENT DRAINAGE EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE DRAINAGE FACILITIES.
22. A 5' PUE IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE. A SEVEN AND ONE-HALF FOOT (7.5') IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48491C-0306C, DATED SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, H.D. ROYE, 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: H.D. Roye
H.D. ROYE, P.E. NO. 68506
CARLSON ENGINEERING & ASSOCIATES, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748

STATE OF TEXAS — H.D. ROYE, JR. — 68506 — REGISTERED PROFESSIONAL ENGINEER

DATE 8-3-94

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BILLY HAROLD TRIMBLE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE PROPERTY AND THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK.

SURVEYED BY: Billy Harold Trimble
BILLY HAROLD TRIMBLE, R.P.L.S. NO. 4037
TRIMBLE LAND SURVEYING, INC.
4131 SPICEWOOD SPRINGS RD.
AUSTIN, TEXAS 78759

STATE OF TEXAS — REGISTERED — BILLY H. TRIMBLE — 4037 — PROFESSIONAL LAND SURVEYOR

DATE 8/4/94

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