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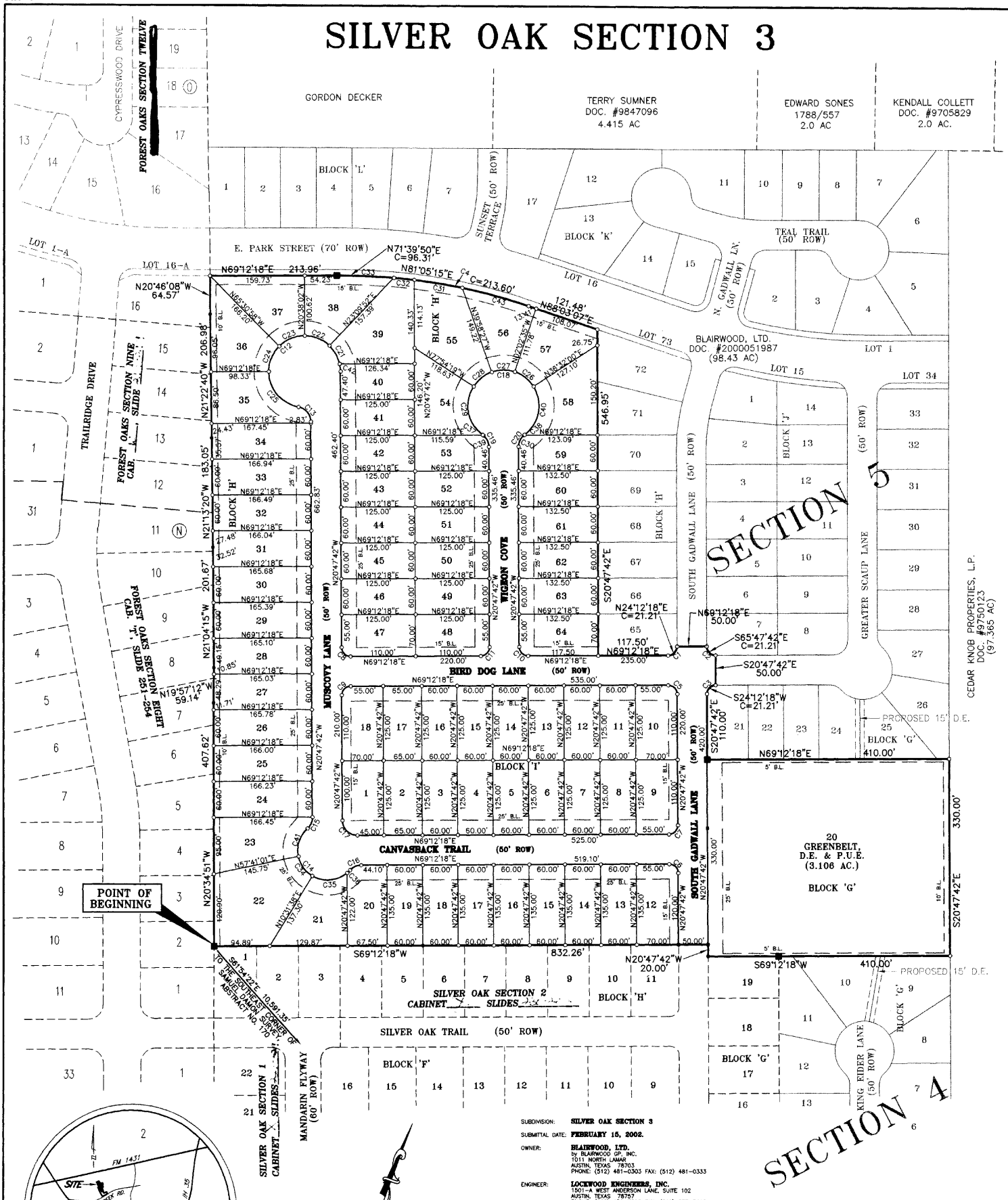
SILVER OAK SECTION 3


GORDON DECKER
TERRY SUMNER
DOC. #9847096
4.415 AC
EDWARD SONES
1788/557
2.0 AC
KENDALL COLLETT
DOC. #9705829
2.0 AC.
CYPRESSWOOD DRIVE
FOREST OAKS SECTION TWELVE
BLOCK 'L'
SUNSET (50' ROW) TERRACE
BLOCK 'K'
TEAL TRAIL (50' ROW)
N. GADWALL LN. (50' ROW)
LOT 16
LOT 1-A
LOT 16-A
E. PARK STREET (70' ROW)
N71°39'50"E C=96.31'
N69°12'18"E 213.96'
N20°46'08"W 64.57'
N81°05'15"E C=213.60'
N68°03'07"E 121.48'
BLAIRWOOD, LTD.
DOC. #2000051987
(98.43 AC)
LOT 73
LOT 1
LOT 15
LOT 34
TRAILRIDGE DRIVE
FOREST OAKS SECTION NINE CAB. 'J', SLIDE 2
FOREST OAKS SECTION EIGHT CAB. 'I', SLIDES 251-254
BLOCK 'H'
BLOCK 'J'
WIGEON COVE (50' ROW)
MUSCOVY LANE (50' ROW)
SOUTH GADWALL LANE (50' ROW)
GREATER SCAUP LANE (60' ROW)
BIRD DOG LANE (50' ROW)
CANVASBACK TRAIL (50' ROW)
SILVER OAK TRAIL (50' ROW)
MANDARIN FLYWAY (60' ROW)
KING EIDER LANE (50' ROW)
SECTION 5
SECTION 4
CEDAR KNOB PROPERTIES, L.P.
DOC. #9750123
(97.365 AC)
PROPOSED 15' D.E.
BLOCK 'G'
BLOCK 'I'
20
GREENBELT,
D.E. & P.U.E.
(3.106 AC.)
BLOCK 'G'
POINT OF BEGINNING
S61°54'27"E 10,591.35'
TO THE SOUTHWEST CORNER OF
SAMUEL DAMON SURVEY,
ABSTRACT NO. 170
SILVER OAK SECTION 2
CABINET ___ SLIDES ___
SILVER OAK SECTION 1
CABINET ___ SLIDES ___
BLOCK 'F'
BLOCK 'H'
N69°12'18"E 535.00'
S69°12'18"W 832.26'
N20°47'42"W 20.00'
S69°12'18"W 410.00'
N69°12'18"E 410.00'
S20°47'42"E 330.00'
N69°12'18"E 525.00'
N69°12'18"E 519.10'
S20°47'42"E 420.00'
N69°12'18"E 235.00'
N69°12'18"E 220.00'
N69°12'18"E 50.00'
S20°47'42"E 50.00'
S65°47'42"E C=21.21'
S24°12'18"W C=21.21'
N24°12'18"E C=21.21'
N69°12'18"E 117.50'
S20°47'42"E 546.95'
N21°22'40"W 206.98'
N21°13'20"W 183.05'
N21°04'15"W 201.67'
N19°57'12"W 59.14'
N20°34'51"W 407.62'
N57°41'01"E 145.75'
N10°01'39"E 137.30'
N69°12'18"E 98.33'
N69°12'18"E 167.45'
N69°12'18"E 166.94'
N69°12'18"E 166.49'
N69°12'18"E 166.04'
N69°12'18"E 165.68'
N69°12'18"E 165.39'
N69°12'18"E 165.10'
N69°12'18"E 165.03'
N69°12'18"E 165.78'
N69°12'18"E 166.00'
N69°12'18"E 166.23'
N69°12'18"E 166.45'
N69°12'18"E 126.34'
N69°12'18"E 125.00'
N69°12'18"E 115.59'
N69°12'18"E 123.09'
N69°12'18"E 132.50'
N69°12'18"E 110.00'
N69°12'18"E 117.50'
N69°12'18"E 55.00'
N69°12'18"E 70.00'
N69°12'18"E 60.00'
N69°12'18"E 45.00'
N69°12'18"E 44.10'
N69°12'18"E 67.50'
N69°12'18"E 94.89'
N69°12'18"E 129.87'
N20°47'42"W 125.00'
N20°47'42"W 135.00'
N20°47'42"W 122.00'
N20°47'42"W 100.00'
N20°47'42"W 110.00'
N20°47'42"W 70.00'
N20°47'42"W 55.00'
N20°47'42"W 50.00'
N20°47'42"W 15.00'
N20°47'42"W 25.00'
N20°47'42"W 10.00'
S20°47'42"E 330.00'
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S20°47'42"E 50.00'
S20°47'42"E 70.00'
S20°47'42"E 55.00'
S20°47'42"E 60.00'
S20°47'42"E 65.00'
S20°47'42"E 70.00'
S20°47'42"E 110.00'
S20°47'42"E 220.00'
S20°47'42"E 330.00'
S20°47'42"E 420.00'
S20°47'42"E 50

SILVER OAK SECTION 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	23.56	15.00	15.00	21.21	N24°12'18"E	90°00'00"
C2	23.56	15.00	15.00	21.21	S65°47'42"E	90°00'00"
C3	23.56	15.00	15.00	21.21	S24°12'18"W	90°00'00"
C4	232.17	955.00	116.66	231.60	N81°05'15"E	13°55'45"
C5	23.56	15.00	15.00	21.21	N65°47'42"W	90°00'00"
C6	23.56	15.00	15.00	21.21	N65°47'42"W	90°00'00"
C7	23.56	15.00	15.00	21.21	N24°12'18"E	90°00'00"
C8	23.56	15.00	15.00	21.21	N65°47'42"W	90°00'00"
C9	23.56	15.00	15.00	21.21	N24°12'18"E	90°00'00"
C10	23.56	15.00	15.00	21.21	N65°47'42"W	90°00'00"
C11	23.56	15.00	15.00	21.21	N24°12'18"E	90°00'00"
C12	272.10	60.00		92.04	N29°17'13"E	259°50'09"
C13	34.83	25.00	20.92	32.08	N60°42'47"W	79°50'09"
C14	162.65	50.00		99.85	N65°47'42"W	186°22'46"
C15	21.03	25.00	11.18	20.41	N03°17'59"E	48°11'23"
C16	21.03	25.00	11.18	20.41	N45°06'36"E	48°11'23"
C17	39.27	25.00	25.00	35.36	N65°47'42"W	90°00'00"
C18	301.53	60.00		70.59	N69°12'18"E	287°56'10"
C19	23.55	25.00	12.73	22.69	N47°46'45"W	53°58'05"
C20	23.55	25.00	12.73	22.69	N06°11'20"E	53°58'05"
C21	35.52	60.00	18.30	35.00	N49°52'40"W	33°54'56"
C22	45.87	60.00	24.12	44.76	N88°44'05"W	43°47'53"
C23	47.16	60.00	24.87	45.95	N46°51'03"E	45°01'51"
C24	47.26	60.00	24.93	46.05	N01°46'12"E	45°07'49"
C25	83.60	60.00	50.20	77.00	N60°42'47"W	79°50'09"
C26	40.40	60.00	21.00	39.64	N72°45'17"W	38°34'35"
C27	39.72	60.00	20.62	39.00	N68°59'29"E	37°55'52"
C28	39.72	60.00	20.62	39.00	N31°03'37"E	37°55'52"
C29	90.96	60.00	56.80	82.49	N31°20'03"W	86°51'28"
C30	22.43	25.00	12.03	21.69	N04°54'35"E	51°24'34"
C31	82.41	955.00	41.23	82.38	N78°39'07"E	4°56'39"
C32	34.29	955.00	17.14	34.28	N75°09'05"E	2°03'25"
C33	96.34	1122.35	48.20	96.31	N71°39'50"E	4°55'05"
C34	41.15	50.00	21.82	40.00	N55°53'40"W	47°09'23"
C35	62.71	50.00	36.24	58.68	N64°35'43"E	71°51'50"
C36	6.67	50.00	3.34	6.67	N24°50'21"E	7°38'53"
C37	1.12	25.00	0.56	1.12	N73°29'02"W	2°33'31"
C38	1.12	25.00	0.56	1.12	N31°53'38"E	2°33'31"
C39	22.43	25.00	12.03	21.69	N46°30'00"W	51°24'34"
C40	90.73	60.00	56.58	82.33	N10°08'48"W	86°38'23"
C41	52.11	50.00	28.70	49.78	N02°27'39"W	59°42'40"
C42	12.70	60.00	6.37	12.67	N26°51'27"W	12°07'30"
C43	115.47	955.00	57.81	115.40	N84°35'17"E	6°55'41"

METES AND BOUNDS DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SAMUAL DAMON SURVEY, ABSTRACT #170 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 98.43 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BLAIRWOOD, LTD. OF RECORD IN DOCUMENT NO. 2000051987 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 21.601 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found in the easterly line of Lot 2, Block "N", FOREST OAKS SECTION EIGHT, a subdivision of record in Cabinet "I", Slides 251–254 of the Williamson County, Texas Plat Records, being the westerly line of said Blairwood, Ltd. Tract, being the northwest corner of Lot 1, Block "H", SILVER OAK SECTION 2, a subdivision of record in cabinet X slides 244-246 of the Williamson County, Texas Plat Records for the southwest corner of the herein described tract, from which said POINT OF BEGINNING the southeast corner of the SAMUEL DAMON SURVEY, ABSTRACT NO. 170 as fenced and used upon the ground bears S61ø54'22"E 10,591.35 feet;

THENCE with the easterly line of said FOREST OAKS SECTION EIGHT, being the westerly line of said Blairwood, Ltd. tract for the westerly line of the herein described tract the following six (6) courses and distances as enumerated below:

1) N20ø34'51"W 407.62 feet to an iron rod found for an angle point herein,
2) N19ø57'12"W 59.14 feet to an iron rod found for an angle point herein,
3) N21ø04'15"W 201.67 feet to an iron rod found for an angle point herein,
4) N21ø13'20"W 183.05 feet to an iron rod found in the easterly line of Lot 13, Block "N", FOREST OAK SECTION NINE, a subdivision of record in cabinet H slides 244-246 of the Williamson County, Texas Plat Records for an angle point herein,
5) N21ø22'40"W 206.98 feet to an iron rod found in the westerly line of Lot 16, Block "N", FOREST OAK SECTION TWELVE, a subdivision of record in cabinet ____ slides _____ of the Williamson County, Texas Plat Records for an angle point herein,
6) N20ø46'08"W 64.57 feet to an iron rod set at the southeast corner of Lot 16–A, Block "N" of said FOREST OAK SECTION TWELVE, being the northeast corner of said Lot 16, Block "N", FOREST OAK SECTION TWELVE, being the westerly line of said Blairwood, Ltd. tract for the northwest corner of the herein described tract;

THENCE with a northerly line of the herein described tract the following four (4) courses and distances as enumerated below:

1) N69ø12'18"E 213.96 feet to a concrete monument set at a point of curvature for an angle point herein,
2) with said curve to the right, having a radius of 1122.35 feet, an arc distance of 96.34 feet and whose chord bears N71ø39'50"E 96.31 feet to an iron rod set at a point of compound curvature for an angle point herein,

3) with said curve to the right, having a radius of 955.00 feet, an arc distance of 232.17 feet and whose chord bears N81ø05'15"E 231.60 feet to an iron rod set at the point of tangency for an angle point herein,
4) N88ø03'07"E 121.48 feet to an iron rod set for the most northerly northeast corner of the herein described tract;

THENCE for easterly and northerly lines of the herein described tract the following nine (9) courses and distances as enumerated below:

1) S20ø47'42"E 546.95 feet to an iron rod set for an angle point herein,
2) N69ø12'18"E 117.50 feet to an iron rod set at a point of curvature for an angle point herein,
3) with said curve to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet and whose chord bears N24ø12'18"E 21.21 feet to an iron rod set for an angle point herein,
4) N69ø12'18"E 50.00 feet to an iron rod set at a point of curvature for an angle point herein,
5) with said curve to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet and whose chord bears S65ø47'42"E 21.21 feet to an iron rod set for an angle point herein,
6) S20ø47'42"E 50.00 feet to an iron rod set at a point of curvature for an angle point herein,
7) with said curve to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet and whose chord bears S24ø12'18"W 21.21 feet to an iron rod set at the point of tangency for an angle point herein,
8) S20ø47'42"E 110.00 feet to a concrete monument set for an angle point herein,
9) N69ø12'18"E 410.00 feet to an iron rod set in the westerly line of that certain 97.365 acre tract of land described in a deed to Cedar Knob Properties, L.P. of record in Document No. 9750123 of the Williamson County, Texas Deed Records, being the easterly line of said Blairwood, Ltd. tract for the most easterly northeast corner of the herein described tract;

THENCE with the westerly line of said Cedar Knob Properties, L.P. Tract, being the easterly line of said Blairwood, Ltd. tract for an easterly line of the herein described tract S20ø47'42"E 330.00 feet to an iron rod set for the southeast corner of the herein described tract;

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

1) S69ø12'18"W 410.00 feet to an iron rod found at the northwest corner of Lot 19, Block "G" of said SILVER OAK SECTION 2, for an angle point herein,
2) continuing with the north line of said SILVER OAK SECTION 2, and continuing for the southerly line herein, N20ø47'42"W 20.00 feet to an iron rod found for an angle point herein,
3) S69ø12'18"W 832.26 feet to the PLACE OF BEGINNING containing 21.601 acres of land.

NOTES

1. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT–OF–WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

2. BUILDING SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.

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

4. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS. 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 AN ADJACENT LOT IN WHICH CASE THE 5' WIDE P.U.E. IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. P.U.E.'s SEVEN AND ONE HALF (7 1/2) FOOT IN WIDTH ARE HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

5. WATER AND WASTEWATER SERVICE TO THIS DEVELOPMENT WILL BE PROVIDED BY THE CITY OF CEDAR PARK, TEXAS ACCORDING TO THE TERMS AND CONDITIONS OF A UTILITY SERVICE AGREEMENT BETWEEN THE CITY OF CEDAR PARK AND BLAIRWOOD, LTD. DATED FEBRUARY 1, 2001.

6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK.

7. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

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

9. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL INTERNAL STREETS WITHIN THE RIGHT–OF–WAY, INCLUDING CANVASBACK TRAIL, MUSCOVY LANE, BIRD DOG LANE, WIGEON LANE AND SOUTH GADWALL LANE. 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 THE ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE SUBDIVISION IS CONSTRUCTED.

10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER AND WASTEWATER FACILITIES.

11. 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.

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

13. THE OWNER OF THIS SUBDIVISION OR 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 RE–PLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

14. ALL CONSTRUCTION OF SUBDIVISION IMPROVEMENTS SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

15. WATER AND WASTEWATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQURIEMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT 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.

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

17. THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION TO EXISTING UTILITIES IDENTIFIED DURING REVIEW OF SUBDIVISION CONSTRUCITON PLANS.

18. TEMPORARY AND PERMANENT EASEMENTS SHALL BE PROVIDED AS REQUIRED FOR OFF–SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

19. THE OWNER OF THIS SUBDIVISION OR HIS OR HER ASSIGNS OR SUCCESSORS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER AND WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THIS SUBDIVISION.

20. 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.

21. ON–SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PREDEVELOPED RATES OF DISCHARGE FOR THE 2, 10, 25 AND 100 YEAR STORM EVENTS.

22. THIS PLAT IS CONTAINED WITHIN THE SCHOOL DISTRICT BOUNDARY OF LEANDER/CEDAR PARK.

23. ALL INTERIOR LOTS ARE AT LEAST 7,425 SQUARE FEET IN AREA, AND ALL CORNER LOTS ARE AT LEAST 8,000 SQUARE FEET IN AREA.

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

25. 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 DEFINITION AS PROVIDED IN THE TREE AND LANDSCAPE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

26. PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCITON OF, ON OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT TO THE CITY OF CEDAR PARK FOR REVIEW AND APPROVAL.

27. ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER. HOWEVER, THE CITY SHALL HAVE THE RIGHT AND AUTHORITY TO PROHIBIT CONSTRUCTION ACTIVITY, CONNECTION OF UTILITIES, OR ISSUANCE OF PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

28. THE PARK IMPROVEMENTS OUTLINED IN THE APPROVED PARK PLAN (APPROVED BY THE PLANNING AND ZONING COMMISSION FEBRUARY 20, 2001) FOR THIS SECTION ARE TO BE COMPLETED PRIOR TO ACCEPTANCE OF THE PLAT IMPROVEMENTS BY THE CITY COUNCIL.

29. DRIVEWAY ACCESS IS PROHIBITED FROM LOTS 37, 38, 39, 55 56, AND 57, BLOCK 'H' TO EAST PARK ST.

30. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 308 AND 325 OF 400 FOR WILLIAMSON COUNTY, TEXAS EFFECTIVE SEPTEMBER 27, 1991.

Cabinet X

Slide 311

PHOTOGRAPHIC MYLAR

SILVER OAK SECTION 3

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

That BLAIRWOOD, LTD., a Texas limited partnership, whose mailing address is 1011 North Lamar, Austin, Texas 78703, acting herein by and through Blake J. Magee, President, BLAIRWOOD GP, Inc., a Texas corporation, its General Partner, and being owners of that certain 98.43 acre tract of land out of and part of the Samuel Damon Survey, Abstract Number 170, situated in Williamson County, Texas, conveyed by deed recorded in Document No. 2000051987 of the deed records of Williamson County, Texas, do hereby subdivide 21.601 acres of land in accordance with this plat, subject to any easements or restrictions heretofore granted, to be known as **"SILVER OAK SECTION 3"**, and do hereby dedicate to the public the use of the streets, easements, parklands and greenbelts shown hereon.

TO CERTIFY WHICH, WITNESS by my hand this the 30th day of April, 2002, A.D.

Blake J. Magee, President
BLAIRWOOD GP, INC.,
a Texas corporation

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared, Blake J. Magee, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this the 30TH day of APRIL, 2002, A.D.

Notary Public in and for the State of Texas

JILL A DRISKILL
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-23-2005

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

That COASTAL BANC ssb, a state savings bank, the lien holder of the certain tract of land shown hereon and described in a Warranty Deed recorded in Document No. 2000051987 of the Official Records of Williamson County, Texas, acting herein by and through Douglas A. Cotner, Senior Vice President, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon, and do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **"SILVER OAK SECTION 3"**.

TO CERTIFY WHICH, WITNESS by my hand this the ____ day of _____, 2002, A.D.

Douglas A. Cotner, Senior Vice President
COASTAL BANC ssb, a state savings bank
7200 MOPAC North, Suite 100
Austin, Texas 78731

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared, Douglas A. Cotner, Senior Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this the 30 day of April, 2002, A.D.

Notary Public in and for the State of Texas

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

That I, Glenn T. Dial, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, in March of 2001, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on this plat, and that the corner monuments shown hereon were properly placed under my personal supervision in compliance with Chapter 9, Article 9.300, Section 9.306 of the City Code of Cedar Park, Texas and that all existing easements noted in the most recent title survey issued by Watson Surveying on July 5, 2000 and revised on July 20, 2000 in conjunction with the title commitment issued by Chicago Title Insurance Company on August 7, 2000 are shown hereon and that the field notes shown hereon close.

TO CERTIFY WHICH, WITNESS by my hand and seal at Austin, Travis County, Texas, this the 30TH day of APRIL, 2002, A.D.

STATE OF TEXAS
GLENN T. DIAL
5168
REGISTERED PROFESSIONAL LAND SURVEYOR

Glenn T. Dial
Registered Professional Land Surveyor
No. 5168
State of Texas
TRIMBLE LAND SURVEYING, INC.
1501-A West Anderson Lane, Suite 102
Austin, Texas 78757

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

That I, Fred C. Lockwood, am authorized under the laws of the State of Texas, to practice the profession of engineering, and certify that this plat is feasible from an engineering standpoint and that all information shown hereon is accurate and correct to the best of my knowledge as related to the engineering portions thereof. Furthermore, I do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Numbers 48491C0306 C & 48491C0325 C, effective date September 27, 1991 for Williamson County, Texas.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements and/or public right-of-ways dedicated by this plat.

TO CERTIFY WHICH, WITNESS by my hand and seal at Austin, Travis County, Texas, this the 30TH day of APRIL, 2002, A.D.

STATE OF TEXAS
FRED C. LOCKWOOD
50141
REGISTERED PROFESSIONAL ENGINEER

Fred C. Lockwood, P.E.
Registered Professional Engineer
No. 50141
State of Texas

CITY APPROVAL

Approved this the 21 day of May, 2002, 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.

Michael Perez, Chair
Planning and Zoning Commission
City of Cedar Park, Texas

~~Gary Shields~~, Secretary Terry Doune
Planning and Zoning Commission
City of Cedar Park, Texas

I, Bob Young, Mayor of the City of Cedar Park, Texas do hereby approve and authorize this plat to be filed for record by the County Clerk of Williamson County, Texas, in the plat records of said county.

Bob Young, Mayor
City of Cedar Park, Texas

~~Connie Watts~~, City Secretary
City of Cedar Park, Texas

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 7TH day of July, 2002, A.D., at 11:03 o'clock, A.M. and duly recorded on the 7TH day of July, 2002, A.D., at 2:10 o'clock, P.M. in the Plat Records of said County in Cabinet X, Slide 310, 311 and 312.

TO CERTIFY WHICH, WITNESS by my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk
County Court of Williamson County, Texas
By: Judy Metzger, Deputy

Cabinet X
Slide 312

PLAT MAP RECORDING SHEET

2003063567 3 pgs

INSTRUMENT # --

DEDICATOR: Blairwood, Ltd., by Blake J. Magee, President and Owner, Blairwood GP, Inc., General Partner.

SUBDIVISION NAME: **SILVER OAK SECTION 3**

PLAT RECORDED IN: Cabinet X, Slides 310, 311 and 312

PROPERTY IS DESCRIBED AS: 21.601 ac Damon, Samuel Svy, Abst 170

HAND TO: *City of Cedar Park (Shira Culver 258-4121 x6475)*

INSTRUMENT DATE: May 21, 2002

FILE DATE: July 7, 2003

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

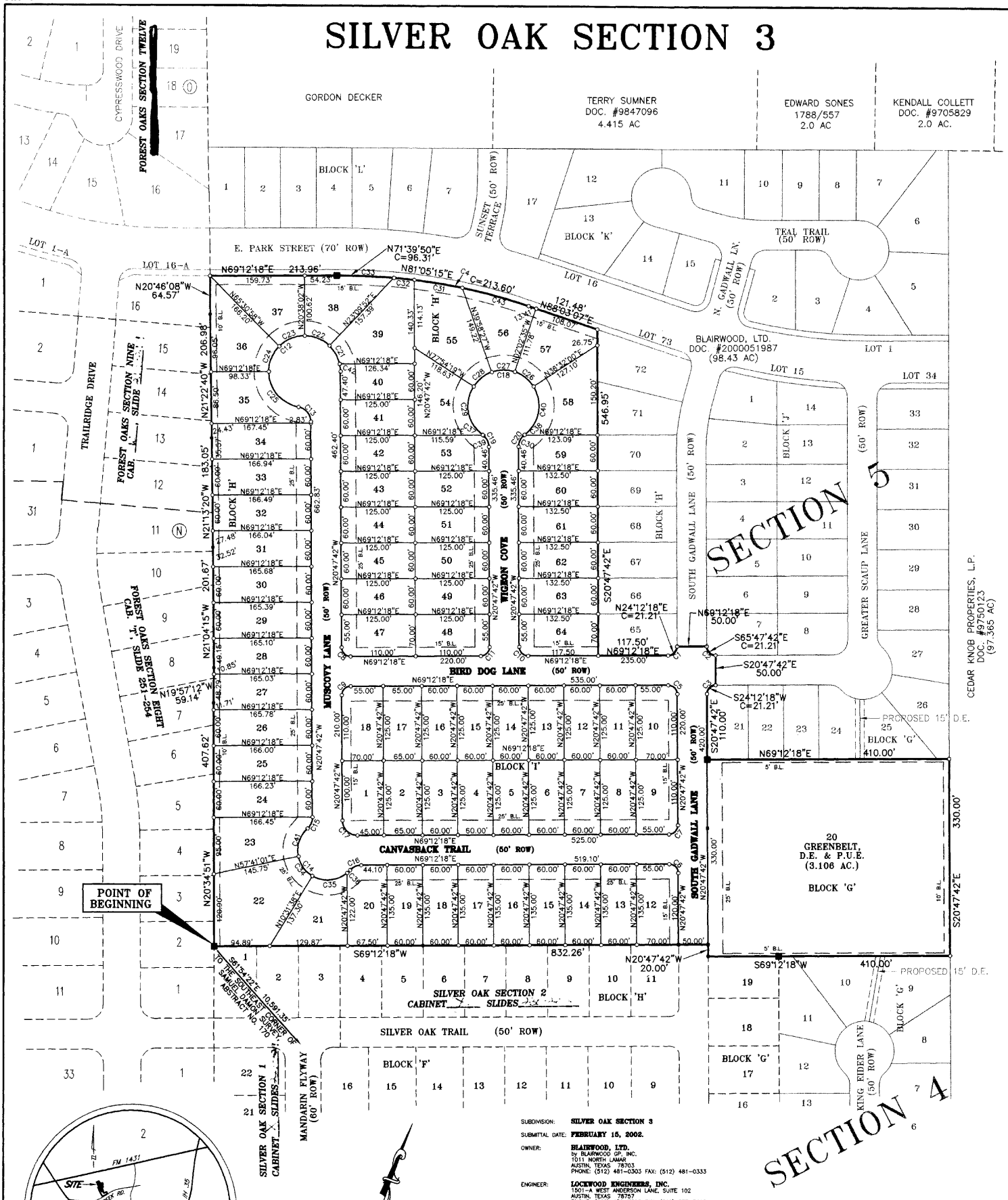
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

07-07-2003 02:10 PM 2003063567
HODGES $156.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

PHOTOGRAPHIC MYLAR

SILVER OAK SECTION 3


GORDON DECKER
TERRY SUMNER
DOC. #9847096
4.415 AC
EDWARD SONES
1788/557
2.0 AC
KENDALL COLLETT
DOC. #9705829
2.0 AC.
CYPRESSWOOD DRIVE
FOREST OAKS SECTION TWELVE
BLOCK 'L'
SUNSET (50' ROW) TERRACE
BLOCK 'K'
TEAL TRAIL (50' ROW)
N. GADWALL LN. (50' ROW)
LOT 16
LOT 1-A
LOT 16-A
E. PARK STREET (70' ROW)
N71°39'50"E C=96.31'
N69°12'18"E 213.96'
N20°46'08"W 64.57'
N81°05'15"E C=213.60'
N68°03'07"E 121.48'
BLAIRWOOD, LTD.
DOC. #2000051987
(98.43 AC)
LOT 73
LOT 1
LOT 15
LOT 34
TRAILRIDGE DRIVE
FOREST OAKS SECTION NINE CAB. 'J', SLIDE 2
FOREST OAKS SECTION EIGHT CAB. 'I', SLIDES 251-254
BLOCK 'H'
BLOCK 'J'
WIGEON COVE (50' ROW)
MUSCOVY LANE (50' ROW)
SOUTH GADWALL LANE (50' ROW)
GREATER SCAUP LANE (60' ROW)
BIRD DOG LANE (50' ROW)
CANVASBACK TRAIL (50' ROW)
SILVER OAK TRAIL (50' ROW)
MANDARIN FLYWAY (60' ROW)
KING EIDER LANE (50' ROW)
SECTION 5
SECTION 4
CEDAR KNOB PROPERTIES, L.P.
DOC. #9750123
(97.365 AC)
PROPOSED 15' D.E.
BLOCK 'G'
BLOCK 'I'
20
GREENBELT,
D.E. & P.U.E.
(3.106 AC.)
BLOCK 'G'
POINT OF BEGINNING
S61°54'27"E 10,591.35'
TO THE SOUTHWEST CORNER OF
SAMUEL DAMON SURVEY,
ABSTRACT NO. 170
SILVER OAK SECTION 2
CABINET ___ SLIDES ___
SILVER OAK SECTION 1
CABINET ___ SLIDES ___
BLOCK 'F'
BLOCK 'H'
N69°12'18"E 535.00'
S69°12'18"W 832.26'
N20°47'42"W 20.00'
S69°12'18"W 410.00'
N69°12'18"E 410.00'
S20°47'42"E 330.00'
N69°12'18"E 525.00'
N69°12'18"E 519.10'
S20°47'42"E 420.00'
N69°12'18"E 235.00'
N69°12'18"E 220.00'
N69°12'18"E 50.00'
S20°47'42"E 50.00'
S65°47'42"E C=21.21'
S24°12'18"W C=21.21'
N24°12'18"E C=21.21'
N69°12'18"E 117.50'
S20°47'42"E 546.95'
N21°22'40"W 206.98'
N21°13'20"W 183.05'
N21°04'15"W 201.67'
N19°57'12"W 59.14'
N20°34'51"W 407.62'
N57°41'01"E 145.75'
N10°01'39"E 137.30'
N69°12'18"E 98.33'
N69°12'18"E 167.45'
N69°12'18"E 166.94'
N69°12'18"E 166.49'
N69°12'18"E 166.04'
N69°12'18"E 165.68'
N69°12'18"E 165.39'
N69°12'18"E 165.10'
N69°12'18"E 165.03'
N69°12'18"E 165.78'
N69°12'18"E 166.00'
N69°12'18"E 166.23'
N69°12'18"E 166.45'
N69°12'18"E 126.34'
N69°12'18"E 125.00'
N69°12'18"E 115.59'
N69°12'18"E 123.09'
N69°12'18"E 132.50'
N69°12'18"E 110.00'
N69°12'18"E 117.50'
N69°12'18"E 55.00'
N69°12'18"E 70.00'
N69°12'18"E 60.00'
N69°12'18"E 45.00'
N69°12'18"E 44.10'
N69°12'18"E 67.50'
N69°12'18"E 94.89'
N69°12'18"E 129.87'
N20°47'42"W 125.00'
N20°47'42"W 135.00'
N20°47'42"W 122.00'
N20°47'42"W 100.00'
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S20°47'42"E 65.00'
S20°47'42"E 70.00'
S20°47'42"E 110.00'
S20°47'42"E 220.00'
S20°47'42"E 330.00'
S20°47'42"E 420.00'
S20°47'42"E 50

SILVER OAK SECTION 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	23.56	15.00	15.00	21.21	N24°12'18"E	90°00'00"
C2	23.56	15.00	15.00	21.21	S65°47'42"E	90°00'00"
C3	23.56	15.00	15.00	21.21	S24°12'18"W	90°00'00"
C4	232.17	955.00	116.66	231.60	N81°05'15"E	13°55'45"
C5	23.56	15.00	15.00	21.21	N65°47'42"W	90°00'00"
C6	23.56	15.00	15.00	21.21	N65°47'42"W	90°00'00"
C7	23.56	15.00	15.00	21.21	N24°12'18"E	90°00'00"
C8	23.56	15.00	15.00	21.21	N65°47'42"W	90°00'00"
C9	23.56	15.00	15.00	21.21	N24°12'18"E	90°00'00"
C10	23.56	15.00	15.00	21.21	N65°47'42"W	90°00'00"
C11	23.56	15.00	15.00	21.21	N24°12'18"E	90°00'00"
C12	272.10	60.00		92.04	N29°17'13"E	259°50'09"
C13	34.83	25.00	20.92	32.08	N60°42'47"W	79°50'09"
C14	162.65	50.00		99.85	N65°47'42"W	186°22'46"
C15	21.03	25.00	11.18	20.41	N03°17'59"E	48°11'23"
C16	21.03	25.00	11.18	20.41	N45°06'36"E	48°11'23"
C17	39.27	25.00	25.00	35.36	N65°47'42"W	90°00'00"
C18	301.53	60.00		70.59	N69°12'18"E	287°56'10"
C19	23.55	25.00	12.73	22.69	N47°46'45"W	53°58'05"
C20	23.55	25.00	12.73	22.69	N06°11'20"E	53°58'05"
C21	35.52	60.00	18.30	35.00	N49°52'40"W	33°54'56"
C22	45.87	60.00	24.12	44.76	N88°44'05"W	43°47'53"
C23	47.16	60.00	24.87	45.95	N46°51'03"E	45°01'51"
C24	47.26	60.00	24.93	46.05	N01°46'12"E	45°07'49"
C25	83.60	60.00	50.20	77.00	N60°42'47"W	79°50'09"
C26	40.40	60.00	21.00	39.64	N72°45'17"W	38°34'35"
C27	39.72	60.00	20.62	39.00	N68°59'29"E	37°55'52"
C28	39.72	60.00	20.62	39.00	N31°03'37"E	37°55'52"
C29	90.96	60.00	56.80	82.49	N31°20'03"W	86°51'28"
C30	22.43	25.00	12.03	21.69	N04°54'35"E	51°24'34"
C31	82.41	955.00	41.23	82.38	N78°39'07"E	4°56'39"
C32	34.29	955.00	17.14	34.28	N75°09'05"E	2°03'25"
C33	96.34	1122.35	48.20	96.31	N71°39'50"E	4°55'05"
C34	41.15	50.00	21.82	40.00	N55°53'40"W	47°09'23"
C35	62.71	50.00	36.24	58.68	N64°35'43"E	71°51'50"
C36	6.67	50.00	3.34	6.67	N24°50'21"E	7°38'53"
C37	1.12	25.00	0.56	1.12	N73°29'02"W	2°33'31"
C38	1.12	25.00	0.56	1.12	N31°53'38"E	2°33'31"
C39	22.43	25.00	12.03	21.69	N46°30'00"W	51°24'34"
C40	90.73	60.00	56.58	82.33	N10°08'48"W	86°38'23"
C41	52.11	50.00	28.70	49.78	N02°27'39"W	59°42'40"
C42	12.70	60.00	6.37	12.67	N26°51'27"W	12°07'30"
C43	115.47	955.00	57.81	115.40	N84°35'17"E	6°55'41"

METES AND BOUNDS DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SAMUAL DAMON SURVEY, ABSTRACT #170 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 98.43 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BLAIRWOOD, LTD. OF RECORD IN DOCUMENT NO. 2000051987 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 21.601 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found in the easterly line of Lot 2, Block "N", FOREST OAKS SECTION EIGHT, a subdivision of record in Cabinet "I", Slides 251–254 of the Williamson County, Texas Plat Records, being the westerly line of said Blairwood, Ltd. Tract, being the northwest corner of Lot 1, Block "H", SILVER OAK SECTION 2, a subdivision of record in cabinet X slides 244-246 of the Williamson County, Texas Plat Records for the southwest corner of the herein described tract, from which said POINT OF BEGINNING the southeast corner of the SAMUEL DAMON SURVEY, ABSTRACT NO. 170 as fenced and used upon the ground bears S61ø54'22"E 10,591.35 feet;

THENCE with the easterly line of said FOREST OAKS SECTION EIGHT, being the westerly line of said Blairwood, Ltd. tract for the westerly line of the herein described tract the following six (6) courses and distances as enumerated below:

1) N20ø34'51"W 407.62 feet to an iron rod found for an angle point herein,
2) N19ø57'12"W 59.14 feet to an iron rod found for an angle point herein,
3) N21ø04'15"W 201.67 feet to an iron rod found for an angle point herein,
4) N21ø13'20"W 183.05 feet to an iron rod found in the easterly line of Lot 13, Block "N", FOREST OAK SECTION NINE, a subdivision of record in cabinet H slides 244-246 of the Williamson County, Texas Plat Records for an angle point herein,
5) N21ø22'40"W 206.98 feet to an iron rod found in the westerly line of Lot 16, Block "N", FOREST OAK SECTION TWELVE, a subdivision of record in cabinet ____ slides _____ of the Williamson County, Texas Plat Records for an angle point herein,
6) N20ø46'08"W 64.57 feet to an iron rod set at the southeast corner of Lot 16–A, Block "N" of said FOREST OAK SECTION TWELVE, being the northeast corner of said Lot 16, Block "N", FOREST OAK SECTION TWELVE, being the westerly line of said Blairwood, Ltd. tract for the northwest corner of the herein described tract;

THENCE with a northerly line of the herein described tract the following four (4) courses and distances as enumerated below:

1) N69ø12'18"E 213.96 feet to a concrete monument set at a point of curvature for an angle point herein,
2) with said curve to the right, having a radius of 1122.35 feet, an arc distance of 96.34 feet and whose chord bears N71ø39'50"E 96.31 feet to an iron rod set at a point of compound curvature for an angle point herein,

3) with said curve to the right, having a radius of 955.00 feet, an arc distance of 232.17 feet and whose chord bears N81ø05'15"E 231.60 feet to an iron rod set at the point of tangency for an angle point herein,
4) N88ø03'07"E 121.48 feet to an iron rod set for the most northerly northeast corner of the herein described tract;

THENCE for easterly and northerly lines of the herein described tract the following nine (9) courses and distances as enumerated below:

1) S20ø47'42"E 546.95 feet to an iron rod set for an angle point herein,
2) N69ø12'18"E 117.50 feet to an iron rod set at a point of curvature for an angle point herein,
3) with said curve to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet and whose chord bears N24ø12'18"E 21.21 feet to an iron rod set for an angle point herein,
4) N69ø12'18"E 50.00 feet to an iron rod set at a point of curvature for an angle point herein,
5) with said curve to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet and whose chord bears S65ø47'42"E 21.21 feet to an iron rod set for an angle point herein,
6) S20ø47'42"E 50.00 feet to an iron rod set at a point of curvature for an angle point herein,
7) with said curve to the left, having a radius of 15.00 feet, an arc distance of 23.56 feet and whose chord bears S24ø12'18"W 21.21 feet to an iron rod set at the point of tangency for an angle point herein,
8) S20ø47'42"E 110.00 feet to a concrete monument set for an angle point herein,
9) N69ø12'18"E 410.00 feet to an iron rod set in the westerly line of that certain 97.365 acre tract of land described in a deed to Cedar Knob Properties, L.P. of record in Document No. 9750123 of the Williamson County, Texas Deed Records, being the easterly line of said Blairwood, Ltd. tract for the most easterly northeast corner of the herein described tract;

THENCE with the westerly line of said Cedar Knob Properties, L.P. Tract, being the easterly line of said Blairwood, Ltd. tract for an easterly line of the herein described tract S20ø47'42"E 330.00 feet to an iron rod set for the southeast corner of the herein described tract;

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

1) S69ø12'18"W 410.00 feet to an iron rod found at the northwest corner of Lot 19, Block "G" of said SILVER OAK SECTION 2, for an angle point herein,
2) continuing with the north line of said SILVER OAK SECTION 2, and continuing for the southerly line herein, N20ø47'42"W 20.00 feet to an iron rod found for an angle point herein,
3) S69ø12'18"W 832.26 feet to the PLACE OF BEGINNING containing 21.601 acres of land.

NOTES

1. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT–OF–WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

2. BUILDING SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.

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

4. A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS. 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 AN ADJACENT LOT IN WHICH CASE THE 5' WIDE P.U.E. IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. P.U.E.'s SEVEN AND ONE HALF (7 1/2) FOOT IN WIDTH ARE HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

5. WATER AND WASTEWATER SERVICE TO THIS DEVELOPMENT WILL BE PROVIDED BY THE CITY OF CEDAR PARK, TEXAS ACCORDING TO THE TERMS AND CONDITIONS OF A UTILITY SERVICE AGREEMENT BETWEEN THE CITY OF CEDAR PARK AND BLAIRWOOD, LTD. DATED FEBRUARY 1, 2001.

6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK.

7. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

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

9. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL INTERNAL STREETS WITHIN THE RIGHT–OF–WAY, INCLUDING CANVASBACK TRAIL, MUSCOVY LANE, BIRD DOG LANE, WIGEON LANE AND SOUTH GADWALL LANE. 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 THE ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE SUBDIVISION IS CONSTRUCTED.

10. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER AND WASTEWATER FACILITIES.

11. 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.

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

13. THE OWNER OF THIS SUBDIVISION OR 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 RE–PLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

14. ALL CONSTRUCTION OF SUBDIVISION IMPROVEMENTS SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

15. WATER AND WASTEWATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQURIEMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT 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.

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

17. THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION TO EXISTING UTILITIES IDENTIFIED DURING REVIEW OF SUBDIVISION CONSTRUCITON PLANS.

18. TEMPORARY AND PERMANENT EASEMENTS SHALL BE PROVIDED AS REQUIRED FOR OFF–SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.

19. THE OWNER OF THIS SUBDIVISION OR HIS OR HER ASSIGNS OR SUCCESSORS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER AND WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THIS SUBDIVISION.

20. 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.

21. ON–SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PREDEVELOPED RATES OF DISCHARGE FOR THE 2, 10, 25 AND 100 YEAR STORM EVENTS.

22. THIS PLAT IS CONTAINED WITHIN THE SCHOOL DISTRICT BOUNDARY OF LEANDER/CEDAR PARK.

23. ALL INTERIOR LOTS ARE AT LEAST 7,425 SQUARE FEET IN AREA, AND ALL CORNER LOTS ARE AT LEAST 8,000 SQUARE FEET IN AREA.

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

25. 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 DEFINITION AS PROVIDED IN THE TREE AND LANDSCAPE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

26. PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCITON OF, ON OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT TO THE CITY OF CEDAR PARK FOR REVIEW AND APPROVAL.

27. ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER. HOWEVER, THE CITY SHALL HAVE THE RIGHT AND AUTHORITY TO PROHIBIT CONSTRUCTION ACTIVITY, CONNECTION OF UTILITIES, OR ISSUANCE OF PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

28. THE PARK IMPROVEMENTS OUTLINED IN THE APPROVED PARK PLAN (APPROVED BY THE PLANNING AND ZONING COMMISSION FEBRUARY 20, 2001) FOR THIS SECTION ARE TO BE COMPLETED PRIOR TO ACCEPTANCE OF THE PLAT IMPROVEMENTS BY THE CITY COUNCIL.

29. DRIVEWAY ACCESS IS PROHIBITED FROM LOTS 37, 38, 39, 55 56, AND 57, BLOCK 'H' TO EAST PARK ST.

30. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 308 AND 325 OF 400 FOR WILLIAMSON COUNTY, TEXAS EFFECTIVE SEPTEMBER 27, 1991.

Cabinet X

Slide 311

PHOTOGRAPHIC MYLAR

SILVER OAK SECTION 3

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

That BLAIRWOOD, LTD., a Texas limited partnership, whose mailing address is 1011 North Lamar, Austin, Texas 78703, acting herein by and through Blake J. Magee, President, BLAIRWOOD GP, Inc., a Texas corporation, its General Partner, and being owners of that certain 98.43 acre tract of land out of and part of the Samuel Damon Survey, Abstract Number 170, situated in Williamson County, Texas, conveyed by deed recorded in Document No. 2000051987 of the deed records of Williamson County, Texas, do hereby subdivide 21.601 acres of land in accordance with this plat, subject to any easements or restrictions heretofore granted, to be known as **"SILVER OAK SECTION 3"**, and do hereby dedicate to the public the use of the streets, easements, parklands and greenbelts shown hereon.

TO CERTIFY WHICH, WITNESS by my hand this the 30th day of April, 2002, A.D.

Blake J. Magee, President
BLAIRWOOD GP, INC.,
a Texas corporation

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared, Blake J. Magee, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this the 30TH day of APRIL, 2002, A.D.

Notary Public in and for the State of Texas

JILL A DRISKILL
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-23-2005

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

That COASTAL BANC ssb, a state savings bank, the lien holder of the certain tract of land shown hereon and described in a Warranty Deed recorded in Document No. 2000051987 of the Official Records of Williamson County, Texas, acting herein by and through Douglas A. Cotner, Senior Vice President, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon, and do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as **"SILVER OAK SECTION 3"**.

TO CERTIFY WHICH, WITNESS by my hand this the ____ day of _____, 2002, A.D.

Douglas A. Cotner, Senior Vice President
COASTAL BANC ssb, a state savings bank
7200 MOPAC North, Suite 100
Austin, Texas 78731

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared, Douglas A. Cotner, Senior Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this the 30 day of April, 2002, A.D.

Notary Public in and for the State of Texas

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

That I, Glenn T. Dial, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, in March of 2001, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on this plat, and that the corner monuments shown hereon were properly placed under my personal supervision in compliance with Chapter 9, Article 9.300, Section 9.306 of the City Code of Cedar Park, Texas and that all existing easements noted in the most recent title survey issued by Watson Surveying on July 5, 2000 and revised on July 20, 2000 in conjunction with the title commitment issued by Chicago Title Insurance Company on August 7, 2000 are shown hereon and that the field notes shown hereon close.

TO CERTIFY WHICH, WITNESS by my hand and seal at Austin, Travis County, Texas, this the 30TH day of APRIL, 2002, A.D.

STATE OF TEXAS
GLENN T. DIAL
5168
REGISTERED PROFESSIONAL LAND SURVEYOR

Glenn T. Dial
Registered Professional Land Surveyor
No. 5168
State of Texas
TRIMBLE LAND SURVEYING, INC.
1501-A West Anderson Lane, Suite 102
Austin, Texas 78757

STATE OF TEXAS {
COUNTY OF TRAVIS {
KNOW ALL MEN BY THESE PRESENTS

That I, Fred C. Lockwood, am authorized under the laws of the State of Texas, to practice the profession of engineering, and certify that this plat is feasible from an engineering standpoint and that all information shown hereon is accurate and correct to the best of my knowledge as related to the engineering portions thereof. Furthermore, I do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Numbers 48491C0306 C & 48491C0325 C, effective date September 27, 1991 for Williamson County, Texas.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements and/or public right-of-ways dedicated by this plat.

TO CERTIFY WHICH, WITNESS by my hand and seal at Austin, Travis County, Texas, this the 30TH day of APRIL, 2002, A.D.

STATE OF TEXAS
FRED C. LOCKWOOD
50141
REGISTERED PROFESSIONAL ENGINEER

Fred C. Lockwood, P.E.
Registered Professional Engineer
No. 50141
State of Texas

CITY APPROVAL

Approved this the 21 day of May, 2002, 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.

Michael Perez, Chair
Planning and Zoning Commission
City of Cedar Park, Texas

~~Gary Shields~~, Secretary Terry Doune
Planning and Zoning Commission
City of Cedar Park, Texas

I, Bob Young, Mayor of the City of Cedar Park, Texas do hereby approve and authorize this plat to be filed for record by the County Clerk of Williamson County, Texas, in the plat records of said county.

Bob Young, Mayor
City of Cedar Park, Texas

~~Connie Watts~~, City Secretary
City of Cedar Park, Texas

STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 7TH day of July, 2002, A.D., at 11:03 o'clock, A.M. and duly recorded on the 7TH day of July, 2002, A.D., at 2:10 o'clock, P.M. in the Plat Records of said County in Cabinet X, Slide 310, 311 and 312.

TO CERTIFY WHICH, WITNESS by my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk
County Court of Williamson County, Texas
By: Judy Metzger, Deputy

Cabinet X
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