

PLAT MAP RECORDING SHEET

INSTRUMENT # --

DEDICATOR: Buffington Homes of Texas, Ltd., a Texas Limited Partnership acting through Wilshire Homes, Ltd., a Texas Limited Partnership, its General Partner, acting through Fortress Management, Inc., its General Partner acting herein by and through James Edward Horne, its President and Owner. Wilshire/Hearthstone Venture I, L.P., Wilshire Homes of Texas, Ltd., its authorized agent, by Wilshire Management, Inc., its General Partner. Pulte Homes of Texas, L.P., a Texas Limited Partnership acting herein by and through Pulte Nevada I, Inc., PN I, Inc., its General Partner.

SUBDIVISION NAME: HERITAGE PARK SECTION FOUR

PLAT RECORDED IN: Cabinet X, Slide 303, 304 and 305

PROPERTY IS DESCRIBED AS: Tract 1 (20.368 ac.) and Tract 2 (1.164 ac.), Dover, S. J., Svy., Abst. No. 168.

HAND TO: City of Cedar Park (Shira Culver)

INSTRUMENT DATE: September 18, 2001

FILE DATE: July 1, 2003

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

07-01-2003 03:04 PM 2003061505
HARGETT \$156.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

HERITAGE PARK SECTION FOUR

FIELD NOTE
DESCRIPTION FOR TRACT 1

FIELD NOTE DESCRIPTION FOR 20.368 ACRES OF LAND OUT OF THE S.J. DOVER SURVEY, ABSTRACT NO. 168 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 111.439 ACRE TRACT OF LAND AS CONVEYED TO BUFFINGTON HOMES OF TEXAS, LTD. BY DEED RECORDED IN DOCUMENT NO. 9809736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 0.144 ACRE PORTION OF LOT 1, McDONNELL SUBDIVISION, A SUBDIVISION RECORDED IN CABINET I, SLIDE 399 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO BUFFINGTON HOMES OF TEXAS, LTD. BY DEED RECORDED IN DOCUMENT NO. 199947288 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 20.368 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the most Southerly Southeast corner of said 111.439 acre tract, being in the North r.o.w. line of West New Hope Drive, for the Southeast corner and PLACE OF BEGINNING hereof, and from which point the Southwest corner of the S.J. Dover Survey bears S 08°13' E for a distance of 4845 feet;

THENCE along the South line of said 111.439 acre tract, being along the North r.o.w. line of West New Hope Drive, S 70°34'49" W for a distance of 198.65 feet to a 1/2 inch capped iron pin set at the intersection of the North r.o.w. line of West New Hope Drive and the East r.o.w. line of North Lakeline Boulevard, for the Southwest corner hereof;

THENCE along the East r.o.w. line of North Lakeline Boulevard for the following courses:

N 18°49'15" W for a distance of 194.95 feet to a 1/2 inch iron pin found at a point of curve

Along a curve to the left whose radius is 1600.00 feet, whose arc is 850.90 feet and whose chord bears N 34°09'18" W for a distance of 840.91 feet to a 1/2 inch iron pin found

N 48°24'40" W for a distance of 303.30 feet to a 1/2 inch iron pin found at a point of curve

Along a curve to the right whose radius is 950.00 feet, whose arc is 542.56 feet and whose chord bears N 32°59'53" W for a distance of 535.22 feet to a 1/2 inch iron pin found

N 16°38'51" W for a distance of 141.10 feet to a 1/2 inch capped iron pin found for the Northwest corner hereof;

THENCE along the North line of the herein described tract for the following courses:

N 71°14'13" E for a distance of 298.94 feet to a 1/2 inch capped iron pin found

N 18°45'47" W for a distance of 100.00 feet to a 1/2 inch capped iron pin found at a point of curve

Along a curve to the right whose radius is 15.00 feet, whose arc is 23.56 feet and whose chord bears N 28°14'13" E for a distance of 21.21 feet to a 1/2 inch capped iron pin found

N 71°14'13" E for a distance of 200.00 feet to a 1/2 inch capped iron pin found at a point of curve

Along a curve to the right whose radius is 15.00 feet, whose arc is 23.56 feet and whose chord bears S 63°45'47" E for a distance of 21.21 feet to a 1/2 inch capped iron pin found

N 71°14'13" E for a distance of 50.00 feet to a 1/2 inch capped iron pin found at a point of curve

Along a curve to the right whose radius is 15.00 feet, whose arc is 23.56 feet and whose chord bears N 28°14'13" E for a distance of 21.21 feet to a 1/2 inch capped iron pin found

N 71°14'13" E for a distance of 100.00 feet to a 1/2 inch capped iron pin found for the Northeast corner hereof;

THENCE along the East line of the herein described tract for the following courses:

S 18°45'47" E for a distance of 836.00 feet to a 1/2 inch capped iron pin found

N 71°14'13" E for a distance of 29.82 feet to a 1/2 inch capped iron pin found

S 18°45'47" E for a distance of 131.53 feet to a 1/2 inch iron pin found at the Southeasterly inside ell corner of said 111.439 acre tract;

THENCE continuing along the East line of the herein described tract, being along the Southeasterly line of said 111.439 acre tract, S 17°39'16" E for a distance of 1071.82 feet to the PLACE OF BEGINNING and containing 20.368 acres of land, more or less.

FIELD NOTE DESCRIPTION FOR TRACT 2

FIELD NOTE DESCRIPTION FOR 1.164 ACRES OF LAND OUT OF THE S.J. DOVER SURVEY, ABSTRACT NO. 168 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 111.439 ACRE TRACT OF LAND AS CONVEYED TO BUFFINGTON HOMES OF TEXAS, LTD. BY DEED RECORDED IN DOCUMENT NO. 9809736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.164 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Southwest corner of said 111.439 acre tract, being in the North r.o.w. line of West New Hope Drive, for the Southwest corner and PLACE OF BEGINNING hereof, and from which point the Southwest corner of the S.J. Dover Survey bears S 12°54' E for a distance of 4784 feet;

THENCE along the West line of said 111.439 acre tract, N 17°40'21" W for a distance of 696.35 feet to a 1/2 inch capped iron pin set in the West r.o.w. line of North Lakeline Boulevard for the most Northerly corner hereof;

THENCE along the West r.o.w. line of North Lakeline Boulevard for the following courses:

Along a curve to the right whose radius is 1500.00 feet, whose arc is 509.05 feet and whose chord bears S 28°38'55" E for a distance of 506.61 feet to a 1/2 inch iron pin found

S 18°49'15" E for a distance of 195.99 feet to a 1/2 inch capped iron pin set in the South line of said 111.439 acre tract, being at the intersection of the West r.o.w. line of North Lakeline Boulevard and the North r.o.w. line of West New Hope Drive for the Southeast corner hereof;

THENCE along the South line of said 111.439 acre tract, being along the North r.o.w. line of West New Hope Drive, S 70°34'49" W for a distance of 100.44 feet to the PLACE OF BEGINNING and containing 1.164 acres of land, more or less.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	30.00	46.81	29.69	42.20	S25°24'7" W	89°24'04"
2	30.00	47.44	30.32	42.85	N64°07'15" W	90°35'56"
3	1500.00	59.05	257.00	506.61	S28°08'55" E	12°26'39"
4	1600.00	850.90	435.77	840.91	N34°09'18" W	32°28'14"
5	950.00	542.56	278.90	535.22	N32°59'53" W	32°43'22"
6	950.00	123.40	61.79	123.31	N20°21'28" W	07°26'33"
7	950.00	25.88	12.94	25.88	N24°51'54" W	01°33'39"
8	950.00	159.63	80.00	159.44	N39°21'13" W	05°37'39"
9	950.00	114.60	57.37	114.53	N38°43'23" W	06°54'43"
10	950.00	50.33	25.17	50.33	N43°41'48" W	03°02'08"
11	950.00	62.92	31.47	62.91	N47°06'44" W	03°47'41"
12	950.00	5.80	2.90	5.80	N48°11'04" W	00°21'00"
13	25.00	39.26	24.89	35.35	S85°36'01" W	8°58'37"
14	25.00	39.28	25.01	35.36	N04°23'59" W	90°01'23"
15	1600.00	33.78	16.89	33.78	N48°47'08" W	01°12'30"
16	1600.00	50.59	25.30	50.59	N47°16'29" W	01°48'42"
17	1600.00	188.58	94.40	188.47	N42°59'33" W	06°45'11"
18	1600.00	206.03	103.16	205.89	N35°55'37" W	07°22'41"
19	15.00	23.19	14.63	20.95	N78°31'32" W	88°34'30"
20	15.00	23.19	14.63	20.95	N14°53'37" E	88°35'12"
21	1600.00	107.92	53.98	107.90	N27°28'02" W	03°51'53"
22	1600.00	184.73	92.47	184.63	N22°13'08" W	06°36'54"
23	15.00	20.07	11.86	18.61	S20°51'30" W	76°39'27"
24	50.00	223.98	63.25	78.45	S89°08'30" E	236°39'27"
25	50.00	45.53	24.48	43.97	S08°36'51" W	52°10'10"
26	50.00	45.88	24.58	44.11	S80°52'27" W	52°21'03"
27	50.00	45.60	24.52	44.04	N89°48'55" E	52°15'11"
28	50.00	33.41	17.35	32.79	N21°33'19" W	38°17'01"
29	50.00	32.72	16.97	32.14	N18°20'11" E	37°30'00"
30	50.00	21.03	10.67	20.88	N47°08'12" E	24°06'02"
31	350.00	56.73	28.45	56.64	S46°01'44" W	10°50'02"
32	240.00	114.47	58.32	113.30	N42°18'52" W	52°15'11"
33	240.00	82.96	31.66	62.78	N48°07'38" E	15°01'53"
34	240.00	51.45	25.82	51.35	N61°47'05" E	12°16'59"
35	300.00	18.45	9.23	18.44	N69°28'31" E	03°31'23"
36	20.00	30.79	19.38	23.84	S07°09'34" W	86°12'07"
37	20.00	26.36	15.49	24.50	N76°31'32" W	75°31'27"
38	205.00	64.40	32.47	64.13	S27°45'45" E	17°59'56"
39	155.00	48.69	24.55	48.49	S27°45'45" E	17°59'56"
40	205.00	15.82	7.91	15.81	S34°33'06" E	04°28'14"
41	205.00	48.58	24.41	48.47	S23°33'06" E	13°34'42"
42	155.00	21.80	10.92	21.78	N22°47'30" W	06°03'27"
43	155.00	26.89	13.48	26.86	N31°47'28" W	05°56'29"
44	15.00	32.09	27.39	26.31	S80°03'09" E	122°34'44"
45	15.00	32.09	27.39	26.31	S42°31'35" W	122°34'44"
46	50.00	21.394	78.25	84.26	N18°45'47" W	245°09'29"
47	50.00	35.60	18.59	34.85	N59°03'15" E	40°47'32"
48	50.00	34.76	18.12	34.07	S80°31'59" E	39°50'00"
49	50.00	34.76	18.12	34.07	S40°47'59" E	39°50'00"
50	50.00	34.76	18.12	34.07	S00°51'59" E	39°50'00"
51	50.00	34.76	18.12	34.07	S38°52'01" W	39°50'00"
52	50.00	36.30	20.73	38.29	S81°17'59" W	45°01'57"
53	15.00	23.56	15.00	21.21	S63°45'47" E	90°00'00"
54	15.00	23.56	15.00	21.21	S28°14'13" W	90°00'00"
55	15.00	13.62	7.32	13.18	N62°45'11" W	52°01'12"
56	15.00	13.62	7.32	13.18	N45°13'37" E	52°01'13"
57	50.00	247.87	39.04	61.54	N18°45'47" W	284°02'23"
58	50.00	9.35	4.69	9.34	N24°34'36" E	10°43'12"
59	50.00	47.47	25.70	45.71	N57°08'14" E	54°24'03"
60	50.00	33.74	17.54	33.11	S76°19'44" E	38°40'00"
61	50.00	26.36	17.33	32.75	S37°52'45" E	38°13'58"
62	50.00	33.36	17.33	32.75	S00°21'12" W	38°13'57"
63	50.00	33.74	17.54	33.11	S38°48'10" W	38°40'00"
64	50.00	47.47	25.70	45.71	S89°20'12" W	54°24'03"
65	50.00	9.35	4.69	9.34	N62°06'10" W	10°43'11"
66	15.00	24.87	15.15	21.98	S65°53'53" E	94°14'11"
67	15.00	23.56	15.00	21.21	N28°14'13" E	90°00'00"
68	15.00	20.07	11.86	18.61	N57°05'31" W	76°39'27"
69	50.00	223.98	63.25	78.45	S32°54'29" W	236°39'27"
70	50.00	13.95	7.02	13.90	N87°25'43" W	15°59'04"
71	50.00	59.37	33.75	55.95	N45°25'05" W	68°02'11"
72	50.00	81.23	52.76	72.59	N35°08'25" E	83°04'50"
73	50.00	69.43	41.63	63.88	N58°32'28" W	79°33'23"
74	15.00	23.56	15.00	21.21	S28°14'13" W	90°00'00"
75	15.00	23.56	15.00	21.21	N63°45'47" W	90°00'00"
76	15.00	23.56	15.00	21.21	N28°14'13" E	90°00'00"
77	15.00	23.56	15.00	21.21	S63°45'47" E	90°00'00"
78	15.00	23.56	15.00	21.21	N28°14'13" E	90°00'00"

Cabinet X

Slide 304

HERITAGE PARK SECTION FOUR

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

KNOW ALL MEN BY THESE PRESENTS:

THAT BUFFINGTON HOMES OF TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH WILSHIRE HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER, ACTING HEREIN BY AND THROUGH FORTRESS MANAGEMENT, INC., ITS GENERAL PARTNER ACTING HEREIN BY AND THROUGH JAMES EDWARD HORNE, ITS PRESIDENT, OWNER OF ALL THAT CERTAIN 12.287 ACRE TRACT OF LAND OUT OF THE S.J. DOVER SURVEY ABSTRACT NO. 168 IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY WARRANTY DEED RECORDED IN DOCUMENT NO. 8809736 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT PULTE HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH PULTE NEVADA I, INC. A NEVADA CORPORATION, ACTING HEREIN BY AND THROUGH BAET SWIDER, ITS DIRECTOR OF FINANCE, OWNER OF ALL THAT CERTAIN 9.245 ACRE TRACT OF LAND OUT OF THE S.J. DOVER SURVEY ABSTRACT NO. 168 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, McDONNELL SUBDIVISION, A SUBDIVISION RECORDED IN PLAT CABINET I SLIDE 399 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY WARRANTY DEED RECORDED IN DOCUMENT NO. 200100272 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 21.532 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS HERITAGE PARK SECTION FOUR SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

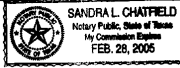
WITNESS MY HAND THIS THE 1st DAY OF August, 2001, A.D.

[Signature]
BUFFINGTON HOMES OF TEXAS, LTD.
A Texas Limited Partnership
By: Wilshire Homes, Ltd., a Texas Limited Partnership
By: Fortress Management, Inc., its General Partner
By: James Edward Horne, President
8716 North MoPac - Suite 100
Austin, TX 78754

STATE OF TEXAS)
COUNTY OF Texas)

This instrument was acknowledged before me on the 1st day of August, 2001, A.D. by James Edward Horne, acting in the capacity herein stated.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS My Commission expires: 7-28-05
WITNESS MY HAND THIS THE 6th DAY OF July, 2001, A.D.



[Signature]
PULTE HOMES OF TEXAS, L.P.
A Texas Limited Partnership
By: Pulte Nevada I, Inc., a Nevada Corporation
By: BAET SWIDER, ITS DIRECTOR OF FINANCE
623 WILKINSON ST. SUITE 101
San Antonio, Texas 78216

STATE OF TEXAS)
COUNTY OF Texas)

This instrument was acknowledged before me on the 6th day of July, 2001, A.D. by BAET SWIDER, acting in the capacity herein stated.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS My Commission expires: 6-21-04



THAT BANK ONE, TEXAS, N.A., A NATIONAL BANKING ASSOCIATION, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF TRUST RECORDED IN DOCUMENT NO. 199845090 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS, ROADS, AND PARKS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS HERITAGE PARK SECTION FOUR.

[Signature]
Allen E. Wise - Vice President
Bank One, Texas, N.A. A National Banking Association
221 West 6th Street
Austin, Texas 78701

STATE OF TEXAS)
COUNTY OF Texas)

Before me, the undersigned authority, on this day personally appeared Allen E. Wise, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the legal representative of the lien holder of the property described hereon.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Printed Name: MICHELLE POWELL
My Commission expires: 11/29/03



CITY OF CEDAR PARK, TEXAS
APPROVED THIS THE 18th DAY OF September, 2001, 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]
Planning and Zoning Commission

[Signature]
Planning and Zoning Commission

I, Bob Young, Mayor of Cedar Park, Texas, authorized and approve this plat to be filed for record by the County Clerk of Williamson County, Texas.

APPROVED: [Signature]
Bob Young, Mayor
City of Cedar Park, Texas

ATTEST: [Signature]
LeAnn M. Barnes - City Secretary
City of Cedar Park, Texas

THAT I, NATHAN D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE 100-YEAR FLOOD PLAN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

[Signature]
Nathan D. Smith P.E. 54456
1214 W. 5th Street
Austin, TX 78703



THAT I, ROY D. SMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS COMPLIES WITH CHAPTER 9, ARTICLE 9.300, SEC. 9.306 OF THE CITY CODE OF CEDAR PARK, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. ALL KNOWN EXISTING EASEMENTS OF RECORD AS NOTED IN THE MOST RECENT TITLE COMMITMENT ISSUED BY TOWNE AND COUNTRY INC DATED MAY 28, 1999 ARE SHOWN.

[Signature]
Roy D. Smith
Registered Professional Land Surveyor No. 4094
Roy D. Smith Surveyors, P.C.
1214 W. 5th Street - Suite A
Austin, TX 78703



NOTES:

- Site development construction plans shall be reviewed and approved by the City of Cedar Park prior to construction.
- All construction shall conform to City of Cedar Park Code of Ordinances and Construction Standards and generally accepted engineering practices.
- Water and Wastewater systems shall conform to the Texas Natural Resource Conservation Commission and State Board of Insurance Requirements of the City of Cedar Park. The owner understands and acknowledges that plat vacation or replating may be required, at owner's sole expense, if plans to develop this subdivision do not comply with such codes and requirements.
- No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by the City of Cedar Park Public Works Department.
- All drainage easements on private property shall be maintained by the property owner or his or her assigns.
- Property owners shall provide access to Drainage Easements as may be necessary and shall not prohibit access by the City of Cedar Park.
- The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which shall comply with applicable codes and requirements of the City of Cedar Park. The owner understands and acknowledges that plat vacation or replating may be required, at owner's sole expense, if plans to develop this subdivision do not comply with such codes and requirements.
- Sidewalks shall be installed on both sides of all streets, including Lakeline Blvd., Amy Lynn Lane, John Tee Drive, Kendall Court, Feta Court, Gretchen Drive, Kane Cove, Gauda Court and the subdivision side of West New Hope Drive. Those sidewalks not abutting a residential or commercial lot shall be installed when the streets in the subdivision are 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.
- No lot in this subdivision shall be occupied until connected to the City of Cedar Park Water Distribution and Wastewater Collection facilities.
- Prior to construction of any improvements on lots in this subdivision, building permits will be obtained from the City of Cedar Park, Texas.
- The drainage easements shown hereon are sized to contain the 100 Year fully developed floodplain based upon existing channel improvements.
- This subdivision 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.
- No driveway shall be constructed closer than 50 feet or 60% of the parcel frontage, whichever is less, to the right-of-way of an intersecting local or collector street.
- 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.
- Community impact fees for individual lots to be paid prior to issuance of any building permits
- Developer is responsible for all relocation and modifications to existing utilities identified during review of subdivision construction plans.
- No portion of this tract is within a special flood hazard area as existing on the revised Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 481282 0214C and Panel No. 481282 0218C, as per the modifications established by a Letter of Map Revision (LOMR) with an effective date of revision of October 22, 1999.
- Driveway access is prohibited from all single family lots to North Lakeline Blvd.
- No driveway shall be constructed closer than 100 feet or 60% of the parcel frontage, whichever is less, to the right-of-way of an intersecting arterial street.
- This plat shall be developed in compliance with the Heritage Park PUD, Z-96-011, Ordinance 96-034.
- Construction Plans and Specifications for all subdivision improvements shall be reviewed and approved by the City of Cedar Park prior to construction within the subdivision.
- Temporary and permanent easements will be provided as required for all off-site water, wastewater, and drainage improvements.
- All lots within this subdivision are a minimum of 45 feet wide at the building line.
- Driveway access is prohibited from Lot 1 Block 'L' and Lot 85 Block 'G' to West New Hope Drive.

EASEMENT NOTES:

- A ten (10) foot wide P.U.E. is hereby dedicated adjacent to all street R.O.W. on all streets.
- A five (5) foot wide P.U.E. is hereby dedicated along each side lot line from the front property line to the front building line except where a side lot line is also the rear lot line of a adjacent lot in which case the five (5) foot wide P.U.E. is dedicated along the entire length of the side lot line.
- A seven and one-half (7.5) foot wide P.U.E. is hereby dedicated adjacent to all rear lot lines.

SETBACK LINES PER PUD ORDINANCE NO. 96-034

Front building setbacks shall be at least 20 feet, provided, however, if a 20 foot setback is used, the garage must have a setback of at least 25 feet to allow for adequate off-street parking. Each single family lot, except zero lot line lots, shall have a minimum side yard setback of five feet. Each single family lot, except rear access lots, shall have a minimum rear yard setback of ten feet except where shown otherwise. Accessory buildings shall be located entirely in the rear yard area and not less than five feet from any side or rear lot line, and in the case of corner lots, not less than the distance required for the dwelling for side streets. Lots along North Lakeline Blvd. which have double frontage shall have a 25 foot building setback from North Lakeline Blvd. as shown hereon.

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I, NANCY E. RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY 1st OF July, 2001 A.D., AT 3:04 O'CLOCK P.M., IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, IN CABINET X SLIDE 303, 304 and 305

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 1st DAY OF July, 2001 A.D.

[Signature]
Nancy Rister County Clerk, Williamson County, Texas



Cabinet X

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