5 PGS 2015016045
PLAT

PLAT MAP RECORDING SHEET

DEDICATOR: SPANISH CREEK INVESTMENTS, LP
THOMAS A GOEBEL, PRESIDENT

SUBDIVISION NAME: EDGEWATER

PROPERTY IS DESCRIBED AS: 52.178 ACRES OUT OF THE WILLIAM S PARKER SURVEY, ABSTRACT NUMBER 9 AND WASHINGTON ANDERSON SURVEY, ABSTRACT NUMBER 15, IN WILLIAMSON COUNTY, TEXAS.

SUBMITTED BY: CITY OF CEDAR PARK; SHANDRIAN JARVIS, (512) 401-5058

DIGITALLY RECORDED

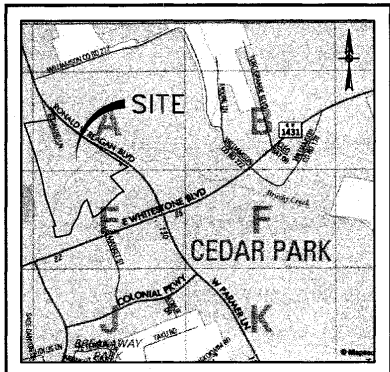
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015016045

Nancy E. Rister, County Clerk
Williamson County, Texas
March 04, 2015 11:08 AM
FEE: $391.00 PHELPS

Doc# 2015016045

FINAL PLAT OF EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK INVESTMENTS, LP BEING, ALL OF A CALLED 51.08 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A CALLED 1.032 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP

NOT-TO-SCALE
MAPSCO MAP GRID: 374

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

	⌀	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	⌀	FOUND 1/2" IRON ROD WITH CAP
	⊙	SET 1/2" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	A	BLOCK LETTER
	PUE	PUBLIC UTILITY EASEMENT
	ROW	RIGHT-OF-WAY
	OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
	.....	SIDEWALK (SEE PLAT NOTE No. 30)

LOT SUMMARY:

LOT 1, BLOCK A (ONE LOT)	52.178 ACRES
TOTAL SUBDIVISION ACREAGE:	52.178 ACRES

OWNER/SUBDIVIDER:

SPANISH CREEK INVESTMENTS LP
2800 WAYMAKER WAY, UNIT 8
AUSTIN, TX 78746

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.9999600016

BENCHMARKS:

BENCHMARK No. 1: RxR SPIKE SET IN BASE OF 20" OAK TREE
GRID COORDINATES
N: 10167707.1
E: 3097177.2
ELEVATION 822.63' (NAVD 88)
GEOID 03

BENCHMARK No. 2: 1/2" IRON ROD W/YELLOW CAP
NAD 83 GRID COORDINATES
N: 10167872.3
E: 3097665.0
ELEVATION 832.87' (NAVD 88)
GEOID 03

FLOOD NOTE:

1. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48491C0470E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV .

   ZONE AE, DEFINED AS: "THE FLOODWAY IS THE CHANNEL OF STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

   ***ZONE X (SHADED)**, DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

   ZONE X (UNSHADED), DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."

2. FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
3. THE SUBJECT PROPERTY IS ALSO NOT AFFECTED BY ANY EFFECTIVE LETTERS OF MAP REVISION (L.O.M.R.) OR EFFECTIVE LETTERS OF MAP CHANGE (L.O.M.C.) AS FOUND ON THE WEBSITE WWW.MSC.FEMA.GOV AND VERIFIED BY DATA REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ONLINE PUBLIC REPORTS AT HTTPS://HAZARDS.FEMA.GOV/FEMAPORTAL/WPS/PORTAL ON JULY 16, 2012.

LANSFORD FAMILY LIMITED PARTNERSHIP
A CALLED 0.121 OF AN ACRE TRACT
DOC. NO. 2003013995 (O.R.)

DOUGLAS R. HOLMANS AND WIFE, MAXINE HOLMANS
A CALLED 40.23 ACRE TRACT
DOC. NO. 9526013 (O.R.)

N 21°09'15" W
232.63'

N81°43'59"E 591.43'

LOT 1, BLOCK A
52.178 ACRES
(2,272,879 SQUARE FEET MORE OR LESS)
SPANISH CREEK INVESTMENTS LP
A CALLED 51.08 ACRE TRACT
DOC. NO. 2013061033 (O.P.R.)
A CALLED 1.032 ACRE TRACT
DOC. NO. 2013061033 (O.P.R.)

RONALD W. REAGAN BLVD.
(VARIABLE WIDTH RIGHT OF WAY)
S56°48'12"E 512.94'

S 56°47'32" E
570.35'

N16°54'18"W 446.26'

WILLIAM PARKER SURVEY
ABSTRACT 9

WASHINGTON ANDERSON SURVEY
ABSTRACT 15

10' SETBACK LINE
25' SETBACK LINE
20' SETBACK LINE

20' X 15' WATER EASEMENT
25' LANDSCAPE AND PEDESTRIAN EASEMENT
VARIABLE WIDTH PEDESTRIAN EASEMENT
VARIABLE WIDTH PEDESTRIAN EASEMENT
UPPER BRUSHY CREEK WCID ACCESS EASEMENT
DOC. NO. 2015009700 (O.P.R.)
DRAINAGE EASEMENT
UPPER BRUSHY CREEK WCID FLOOD CONTROL STRUCTURE #4 EASEMENT
DOC. NO. 2015009699 (O.P.R.)

LIMITS OF FULLY DEVELOPED 100-YEAR FLOODPLAIN
ORIGINAL SURVEY LINE (NOT FIELD LOCATED)
ZONE AE
ZONE X

MATCHLINE-SEE PAGE 2
MATCHLINE-SEE PAGE 3

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

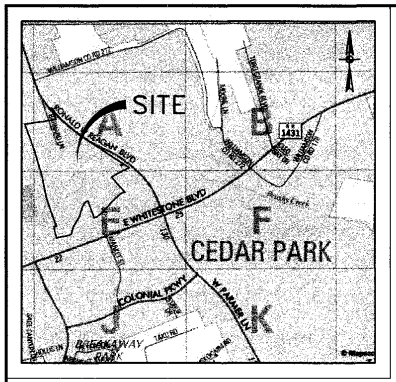
SHEET 1 OF 5

SUBDIVISION PLAT OF EDGEWATER

SURVEY JOB NO. 50781-00

Date: Feb 10, 2015, 8:20am User ID: VXunther
File: H:\survey\CIVIL\50781-00\Plat\PL50781-00.dwg

Doc# 2015016045



LOCATION MAP

NOT-TO-SCALE

MAPSCO MAP GRID: 374

FINAL PLAT

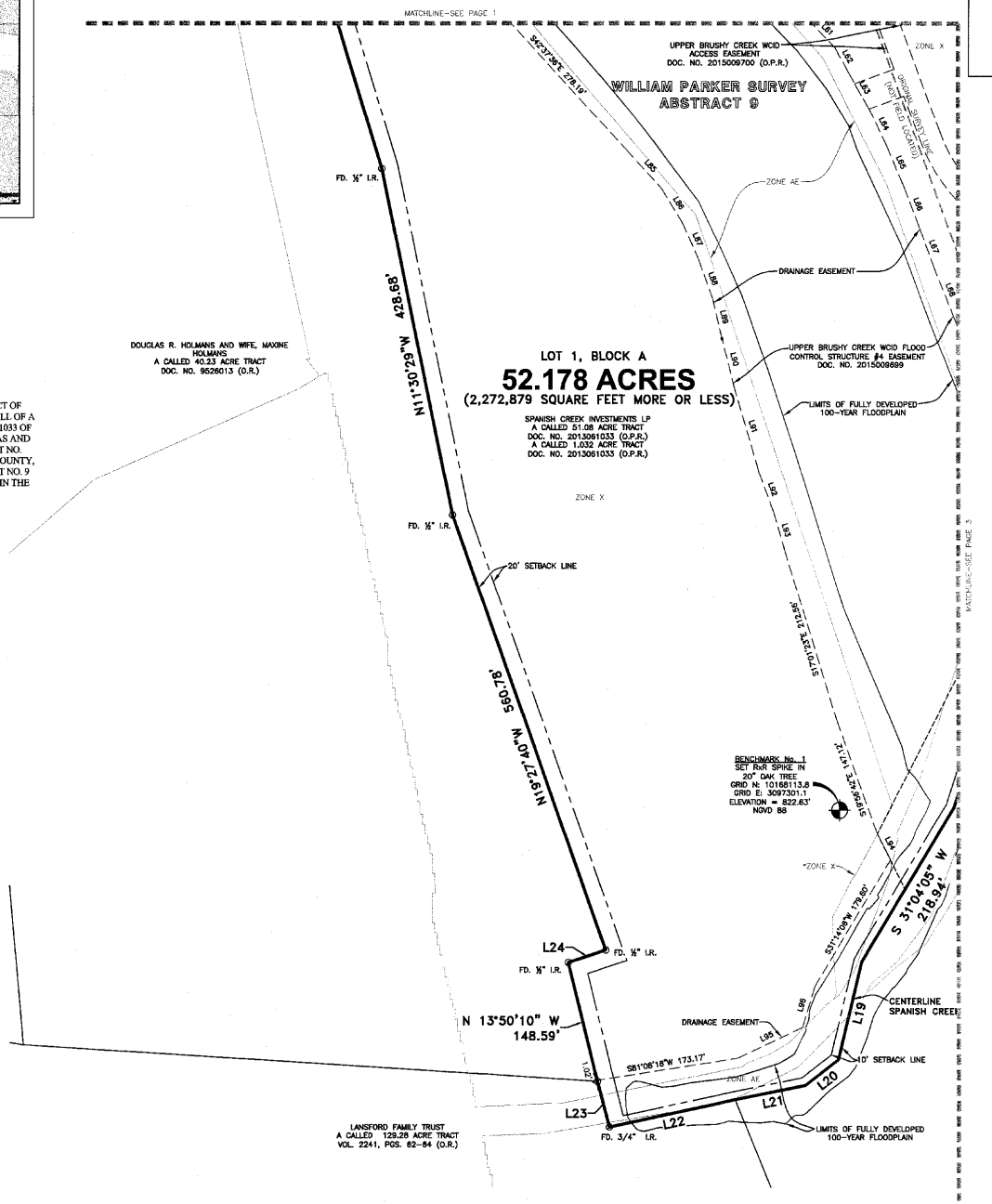
OF

EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK INVESTMENTS, LP BEING, ALL OF A CALLED 51.08 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A CALLED 1.032 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'



LEGEND

	⊘	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	⊘	FOUND 1/2" IRON ROD WITH CAP
	○	SET 1/2" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	A	BLOCK LETTER
	PUE	PUBLIC UTILITY EASEMENT
	ROW	RIGHT-OF-WAY
	OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
	.....	SIDEWALK (SEE PLAT NOTE No. 30)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°15'40"E	11.78'
L2	S32°58'50"W	9.99'
L3	S32°52'12"W	10.11'
L4	N64°15'42"E	4.38'
L5	S56°03'16"E	12.70'
L6	S61°04'15"W	72.13'
L7	S62°34'17"W	69.88'
L8	S60°14'43"W	120.43'
L9	S60°59'50"W	91.43'
L10	S51°45'14"W	15.27'
L11	S89°15'42"W	34.97'
L12	S62°09'24"W	45.01'
L13	S67°12'46"W	66.42'
L14	S69°43'25"W	49.88'
L15	S36°49'37"W	48.63'
L16	S27°33'01"W	53.63'
L17	S18°21'28"W	62.02'
L18	S17°49'24"W	149.74'
L19	S13°44'02"W	122.22'
L20	S52°21'39"W	51.39'
L21	S78°40'22"W	87.02'
L22	S77°46'32"W	156.75'
L23	N14°33'18"W	57.51'
L24	N71°59'01"E	48.42'
L25	N33°40'02"E	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N56°48'12"W	20.00'
L27	S33°40'02"W	15.00'
L28	S43°50'26"E	87.22'
L29	S35°09'53"E	44.90'
L30	S56°44'38"E	158.33'
L31	S50°55'53"E	41.03'
L32	S63°32'32"E	66.34'
L33	S47°33'56"E	88.25'
L34	S65°57'55"E	60.52'
L35	S45°02'12"E	65.10'
L36	S67°18'28"E	57.30'
L37	S46°32'21"E	55.64'
L38	S64°07'47"E	55.09'
L39	S42°24'57"E	53.19'
L40	S82°06'06"E	56.89'
L41	S54°45'15"E	60.41'
L42	S80°09'26"W	29.62'
L43	S86°53'29"E	57.09'
L44	S76°02'32"E	33.69'
L45	S66°09'04"E	33.96'
L46	S62°19'39"E	35.97'
L47	S55°36'57"E	36.74'
L48	S48°21'32"E	45.35'
L49	S44°22'48"E	59.43'
L50	S44°22'32"E	55.05'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S40°08'49"E	53.62'
L52	N41°54'22"W	58.65'
L53	N40°36'47"W	58.00'
L54	N42°11'53"W	56.25'
L55	N42°23'31"W	54.74'
L56	N42°40'41"W	53.21'
L57	N41°13'50"W	57.27'
L58	N43°24'20"W	61.40'
L59	N41°35'18"W	55.59'
L60	N43°17'07"W	55.71'
L61	S44°05'45"E	44.65'
L62	S29°00'50"E	35.75'
L63	S29°49'08"E	50.61'
L64	S25°29'36"E	48.05'
L65	S23°15'09"E	53.12'
L66	S21°05'33"E	55.87'
L67	S20°04'32"E	53.83'
L68	S22°00'21"E	58.62'
L69	S22°23'42"E	54.37'
L70	S23°21'30"E	60.42'
L71	S21°03'13"E	57.46'
L72	S19°23'36"E	58.03'
L73	S12°56'36"E	49.98'
L74	N52°00'12"E	19.82'
L75	N57°35'57"E	99.20'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N51°59'53"E	47.23'
L77	N57°48'45"E	97.45'
L78	N48°24'10"E	97.60'
L79	N34°26'51"E	73.26'
L80	N58°14'48"E	40.83'
L81	S43°41'33"E	68.89'
L82	S45°06'40"E	54.98'
L83	S43°51'48"E	109.59'
L84	S41°39'39"E	52.07'
L85	S42°27'50"E	60.49'
L86	S31°12'02"E	48.15'
L87	S23°28'20"E	48.61'
L88	S19°38'40"E	50.08'
L89	S13°02'54"E	49.41'
L90	S13°50'07"E	57.02'
L91	S16°12'53"E	111.34'
L92	S20°24'07"E	50.98'
L93	S16°12'21"E	52.31'
L94	S27°01'31"E	35.24'
L95	S64°38'24"W	87.10'
L96	S16°56'30"W	52.55'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2183.00'	1°58'19"	S38°37'31"E	75.12'	75.13'
C2	2187.00'	15°42'44"	S47°46'27"E	597.87'	599.75'
C3	2197.00'	1°09'04"	S56°03'16"E	44.14'	44.14'
C4	2222.00'	2°48'30"	S52°56'47"E	108.90'	108.91'
C5	2224.00'	1°37'35"	S41°43'13"E	63.12'	63.13'

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867

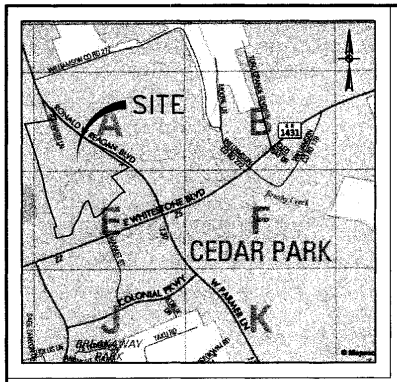
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SUBDIVISION PLAT OF EDGEWATER

SURVEY JOB NO. 50781-00

Date: Feb 10, 2015, 8:19am User ID: VTurcner
File: H:\survey\CWIL\50781-00\Vrt\PLS50781-00.dwg

Doc# 2015016045



LOCATION MAP

NOT-TO-SCALE
MAPSCO MAP GRID: 374

FINAL PLAT
OF

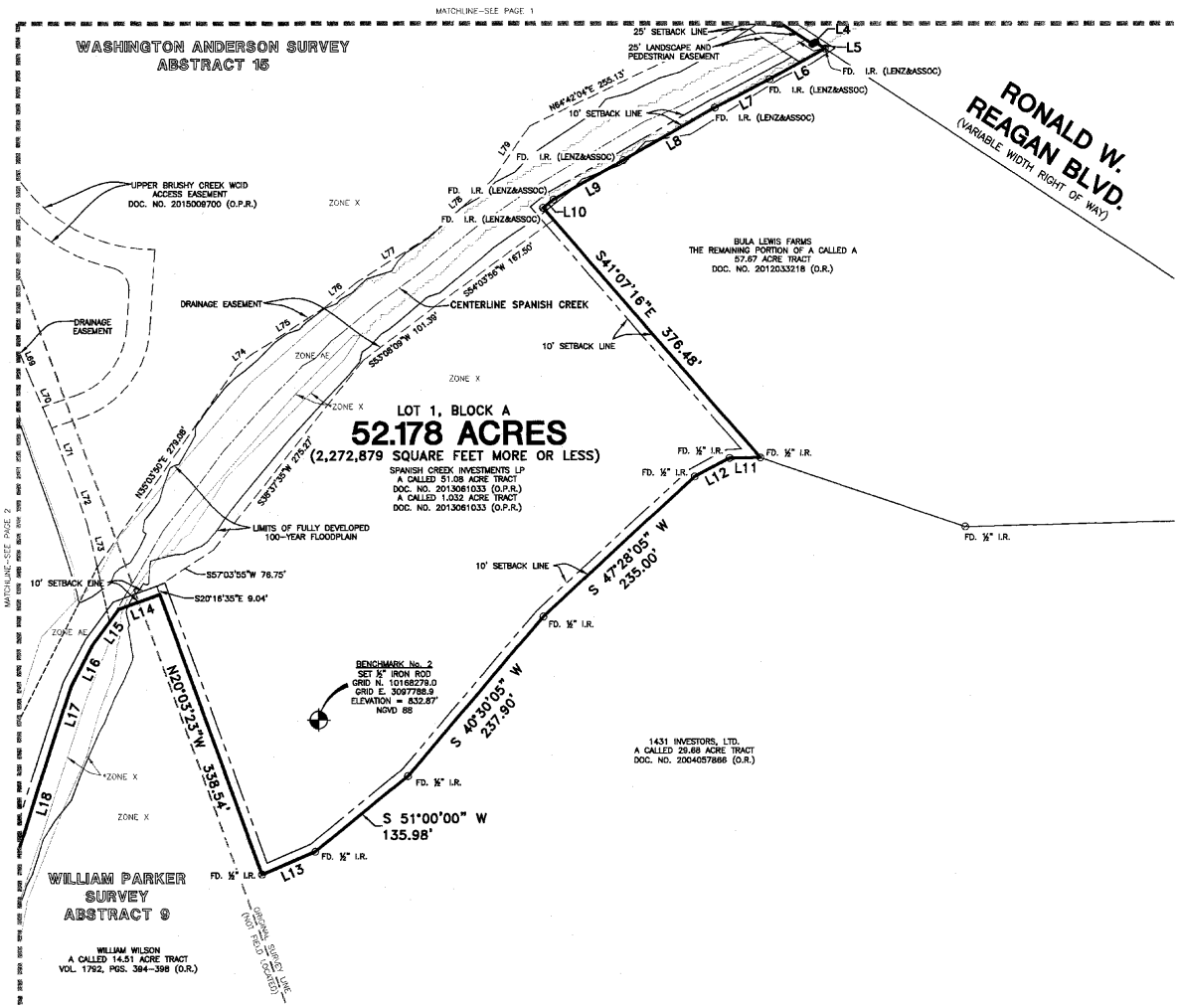
EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK INVESTMENTS, LP BEING, ALL OF A CALLED 51.08 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A CALLED 1.032 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND		
	⊘	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	⊘	FOUND 1/2" IRON ROD WITH CAP
	○	SET 1/2" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	A	BLOCK LETTER
	PUE	PUBLIC UTILITY EASEMENT
	ROW	RIGHT-OF-WAY
	OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
	.....	SIDEWALK (SEE PLAT NOTE No. 30)



PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SUBDIVISION PLAT OF EDGEWATER

SURVEY JOB NO. 50781-00

Date: Feb 10, 2015, 8:18am User ID: VZurcher
File: H:\survey\CIVIL\50781-00\Plat\PLS0781-00.dwg

Doc# 2015016045

FIELD NOTES
FOR

A 52.178 acre, or 2,272,879 square feet more or less, tract of land conveyed to Spanish Creek investments, LP being, all of a called 51.08 acre tract recorded in Document No. 2013061033 of the Official Public Records of Williamson County, Texas and all of a called 1.032 acre tract recorded in Document No. 2013061033 of the Official Public Records of Williamson County, Texas, situate in the William S. Parker Survey, Abstract No. 9 and the Washington Anderson Survey, Abstract No. 15, in the City of Cedar Park, Williamson County, Texas. Said 52.178 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone.

BEGINNING: At a found ½" iron rod with cap marked "Lenz", a point in the south right of way line of Ronald Regan Boulevard, a variable width right of way, the northern most point of said called 57.67 acre tract and the northeast corner of a called 0.121 acre tract recorded in Document No. 2003013995 in the Official Public Records of Williamson County, Texas;

THENCE: Along and with the west right of way line of said Ronald Regan Blvd. and the east line of said called 57.67 acre tract the following calls and distances:

Along a non-tangent curve to the left, said curve having a radial bearing of N 52°21'38" E, a radius of 2183.00 feet, a central angle of 01°58'19", a chord bearing and distance of S 38°37'31" E, 75.12 feet, an arc length of 75.13 feet to a found ½" iron rod with cap marked "Diamond";

S 20°15'40" E, a distance of 11.78 feet to a found ½" iron rod;

Along a non-tangent curve to the left, said curve having a radial bearing of N 50°04'55" E, a radius of 2187.00 feet, a central angle of 15°42'44", a chord bearing and distance of S 47°46'27" E, 597.87 feet, an arc length of 599.75 feet to a found ½" iron rod

S 32°58'50" W, a distance of 9.99 feet to a found ½" iron rod with cap marked "Diamond";

Along a non-tangent curve to the left said curve having a radial bearing of N 34°31'17" E, a radius of 2197.00 feet, a central angle of 01°09'04", a chord bearing and distance of S 56°03'16" E, 44.14 feet, an arc length of 44.14 feet to a found ½" iron rod;

S 56°48'12"E, a distance of 512.94 feet to a found ½" iron rod with cap marked "Diamond";

S 32°52'12" W, a distance of 10.11 feet to a found ½" iron rod;

S 56°47'32"E, a distance of 570.35 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 64°15'42"E, a distance of 4.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 56°03'16"E, a distance of 12.70 feet to a found ½" iron rod with cap marked "Lenz & Assoc.", from which a found ½" iron rod with cap marked "Diamond", bears S 56°47'32"E, 441.77 feet and from which a cotton gin spindle bears N 31°14'38"W, a distance of 0.35 feet;

THENCE: Departing the west right of way line of said Ronald Regan Blvd., along and with a south line of said called 51.08 acre the following calls and distances;

S 61°04'15" W, a distance of 72.13 feet to a found ½" iron rod with cap marked "Lenz & Assoc.";

S 62°34'17" W, a distance of 69.88 feet to a found ½" iron rod with cap marked "Lenz & Assoc.";

S 60°14'43" W, a distance of 120.43 feet to a found ½" iron rod with cap marked "Lenz & Assoc.";

S 60°59'50" W, a distance of 91.43 feet to a found ½" iron rod with cap marked "Lenz & Assoc.";

THENCE: S 51°45'14" W, a distance of 15.27 feet to a found ½" iron rod with cap marked "Lenz & Assoc.", a southeast corner of said called 51.08 acre tract;

THENCE: S 41°06'16" E, along and with an east line of said called 51.08 acre tract, a distance OF 576.65 feet to a found ½" iron rod, the southeast corner of said called 51.08 acre tract and a north corner of a called 29.68 acre tract recorded in Document No. 2004057866 of the Official Public Records of Williamson County, Texas;

THENCE: Along and with the south line of said called 51.08 acre tract and the north line of said called 29.68 acre tract the following calls and distances:

S 89°15'42" W, a distance OF 54.97 feet to a found ½" iron rod;

S 62°09'24" W, a distance of 45.01 feet to a found ½" iron rod;

S 47°28'05" W, a distance of 235.00 feet to a found ½" iron rod;

S 40°30'05" W, a distance of 237.90 feet to a found ½" iron rod;

S 51°00'00" W, a distance of 135.98 feet to a found ½" iron rod;

S 67°12'46" W, a distance of 66.42 feet to a found ½" iron rod, a southern corner of said called 57.67 acre tract, the northwest corner of said called 29.67 acre tract and a point in the east line of a called 14.51 acre tract recorded in Vol. 1792, Pages 394-398 of the Official Records of Williamson County, Texas;

THENCE: N 20°03'23" W, departing the north line of said called 29.68 acre tract, along and with a west interior line of said called 57.67 acre tract and the east line of said called 14.51 acre tract, a distance OF 538.54 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the southeast corner of the aforementioned said called 1.032 acre tract;

THENCE: S 69°43'25" W, departing the interior west line of said called 57.67 acre tract, along and with the south line of said 1.032 acre tract, a distance of 49.88 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the southwest corner of said 1.032 acre tract, a point in the approximate centerline of Spanish EDGEWATER, partially inundated on the date of survey, a south line of said called 57.67 acre tract and a north line of said called 14.57 acre tract;

THENCE: Along and with the approximate centerline of Spanish EDGEWATER, a south line of said called 57.67 acre tract and a north line of said called 14.57 acre tract the following calls and distances;

S 36°49'37" W, a distance of 48.63 feet to a calculated point;

S 27°33'01" W, a distance of 53.63 feet to a calculated point;

S 18°21'28" W, a distance of 62.02 feet to a calculated point;

S 17°49'24" W, a distance of 149.74 feet to a calculated point;

S 31°04'05" W, a distance of 218.94 feet to a calculated point;

S 13°44'02" W, a distance of 122.22 feet to a calculated point;

S 52°21'39" W, a distance of 51.39 feet to a calculated point;

S 78°40'22" W, a distance of 87.02 feet to a calculated point, a southerly corner of said called 57.67 acre tract, the northwest corner of said called 14.57 acre tract and an east corner of a called 129.28 acre tract recorded in Vol. 2241, Pages 62-64 of the Official Records of Williamson County, Texas;

THENCE: S 77°46'32" W, along and with the approximate centerline of Spanish EDGEWATER, a south line of said called 57.67 acre tract and a north line of said called 129.28 acre tract, a distance of 156.75 feet to a found 3/4" iron rod, the southwest corner of said called 57.67 acre tract and an east corner of said called 129.28 acre tract;

THENCE: N 14°33'18" W, departing the approximate centerline of Spanish EDGEWATER, along and with the west line of said called 57.67 acre tract and an east line of said called 129.28 acre tract, a distance of 57.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", a southwest corner of said called 57.67 acre tract, a northeast corner of said called 129.28 acre tract and the southeast corner of a called 40.23 acre tract recorded in Document No. 9526013 of the Official Records of Williamson County, Texas;

THENCE: N 13°50'10" W, along and with the west line of said called 57.67 acre tract and an east line of said called 40.23 acre tract, a distance of 148.59 feet to a found ½" iron rod;

THENCE: N 71°59'01"E, along and with a north line of said called 57.67 acre tract and a south line of said 40.23 acre tract, a distance of 48.42 feet to a found ½" iron rod;

THENCE: Along and with a west line of said called 57.67 acre tract and the east line of said called 40.23 acre tract the following calls and distances:

N 19°27'40" W, a distance of 560.78 feet to a found ½" iron rod;

N 11°30'29" W, a distance of 428.68 feet to a found ½" iron rod;

N 16°54'18" W, a distance of 446.26 feet to a found ½" iron rod;

N 19°34'39" W, a distance of 563.19 feet to a found ½" iron rod, the northwest corner of said called 57.67 acre tract and a southeast interior corner of said called 40.23 acre tract;

THENCE: N 81°43'59"E, along and with the north line of said called 57.67 acre tract and a south line of said called 40.23 acre tract, at a distance of 571.38 feet passing the southwest corner of the aforementioned called 0.121 acre tract, continuing along and with the south line of said called 0.121 acre tract and the north line of said called 57.67 acre tract for a total distance of 591.43 feet to a found ½" iron rod with cap marked "Diamond", a north corner of said called 57.67 acre tract and the southeast corner of said called 0.121 acre tract;

THENCE: N 21°09'15" W, along and with a west line of said called 57.67 acre tract and the east line of said called 0.121 acre tract, a distance of 232.63 feet the POINT OF BEGINNING and containing 52.178 acres in the City of Cedar Park, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

STANDARD PLAT NOTES:
REVISED AUGUST 30, 2012

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 SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. 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 REPLATTING 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/OR 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. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

9. 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.

10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.

11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

12. 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.

13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

16. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48491C0470E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV .

ZONE AE (SHADED), DEFINED AS: "SPECIAL FLOOD HAZARD ARES (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AT THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, APP, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."

17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.

19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

20. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS NOT REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

22. ALL PROPOSED FENCES AND WALL ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT OF WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.

FINAL PLAT
OF
EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK INVESTMENTS, LP BEING, ALL OF A CALLED 51.08 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A CALLED 1.032 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

ADDITIONAL NOTES

23. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.

24. AREA IS CURRENTLY ZONED CD CONDOMINTUMS RESIDENTIAL.

25. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF CEDAR PARK.

26. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF CEDAR PARK. WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.

27. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

28. THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.

29. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

30. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RONALD W. REAGAN BOULEVARD 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 STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (CHAPTER 12, SEC. 12; CEDAR PARK CODE)

31. EDGEWATER IS LOCATED IN THE SPANISH OAK CREEK WATERSHED.

32. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MAINTAIN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.

33. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.

34. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY DMH INDEPENDENCE TITLE COMPANY, AUSTIN, TEXAS, FILE NO. 1304278, EFFECTIVE DATE OF JUNE 17, 2013 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT.

35. HOMEOWNERS ASSOCIATION FILED WITH THE SECRETARY OF STATE UNDER FILE No. 802071507 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

36. FOR EACH PHASE, A SECOND ACCESS REMOTE FROM THE FIRST MUST BE CONSTRUCTED AND APPROVED PRIOR TO COMMENCING CONSTRUCTION ON THE 30TH HOME WITHIN THE PHASE OR SECTION.

37. FIFTY PERCENT OF ALL TREES SURVEYED IN THIS SUBDIVISION ARE REQUIRED TO BE RETAINED.

38. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK URBAN FORESTER BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE OR HERITAGE TREE DEFINITIONS AS PROVIDED IN THE SITE DEVELOPMENT AND TREE AND LANDSCAPE ORDINANCES OF THE CITY OF CEDAR PARK, TEXAS.

39. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

40. ACCESS AND FLOOD CONTROL STRUCTURE #4 EASEMENTS FOR UPPER BRUSHY CREEK WCID ARE SHOWN ON THE PLAT AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

41. A PARTIAL RELEASE OF EASEMENT FOR UPPER BRUSHY CREEK WCID WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2015009698. AREA EXCLUDED FROM THIS PARTIAL EASEMENT RELEASE IS STILL SUBJECT TO THE EASEMENT RECORDED IN DOCUMENT NO. 19596928DR, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SUBDIVISION PLAT OF EDGEWATER

SURVEY JOB NO. 50781-00

Date: Feb 10, 2015, 8:38am User ID: YZumbro
File: N:\Survey\CAD\50781-00\Plat\P_50781-00.dwg

DOC# 2015016045

FINAL PLAT
OF
EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK INVESTMENTS, LP BEING, ALL OF A CALLED 51.08 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF A CALLED 1.032 ACRE TRACT RECORDED IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATE IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT SPANISH CREEK INVESTMENTS, LP, BEING THE OWNER OF 52.178 ACRES SITUATE IN THE WILLIAM PARKER SURVEY, ABSTRACT NO. 9 AND SITUATE IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15 IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013061033 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 52.178 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

EDGEWATER

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK.

WITNESS MY HAND THIS THE 15 DAY OF January, 2015 A.D.

BY: Thomas A. Goebel
THOMAS A GOEBEL, PRESIDENT
SPANISH CREEK INVESTMENTS, LP
2800 WAYMAKER WAY, UNIT 8
AUSTIN, TX 78746

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas A. Goebel KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 SEALED IN MY OFFICE, THIS THE 15 DAY OF January, 2015 AD.

MaryHelen Tello
NOTARY PUBLIC, STATE OF TEXAS

MaryHelen Tello — PRINTED NAME
08.14.2016 — MY COMMISSION EXPIRES

MARY HELEN TELLO
NOTARY PUBLIC
State of Texas
Comm. Exp. 08/14/2016

STATE OF TEXAS
COUNTY OF Travis

BY SIGNING THE PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OR TRUST, VENDORS LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THIS PLAT.

LIENHOLDER:

COMMERCE NATIONAL BANK
A BRANCH OF LUBBOCK NATIONAL BANK
5300 BEE CAVES ROAD BUILDING I
WEST LAKE HILLS, TX 78746

MARK KALISH
SENIOR VICE, PRESIDENT

STATE OF TEXAS
COUNTY OF ~~WILLIAMSON~~ Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Kalish KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 SEALED IN MY OFFICE, THIS THE 15th DAY OF January, 2015 AD.

NOTARY PUBLIC, STATE OF TEXAS

Linda E. Baiers — PRINTED NAME
05-23-2015 — MY COMMISSION EXPIRES

LINDA EDITH BAIERS
Notary Public, State of Texas
My Commission Expires
May 23, 2015

ENGINEER'S CERTIFICATION:

I, JAMES R. McCANN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF CEDAR PARK, TEXAS AND WILLIAMSON COUNTY, TEXAS.

JAMES R. McCANN, P.E. 92595 — 01/15/15

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470

STATE OF TEXAS
JAMES R. McCANN
92595
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 12, SECTION 12.06, OF THE CITY CODE OF CEDAR PARK, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY DMH INDEPENDENCE TITLE COMPANY, AUSTIN, TEXAS, FILE NO. 1304278, EFFECTIVE DATE OF JUNE 17, 2013 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT.

VALERIE ZURCHER R.P.L.S 6222 — 01/15/15

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

STATE OF TEXAS
REGISTERED
VALERIE ZURCHER
6222
PROFESSIONAL
LAND SURVEYOR

I CHRISTOPHER COPPLE, DIRECTOR OF PLANNING, DIRECTOR OF PLANNING OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, IN THE PLAT RECORDS OF SAID COUNTY.

ATTEST:
CHRISTOPHER COPPLE, DIRECTOR OF DEVELOPMENT SERVICES
CITY OF CEDAR PARK, TEXAS

APPROVED THIS THE 17th DAY OF February, 2015 A.D., AT A PUBLIC MEETING OF THE 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.

Audrey Wernecke
AUDREY WERNECKE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK, TEXAS

ATTEST: Kelly Brent
KELLY BRENT, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE, ON THE 4th DAY OF March 2015 A.D., AT 10:46 O'CLOCK A.M., AND WAS DULY RECORDED ON THIS THE 4th DAY OF March 2015 A.D., AT 11:05 O'CLOCK A.M., OFFICIAL RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2015016045 WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: Connie Phelps, Deputy
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
Connie Phelps

SHEET 5 OF 5

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SUBDIVISION PLAT OF EDGEWATER
SURVEY JOB NO. 50781-00

Date: Jan 15, 2015, 8:18am User ID: VZurcher
File: H:\survey\CIVIL\50781-00\Plat\P-50781-00.dwg

5 PGS 2016050266
PLAT

PLAT MAP RECORDING SHEET

DEDICATOR: SPANISH CREEK DEVELOPMENT INC

SUBDIVISION NAME: EDGEWATER REPLAT

PROPERTY IS DESCRIBED AS: SEE INSTRUMENT

SUBMITTED BY: CITY OF CEDAR PARK

DIGITALLY RECORDED

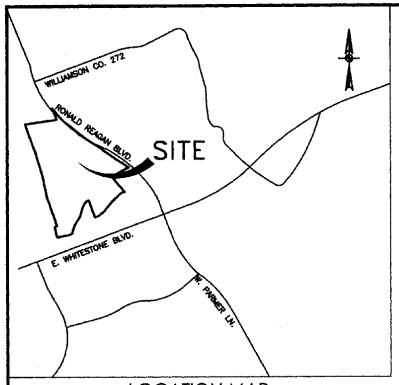
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016050266

Nancy E. Rister, County Clerk
Williamson County, Texas
June 09, 2016 11:18 AM
FEE: $391.00 PHELPS

Doc # 2016050266

REPLAT OF EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK DEVELOPMENT, INC AS RECORDED IN DOCUMENT NO. 2015067856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A RECORDED IN FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 100'
0' 100' 200' 300'

LEGEND

	⊘	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	⊘	FOUND 1/2" IRON ROD WITH CAP
	⊙	SET 1/2" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	A	BLOCK LETTER
	PUE	PUBLIC UTILITY EASEMENT
	ROW	RIGHT-OF-WAY
	OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
	.....	SIDEWALK (SEE PLAT NOTE No. 30)

LOT SUMMARY:

LOT 1, BLOCK A	51.975 ACRES
LOT 2, BLOCK A (LANDSCAPE LOT)	0.203 ACRE
TOTAL SUBDIVISION ACREAGE:	52.178 ACRES

OWNER/SUBDIVIDER:

SPANISH CREEK DEVELOPMENT INC.
4801 MONDONEDO COVE
AUSTIN, TX 78738

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.9999600016

BENCHMARKS:

BENCHMARK No. 1: RxR SPIKE SET IN BASE OF 20" OAK TREE
GRID COORDINATES
N: 10167707.1
E: 3097177.2
ELEVATION 822.63' (NAVD 88)
GEOID 03

BENCHMARK No. 2: 1/2" IRON ROD W/YELLOW CAP
NAD 83 GRID COORDINATES
N: 10167872.3
E: 3097665.0
ELEVATION 832.87' (NAVD 88)
GEOID 03

FLOOD NOTE:

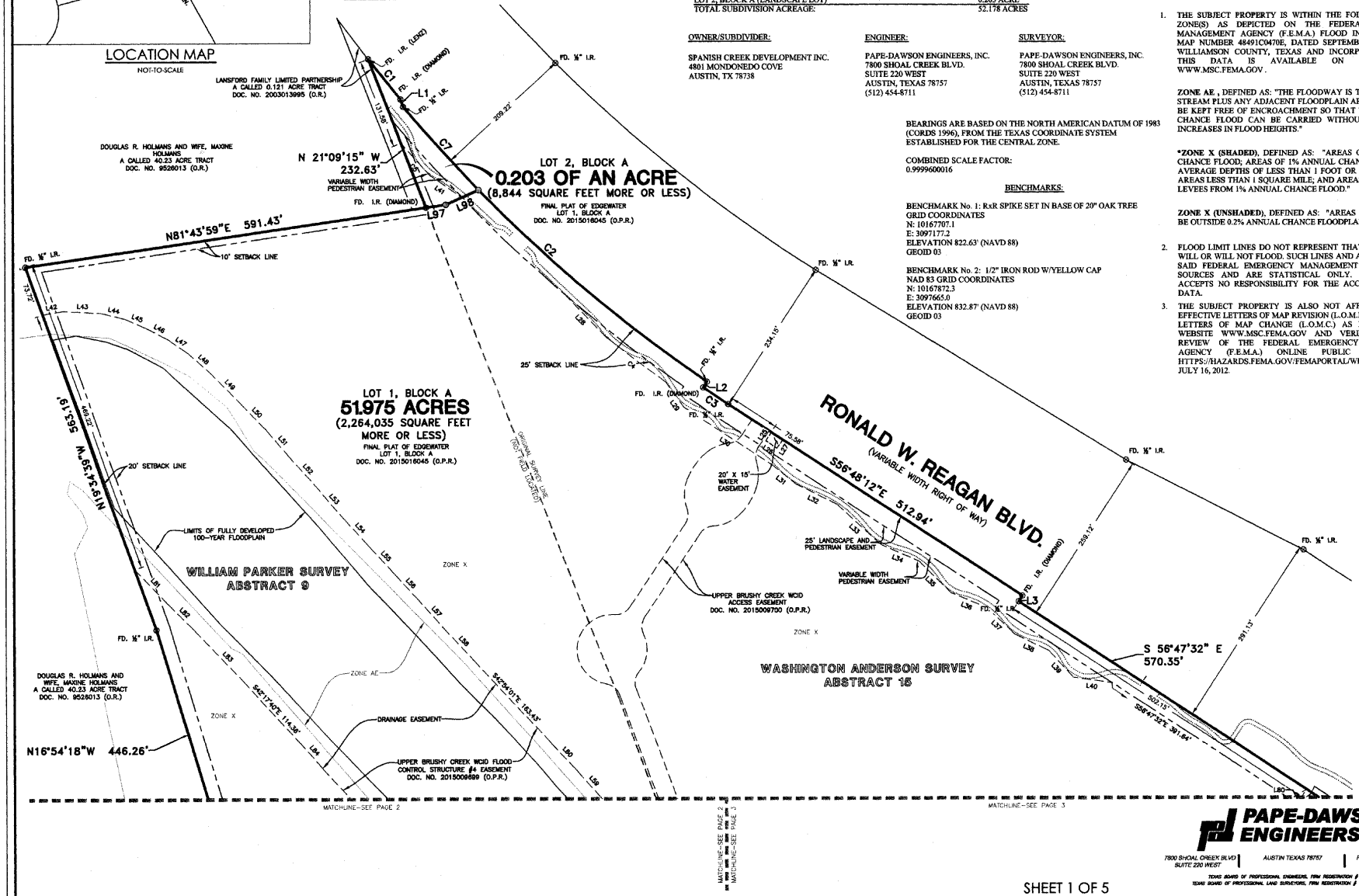
1. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48491C0470E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV .

   ZONE AE , DEFINED AS: "THE FLOODWAY IS THE CHANNEL OF STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

   "ZONE X (SHADED), DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

   ZONE X (UNSHADED), DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."

2. FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
3. THE SUBJECT PROPERTY IS ALSO NOT AFFECTED BY ANY EFFECTIVE LETTERS OF MAP REVISION (L.O.M.R.) OR EFFECTIVE LETTERS OF MAP CHANGE (L.O.M.C.) AS FOUND ON THE WEBSITE WWW.MSC.FEMA.GOV AND VERIFIED BY DATA REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ONLINE PUBLIC REPORTS AT HTTPS://HAZARDS.FEMA.GOV/FEMAPORTAL/WPS/PORTAL ON JULY 16, 2012.



PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

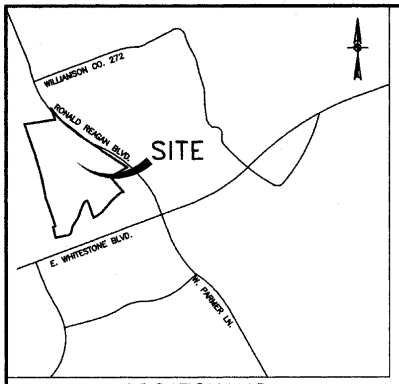
SHEET 1 OF 5

SUBDIVISION REPLAT OF EDGEWATER

SURVEY JOB NO. 50781-00

Date: Feb 04, 2016, 8:35am User ID: VDunther
File: H:\Survey\CIVIL\50781-00\Plat\P-50781-00_Replat.dwg

Doc# 2016050266



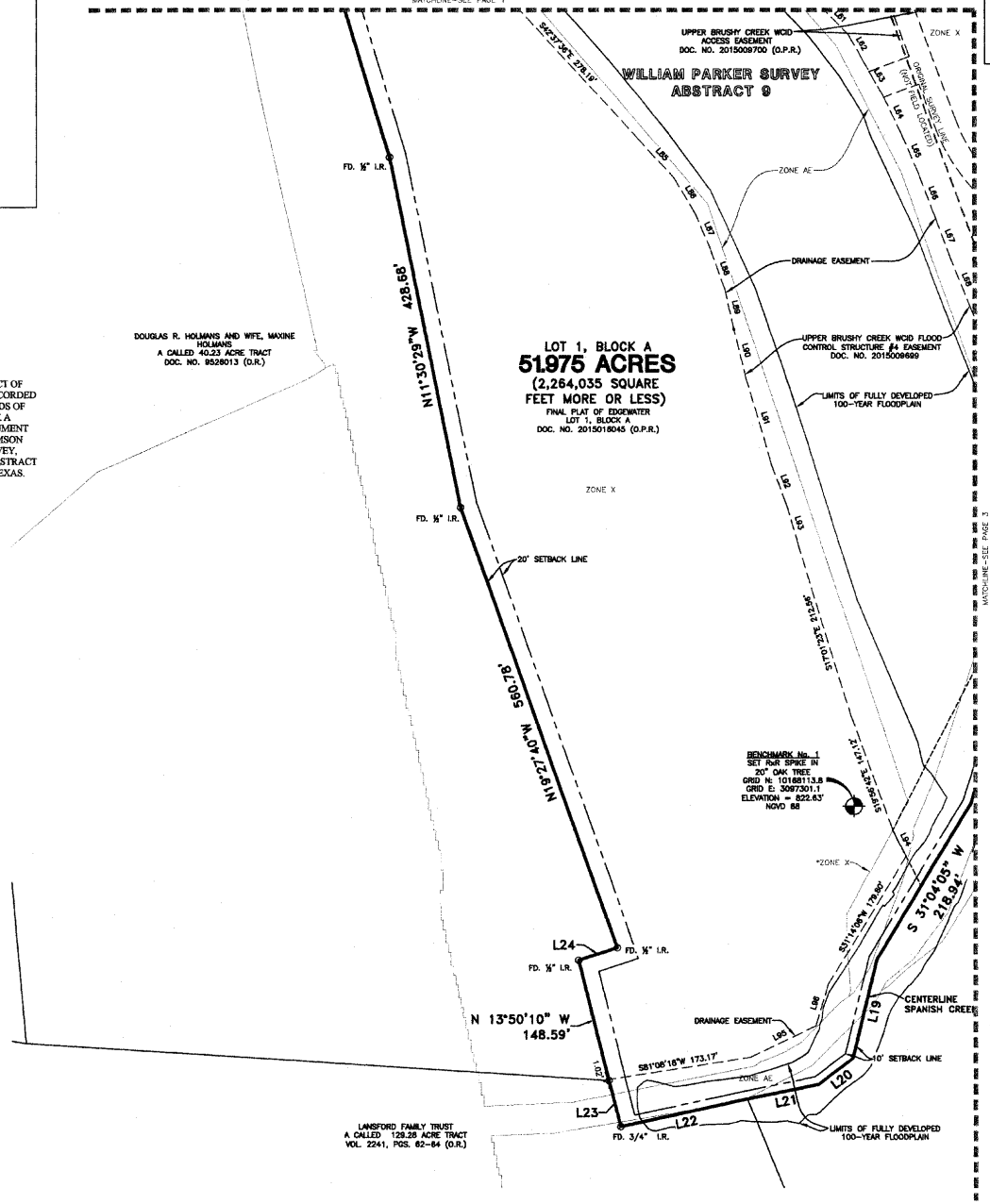
LOCATION MAP
NOT-TO-SCALE

REPLAT OF EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK DEVELOPMENT, INC AS RECORDED IN DOCUMENT NO. 2015067856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A RECORDED IN FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'



LEGEND

	⊘	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	⊘	FOUND 1/2" IRON ROD WITH CAP
	⊙	SET 1/2" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	A	BLOCK LETTER
	PUE	PUBLIC UTILITY EASEMENT
	ROW	RIGHT-OF-WAY
	OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
	.....	SIDEWALK (SEE PLAT NOTE No. 30)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°15'40"E	11.78'
L2	S32°58'50"W	9.99'
L3	S32°52'12"W	10.11'
L4	N64°15'42"E	4.38'
L5	S56°03'16"E	12.70'
L6	S61°04'15"W	72.13'
L7	S62°34'17"W	69.88'
L8	S60°14'43"W	120.43'
L9	S60°59'50"W	91.43'
L10	S51°45'14"W	15.27'
L11	S89°15'42"W	34.97'
L12	S62°09'24"W	45.01'
L13	S67°12'46"W	66.42'
L14	S69°43'25"W	49.88'
L15	S36°49'37"W	48.63'
L16	S27°33'01"W	53.63'
L17	S18°21'28"W	62.02'
L18	S17°49'24"W	149.74'
L19	S13°44'02"W	122.22'
L20	S52°21'39"W	51.39'
L21	S78°40'22"W	87.02'
L22	S77°46'32"W	156.75'
L23	N14°33'18"W	57.51'
L24	N71°59'01"E	48.42'
L25	N33°40'02"E	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N56°48'12"W	20.00'
L27	S33°40'02"W	15.00'
L28	S43°50'26"E	87.22'
L29	S35°09'53"E	44.90'
L30	S56°44'38"E	158.33'
L31	S50°55'53"E	41.03'
L32	S63°32'32"E	66.34'
L33	S47°33'56"E	88.25'
L34	S65°57'55"E	60.52'
L35	S45°02'12"E	65.10'
L36	S67°18'28"E	57.30'
L37	S46°32'21"E	55.64'
L38	S64°07'47"E	55.09'
L39	S42°24'57"E	53.19'
L40	S82°06'06"E	56.89'
L41	S54°45'15"E	60.41'
L42	S80°09'26"W	29.62'
L43	S86°53'29"E	57.09'
L44	S76°02'32"E	33.69'
L45	S66°09'04"E	33.96'
L46	S62°19'39"E	35.97'
L47	S55°36'57"E	36.74'
L48	S48°21'32"E	45.35'
L49	S44°22'48"E	59.43'
L50	S44°22'32"E	55.05'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S40°08'49"E	53.62'
L52	N41°54'22"W	58.65'
L53	N40°36'47"W	58.00'
L54	N42°11'53"W	56.25'
L55	N42°23'31"W	54.74'
L56	N42°40'41"W	53.21'
L57	N41°13'50"W	57.27'
L58	N43°24'20"W	61.40'
L59	N41°35'18"W	55.59'
L60	N43°17'07"W	55.71'
L61	S44°05'45"E	44.65'
L62	S29°00'50"E	35.75'
L63	S29°49'08"E	50.61'
L64	S25°29'36"E	48.05'
L65	S23°15'09"E	53.12'
L66	S21°05'33"E	55.87'
L67	S20°04'32"E	53.83'
L68	S22°00'21"E	58.62'
L69	S22°23'42"E	54.37'
L70	S23°21'30"E	60.42'
L71	S21°03'13"E	57.46'
L72	S19°23'36"E	58.03'
L73	S12°56'36"E	49.98'
L74	N52°00'12"E	19.82'
L75	N57°35'57"E	99.20'

LINE TABLE		
LINE	BEARING	LENGTH
L76	N51°59'53"E	47.23'
L77	N57°48'45"E	97.45'
L78	N48°24'10"E	97.60'
L79	N34°26'51"E	73.28'
L80	N58°14'48"E	40.83'
L81	S43°41'33"E	68.89'
L82	S45°06'40"E	54.98'
L83	S43°51'48"E	109.59'
L84	S41°39'39"E	52.07'
L85	S42°27'50"E	60.49'
L86	S31°12'02"E	48.15'
L87	S23°28'20"E	48.61'
L88	S19°38'40"E	50.08'
L89	S13°02'54"E	49.41'
L90	S13°50'07"E	57.02'
L91	S16°12'53"E	111.34'
L92	S20°24'07"E	50.98'
L93	S16°12'21"E	52.31'
L94	S27°01'31"E	35.24'
L95	S64°38'24"W	87.10'
L96	S16°56'30"W	52.55'
L97	S81°43'59"W	28.69'
L98	S66°26'15"W	53.06'

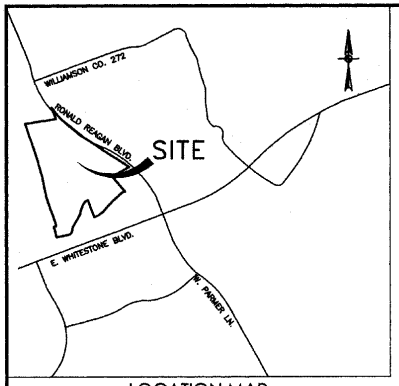
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2183.00'	1°56'19"	S38°37'31"E	75.12'	75.13'
C2	2187.00'	11°24'37"	S49°55'31"E	434.81'	435.53'
C3	2197.00'	1°09'04"	S56°03'16"E	44.14'	44.14'
C4	2222.00'	2°48'30"	S52°56'47"E	108.90'	108.91'
C5	2224.00'	1°37'35"	S41°43'13"E	63.12'	63.13'
C7	2187.00'	4°18'08"	S42°04'09"E	164.18'	164.22'

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SUBDIVISION REPLAT OF EDGEWATER
SURVEY JOB NO. 50781-00

Date: Feb. 04, 2016, 8:36am User ID: VZurcher
File: H:\survey\CIVIL\50781-00\Plat\PL50781-00_Replat.dwg

DOC# 2016050266



LOCATION MAP

NOT-TO-SCALE

REPLAT OF EDGEWATER

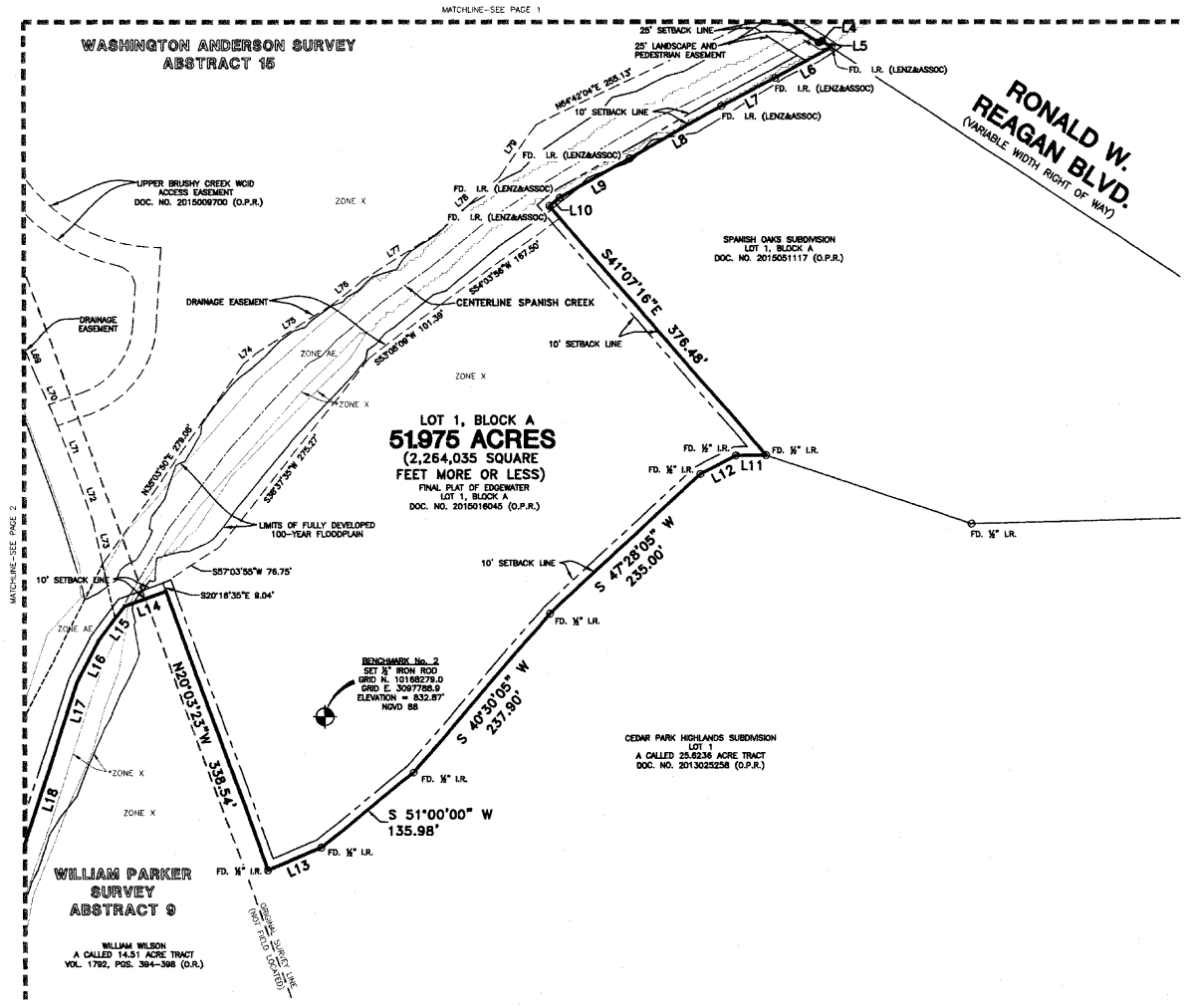
A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK DEVELOPMENT, INC AS RECORDED IN DOCUMENT NO. 2015067856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A RECORDED IN FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

	⊘	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	⊘	FOUND 1/2" IRON ROD WITH CAP
	●	SET 1/2" IRON ROD WITH YELLOW PAPE-DAWSON CAP
	A	BLOCK LETTER
	PUE	PUBLIC UTILITY EASEMENT
	ROW	RIGHT-OF-WAY
	OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
	.....	SIDEWALK (SEE PLAT NOTE No. 30)



SHEET 3 OF 5

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SUBDIVISION REPLAT OF EDGEWATER

SURVEY JOB NO. 50781-00

Date: Feb. 04, 2015, 8:36am User ID: VZurcher
File: H:\survey\CIVIL\50781-00\Plat\PLS0781-00_Replat.dwg

Doc# 2016050266

FIELD NOTES
FOR

A 52.178 acre, or 2,272,879 square feet more or less, tract of land conveyed to Spanish Creek Development, Inc as recorded in Document No. 2015067856 of the Official Public Records of Williamson County, Texas, being all of Lot 1, Block A recorded in Final Plat of Edgewater recorded in Document No. 2015016045 of the Official Public Records of Williamson County, Texas, situated in the William S. Parker Survey, Abstract No. 9 and the Washington Anderson Survey, Abstract No. 15, in the City of Cedar Park, Williamson County, Texas. Said 52.178 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone.

BEGINNING: At a found ½" iron rod with cap marked "Lenz", a point in the south right of way line of Ronald Reagan Boulevard, a variable width right of way, the northern most point of said Lot 1, Block A, Edgewater same being the northeast corner of a called 0.121 acre tract recorded in Document No. 2003013995 in the Official Public Records of Williamson County, Texas for the northernmost corner and POINT OF BEGINNING hereof;

THENCE with the west right of way line of said Ronald Reagan Blvd, same being the east line of said Lot 1, Block A, Edgewater the following ten (10) courses and distances:

1. Along the arc of a curve to the left, having a radius of 2183.00 feet, a central angle of 01°58'19", a chord bearing and distance of S 38°37'31" E, 75.12 feet, an arc length of 75.13 feet to a found ½" iron rod with cap marked "Diamond"
2. S 20°15'40" E, a distance of 11.78 feet to a found ½" iron rod for a point of compound curvature,
3. Along the arc of said curve to the left, having a radius of 2187.00 feet, a central angle of 15°42'44", a chord bearing and distance of S 47°46'27" E, 597.87 feet, an arc length of 599.75 feet to a found ½" iron rod for a point of tangency,
4. S 32°58'50" W, a distance of 9.99 feet to a found ½" iron rod with cap marked "Diamond" for a point of non-tangent curvature,
5. Along the arc of said curve to the left, having a radius of 2197.00 feet, a central angle of 01°09'04", a chord bearing and distance of S 56°03'16" E, 44.14 feet, an arc length of 44.14 feet to a found ½" iron rod for a point of tangency,
6. S 56°48'12"E, a distance of 512.94 feet to a found ½" iron rod with cap marked "Diamond",
7. S 32°52'12" W, a distance of 10.11 feet to a found ½" iron rod,
8. S 56°47'32"E, a distance of 570.35 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson",
9. N 64°15'42"E, a distance of 4.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", and
10. S 56°03'16"E, a distance of 12.70 feet to a found ½" iron rod with cap marked "Lenz & Assoc." for the southeast corner hereof, from which a found ½" iron rod with cap marked "Diamond", bears S 56°47'32"E, 441.77 feet and from which a cotton gin spindle bears N 31°14'38"W, a distance of 0.35 feet;

THENCE departing the west right of way line of said Ronald Reagan Blvd., with a south and east line of said Lot 1, Block A, Edgewater same being the north and west line of Lot 1, Block A of Spanish Oaks Subdivision recorded in Document No. 2015051117 of the Official Public Records of Williamson County, Texas the following six (6) calls and distances:

1. S 61°04'15" W, a distance of 72.13 feet to a found ½" iron rod with cap marked "Lenz & Assoc.",
2. S 62°34'17" W, a distance of 69.88 feet to a found ½" iron rod with cap marked "Lenz & Assoc.",
3. S 60°14'43" W, a distance of 120.43 feet to a found ½" iron rod with cap marked "Lenz & Assoc.",
4. S 60°59'50" W, a distance of 91.43 feet to a found ½" iron rod with cap marked "Lenz & Assoc.",
5. S 51°45'14" W, a distance of 15.27 feet to a found ½" iron rod with cap marked "Lenz & Assoc.", for the northwest corner of said Lot 1, Block A of said Spanish Oaks Subdivision, same being a southeast ell corner of Lot 1, Block A, Edgewater, and
6. S 41°07'16" E, a distance of 376.65 feet to a found ½" iron rod for the southeast corner of said Lot 1, Block A, Edgewater, same being the a point in the west line of Lot 1, Block A of said Spanish Oaks Subdivision, also being a northeast corner of Lot 1 of Cedar Park Highlands recorded in Document No. 2013025258 of the Official Public Records of Williamson County, Texas for the southernmost southeast corner hereof;

THENCE with the south line of Lot 1, Block A, Edgewater, same being the north line of said Lot 1, Cedar Park Highlands the following six (6) courses and distances:

1. S 89°15'42" W, a distance of 34.97 feet to a found ½" iron rod,
2. S 62°09'24" W, a distance of 45.01 feet to a found ½" iron rod,
3. S 47°28'05" W, a distance of 23.00 feet to a found ½" iron rod,
4. S 40°30'05" W, a distance of 237.90 feet to a found ½" iron rod,
5. S 51°00'00" W, a distance of 135.98 feet to a found ½" iron rod, and
6. S 67°12'46" W, a distance of 66.42 feet to a found ½" iron rod, for the southernmost southwest corner of said Lot 1, Block A, Edgewater, same being the northwest corner of said Lot 1, Cedar Park Highlands, also being a point in the east line of a called 14.51 acre tract conveyed to William Wilson recorded in Volume 1792, Page 394 of the Official Records of Williamson County, Texas;

THENCE with a west and south line of said Lot 1, Block A, Edgewater, same being the north and east line of said 14.51 acre tract and in part a north line of a called 129.28 acre tract conveyed to Lansford Family Trust in Volume 2241, Page 62 of the Deed Records of Williamson County, Texas, also with the approximate centerline of Spanish Creek (partially inundated with water at time of survey) the following eleven (11) courses and distances:

1. N 20°03'23" W, a distance of 338.54 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson",
2. S 69°43'25" W, a distance of 49.88 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson",
3. S 36°49'37" W, a distance of 48.63 feet to a calculated point;
4. S 27°33'01" W, a distance of 53.63 feet to a calculated point;
5. S 18°21'28" W, a distance of 62.02 feet to a calculated point;
6. S 17°49'24" W, a distance of 149.74 feet to a calculated point;
7. S 31°04'05" W, a distance of 218.94 feet to a calculated point;
8. S 13°44'02" W, a distance of 122.22 feet to a calculated point;
9. S 52°21'39" W, a distance of 51.39 feet to a calculated point;
10. S 78°40'22" W, a distance of 87.02 feet to a calculated point, and
11. S 77°46'32" W, a distance of 156.75 feet to a found 3/4" iron rod, for the westernmost, southwest corner of said Lot 1, Block A, Edgewater, same being a northeast corner of said 129.28 acre tract for the westernmost southwest corner hereof;

THENCE N 14°33'18" W, departing Spanish Creek, with the west line of said Lot 1, Block A, Edgewater, same being a east line of said 129.28 acre tract, a distance of 57.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point in the west line of said Lot 1, Block A, same being the northeast corner of said 129.28 acre tract, also being the southwest corner of a called 40.23 acre tract conveyed to Douglas R. Holmans in Document No. 9526013 of the Official Records of Williamson County, Texas;

THENCE with a north and the west lines of said Lot 1, Block A, Edgewater, same being the east and south lines of said 40.23 acre tract the following six (6) courses and distances:

1. N 13°50'10" W, a distance of 148.59 feet to a found ½" iron rod,
2. N 71°59'01"E, a distance of 48.42 feet to a found ½" iron rod,
3. N 19°27'40" W, a distance of 560.78 feet to a found ½" iron rod,
4. N 11°30'29" W, a distance of 428.68 feet to a found ½" iron rod,
5. N 16°54'18" W, a distance of 446.26 feet to a found ½" iron rod, and
6. N 19°34'39" W, a distance of 563.19 feet to a found ½" iron rod for the westernmost northwest corner hereof;

THENCE N 81°43'59"E, continuing with the north line of said Lot 1, Block A, Edgewater, same being a south line of said 40.23 acre tract and with the south line of the aforementioned 0.121 acre tract, a distance of 591.43 feet to a found ½" iron rod with cap marked "Diamond" for the northwest ell corner of said Lot 1, Block A, same being the southeast corner of said 0.121 acre tract and northwest ell corner hereof;

THENCE N 21°09'15" W, with a west line of said Lot 1, Block A, same being the east line of said called 0.121 acre tract, a distance of 232.63 feet the POINT OF BEGINNING and containing 52.178 acres in the City of Cedar Park, Williamson County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

STANDARD PLAT NOTES:
REVISED AUGUST 30, 2012

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 SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. 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 REPLATTING 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/OR 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. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. 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.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. 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.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48491C0470E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV .

    ZONE AE (SHADED), DEFINED AS: "SPECIAL FLOOD HAZARD ARES (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD' THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AT THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, APP, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

    ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS NOT REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
22. ALL PROPOSED FENCES AND WALL ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT OF WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.

REPLAT OF
EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK DEVELOPMENT, INC AS RECORDED IN DOCUMENT NO. 2015067856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A RECORDED IN FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

ADDITIONAL NOTES

23. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
24. AREA IS CURRENTLY ZONED CD CONDOMINIUMS RESIDENTIAL.
25. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF CEDAR PARK.
26. ALL WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF CEDAR PARK. WASTEWATER SERVICE SHALL BE PURSUANT TO THE DEVELOPMENT AGREEMENT.
27. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
28. THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.
29. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
30. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RONALD W. REAGAN BOULEVARD 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 STREETS IN THE SUBDIVISION ARE CONSTRUCTED. (CHAPTER 12, SEC. 12; CEDAR PARK CODE)
31. EDGEWATER IS LOCATED IN THE SPANISH OAK CREEK WATERSHED.
32. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MAINTAIN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
33. ALL UTILITY LINES WITHIN THE SUBDIVISION ARE REQUIRED TO BE UNDERGROUND.
34. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY DMH INDEPENDENCE TITLE COMPANY, AUSTIN, TEXAS, FILE NO. 1304278, EFFECTIVE DATE OF JUNE 17, 2013 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT.
35. HOMEOWNERS ASSOCIATION FILED WITH THE SECRETARY OF STATE UNDER FILE No. 802071507 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
36. FOR EACH PHASE, A SECOND ACCESS REMOTE FROM THE FIRST MUST BE CONSTRUCTED AND APPROVED PRIOR TO COMMENCING CONSTRUCTION ON THE 30TH HOME WITHIN THE PHASE OR SECTION.
37. FIFTY PERCENT OF ALL TREES SURVEYED IN THIS SUBDIVISION ARE REQUIRED TO BE RETAINED.
38. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK URBAN FORESTER BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE OR HERITAGE TREE DEFINITIONS AS PROVIDED IN THE SITE DEVELOPMENT AND TREE AND LANDSCAPE ORDINANCES OF THE CITY OF CEDAR PARK, TEXAS.
39. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
40. ACCESS AND FLOOD CONTROL STRUCTURE #4 EASEMENTS FOR UPPER BRUSHY CREEK WCID ARE SHOWN ON THE PLAT AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
41. A PARTIAL RELEASE OF EASEMENT FOR UPPER BRUSHY CREEK WCID WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOCUMENT NO. 2015009698. AREA EXCLUDED FROM THIS PARTIAL EASEMENT RELEASE IS STILL SUBJECT TO THE EASEMENT RECORDED IN DOCUMENT NO. 19596928DR, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
42. LOT 2, BLOCK A IS DEDICATED AS A LANDSCAPE LOT TO BE MAINTAINED BY THE HOA.

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SUBDIVISION REPLAT OF EDGEWATER
SURVEY JOB NO. 50781-00

Date: Feb. 04, 2016, 8:36am User ID: XZucchet
File: H:\survey\CIVIL\50781-00\Plat\P150781-00_Replat.dwg

Doc # 20160502666

REPLAT OF
EDGEWATER

A 52.178 ACRE, OR 2,272,879 SQUARE FEET MORE OR LESS, TRACT OF LAND CONVEYED TO SPANISH CREEK DEVELOPMENT, INC AS RECORDED IN DOCUMENT NO. 2015067856 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A RECORDED IN FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM S. PARKER SURVEY, ABSTRACT NO. 9 AND THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS.

SUBDIVISION REPLAT OF EDGEWATER

SURVEY JOB NO. 50781-00

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT SPANISH CREEK DEVELOPMENT, INC, BEING THE OWNER OF LOT 1, BLOCK A OF THE FINAL PLAT OF EDGEWATER RECORDED IN DOCUMENT NO. 2015016045 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM PARKER SURVEY, ABSTRACT NO. 9 AND SITUATED IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15 IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS, CONVEYED TO SPANISH DEVELOPMENT INC. IN DOCUMENT NO. 2015067856 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO HEREBY SUBDIVIDE LOT 1, BLOCK A IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

REPLAT OF EDGEWATER

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION. NO OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK.

WITNESS MY HAND THIS THE 18 DAY OF April, 2016 A.D.

BY: Thomas A. Goebel
THOMAS A GOEBEL, PRESIDENT
SPANISH CREEK DEVELOPMENT INC
4801 MONDONEDO COVE
AUSTIN, TX 78738

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 SEALED IN MY OFFICE, THIS THE 18 DAY OF April, 2016 AD.

NOTARY PUBLIC, STATE OF TEXAS

STACY THI NGUYEN
PRINTED NAME

MAY 24 2018
MY COMMISSION EXPIRES

Stacy Thi Nguyen
Notary Public
State of Texas
My Commission Expires
May 24, 2018

STATE OF TEXAS
COUNTY OF Texas

BY SIGNING THE PLAT, THE LIENHOLDER HEREBY SUBORDINATES ANY DEED OR TRUST, VENDORS LIEN, OR OTHER TYPE OF LIEN OWNED BY THE LIENHOLDER WITH RESPECT TO THE PROPERTY TO THE EASEMENTS CONVEYED TO THE CITY OR THE PUBLIC UNDER THIS PLAT.

LIENHOLDER:

COMMERCE NATIONAL BANK
A BRANCH OF LUBBOCK NATIONAL BANK
5300 BEE CAVES ROAD BUILDING I
WEST LAKE HILLS, TX 78746

MARK KALISH
SENIOR VICE, PRESIDENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT 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 SEALED IN MY OFFICE, THIS THE 18 DAY OF April, 2016 AD.

NOTARY PUBLIC, STATE OF TEXAS

STACY THI NGUYEN
PRINTED NAME

MAY 24 2018
MY COMMISSION EXPIRES

Stacy Thi Nguyen
Notary Public
State of Texas
My Commission Expires
May 24, 2018

ENGINEER'S CERTIFICATION:

I, JAMES A. HUFFCUT, JR., P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF CEDAR PARK, TEXAS AND WILLIAMSON COUNTY, TEXAS.

JAMES A. HUFFCUT, JR., P.E. 55253 2-4-16
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711
TBPE FIRM REGISTRATION NO. 470

STATE OF TEXAS
JAMES A. HUFFCUT JR.
55253
LICENSED
PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 12, SECTION 12.06, OF THE CITY CODE OF CEDAR PARK, TEXAS AND WILLIAMSON COUNTY, TEXAS. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE SUBDIVISION PLAT AS FOUND IN THE TITLE COMMITMENT PREPARED BY DMH INDEPENDENCE TITLE COMPANY, AUSTIN, TEXAS, FILE NO. 130427B, EFFECTIVE DATE OF JUNE 17, 2013 AND DEPICTS THE ITEMS CONTAINED IN SAID TITLE COMMITMENT.

VALERIE ZURCHER R.P.L.S 6222 02/04/2016

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD., SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

STATE OF TEXAS
REGISTERED
VALERIE ZURCHER
6222
PROFESSIONAL
LAND SURVEYOR

I CHRISTOPHER COPPLE, DIRECTOR OF PLANNING, DIRECTOR OF PLANNING OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, IN THE PLAT RECORDS OF SAID COUNTY.

ATTEST: Christopher Copple April 20, 2016
CHRISTOPHER COPPLE, DIRECTOR OF DEVELOPMENT SERVICES
CITY OF CEDAR PARK, TEXAS

APPROVED THIS THE 19th DAY OF April, 2016 A.D., AT A PUBLIC MEETING OF THE 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.

AUDREY WERNECKE, CHAIR
PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK, TEXAS

ATTEST: KELLY BRENT SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE, ON THE 9th DAY OF June 2016 A.D., AT 11:02 O'CLOCK A.M., AND WAS DULY RECORDED ON THIS THE 9th DAY OF June 2016 A.D., AT 11:15 O'CLOCK A.M., OFFICIAL RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20160502666 WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: Connie Phelps, Deputy
NANCY E. RISTER Connie Phelps
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

Date: Feb. 04, 2016, 6:36am User ID: VZurcher
File: H:\survey\CIVIL\50781-00\Plat\PL50781-00_Replat.dwg