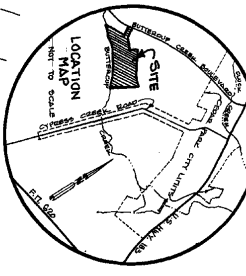
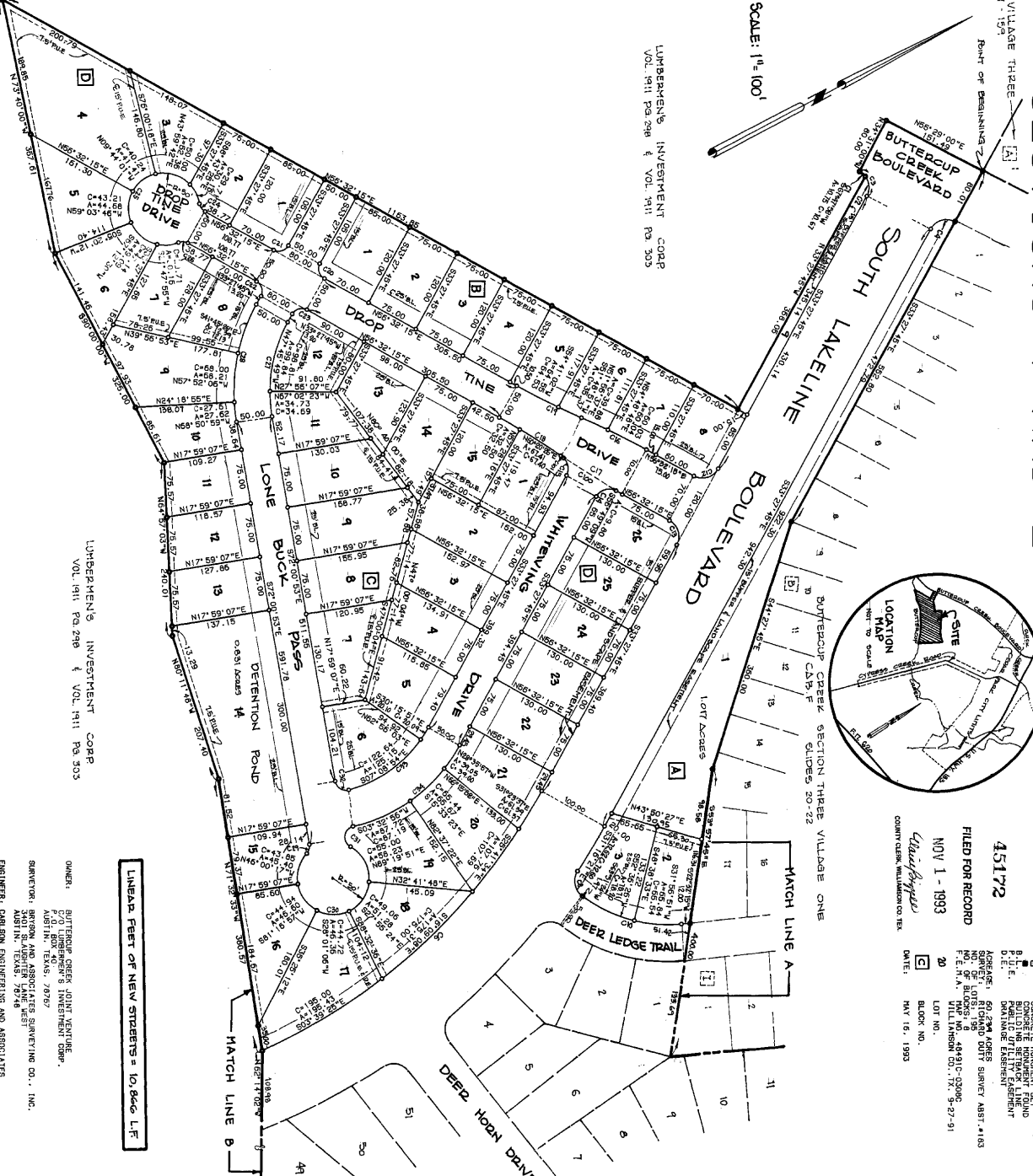


Cabinet Slide 325

BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2

BUTTERCUP CREEK SECTION FOUR VILLAGE THREE
C&B, F SLIDES 151, 152

Curve Number	Delta	Radius	Area	Tangent Length	Chord	Chord Length
C1	24.37186°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C2	66.8519°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C3	51.02118°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C4	36.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C5	30.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C6	26.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C7	21.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C8	16.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C9	12.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C10	7.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C11	2.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C12	0.00000°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C13	2.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C14	7.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C15	12.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C16	16.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C17	21.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C18	26.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C19	30.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C20	36.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C21	41.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C22	46.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C23	52.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C24	57.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C25	62.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C26	68.03132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C27	73.33114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C28	78.63132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C29	83.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C30	89.23114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C31	94.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C32	99.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C33	105.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C34	110.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C35	115.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C36	121.03132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C37	126.33114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C38	131.63132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C39	136.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C40	142.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C41	147.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C42	152.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C43	158.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C44	163.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C45	168.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C46	174.03132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C47	179.33114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C48	184.63132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C49	189.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C50	195.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C51	200.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C52	205.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C53	211.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C54	216.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C55	221.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C56	227.03132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C57	232.33114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C58	237.63132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C59	242.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C60	248.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C61	253.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C62	258.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C63	264.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C64	269.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C65	274.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C66	280.03132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C67	285.33114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C68	290.63132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C69	295.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C70	301.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C71	306.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C72	311.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C73	317.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C74	322.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C75	327.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C76	333.03132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C77	338.33114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C78	343.63132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C79	348.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C80	354.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C81	359.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C82	364.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C83	370.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C84	375.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C85	380.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C86	386.03132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C87	391.33114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C88	396.63132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C89	401.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C90	407.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C91	412.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C92	417.83132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C93	423.13114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C94	428.43132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C95	433.73114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C96	439.03132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C97	444.33114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C98	449.63132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C99	454.93114°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C100	460.23132°	25.00'	26.48'	16.37'	8.6747186°	17.37'
C101	465.53114°	25.00'	26.48'	16.37'	8.6747186°	17.37'



45172
 FILED FOR RECORD
 NOV 1 - 1993
 COUNTY CLERK, WILLAMETTE COUNTY, OREGON
 LUMBERMEN'S INVESTMENT CORP.
 VOL. 1911 PG. 298 & VOL. 1911 PG. 303

OWNER: BUTTERCUP CREEK JOINT VENTURE
 LUMBERMEN'S INVESTMENT CORP.
 10000 N. 100th Street, Suite 100
 Astoria, Oregon 97103
 ENGINEER: CARLSON ENGINEERING AND ASSOCIATES
 1000 N. 10th Street, Suite 100
 Astoria, Oregon 97103

LEGEND:
 - - - - - CONCRETE MONUMENT SET
 - - - - - BUILDING SETBACK LINE
 - - - - - DRAINAGE EASEMENT
 - - - - - EASEMENT
 - - - - - LOT NO.
 - - - - - BLOCK NO.
 - - - - - DATE: MAY 15, 1993

SHARED LOT A
 # 3325

SCALE: 1"=100'

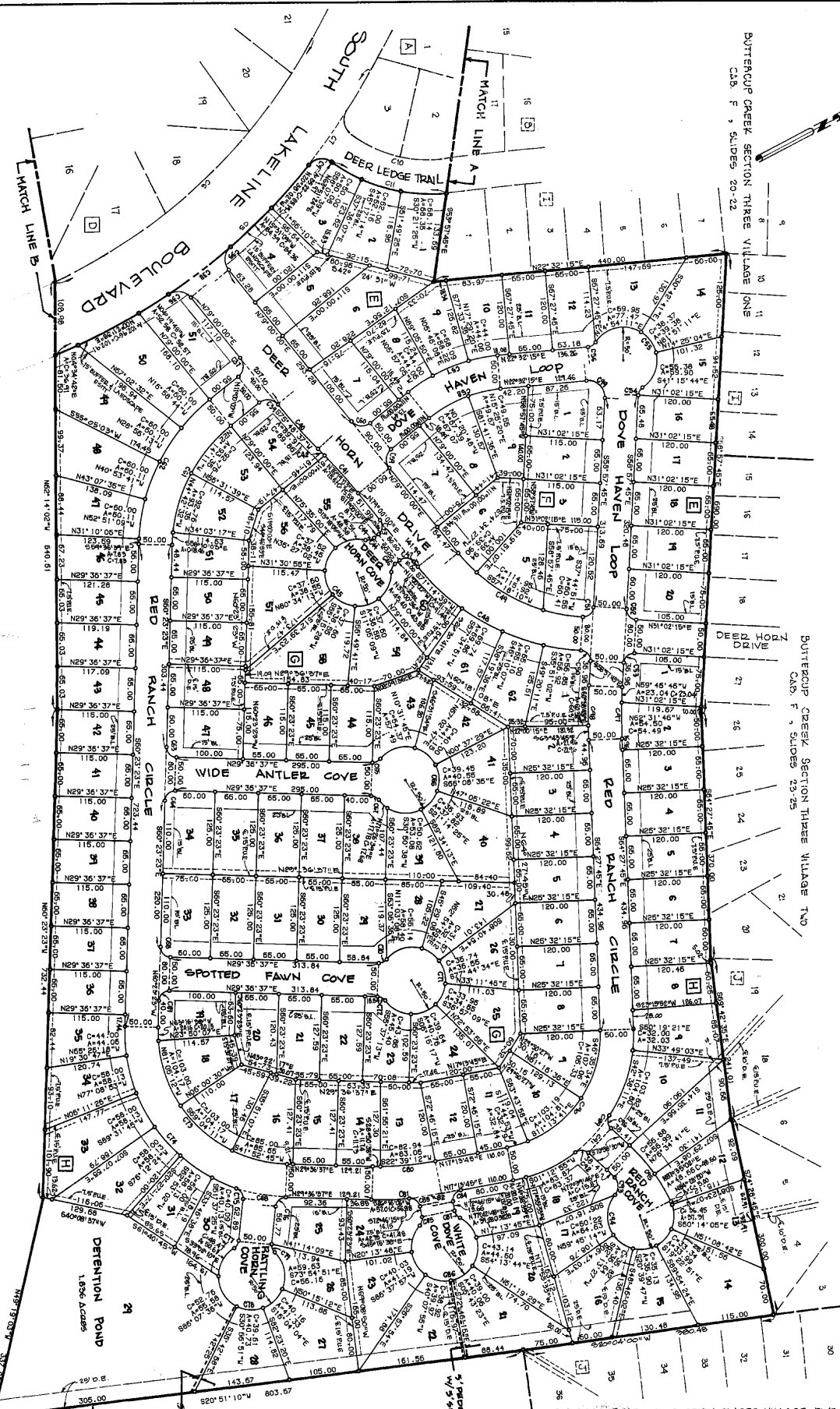
BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2

Cabinet & Slide 32b

BUTTERCUP CREEK SECTION THREE VILLAGE ONE
CAB. F, SLIDES 20-22

BUTTERCUP CREEK SECTION THREE VILLAGE TWO
CAB. F, SLIDES 23-25

BUTTERCUP CREEK SECTION THREE VILLAGE FIVE-A
CAB. F, SLIDES 75-97



LUMBERMEN'S INVESTMENT CORP.
VOL. 1411, PG. 298 & VOL. 1411, PG. 303

NOTE: A STRIP OF LAND TEN FEET (10') IN WIDTH RUNNING PARALLEL AND ADJACENT TO ALL STREETS IN THIS SUBDIVISION IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.

LEANDER / CEDAR PARK
YOUTH LEAGUE
VOLUME 476 PG. 379

LEANDER I. S. D.
VOLUME 503 PG. 276

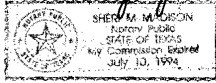
BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT LUMBERMEN'S INVESTMENT CORPORATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH JAMES M. LASSITER, SENIOR VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY ABSTRACT NO. 183, SITUATED IN WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 60.239 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON, 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 8th DAY OF July, 1993, A.D.



James M. Lassiter
JAMES M. LASSITER, SENIOR VICE PRESIDENT
LUMBERMEN'S INVESTMENT CORPORATION
P. O. BOX 40
AUSTIN, TEXAS 78767

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES M. LASSITER, 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, THIS THE 8th DAY OF July, 1993, A.D.

Sheri M. Madison
PRINT NAME:
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: July 10, 1994

STATE OF NEW YORK

COUNTY OF NEW YORK

THAT NATIONAL WESTMINSTER BANK PLC, ORGANIZED AND EXISTING UNDER THE LAWS OF ENGLAND, ACTING HEREIN BY AND THROUGH, NATIONAL WESTMINSTER BANK PLC BEING THE HOLDER OF A LIEN BY WAY OF DEED OF TRUST RECORDED IN VOLUME 2316, PAGE 287, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CONSENT TO THE SUBDIVISION OF 60.239 ACRES OF LAND SITUATED IN THE CITY OF CEDAR PARK, WILLIAMSON COUNTY, TEXAS TO BE KNOWN AS BUTTERCUP CREEK PHASE 4, SECTIONS 1 AND 2 AND DOES FURTHER HEREBY CONSENT TO ALL DEDICATIONS AND PLAT NOTES SHOWN HEREON.

NATIONAL WESTMINSTER BANK PLC
LIENHOLDER
BY: [Signature]
(PRINTED NAME) D.L. SAITH
175 WATER STREET
NEW YORK, NEW YORK 10038

STATE OF NEW YORK
COUNTY OF NEW YORK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26th DAY OF July, 1993, BY DAVID L. SAITH VICE PRESIDENT OF NATIONAL WESTMINSTER BANK PLC, ON BEHALF OF SAID NATIONAL WESTMINSTER BANK PLC.

MELROY DEXTRAZE
Notary Public, State of New York
No. 1289
Qualified in Williamson County
Commission Expires Sept. 30, 1994

Melroy Dextraze
NOTARY PUBLIC, STATE OF NEW YORK
PRINTED
NAME: MELROY DEXTRAZE
MY COMMISSION
EXPIRES: Sept 30, 1994

APPROVED THIS THE 15th DAY OF June, 1993, 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.

[Signature]
DANNY BELL
PLANNING & ZONING COMMISSION CHAIRMAN

Betty Atkinson
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

[Signature]
DORTHEY L. DUCKETT, MAYOR, CITY OF CEDAR PARK, TEXAS

[Signature]
KINGDOM PAULKNER, CITY SECRETARY, LORYN BENNETT,
CITY OF CEDAR PARK, TEXAS ASSISTANT CITY SECRETARY

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUMBERMEN'S INVESTMENT CORPORATION, FOUND OF RECORD IN VOLUME 1911, PAGE 298, AND VOLUME 1911, PAGE 303, WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 60.239 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found in the westerly R.O.W. line of Buttercup Creek Boulevard (80' R.O.W.), same being the most southerly corner of Lot 1, Block "A", Buttercup Creek Section Four, Village Three, a subdivision found of record in Cabinet F, Slides 157-159, Williamson County, Texas Plat Records, for the northwest corner of the herein described tract,

THENCE, with the northerly line of the herein described tract, the following eight (8) courses and distances numbered 1 through 8,

1. S 33°27'45" E, 552.80 feet to an iron pin found,
2. S 44°27'45" E, 380.00 feet to an iron pin found,
3. S 53°57'45" E, 400.00 feet to an iron pin found,
4. N 22°32'15" E, 440.00 feet to an iron pin found,
5. S 58°57'45" E, 690.00 feet to an iron pin found,
6. S 64°27'45" E, 370.00 feet to an iron pin found,
7. S 99°42'33" E, 241.00 feet to an iron pin found,
8. S 74°28'45" E, 300.00 feet to an iron pin found at the most southerly corner of Lot 3, Block "J", Buttercup Creek Section Three, Village Two, a subdivision found of record in Cabinet F, Slides 23-25, Williamson County, Texas Plat Records, same being in the westerly line of Lot 31, Block J, Buttercup Creek Section Three, Village Five-A, a subdivision found of record in Cabinet F, Slides 95-97, Williamson County, Texas Plat Records, for the northeast corner of the herein described tract,

THENCE, with the east line of the herein described tract, the following two (2) courses and distances, numbered 1 through 2,

1. S 20°04'00" W, 380.48 feet to an iron pin found at the northwest corner of that certain tract conveyed to Leander Independent School District, found of record in Volume 503, Page 276, Williamson County, Texas Deed Records,
2. S 20°51'10" W, 803.67 feet to an iron pin found, for the southeast corner of the herein described tract,

THENCE, with the southerly line of the herein described tract, the following eight (8) courses and distances numbered 1 through 8,

1. N 49°19'03" W, 337.08 feet to an iron pin set,
2. N 60°23'23" W, 732.44 feet to an iron pin set,
3. N 62°14'02" W, 640.61 feet to an iron pin set,
4. N 71°32'33" W, 380.57 feet to an iron pin set,
5. N 80°11'48" W, 207.40 feet to an iron pin set,
6. N 64°57'03" W, 240.01 feet to an iron pin set,
7. N 90°00'00" W, 325.00 feet to an iron pin set,
8. N 73°40'00" W, 357.61 feet to an iron pin set for the southwest corner of the herein described tract,

THENCE, with the westerly line of the herein described tract, the following five (5) courses and distances numbered 1 through 5,

1. N 56°32'15" E, 1,163.85 feet to an iron pin set,
2. N 33°27'45" E, 368.05 feet to an iron pin set at the beginning of a curve,
3. With a curve to the left having a radius of 25.00 feet, an arc length of 10.75 feet, and whose chord bears S 67°47'58" W, 10.67 feet to an iron pin set at the end of said curve,
4. N 34°31'00" W, 81.11 feet to an iron pin set,
5. N 55°29'00" E, 151.49 feet to the POINT OF BEGINNING containing 60.239 Acres Of Land.

Cariboe + L
Slide 327

BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2

STATE OF TEXAS:

COUNTY OF WILLIAMSON:

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 1st DAY OF November, 1993, A.D. AT 9 O'CLOCK A. M., AND DULY RECORDED THIS THE 1st DAY OF November, 1993, A.D. AT 10:12 O'CLOCK A. M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET 4, SLIDES 228/8

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

DEPUTY

Hilvia Hanger



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

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

Lenor Futch
LE NOR FUTCH, POSTMASTER

DATE 6-14-93

- NOTE: WATER AND SEWER SERVICE FOR THIS SUBDIVISION TO BE OBTAINED FROM THE CITY OF CEDAR PARK.
- NOTE: CONSTRUCTION WILL BE IN CONFORMANCE WITH THE CITY OF CEDAR PARK CODE OF ORDINANCES.
- NOTE: ALL SETBACKS SHALL CONFORM TO CITY OF CEDAR PARK SETBACK REQUIREMENTS.
- NOTE: 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 AND/OR WILLIAMSON COUNTY AS APPLICABLE.
- NOTE: THE OWNER OR HIS ASSIGNS WILL PROVIDE ACCESS AND MAINTENANCE OF THE PONDS AND EASEMENTS, AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- NOTE: NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER AND WASTEWATER FACILITIES.
- NOTE: 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.
- NOTE: PRIOR TO CONSTRUCTION OF ANY SUBDIVISION UTILITY INFRASTRUCTURE IMPROVEMENTS, ON-SITE RAINFALL RUNOFF DETENTION FACILITIES SHALL BE PROVIDED WITHIN THE SUBDIVISION TO LIMIT RAINFALL RUNOFF AFTER DEVELOPMENT TO THE LEVELS WHICH EXIST AT THE TIME OF FINAL PLATTING.
- NOTE: NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
- NOTE: CONSTRUCTION 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.
- NOTE: ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC., SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS.
- NOTE: WASTEWATER COLLECTION SYSTEM SHALL CONFORM TO TEXAS WATER COMMISSION REQUIREMENTS.
- NOTE: WATER DISTRIBUTION SYSTEM SHALL CONFORM TO TEXAS WATER COMMISSION AND STATE DEPARTMENT OF INSURANCE REQUIREMENTS.
- NOTE: 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.

SIDEWALK NOTE: SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION.

- NOTE: ALL OFF-SITE WATER AND WASTEWATER FACILITIES NECESSARY TO OBTAIN SERVICE FROM THE CITY SHALL BE PROVIDED BY OWNER OR HIS OR HER SUCCESSORS OR ASSIGNS.
- NOTE: ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- NOTE: A STRIP OF LAND TEN FEET (10') IN WIDTH RUNNING PARALLEL AND ADJACENT TO ALL STREETS IN THE SUBDIVISION IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.
- NOTE: DIRECT ACCESS TO SOUTH LAKELINE BOULEVARD IS PROHIBITED FROM ALL SINGLE FAMILY LOTS IN THIS SUBDIVISION.

NOTE: THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48491C-0308C, DATED SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., DO HEREBY CERTIFY THAT THIS TRACT IS WITHIN THE EDWARDS' AQUIFER RECHARGE ZONE AND THAT A PORTION OF THIS SUBDIVISION IS ENCOACHED BY AN AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ENGINEERING BY:

Charles R. Brigance, Jr. 5-17-93
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON ENGINEERING & ASSOCIATES, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748



STATE OF TEXAS:

COUNTY OF TRAVIS:

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

SURVEYED BY:

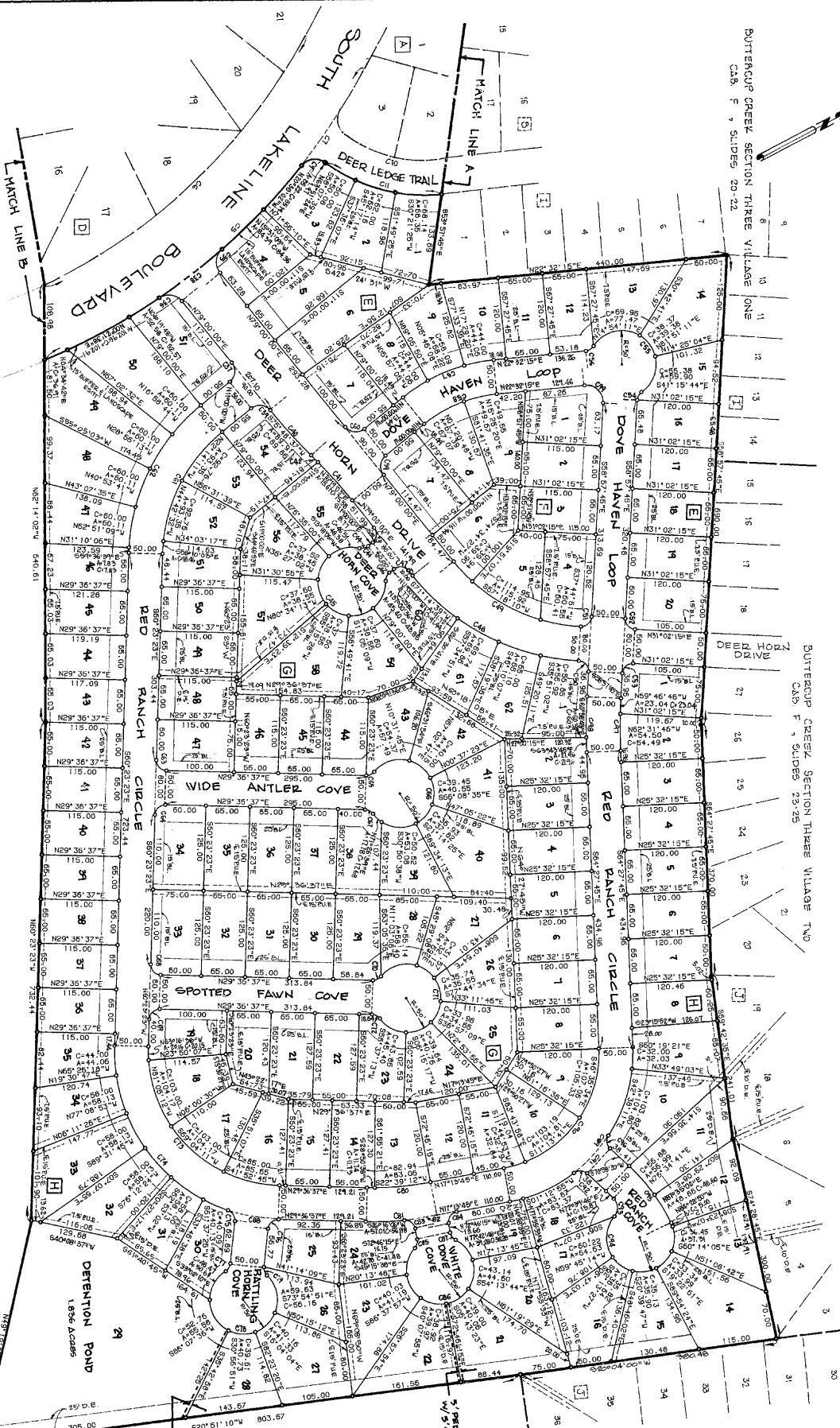
Thomas J. Dodd 5-17-93
THOMAS J. DODD, R.P.L.S. NO. 1882
BRISON & ASSOCIATES SURVEYING CO., INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748

Cabinet L
Slide 228

SCALE: 1" = 100'

AMENDED PLAT OF BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2

Cabinet 1 Side 308



LEANDER'S INVESTMENT CORP.
 111 S. PA. 298 VOL. 1411, PA. 503

NOTE: A STRIP OF LAND TEN FEET (10') IN WIDTH RUNNING PARALLEL AND ADJACENT TO ALL STREETS IN THIS SUBDIVISION IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.

LEANDER / CEDAR PARK YOUTH LEAGUE
 VOLUME 1411 PA. 503

LEANDER I. S. D
 VOLUME 503 PA. 276

BUTTERCUP CREEK SECTION THREE VILLAGE FIVE-A
 CAB. F, SLIDES 95-97

AMENDED PLAT OF BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2

THENCE, with the southerly line of the herein described tract, the following eight (8) courses and distances, numbered 1 through 8,

1. N 49°19'03" W, 337.08 feet to an iron pin set,
2. N 60°23'23" W, 732.44 feet to an iron pin set,
3. N 62°14'02" W, 640.61 feet to an iron pin set,
4. N 71°32'33" W, 380.57 feet to an iron pin set,
5. N 80°11'48" W, 207.40 feet to an iron pin set,
6. N 64°57'03" W, 240.01 feet to an iron pin set,
7. S 90°00'00" W, 325.00 feet to an iron pin set,
8. N 73°40'00" W, 357.61 feet to an iron pin set for the southwest corner of the herein described tract,

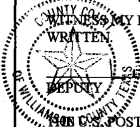
THENCE, with the westerly line of the herein described tract, the following five (5) courses and distances numbered 1 through 5,

1. N 56°32'15" E, 1,163.85 feet to an iron pin set,
2. N 33°27'45" E, 368.05 feet to an iron pin set at the beginning of a curve,
3. with a curve to the left having a radius of 25.00 feet, and whose chord bears S 67°47'58" W, 10.67 feet to an iron pin set at the end of said curve,
4. N 34°31'00" W, 80.00 feet to an iron pin set,
5. N 55°29'60" E, 151.49 feet to the POINT OF BEGINNING containing 60.239 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 10th DAY OF March, 1995, A.D., AT 2:30 O'CLOCK P.M., AND DULY RECORDED THIS THE 10th OF March, 1995, A.D., AT 3:46 O'CLOCK P.M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET L, SLIDES 307, 308, 309 & 310.



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

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

ELAINE BIZZELL, CLERK, COUNTY COURT,
 WILLIAMSON COUNTY, TEXAS

LENON FUTCH, POSTMASTER OF THE CITY OF CEDAR PARK, TEXAS, HEREBY APPROVES THE STREETS DEDICATED BY THIS SUBDIVISION PLAT.

Lenon Futch
 LENON FUTCH, POSTMASTER

DATE: 12-9-94

GENERAL NOTES

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. WASTEWATER COLLECTION SYSTEM SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION REQUIREMENTS.
4. WATER DISTRIBUTION SYSTEM SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND TEXAS STATE BOARD OF INSURANCE REQUIREMENTS.
5. PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION. THOSE SIDEWALKS NOT REQUIRING A RESIDENTIAL LOT SHALL BE CONSTRUCTED 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 ADJOINING STREET IS CONSTRUCTED.
6. 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.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
8. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
9. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
10. 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.
11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK.
13. ON-SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED PEAK RATES OF DISCHARGE FOR THE 2.25 AND 100 YEAR STORM EVENTS.
14. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY IN THIS SUBDIVISION.
15. WATER AND SEWER SERVICE FOR THIS SUBDIVISION TO BE OBTAINED FROM THE CEDAR PARK
16. ALL OFF-SITE WATER AND WASTEWATER FACILITIES NECESSARY TO OBTAIN SERVICE FROM THE CITY SHALL BE PROVIDED BY OWNER OR HIS OR HER SUCCESSORS OR ASSIGNS.
17. DIRECT ACCESS TO SOUTH LAKELINE BOULEVARD IS PROHIBITED FROM ALL SINGLE FAMILY LOTS IN THIS SUBDIVISION.

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48491C-0308C, DATED SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT THIS TRACT IS WITHIN THE EDWARDS' AQUIFER RECHARGE ZONE AND THAT A PORTION OF THIS SUBDIVISION IS ENCRACED BY AN AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ENGINEERING BY: *Charles R. Brigance Jr.*
 CHARLES R. BRIGANCE, JR., P.E. NO. 64346
 CARLSON ENGINEERING & ASSOCIATES, INC.
 3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



DATE: 12/8/94

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

SURVEYED BY: *Thomas J. Dodd*
 THOMAS J. DODD, R.P.L.S. NO. 1882
 BRYSON & ASSOCIATES SURVEYING CO., INC.
 3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



DATE: 12-8-94

Cabinet L Slide 310

PLAT MAP RECORDING SHEET

INSTRUMENT # DOCH 9509660

Doc# : 9509660
Rec. \$ 131.00
Date : 03-10-1995
Time : 03:46:36 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK

DEDICATOR - Lombardi's Investment Co

SUBDIVISION NAME - Amended plat of
Buttercup Creek Phase IV, Section 142

MAP RECORDED IN CABINET L, SLIDE 307, 308, 309 & 310

PROPERTY FORMERLY KNOWN AS:

Buttercup Creek Phase IV, Section 142

H - city of Cedar Park
Beth

INSTRUMENT DATE - 12-5-94

FILE DATE -

FILED FOR RECORD

MAR 10 1995

Elaine Bizzell
County Clerk, Williamson Co. TX

Doc# : 9509660
 Rec# : 131-00
 Date : 03-16-1995
 Time : 03:46:36 P.M.
 Filed & Recorded in
 Official Records
 of Hill Country, TX.
 ELAINE BITZELL
 COUNTY CLERK

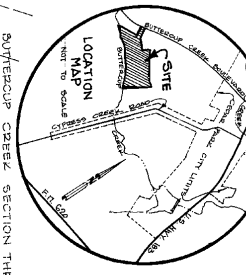
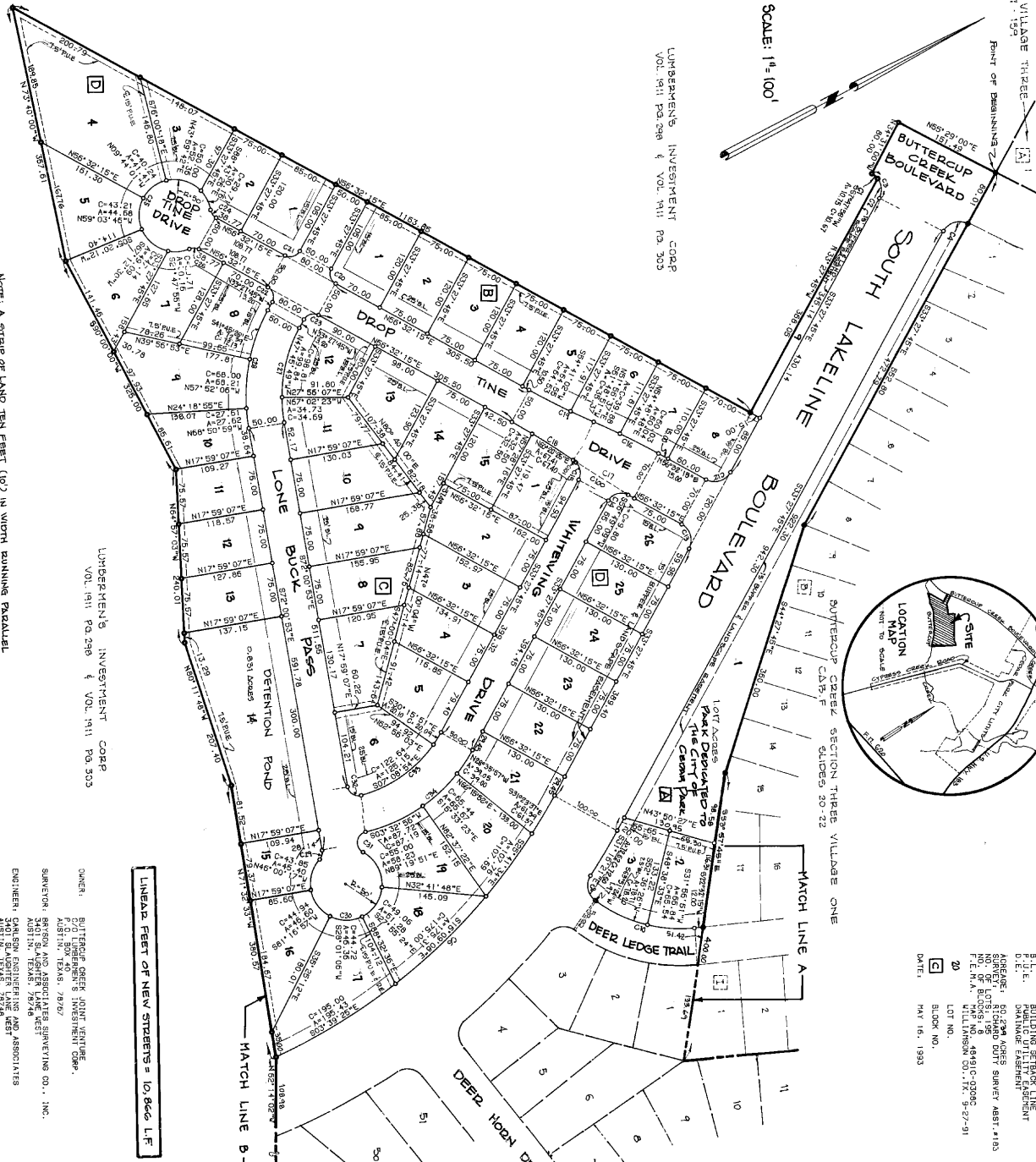
BUTTERCUP CREEK SECTION FOUR VILLAGE THREE
 CAB, F
 SLIDES 10-1, 19-1

AMENDED PLAT OF BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2

Carline L Slide 307

Doc# 9509660

CURVE DATA	Curve Number	Delta	Radius	Length	Tangent	Chord	Chord Length
C1	247.3755	25.00	10.72	15.45	16.97	10.50	10.50
C2	247.3755	25.00	10.72	15.45	16.97	10.50	10.50
C3	91.03115	25.00	39.72	25.45	57.89	23.65	23.65
C4	388.6545	25.00	14.50	21.00	23.50	15.00	15.00
C5	35.23232	25.00	880.00	63.48	111.00	63.48	63.48
C6	35.23232	25.00	880.00	63.48	111.00	63.48	63.48
C7	67.0236	25.00	445.00	32.75	22.75	32.75	32.75
C8	67.0236	25.00	445.00	32.75	22.75	32.75	32.75
C9	41.1930	25.00	720.00	37.94	23.94	37.94	37.94
C10	41.1930	25.00	720.00	37.94	23.94	37.94	37.94
C11	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C12	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C13	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C14	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C15	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C16	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C17	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C18	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C19	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C20	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C21	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C22	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C23	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C24	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C25	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C26	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C27	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C28	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C29	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C30	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C31	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C32	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C33	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C34	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C35	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C36	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C37	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C38	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C39	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C40	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C41	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C42	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C43	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C44	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C45	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C46	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C47	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C48	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C49	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C50	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C51	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C52	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C53	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C54	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C55	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C56	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C57	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C58	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C59	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C60	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C61	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C62	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C63	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C64	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C65	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C66	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C67	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C68	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C69	50.0000	25.00	500.00	39.27	25.00	39.27	39.27
C70	50.0000	25.00	500.00	39.27	25.00	39.27	39.27



- LEGEND
- IRON PIN FOUND
 - CONCRETE FOUNDATION SET
 - BUILDING SETBACK LINE
 - DRAINAGE EASEMENT
 - ADJACENT TO 50.234 ACRES SURVEYED BY WILLIAMSON CO., TX. 9-27-91
 - NO. OF BLOCKS: 8
 - LOT NO.
 - BLOCK NO.
- DATE: MAY 16, 1993

NOTE: A STRIP OF LAND TEN FEET (10') IN WIDTH RUNNING PARALLEL AND ADJACENT TO ALL STREETS IN THIS SUBDIVISION IS HEREBY DESIGNATED AS A PUBLIC UTILITY EASEMENT.

OWNER: BUTTERCUP CREEK JOINT VENTURE
 C/O LUMBERMEN'S INVESTMENT CORP.
 AUSTIN, TEXAS 78747

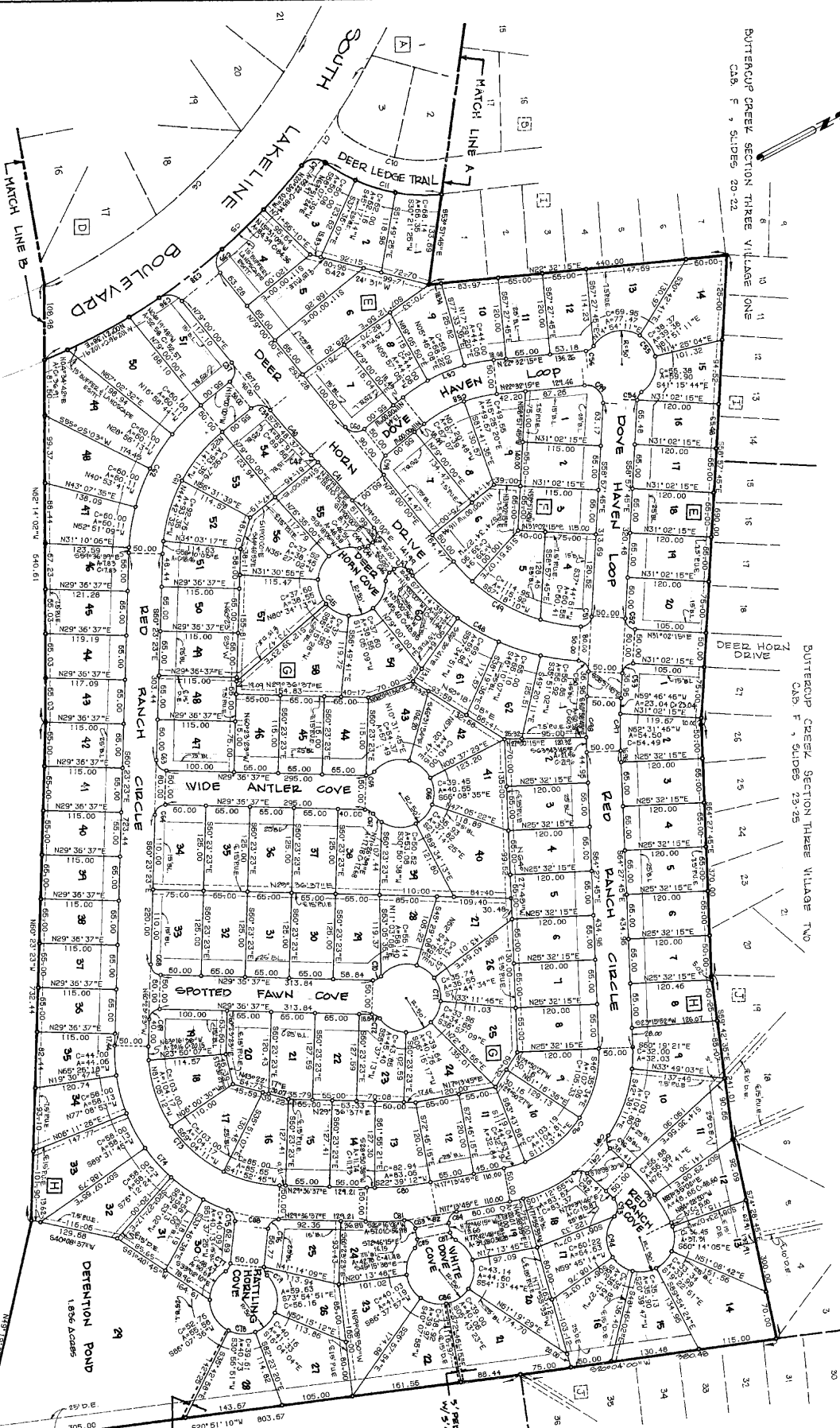
ENGINEER: CARLESON ENGINEERING AND ASSOCIATES
 1001 S. GUYER STREET
 AUSTIN, TEXAS 78746
 TEL: (512) 442-1111
 FAX: (512) 442-1112

DATE: MAY 16, 1993

SCALE: 1" = 100'

AMENDED PLAT OF BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2

Cabinets 1 - 2
Slide 308



LEANDER'S INVESTMENT CORP.
111 S. PA. 298 VOL. 1411, PA. 503

NOTE: A STRIP OF LAND TEN FEET (10') IN WIDTH RUNNING PARALLEL AND ADJACENT TO ALL STREETS IN THIS SUBDIVISION IS HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT.

LEANDER / CEDAR PARK YOUTH LEAGUE VOLUME 1411 PA. 503

LEANDER I. S. D VOLUME 503 PA. 276

BUTTERCUP CREEK SECTION THREE VILLAGE FIVE-A CAB. F., SLIDES 95-97

AMENDED PLAT OF BUTTERCUP CREEK PHASE IV SECTIONS 1 AND 2

THENCE, with the southerly line of the herein described tract, the following eight (8) courses and distances, numbered 1 through 8,

1. N 49°19'03" W, 337.08 feet to an iron pin set,
2. N 60°23'23" W, 732.44 feet to an iron pin set,
3. N 62°14'02" W, 640.61 feet to an iron pin set,
4. N 71°32'33" W, 380.57 feet to an iron pin set,
5. N 80°11'48" W, 207.40 feet to an iron pin set,
6. N 64°57'03" W, 240.01 feet to an iron pin set,
7. S 90°00'00" W, 325.00 feet to an iron pin set,
8. N 73°40'00" W, 357.61 feet to an iron pin set for the southwest corner of the herein described tract,

THENCE, with the westerly line of the herein described tract, the following five (5) courses and distances numbered 1 through 5,

1. N 56°32'15" E, 1,163.85 feet to an iron pin set,
2. N 33°27'45" E, 368.05 feet to an iron pin set at the beginning of a curve,
3. with a curve to the left having a radius of 25.00 feet, and whose chord bears S 67°47'58" W, 10.67 feet to an iron pin set at the end of said curve,
4. N 34°31'00" W, 80.00 feet to an iron pin set,
5. N 55°29'60" E, 151.49 feet to the POINT OF BEGINNING containing 60.239 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 10th DAY OF March, 1995, A.D., AT 2:30 O'CLOCK P.M., AND DULY RECORDED THIS THE 10th OF March, 1995, A.D., AT 3:46 O'CLOCK P.M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET L, SLIDES 307, 308, 309 & 310.



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

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

ELAINE BIZZELL, CLERK, COUNTY COURT,
WILLIAMSON COUNTY, TEXAS

LENON FUTCH, POSTMASTER OF THE CITY OF CEDAR PARK, TEXAS, HEREBY APPROVES THE STREETS DEDICATED BY THIS SUBDIVISION PLAT.

Lenon Futch
LENON FUTCH, POSTMASTER

DATE: 12-9-94

GENERAL NOTES

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. WASTEWATER COLLECTION SYSTEM SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION REQUIREMENTS.
4. WATER DISTRIBUTION SYSTEM SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND TEXAS STATE BOARD OF INSURANCE REQUIREMENTS.
5. PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION. THOSE SIDEWALKS NOT REQUIRING A RESIDENTIAL LOT SHALL BE CONSTRUCTED 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 ADJOINING STREET IS CONSTRUCTED.
6. 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.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
8. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
9. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
10. 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.
11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK.
13. ON-SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED PEAK RATES OF DISCHARGE FOR THE 2.25 AND 100 YEAR STORM EVENTS.
14. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY IN THIS SUBDIVISION.
15. WATER AND SEWER SERVICE FOR THIS SUBDIVISION TO BE OBTAINED FROM THE CEDAR PARK
16. ALL OFF-SITE WATER AND WASTEWATER FACILITIES NECESSARY TO OBTAIN SERVICE FROM THE CITY SHALL BE PROVIDED BY OWNER OR HIS OR HER SUCCESSORS OR ASSIGNS.
17. DIRECT ACCESS TO SOUTH LAKELINE BOULEVARD IS PROHIBITED FROM ALL SINGLE FAMILY LOTS IN THIS SUBDIVISION.

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48491C-0308C, DATED SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT THIS TRACT IS WITHIN THE EDWARDS' AQUIFER RECHARGE ZONE AND THAT A PORTION OF THIS SUBDIVISION IS ENCRACED BY AN AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ENGINEERING BY: *Charles R. Brigance Jr.*
CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON ENGINEERING & ASSOCIATES, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



DATE: 12/8/94

STATE OF TEXAS:

COUNTY OF TRAVIS:

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

SURVEYED BY: *Thomas J. Dodd*
THOMAS J. DODD, R.P.L.S. NO. 1882
BRYSON & ASSOCIATES SURVEYING CO., INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



DATE: 12-8-94

Cabinet L Slide 310