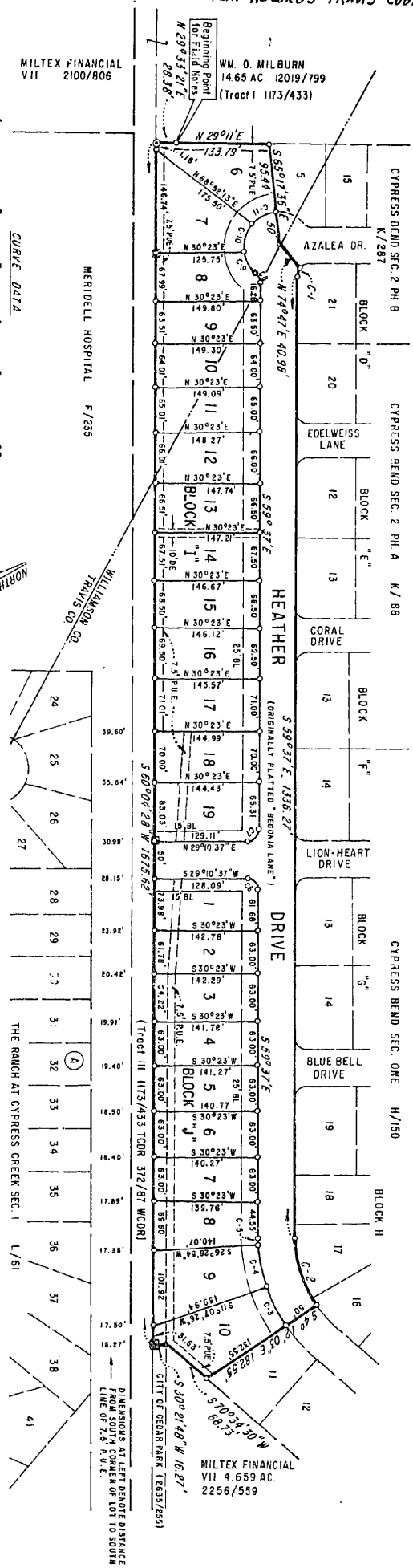


\$81.00 B1460 APRIL 14, 1997

MISC. FILM CODE
00009711245

REPLAT OF LOTS 18-19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE, AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A"



CURVE DATA

Station	Distance	Bearing	Angle	Curve Data
C-1	44°24'00"	15.00'	6.12'	11.34'
C-2	34°03'05"	175.00'	54.48'	105.63'
C-3	15°01'28"	229.00'	30.87'	60.18'
C-4	15°01'28"	229.00'	30.87'	60.18'
C-5	3°06'06"	229.00'	7.73'	15.45'
C-6	91°02'23"	15.00'	15.32'	23.88'
C-7	88°47'31"	15.00'	14.69'	23.25'
C-8	46°04'24"	50.00'	12.91'	24.33'
C-9	39°13'25"	50.00'	17.82'	34.23'
C-10	43°00'12"	50.00'	21.14'	40.00'
C-11	43°50'12"	50.00'	21.14'	40.00'

FIELD NOTES

BEING 7.4551 ACRES OF LAND OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, IN WILLIAMSON AND TRAVIS COUNTIES, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

RECORDING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 6, BLOCK "I", CYPRESS BEND SECTION 2, PHASE A, A SUBDIVISION OF RECORD FILED IN CABINET K, SLIDE 88, PLAT RECORDS OF WILLIAMSON COUNTY:

THEME M 29° 31' 00" E A distance of 130.79 feet with the west line of said Block "I" to an iron rod found at the northeast corner of said lot 6;

THEME N 57° 11' 00" E a distance of 146.44 feet with the north line of said lot 6 (and its extension) to a point in the center of a well-head;

THEME M 27° 47' E a distance of 40.98 feet to a point in the northerly line of Heather Drive;

THEME N 47° 47' E a distance of 11.62 feet with a curve to the left, said curve having a central angle of 44° 24', a radius of 15.00 feet, a chord distance of 11.34 feet and a chord bearing of S 37° 25' E;

2) S 59° 37' E a distance of 135.27 feet, and;

3) An arc distance of 105.63 feet with a curve to the left, said curve having a central angle of 34° 03' 05", a radius of 175.00 feet, a chord distance of 104.94 feet and a chord bearing of S 78° 54' 32" E;

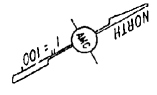
THEME S 4° 12' 03" E a distance of 182.55 feet with the easterly line of lot 10, Block "I" (and its extension), CYPRESS BEND SECTION ONE, A SUBDIVISION OF RECORD FILED IN CABINET H, SLIDE 150, PLAT RECORDS OF WILLIAMSON COUNTY, to an iron rod found at the southeast corner of said lot 10;

THEME S 70° 34' 30" W a distance of 68.73 feet to an iron rod found at the southeast corner of said lot 10 in the north line of that certain 1.26 acre tract of land described in a deed to the City of Cedar Park recorded in Volume 2855, Page 255, Official Records of Williamson County;

THEME N 28° 51' 28" E a distance of 18.27 feet to an iron rod found in the south line of said 1.26 acre tract;

THEME S 87° 31' 28" W a distance of 107.52 feet with the south line of said 1.26 acre tract to an iron pipe found at the southeast corner of said lot 10;

THEME N 29° 31' 21" E a distance of 78.38 feet with the west line of said 1.26 acre tract to the place of Beginning, containing 7.4551 acres of land.



NOTES

1. A public utility easement 10' in width is dedicated along and adjacent to all street right-of-way within the subdivision.
2. A 5' W.E. is hereby dedicated along each side lot line.
3. The 5' and one-half feet in width are hereby dedicated adjacent to rear lot lines for Lots 6-17, Block I, and Lots 1-10, Block "J", are subject to notes and restrictions appearing on the plat of Cypress Bend Section One, recorded in Cabinet "K", Slide 150, Plat Records of Williamson County, and the plat of Cypress Bend Section Two, recorded in Cabinet "K", Slide 88, Plat Records of Williamson County, and the plat of Cypress Bend Section 2, recorded in Volume 2906, Page 294, Official Records of Williamson County, and restrictions of record filed in Volume 2906, Page 294, Official Records of Williamson County.
4. This subdivision is not within a special flood hazard area as identified by the Federal Emergency Management Agency, the Flood hazard area being identified on FIRM panel 481282 0308 C effective 9-27-91.
5. Subdivisions not shown on this plat shall conform to the City of Cedar Park Zoning Ordinance.

APPROVED THIS 14th day of March, 1997 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.

Dobby Beil CHAIRMAN
Elton McGill SECRETARY

PASSED AND APPROVED ON THE 19th day of March, 1997 A.D., AND AUTHORIZED TO BE FILED FOR RECORD BY TRAVIS AND WILLIAMSON COUNTIES, TEXAS.

ATTEST: *George A. Swadlow* APPROVED: *Kendall S. Swadlow*
 CITY SECRETARY MAYOR
 CITY OF CEDAR PARK, TEXAS CITY OF CEDAR PARK, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, Stan Coalter, a 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, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monument shown thereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Cedar Park, Texas, and complies with Chapter 8, Sec. 3, Subsection F, of the City Code of Cedar Park.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Texas, this 15th day of September, 1996.

Stan Coalter
 Stan Coalter, RPLS, LSLs
 Coalter & Associates, Surveyors
 905 N. H-35, Suite 108
 Round Rock, Texas 78764
 512-255-8211



DIMENSIONS AT LEFT REMOTE DISTANCE FROM SOUTH CORNER OF LOT TO SOUTH LINE OF 1.26 A.C.

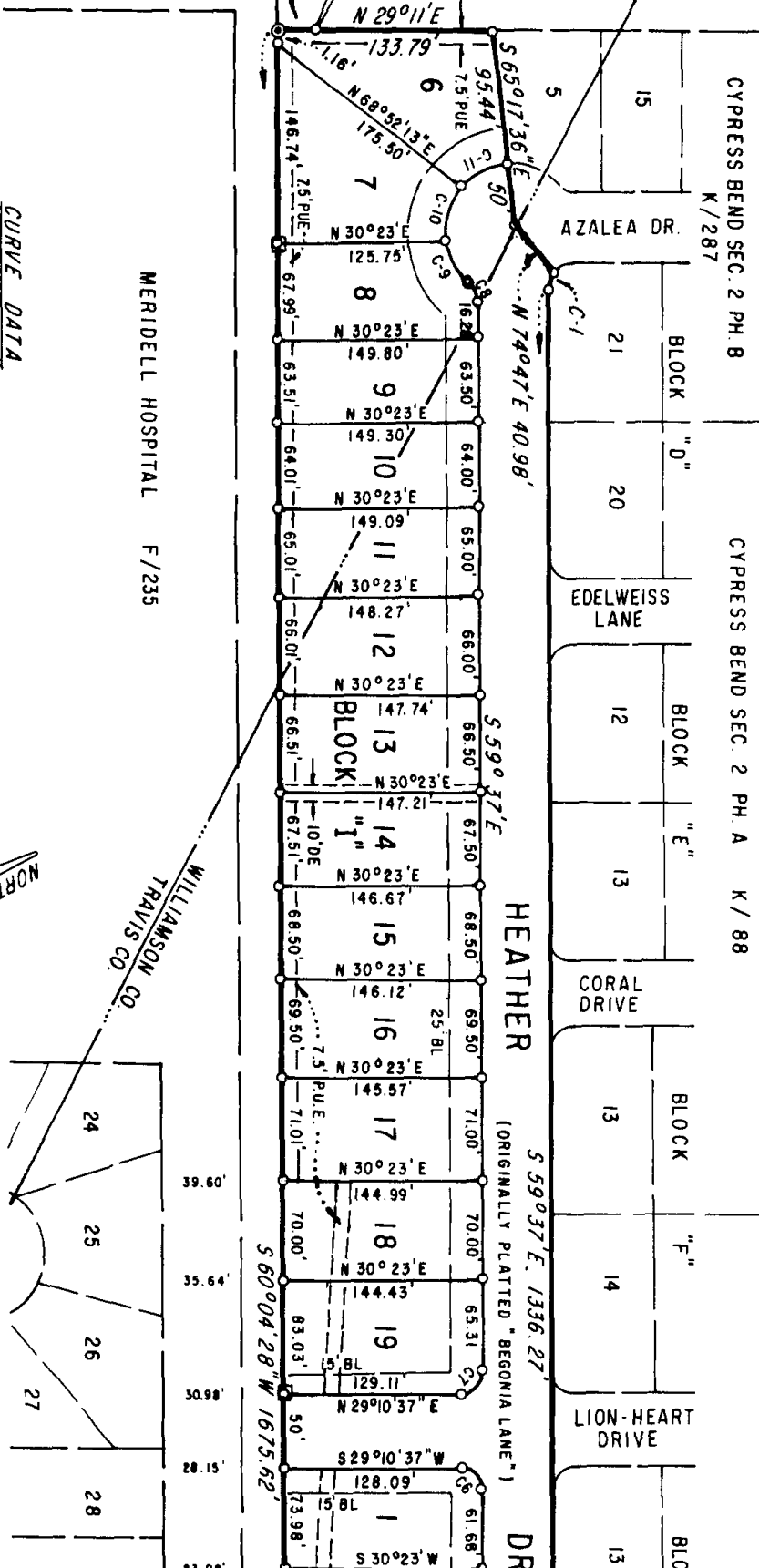
MILTEX FINANCIAL VII 4.659 AC. 2256/559

WM. O. MILBURN
14.65 AC. 12019/799
(Tract 11173/433)

Beginning Point
for Field Notes
N 29° 33' 21" E
28.38'

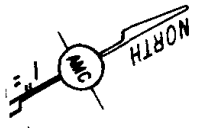
MILTEX FINANCIAL
VII 2100/806

REPLAT OF LOTS 18-19, BLOCK "I", & LOTS 1-10, BLOCK "D",
LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A"



CURVE DATA

Curve	Bearing	Radius (R)	Tangent (T)	Chord (A)	Chord (C)	Chord Bearing (CB)
C-1	44° 24' 00"	15.00'	6.12'	11.62'	11.34'	5.37° 25' 00" E
C-2	34° 35' 05"	175.00'	54.48'	105.63'	104.04'	5.76° 54' 32" E
C-3	15° 19' 28"	225.00'	30.27'	60.18'	60.00'	5.86° 32' 19" E



\$ 81.00 B1460 APRIL 14, 1997

C-2	340'35"05"	175.00'	54.48'	105.63'	104.04'	576°54'32"E	● - IRON ROD FOUND
C-3	150'19'28"	225.00'	30.27'	60.18'	60.00'	586°32'19"E	○ - IRON ROD SET
C-4	150'19'28"	225.00'	30.27'	60.18'	60.00'	571°12'50"E	● - IRON ROD FOUND
C-5	39°56'06"	225.00'	7.73'	15.45'	15.45'	561°36'07"E	○ - IRON PIPE FOUND
C-6	91°12'23"	15.00'	15.32'	23.88'	21.44'	N74°04'48"E	● - IRON PIPE FOUND
C-7	88°04'37"	15.00'	14.69'	23.25'	20.99'	S15°13'11"E	○ - IRON PIPE FOUND
C-8	46°34'24"	30.00'	12.91'	24.39'	23.72'	S82°54'12"E	● - IRON PIPE FOUND
C-9	39°13'25"	50.00'	17.82'	34.23'	33.56'	S86°34'42"E	○ - IRON PIPE FOUND
C-10	45°50'12"	50.00'	21.14'	40.00'	38.94'	S44°02'53"E	● - IRON PIPE FOUND
C-11	45°50'12"	50.00'	21.14'	40.00'	38.94'	S01°47'18"W	○ - IRON PIPE FOUND

FIELD NOTES

BEING 7.4551 ACRES OF LAND OUT OF THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, IN WILLIAMSON AND TRAVIS COUNTIES, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING at an iron rod found at the southwest corner of Lot 6, Block "I", Cypress Bend Section 2, Phase A, a subdivision of record filed in Cabinet K, Slide 88, Plat Records of Williamson County;

THENCE N 29° 11' 00" E a distance of 133.79 feet with the west line of said Block "I" to an iron rod found at the northwest corner of said Lot 6;

THENCE S° 65' 17' 36" E a distance of 145.44 feet with the north line of said Lot 6 (and its extension) to a point in the center of a cul-de-sac;

THENCE N 74° 47' E a distance of 40.98 feet to a point in the northerly line of Heather Drive;

THENCE with the north line of Heather Drive, the following described three (3) courses and distances:

- 1) An arc distance of 11.62 feet with a curve to the left, said curve having a central angle of 44° 24', a radius of 15.00 feet, a chord distance of 11.34 feet and a chord bearing of S 37° 25' E;
- 2) S 59° 37' E a distance of 1336.27 feet, and;
- 3) An arc distance of 105.63 feet with a curve to the left, said curve having a central angle of 34° 35' 05", a radius of 175.00 feet, a chord distance of 104.04 feet and a chord bearing of S 76° 54' 32" E;

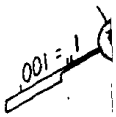
THENCE S 4° 12' 03" E a distance of 182.55 feet with the easterly line of Lot 10, Block "J" (and its extension), Cypress Bend Section One, a subdivision of record filed in Cabinet H, Slide 150, Plat Records of Williamson County, to an iron rod found at the southeast corner of said Lot 10;

THENCE S 70° 34' 30" W a distance of 68.73 feet to a iron rod found at the most southerly corner of said Lot 10 in the north line of that certain 1.26 acre tract of land described in a deed to the City of Cedar Park recorded in Volume 2635, Page 255, Official Records of Williamson County;

THENCE S 30° 21' 48" W a distance of 16.27 feet to an iron rod found in the south line of said 1.26 acre tract;

THENCE N 60° 04' 28" W a distance of 1675.62 feet with the south line of said 1.26 acre tract to an iron pipe found at the southwest corner thereof;

THENCE N 29° 33' 21" E a distance of 28.38 feet with the west line of said 1.26 acre tract to the Place of Beginning, containing 7.4551 acres of land.



1. A public utility easement 10' in width is dedicated subdivision.
2. A 5' PUE is hereby dedicated along each side to ~~line except where a side lot line is also shown~~ ~~dedicated along the entire length of the street to~~ Cypress Bend Section One, recorded in Cabinet K, Slide 88, Plat Records of record filed in Vol 1539, Page 695
3. Lots 6-17 Block "I" are subject to notes and restrictions of record filed in Cabinet K, Slide 88, Plat Phase A, recorded in Cabinet K, Slide 88, Plat filed in Volume 2194, Page 294, Official Records of Williamson County, Texas.
4. This subdivision is not within a special flood hazard Agency, the flood hazard area being identified on 1:25,000 scale maps.
5. Setbacks not shown on lots shall conform to the City of Cedar Park Ordinance 10-1.

APPROVED THIS THE 18th day of March 1997
 COMMISSION OF THE CITY OF CEDAR PARK, TEXAS, AND AUTHORITY
 WILLIAMSON COUNTY, TEXAS.

Danny Bell CHAIRMAN
 Planning and Zoning Commission
 PASSED AND APPROVED ON THE 19th DAY OF March
 FOR RECORD BY TRAVIS AND WILLIAMSON COUNTY, TEXAS.

ATTEST: Nancy A. Stubbins APPROVED
 CITY SECRETARY
 CITY OF CEDAR PARK, TEXAS
 MAYOR
 CITY OF CEDAR

along and adjacent to all street right-of-way within the

line, ~~from the front property line to the front building~~
~~and lot line of an adjacent lot in which case the 5' public~~
~~way~~

dedicated adjacent to ~~the~~ rear lot lines for **lots 6-17, Block 1.**

subject to notes and restrictions appearing on the plat of
H, Slide 150, plat Records of Williamson County, and
Official Records of Williamson County.

restrictions appearing on the plat of Cypress Bend Section 2
Records of Williamson County, and Restrictions of record
Williamson County.

rd area as identified by the Federal Emergency Management
Agency panel 481282 0308 C effective 9-27-91.
City of Cedar Park Zoning Ordinance

1997, A.D., BY THE CITY PLANNING AND ZONING
COMMISSION AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF

Edon McGill
SECRETARY
Planning and Zoning Commission

1997 A.D. AND AUTHORIZED TO BE FILED

Stan Coalter

WIK, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Stan Coalter, a 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, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monument shown thereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Cedar Park, Texas, and complies with Chapter 8, Sec. 3, Subsection F, of the City Code of Cedar Park.

TO CERTIFY WHICH, WITNESS my hand and seal at Round Rock, Texas, this 15th day of September, 1996.

Stan Coalter

Stan Coalter, RPLS, LSLs

Coalter & Associates, Surveyors
905 N. IH-35, Suite 108
Round Rock, Texas 78764
512-255-8211



SHEET 1 OF 2

00009711246

REPLAT OF LOTS 18-19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A"

THE STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

That we the undersigned, owners of those certain tracts of land shown hereon, do hereby replat said lots as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate or rededicate to the City of Cedar Park the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Cedar Park may deem appropriate.

TO CERTIFY WHICH, WITNESS our hands as set out below.

OWNER(S): LOT 1, BLOCK J, CYPRESS BEND SECTION 1 2066/128

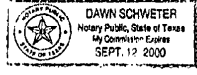
Michael Cofield MICHAEL COFIELD

Leticia Cofield LETICIA COFIELD

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Michael Cofield and wife, Leticia Cofield.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 2, BLOCK J, CYPRESS BEND SECTION 1 1790/579

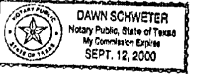
Brett D. Runner BRETT D. RUNNER

Lori Kathleen Runner LORI KATHLEEN RUNNER

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Brett D. Runner.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 3, BLOCK J, CYPRESS BEND SECTION 1 2017/694

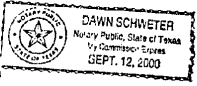
Todd Pfaff TODD PFAFF

Diana E. Pfaff DIANA E. PFAFF

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Todd Pfaff and wife, Diana E. Pfaff.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 4, BLOCK J, CYPRESS BEND SECTION 1 2029/204

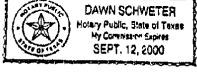
William Whyland Davis WILLIAM WHYLAND DAVIS

Susan Mary Marschinke SUSAN MARY MARSCHINKE

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Susan Mary Marschinke and on the 14th day of February, 1997, by William Whyland Davis.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 5, BLOCK J, CYPRESS BEND SECTION 1 2289/919

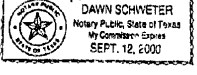
Gregory A. Goulet GREGORY A. GOULET

Kristin A. Goulet KRISTIN A. GOULET

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Gregory A. Goulet and wife, Kristin A. Goulet.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 6, BLOCK J, CYPRESS BEND SECTION 1 2009/768

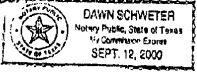
Brian Allen Niblett BRIAN ALLEN NIBLETT

Lisa E. Niblett LISA E. NIBLETT

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Brian Allen Niblett and wife, Lisa E. Niblett.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 7, BLOCK J, CYPRESS BEND SECTION 1 DOC. # 9532838

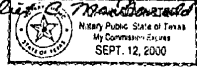
Eric W. Macdonald ERIC W. MACDONALD

Juliet C. Macdonald JULIET C. MACDONALD

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Eric W. Macdonald and wife, Juliet C. Macdonald.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 8, BLOCK J, CYPRESS BEND SECTION 1 2218/538

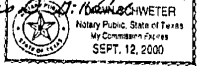
Mervin E. Gilland, Jr. MERVIN E. GILLAND, JR.

Frances D. Gilland FRANCES D. GILLAND

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Mervin E. Gilland, Jr. and wife, Frances D. Gilland.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 9, BLOCK J, CYPRESS BEND SECTION 1 1657/190

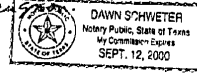
John Baugnon JOHN BAUGNON ET UX

Gail S. Baugnon GAIL S. BAUGNON

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by John Baugnon and wife, Gail S. Baugnon.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 10, BLOCK J, CYPRESS BEND SECTION 1 1599/976

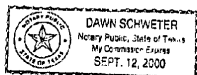
Michael A. Brown MICHAEL A. BROWN

Holly S. Brown HOLLY S. BROWN

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Michael A. Brown and wife, Holly S. Brown.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 6, BLOCK I, CYPRESS BEND SECTION 2 PHASE A 11914/1886

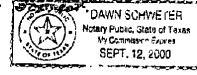
Clyde R. Forrest CLYDE R. FORREST

Elizabeth G. Forrest ELIZABETH G. FORREST

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Clyde R. Forrest and wife, Elizabeth G. Forrest.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 7, BLOCK I, CYPRESS BEND SECTION 2 PHASE A 11966/2452

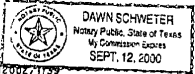
Anthony T. Morrow ANTHONY T. MORROW

TERRI S. MORROW TERRI S. MORROW

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Anthony T. Morrow and wife, Terri S. Morrow.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



OWNER(S): LOT 8, BLOCK I, CYPRESS BEND SECTION 2 PHASE A 12002/1139

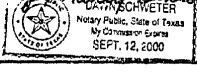
Robert D. Marstiller, Jr. ROBERT D. MARSTILLER, JR.

Nancy Banks Marstiller NANCY BANKS MARSTILLER

STATE OF TEXAS COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Robert D. Marstiller, Jr. and wife, Nancy Banks Marstiller.

Dawn Schweter NOTARY PUBLIC STATE OF TEXAS



REPLAT OF LOTS 18-19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A"

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

That we the undersigned, owners of those certain tracts of land shown hereon, do hereby replat said lots as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate or rededicate to the City of Cedar Park the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Cedar Park may deem appropriate. This subdivision is to be known as "REPLAT OF LOTS 18 & 19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE, AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A", which has been replatted without a vacation instrument in conjunction with a public hearing authorized by and in accordance with Article 974A, Vernon's Civil Statutes, Local Government Code Section 212.014.

TO CERTIFY WHICH, WITNESS our hands as set out below.

OWNER(S): LOT 9 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A II986 /2327

Richard S. Caldwell Veronica M. Caldwell
JOHN ANTHONY MOORE RICHARD S. CALDWELL
LOHANE M. MOORE Veronica M. Caldwell

This instrument was acknowledged before me this the 4th day of March, 1997 do 1996. A.D.
by Richard S. Caldwell and wife, Veronica M. Caldwell.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS
OWNER(S): LOT 10 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2335 /2827

Clarence W. Clark, Jr. Jan Clark
CLARENCE W. CLARK, JR.
JAN CLARK

This instrument was acknowledged before me this the 13th day of February, 1997 do 1996. A.D.
by Clarence W. Clark, Jr. & wife Jan Clark

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS
OWNER(S): LOT 11 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2534 /743

Theodore C. Butler Peggy H. Butler
THEODORE C. BUTLER
PEGGY H. BUTLER

This instrument was acknowledged before me this the 15th day of February, 1997 do 1996. A.D.
by Theodore C. Butler & wife

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS
OWNER(S): LOT 12 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2405 /184

Khanh V. Le
KHANH V. LE

This instrument was acknowledged before me this the 13th day of February, 1997 do 1996. A.D.
by Khanh V. Le.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS
OWNER(S): LOT 13 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2483 /2668

Sanjeev D. Kothari Leena S. Kothari
SANJEEV D. KOTHARI
LEENA KOTHARI

This instrument was acknowledged before me this the 13th day of February, 1997 do 1996. A.D.
by Sanjeev D. Kothari - wife, Leena Kothari

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS
OWNER(S): LOT 14 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2385 /12033

Robert V. Cannon Alison C. Cannon
ROBERT V. CANNON
ALISON C. CANNON

This instrument was acknowledged before me this the 13th day of February, 1997 do 1996. A.D.
by Robert V. Cannon and wife, Alison C. Cannon.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS

OWNER(S): LOT 15 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2621 /74

John C. Payne Debra Wylie Payne
JOHN C. PAYNE
DEBRA WYLIE PAYNE

This instrument was acknowledged before me this the 13th day of February, 1997 do 1996. A.D.
by John C. Payne & wife, Debra Wylie Payne.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS
OWNER(S): LOT 16 ; BLOCK I , CYPRESS BEND SECTION 2 PHASE A DOC # 9829134

Luis A. Nevarez
LUIS A. NEVAREZ

This instrument was acknowledged before me this the 13th day of February, 1997 do 1996. A.D.
by Luis A. Nevarez.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS
OWNER(S): LOT 17 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2490 /90

James E. Dixon Cathryn J. Dixon
JAMES E. DIXON
CATHRYN J. DIXON

This instrument was acknowledged before me this the 13th day of February, 1997 do 1996. A.D.
by James E. Dixon and wife, Cathryn J. Dixon

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS

OWNER(S): LOT 18 BLOCK I , CYPRESS BEND SECTION 2 PHASE A 1595 /610

Jeffrey S. Ulrey Vickie S. Ulrey
JEFFREY S. ULREY
VICKIE S. ULREY

This instrument was acknowledged before me this the 13th day of February, 1997 do 1996. A.D.
by Jeffrey S. Ulrey and wife, Vickie S. Ulrey

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS
OWNER(S): LOT 19 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 1599 /096

Edward Scott Kelly Kari Beth Kelly
EDWARD SCOTT KELLY
KARI BETH KELLY

This instrument was acknowledged before me this the 12th day of February, 1997 do 1996. A.D.
by Edward Scott Kelly & wife, Kari Beth Kelly

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
That I, Elaine Bizzell, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 14th day of March A.D., 1997, at 10:31 o'clock A. M. and duly recorded on the 14th day of March A.D., 1997, at 9:41 o'clock A. M. in the Plat Records of said County, in Cabinet D, Slide(s) 154, 146 & 144.

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Georgetown, Texas, the date last above written.
By: Barbara Sperry
Elaine Bizzell, Clerk, County Court
Williamson County, Texas
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS
That I, Dana Debeauvoir, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 14th day of April A.D., 1996, at 10:31 o'clock A. M. and duly recorded on the 14th day of April A.D., 1996, at 10:31 o'clock A. M. in the Plat Records of said County, in Volume 98, page(s) 353-355.

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Austin, Texas, the date last above written.
By: Michael P. Gonzales
Dana Debeauvoir, Clerk, County Court
Williamson County, Texas
Deputy
MICHAEL P. GONZALES

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Michael & Leticia Cofield
Brett D. Runner
Todd & Diana E. Pfaff
William Whyland Davis
Susan Mary Marschinke
Gregory A. & Krystn A. Goulet
Brian Allen & Lisa E. Niblett
Eric W. & Juliet C. MacDonald
Mervin E. & Frances D. Gilland
John & Gail S. Baugnon
Michael A. & Holly S. Brown
Clyde R. & Elizabeth G. Forrest
Anthony T. & Terri S. Morrow
Robert D. & Nancy Banks Marstiller
Richard S. & Veronica M. Caldwell
Clarence W. & Jan Clark Jr.
Theodore C. & Peggy H. Butler
Khanh V. Le
Sanjeev D. & Leena Kothari
Robert V. & Alison C. Cannon
John C. & Debra Wylie Payne
Luis A. Nevarez
James E. Dixon & Cathryn J. Weddington
Jeffrey L. & Vicki S. Ulrey
Edward Scott & Kari Beth Pelly

Doc# 9712474
Pages: 3
Date : 03-26-1997
Time : 09:41:20 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 106.00

SUBDIVISION NAME-- Replat of Lots 18-19, Block I, & Lots 1-10, Block J
Cypress Bend Section One, and Lots 6-17, Block I,
Cypress Bend Section 2, Phase A

MAP RECORDED IN CABINET 0 , **SLIDE** 144, 145 and 146.

PROPERTY FORMERLY KNOWN AS: Lots 18-19, Block I, Lots 1-10, Block J,
Cypress Bend Section One and Lots 6-17, Block
I, Cypress Bend Section 2, Phase A

HAND TO: City of Cedar Park (258-4121)

INSTRUMENT DATE: February 13, 1997

FILE DATE: March 26, 1997

**OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS**

REPLAT OF LOTS 18-19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A"

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

That we the undersigned, owners of those certain tracts of land shown hereon, do hereby replat said lots as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate or rededicate to the City of Cedar Park the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Cedar Park may deem appropriate. This subdivision is to be known as "REPLAT OF LOTS 18 & 19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE, AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A", which has been replatted without a vacation instrument in conjunction with a public hearing authorized by and in accordance with Article 974a, Vernon's Civil Statutes, Local Government Code Section 212.014.

TO CERTIFY WHICH, WITNESS our hands as set out below.

OWNER(s): LOT 1, BLOCK J, CYPRESS BEND SECTION 1 2066/128

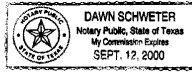
Michael Cofield
MICHAEL COFIELD

Leticia Cofield
LETICIA COFIELD

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Michael Cofield and wife, Leticia Cofield.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 2, BLOCK J, CYPRESS BEND SECTION 1 1790/578

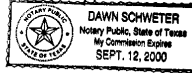
Brett D. Runner
BRETT D. RUNNER

Lori Kathleen Runner
LORI KATHLEEN RUNNER

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Brett D. Runner.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 3, BLOCK J, CYPRESS BEND SECTION 1 2017/694

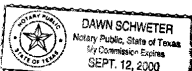
Todd Pfaff
TODD PFAFF

Diana E. Pfaff
DIANA E. PFAFF

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Todd Pfaff and wife, Diana E. Pfaff.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 4, BLOCK J, CYPRESS BEND SECTION 1 2029/204

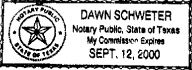
William Whyland Davis
WILLIAM WHYLAND DAVIS

Susan Mary Marschinke
SUSAN MARY MARSCHINKE

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Susan Mary Marschinke and on the 14th day of February, 1997, by William Whyland Davis.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 5, BLOCK J, CYPRESS BEND SECTION 1 2288/919

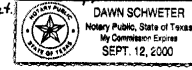
Gregory A. Goulet
GREGORY A. GOULET

Kristy A. Goulet
KRISTY A. GOULET

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Gregory A. Goulet and wife, Kristy A. Goulet.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 6, BLOCK J, CYPRESS BEND SECTION 1 2009/788

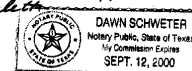
Brian Allen Niblett
BRIAN ALLEN NIBLETT

Lisa E. Niblett
LISA E. NIBLETT

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 15th day of February, 1997, A.D. by Brian Allen Niblett and wife, Lisa E. Niblett.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 7, BLOCK J, CYPRESS BEND SECTION 1 DOC. # 9532838

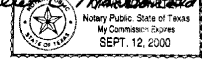
Eric W. Macdonald
ERIC W. MACDONALD

Juliet C. Macdonald
JULIET C. MACDONALD

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Eric W. Macdonald and wife, Juliet C. Macdonald.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 8, BLOCK J, CYPRESS BEND SECTION 1 2218/538

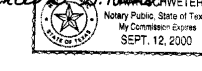
Mervin E. Gilland, Jr.
MERVIN E. GILLAND, JR.

Frances D. Gilland
FRANCES D. GILLAND

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Mervin E. Gilland, Jr. and wife, Frances D. Gilland.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 9, BLOCK J, CYPRESS BEND SECTION 1 1657/190

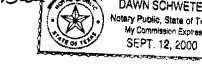
John Baugnon
JOHN BAUGNON ET UX

Gail S. Baugnon
GAIL S. BAUGNON

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by John Baugnon and wife, Gail S. Baugnon.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 10, BLOCK J, CYPRESS BEND SECTION 1 1599/976

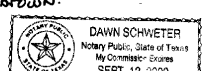
Michael A. Brown
MICHAEL A. BROWN

Holly S. Brown
HOLLY S. BROWN

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Michael A. Brown and wife, Holly S. Brown.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 6, BLOCK I, CYPRESS BEND SECTION 2 PHASE A 11914/886

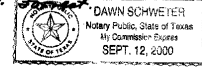
Clyde R. Forrest
CLYDE R. FORREST

Elizabeth G. Forrest
ELIZABETH G. FORREST

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Clyde R. Forrest and wife, Elizabeth G. Forrest.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 7, BLOCK I, CYPRESS BEND SECTION 2 PHASE A 11986/2452

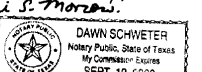
Anthony T. Morrow
ANTHONY T. MORROW

Terri S. Morrow
TERRI S. MORROW

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Anthony T. Morrow and wife, Terri S. Morrow.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 8, BLOCK I, CYPRESS BEND SECTION 2 PHASE A 12002/1759

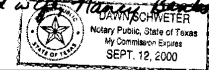
Robert D. Marstiller, Jr.
ROBERT D. MARSTILLER, JR.

Nancy Banks Marstiller
NANCY BANKS MARSTILLER

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Robert D. Marstiller, Jr. and wife, Nancy Banks Marstiller.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



Robert D. Marstiller, Jr.

REPLAT OF LOTS 18-19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A"

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

That we the undersigned, owners of those certain tracts of land shown hereon, do hereby replat said lots as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate or rededicate to the City of Cedar Park the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Cedar Park may deem appropriate. This subdivision is to be known as "REPLAT OF LOTS 18 & 19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE, AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A", which has been replatted without a vacation instrument in conjunction with a public hearing authorized by and in accordance with Article 974a, Vernon's Civil Statutes, Local Government Code Section 212.014.

TO CERTIFY WHICH, WITNESS our hands as set out below.

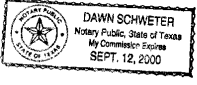
OWNER(s): LOT 9 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 11986 /2327

Richard S. Caldwell Veronica M. Caldwell
JOHN ANTHONY MOORE RICHARD S. CALDWELL LORRAINE M. MOORE Veronica M. Caldwell

STATE OF TEXAS
COUNTY OF WILLIAMSON TRAVIS

This instrument was acknowledged before me this the 4th day of March, 1997, de 1996. A.D. by Richard S. Caldwell and wife, Veronica M. Caldwell.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



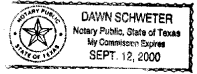
OWNER(s): LOT 10 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2355 /2527

Clarence W. Clark, Jr. Jan Clark
CLARENCE W. CLARK, JR. JAN CLARK

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by Clarence W. Clark, Jr. & wife Jan Clark

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



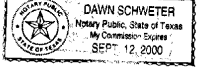
OWNER(s): LOT 11 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2534 /743

Theodore C. Butler Peggy H. Butler
THEODORE C. BUTLER PEGGY H. BUTLER

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by Theodore C. Butler & wife

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



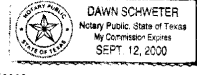
OWNER(s): LOT 12 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2405 /814

Khanh V Le
KHANH V LE

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by Khanh V Le.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



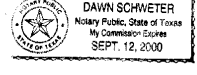
OWNER(s): LOT 13 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2483 /2668

Sanjeev D. Kothari Leena S. Kothari
SANJEEV D. KOTHARI LEENA KOTHARI

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by Sanjeev D. Kothari - wife, Leena Kothari

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



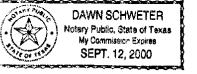
OWNER(s): LOT 14 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2385 /12033

Robert V Cannon Alicia C Cannon
ROBERT V. CANNON ALICIA C. CANNON

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by Robert V. Cannon and wife, Alicia C. Cannon.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



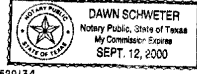
OWNER(s): LOT 15 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2621 /74

John C. Payne Debra Wylie Payne
JOHN C. PAYNE DEBRA WYLIE PAYNE

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by John C. Payne & wife, Debra Wylie Payne.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 16 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A DOC #9829134

Luis A. Nevarez
LUIS A. NEVAREZ

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by Luis A. Nevarez.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



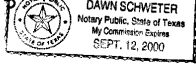
OWNER(s): LOT 17 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2499 /90

James E. Dixon Cathryn J. Dixon
JAMES E. DIXON CATHRYN J. DIXON

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by James E. Dixon and wife, Cathryn J. Dixon

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



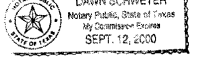
OWNER(s): LOT 18 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 1595 /610

Jeffrey S. Ulrey Vickie S. Ulrey
JEFFREY S. ULREY VICKIE S. ULREY

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by Jeffrey S. Ulrey and wife, Vickie S. Ulrey

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



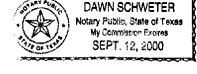
OWNER(s): LOT 19 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 1599 /696

Edward Scott Pelly Kari Beth Pelly
EDWARD SCOTT PELLY KARI BETH PELLY

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de 1996. A.D. by Edward Scott Pelly & wife, Kari Beth Pelly

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



THE STATE OF TEXAS
COUNTY OF WILLIAMSON

That I, Elaine Bizzell, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 24th day of March, A.D., 1997, at 1:20 o'clock P. M. and duly recorded on the 24th day of March, A.D., 1997 at 9:41 o'clock A. M. in the Plat Records of said County, in Cabinet D, Slide(s) 144, 145 & 146.

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Georgetown, Texas, the date last above written.

ELAINE BIZZELL, Clerk, County Court By: Barbara Spaley
Williamson County, Texas Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

That I, Dana Debeauvoir, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____, A.D., 1996, at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., 1996, at _____ o'clock _____ M. in the Plat Records of said County, in Volume _____, Page(s) _____.

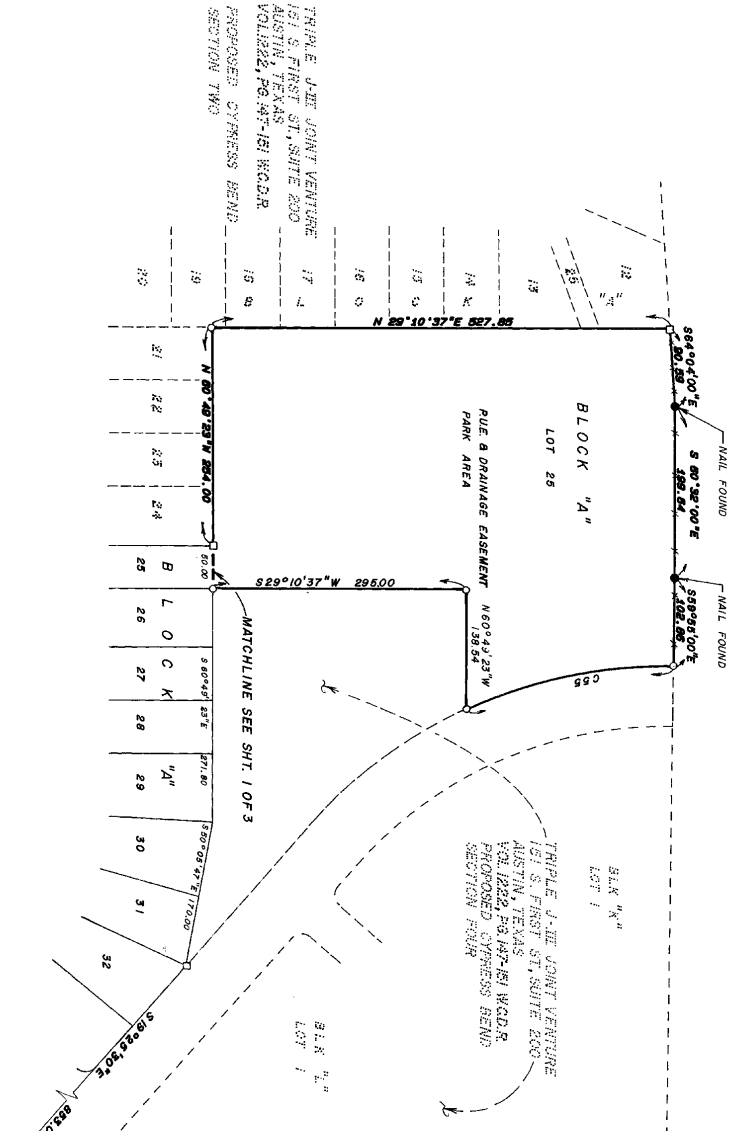
WITNESS MY HAND AND SEAL of the County Court of said County, at office in Austin, Texas, the date last above written.

DANA DEBEAUVOIR, Clerk, County Court By: _____
Williamson County, Texas Deputy

Cabinet D Slide 144

CYPRESS BEND SECTION ONE

NASH PHILLIPS / COPUS, INC.
 5200 LA CALMA
 AUSTIN, TEXAS
 VOL. 1019, PGS. 175-184 W.C.D.R.



DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	90°22'26"	20.00	31.55	20.13	N 25°45'43"E
2	69°37'34"	20.00	31.29	20.19	S 64°14'17"E
3	91°12'23"	15.00	23.89	15.00	N 74°46'48"E
4	49°48'30"	295.00	195.60	195.50	S 64°31'15"E
5	80°00'00"	15.00	23.56	15.00	S 64°29'30"E
6	80°00'00"	15.00	23.56	15.00	S 64°29'30"E
7	90°100'00"	15.00	23.56	15.00	S 64°29'30"E
8	91°12'23"	15.00	23.89	15.92	S 74°46'48"E
9	88°47'37"	15.00	23.56	20.99	N 15°13'12"E
10	90°00'00"	15.00	23.56	15.00	N 74°10'37"E
11	86°50'55"	251.87	159.78	159.78	S 20°07'27"E
12	86°50'55"	251.87	182.15	182.15	S 48°18'05"W
13	91°12'23"	15.00	23.89	15.32	N 74°46'48"W
14	91°12'23"	15.00	23.89	15.32	N 25°34'30"W
15	60°00'00"	15.00	23.56	15.00	N 64°29'30"W
16	60°00'00"	15.00	23.56	15.00	N 64°29'30"W
17	60°00'00"	15.00	23.56	15.00	N 64°29'30"W
18	60°00'00"	15.00	23.56	15.00	N 64°29'30"W
19	90°00'00"	15.00	23.56	15.00	N 25°34'30"E
20	90°00'00"	15.00	23.56	15.00	N 25°34'30"E
21	90°00'00"	15.00	23.56	15.00	N 25°34'30"E
22	90°00'00"	15.00	23.56	15.00	N 25°34'30"E
23	48°48'30"	175.00	152.14	145.83	N 63°31'38"W
24	88°47'37"	15.00	23.56	14.69	N 15°13'11"W
25	90°00'00"	15.00	23.56	15.00	N 74°10'37"E
26	46°34'03"	30.00	24.96	23.72	S 37°36'22"E
27	28°52'09"	30.00	23.96	17.94	N 69°10'31"E
28	46°34'03"	15.00	23.56	15.00	N 15°48'23"W
29	90°00'00"	15.00	23.56	15.00	N 74°10'37"E
30	37°13'00"	222.96	144.75	142.23	N 47°47'12"E
31	94°10'53"	15.15	24.90	16.29	S 66°31'20"E
32	3°58'06"	225.00	15.45	16.45	S 91°56'07"E
33	15°19'28"	225.00	60.18	30.27	S 86°35'19"E
34	15°19'28"	225.00	59.79	30.07	N 78°11'30"E
35	10°16'22"	272.86	48.92	48.86	S 62°17'14"W
36	10°16'22"	272.86	48.92	48.86	S 62°17'14"W
37	11°08'48"	272.86	53.08	26.59	S 51°34'39"W
38	11°08'48"	272.86	53.08	26.59	S 51°34'39"W
39	5°15'30"	272.86	28.06	28.06	S 30°57'18"W
40	4°24'55"	234.99	18.11	9.06	S 58°37'27"E
41	24°34'12"	100.77	100.77	51.17	S 44°07'22"E
42	12°24'46"	234.99	80.91	25.55	S 37°42'E
43	12°24'46"	234.99	80.91	25.55	S 37°42'E
44	13°08'06"	284.99	60.18	30.17	N 50°31'42"W
45	13°08'06"	284.99	60.18	30.17	N 50°31'42"W
46	12°29'22"	284.99	62.12	31.19	N 59°11'51"W
47	3°05'37"	284.99	15.99	7.70	N 59°17'12"W
48	20°00'27"	175.00	61.11	30.82	N 80°35'00"W
49	20°00'27"	175.00	61.11	30.82	N 80°35'00"W
50	119°56'16"	50.00	104.67	62.00	N 51°29'05"W
51	119°56'16"	50.00	104.67	62.00	N 51°29'05"W
52	19°56'29"	252.86	70.40	35.50	N 58°13'37"E
53	19°56'29"	252.86	70.40	35.50	N 58°13'37"E
54	18°08'00"	252.86	66.11	32.53	N 59°50'17"W
55	25°37'22"	125.85	75.06	42.53	N 79°50'17"W
56	03°49'06"	1126.85	75.06	37.54	N 17°30'57"W
57	03°49'06"	1126.85	75.06	37.54	N 17°30'57"W
58	03°49'06"	1126.85	75.06	37.54	N 17°30'57"W
59	03°49'06"	1126.85	75.06	37.54	S 12°20'03"E

CYPRESS BEND SECTION ONE

STATE OF TEXAS :
COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS: THAT, TRIPLE J-III JOINT VENTURE, ACTING HEREIN BY AND THROUGH TIM JAMAIL, MANAGING PARTNER, OWNER OF THAT CERTAIN TRACT OUT OF THE RICHARD DUTY SURVEY, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 1222, PAGE 147-151 DO HEREBY SUBDIVIDE 30.2564 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO ANY EASEMENT RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "CYPRESS BEND SECTION ONE", AND DO HEREBY DEDICATE TO THE PUBLIC, USE OF THE STREETS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 9th DAY OF AUGUST, 1985, A.D.

Tim Jamail
TIM JAMAIL, MANAGING PARTNER
TRIPLE J-III JOINT VENTURE
151 S. FIRST ST., SUITE 200
AUSTIN, TX 78704



STATE OF TEXAS :
COUNTY OF TRAVIS :

I, TYRUS F. COLLINS, 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: Tyrus F. Collins DATE: 8/9/85
TYRUS F. COLLINS, R.P.S. #3158
TYE F. COLLINS & ASSOCIATES
3305 NORTHLAND DRIVE, SUITE 300
AUSTIN, TEXAS 78731

ENGINEERED BY: Tyrus F. Collins DATE: 8/9/85
TYE F. COLLINS & ASSOCIATES
3305 NORTHLAND DRIVE, SUITE 300
AUSTIN, TEXAS 78731

STATE OF TEXAS :
COUNTY OF TRAVIS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM JAMAIL, 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.

GIVEN UNDER MY HAND THIS THE 9th DAY OF AUGUST, 1985, A.D.



Betty Sosberg
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 8-31-88
Betty Sosberg
(Name printed)

APPROVED BY THE 22 DAY OF APRIL, 1986, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS.

Horace J. Miller Whitney A. Walsh
HORACE MILLER, VICE CHAIRMAN WHITNEY WALSH, SECRETARY

PASSED AND APPROVED ON THE 22nd DAY OF April, 1986, A.D., AND AUTHORIZED TO BE FILED FOR RECORD BY WILLIAMSON COUNTY, TEXAS.

ATTEST: Nancy M. Faulkner APPROVED: Ronald Garnett
NANCY M. FAULKNER, RONALD GARNETT
CITY SECRETARY MAYOR
CITY OF CEDAR PARK, TEXAS CITY OF CEDAR PARK, TEXAS

THE UNITED STATES POST OFFICE OF THE CITY OF CEDAR PARK, TEXAS HEREBY APPROVES THE STREETS DEDICATED TO THE PUBLIC BY THIS SUBDIVISION PLAT.

DATE: 4-23-86 Ivan Joe Wiley
IVAN JOE WILEY -- POSTMASTER

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS BEING A PART OF THAT CERTAIN 110.40 ACRE TRACT OF LAND AS CONVEYED TO TRIPLE J-III JOINT VENTURE BY DEED RECORDED IN VOLUME 1222, PAGE 147-151 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE SET AT THE MOST SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT FROM WHICH A NAIL FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF COUNTY ROAD NO. 182 AND THE NORTH LINE OF A GRAVEL PUBLIC ROAD FOR THE SOUTHWEST CORNER OF THE SAID 110.40 ACRE TRIPLE J-III JOINT VENTURE TRACT BEARS S70° 34' 30"W, A DISTANCE OF 176.87 FEET ALONG THE NORTHWEST LINE OF SAID COUNTY ROAD NO. 182; AND FROM WHICH THE SOUTHEAST CORNER OF THE RICHARD DUTY SURVEY BEARS N70° 34'E, A DISTANCE OF 9,180.0 FEET;

THENCE, ALONG THE WEST, NORTH, EAST, AND SOUTH BOUNDARY LINES OF HEREIN DESCRIBED TRACT THE FOLLOWING THIRTY-THREE (33) COURSES:

- 1) N19° 25' 30"W, a distance of 17.64 feet to a concrete monument set;
- 2) Along a curve to the left an arc distance of 31.55 feet to an iron stake set; said curve having a radius of 20.00 feet and chord bears N25° 45' 43"E, a distance of 28.38 feet;
- 3) N19° 25' 30"W, a distance of 109.36 feet to an iron stake set;
- 4) Along a curve to the right an arc distance of 75.06 feet to an iron stake set; said curve having a radius of 1126.25 feet and chord bears N17° 30' 57"W, a distance of 75.04 feet;
- 5) Along a curve to the left an arc distance of 75.06 feet to an iron stake set; said curve having a radius of 1126.25 feet and chord bears N17° 30' 57"W, a distance of 75.04 feet;
- 6) N19° 25' 30"W, a distance of 205.00 feet to an iron stake set;
- 7) S70° 34' 30"W, a distance of 626.19 feet to a concrete monument set;
- 8) Along a fence, same being the southwesterly property line of said 110.40 acre tract, N59° 37' 00"W, a distance of 519.19 feet to a nail found;
- 9) Along the said fence line, N56° 50' 00"W, a distance of 339.37 feet to a concrete monument set;
- 10) N30° 23' 00"E, a distance of 155.39 to an iron stake set;
- 11) S59° 37' 00"E, a distance of 28.92 to an iron stake set;
- 12) N29° 10' 37"E, a distance of 828.42 to an iron stake set;
- 13) N60° 49' 23"W, a distance of 28.00 to an iron stake set;
- 14) N29° 10' 37"E, a distance of 170.00 to a concrete monument set;
- 15) N60° 49' 23"W, a distance of 254.00 to an iron stake set;
- 16) N29° 10' 37"E, a distance of 527.85 to a concrete monument set;
- 17) Along a fence, same being the northeasterly property line of said 110.40 acre tract, S64° 04' 00"E, a distance of 90.59 feet to a nail found;
- 18) Along the said fence line, S60° 32' 00"E, a distance of 199.64 feet to nail found;
- 19) Along the said fence line, S59° 55' 00"E, a distance of 102.86 feet to an iron stake set;
- 20) Along a curve to the left an arc distance of 242.53 feet to an iron stake set; said curve having a radius of 542.33 feet and chord bears S17° 16' 17"W, a distance of 240.51 feet;
- 21) N60° 49' 23"W, a distance of 138.54 feet to an iron stake set;
- 22) S29° 10' 37"W, a distance of 295.00 feet to an iron stake set;
- 23) S60° 49' 23"E, a distance of 271.80 feet to an iron stake set;
- 24) S50° 05' 47"E, a distance of 170.00 feet to a concrete monument set;
- 25) S19° 25' 30"E, a distance of 853.00 feet to an iron stake set;
- 26) N70° 34' 30"E, a distance of 70.00 feet to an iron stake set;
- 27) S19° 25' 30"E, a distance of 390.00 feet to an iron stake set;
- 28) Along a curve to the left an arc distance of 75.06 feet to an iron stake set; said curve having a radius of 1126.25 feet and chord bears S21° 20' 03"E, a distance of 75.04 feet;
- 29) Along a curve to the right an arc distance of 75.06 feet to an iron stake set; said curve having a radius of 1126.25 feet and chord bears S21° 20' 03"E, a distance of 75.04 feet;
- 30) S19° 25' 30"E, a distance of 110.15 feet to an iron stake set;
- 31) Along a curve to the left an arc distance of 31.29 feet to a concrete monument set; said curve having a radius of 20.00 feet and chord bears S64° 14' 17"E, a distance of 28.19 feet;
- 32) S19° 25' 30"E, a distance of 16.85 feet to an iron stake set;
- 33) Along the northwest line of County Road No. 182, S70° 34' 30"W, a distance of 120.00 feet to the POINT OF BEGINNING and containing 30.2564 acres of land more or less.



STATE OF TEXAS :
COUNTY OF WILLIAMSON :

KNOW ALL MEN BY THESE PRESENTS: I, JAMES N. BOYDSTON, 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 22nd DAY OF May, 1986, A.D. 3:05 O'CLOCK A.M., AND DULY RECORDED THIS THE 2nd DAY OF May, 1986, A.D., AT 8:10 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COURT IN CABINET H, SLIDES 150-152.

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

Bertha Sheppard James N. Boydston
DEPUTY CLERK JAMES N. BOYDSTON, CLERK, COUNTY COURT,
WILLIAMSON COUNTY, TEXAS

NOTES:

- 1) The 100-Year Flood Plain will be contained in the drainage easements as shown.
- 2) Sidewalks are required on both sides of all streets.
- 3) No vehicular access is permitted onto E1 Salvido Parkway from Lot 18, Block (J), all lots in Block (B) and Lots 32 and 33, Block (A).

Pat H. Wiley 152

WILLIAMSON COUNTY CLERK
OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 8616819

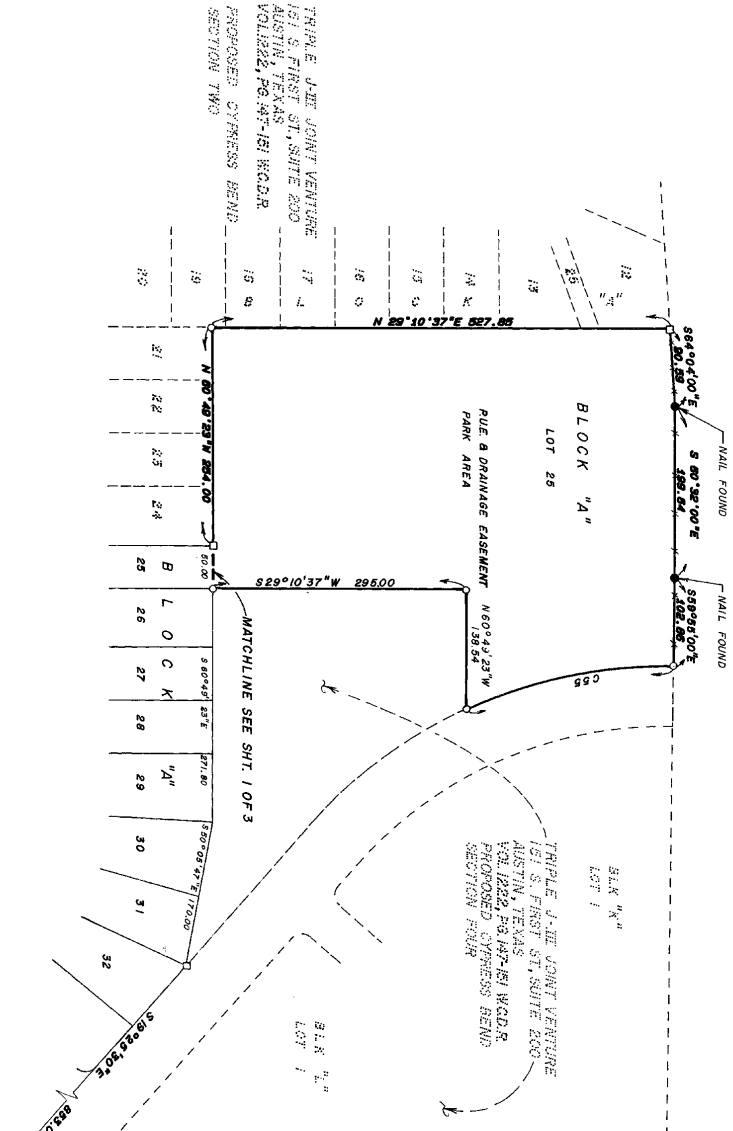
WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET H SLIDE(S) 150

CYPRESS BEND SECTION ONE

NASH PHILLIPS / COPUS, INC.
 5200 LA CALMA
 AUSTIN, TEXAS
 VOL. 1019, PG. 175-184 W.C.D.R.



DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	90°22'26"	20.00	31.55	20.13	28.98 N 25°45'43"E
2	69°37'34"	20.00	31.29	19.39	S 64°14'17"E
3	91°12'23"	15.00	23.89	15.00	N 74°46'48"E
4	49°48'30"	295.00	195.60	104.46	S 64°31'15"E
5	80°00'00"	15.00	23.56	15.00	S 64°29'30"E
6	80°00'00"	15.00	23.56	15.00	S 15°13'23"E
7	90°100'00"	15.00	23.56	20.21	S 15°13'23"E
8	91°12'23"	15.00	23.89	15.92	S 74°46'48"E
9	88°47'37"	15.00	23.25	20.99	N 15°13'12"E
10	90°00'00"	15.00	23.56	15.00	N 74°10'37"E
11	86°50'55"	251.87	159.78	126.42	S 20°07'27"E
12	91°12'23"	15.00	23.89	15.92	S 48°18'05"W
13	91°12'23"	15.00	23.89	15.92	S 74°46'48"W
14	91°12'23"	15.00	23.89	15.92	S 25°34'30"W
15	90°00'00"	15.00	23.56	15.00	N 64°29'30"W
16	90°00'00"	15.00	23.56	15.00	N 25°34'30"W
17	90°00'00"	15.00	23.56	15.00	N 64°29'30"E
18	90°00'00"	15.00	23.56	15.00	N 25°34'30"E
19	90°00'00"	15.00	23.56	15.00	N 64°29'30"E
20	90°00'00"	15.00	23.56	15.00	N 25°34'30"E
21	90°00'00"	15.00	23.56	15.00	N 64°29'30"E
22	90°00'00"	15.00	23.56	15.00	N 25°34'30"E
23	48°48'30"	175.00	152.14	83.28	N 80°31'38"W
24	88°47'37"	15.00	23.56	14.69	N 15°13'11"W
25	90°00'00"	15.00	23.56	15.00	N 74°10'37"E
26	46°34'03"	30.00	24.96	23.72	S 37°36'22"E
27	28°52'05"	30.00	23.96	17.94	N 89°10'31"E
28	46°34'03"	15.00	23.56	15.00	N 15°48'23"W
29	90°00'00"	15.00	23.56	15.00	N 78°11'30"E
30	37°13'00"	222.96	144.75	16.29	S 66°31'20"E
31	94°10'53"	15.15	24.90	16.29	N 47°47'12"E
32	3°58'06"	225.00	15.45	7.73	S 91°56'07"E
33	15°19'28"	225.00	60.18	30.27	S 86°35'19"E
34	15°19'27"	225.00	59.79	30.07	N 78°11'30"E
35	10°16'22"	272.86	48.92	30.07	S 62°17'14"W
36	10°16'22"	272.86	48.92	24.53	S 62°17'14"W
37	11°08'48"	272.86	53.08	26.59	S 62°17'14"W
38	11°08'48"	272.86	53.08	26.59	S 30°57'18"W
39	5°15'30"	272.86	28.06	9.06	S 59°37'27"E
40	4°24'55"	234.99	18.11	18.10	S 59°37'27"E
41	24°34'12"	100.77	100.77	51.17	S 44°07'22"E
42	12°24'46"	234.99	80.91	25.55	S 37°42"E
43	12°24'46"	234.99	80.91	25.55	N 20°31'42"E
44	13°08'06"	284.99	60.18	30.17	N 59°11'53"W
45	12°29'22"	284.99	62.12	30.17	N 59°11'53"W
46	12°29'22"	284.99	62.12	30.17	N 59°11'53"W
47	3°05'37"	284.99	15.99	7.70	N 59°11'53"W
48	20°00'27"	175.00	61.11	30.82	N 80°35'00"W
49	20°00'27"	175.00	61.11	30.82	N 80°35'00"W
50	119°56'16"	50.00	104.67	66.40	S 28°39'11"E
51	119°56'16"	50.00	104.67	66.40	S 28°39'11"E
52	19°56'29"	252.86	70.30	35.60	N 58°13'37"E
53	19°56'29"	252.86	70.30	35.60	N 58°13'37"E
54	18°08'00"	252.86	60.18	30.17	N 58°13'37"E
55	25°37'22"	123.53	84.23	123.53	N 17°30'57"W
56	03°49'06"	1126.85	75.06	37.54	N 17°30'57"W
57	03°49'06"	1126.85	75.06	37.54	N 17°30'57"W
58	03°49'06"	1126.85	75.06	37.54	S 21°20'03"E
59	03°49'06"	1126.85	75.06	37.54	S 21°20'03"E

CYPRESS BEND SECTION ONE

STATE OF TEXAS :
COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS: THAT, TRIPLE J-III JOINT VENTURE, ACTING HEREIN BY AND THROUGH TIM JAMAIL, MANAGING PARTNER, OWNER OF THAT CERTAIN TRACT OUT OF THE RICHARD DUTY SURVEY, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 1222, PAGE 147-151 DO HEREBY SUBDIVIDE 30.2564 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO ANY EASEMENT RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "CYPRESS BEND SECTION ONE", AND DO HEREBY DEDICATE TO THE PUBLIC, USE OF THE STREETS, PARKS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 9th DAY OF AUGUST, 1985, A.D.

Tim Jamail
TIM JAMAIL, MANAGING PARTNER
TRIPLE J-III JOINT VENTURE
151 S. FIRST ST., SUITE 200
AUSTIN, TX 78704



STATE OF TEXAS :
COUNTY OF TRAVIS :

I, TYRUS F. COLLINS, 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: Tyrus F. Collins DATE: 8/9/85
TYRUS F. COLLINS, R.P.S. #3158
TYE F. COLLINS & ASSOCIATES
3305 NORTHLAND DRIVE, SUITE 300
AUSTIN, TEXAS 78731

ENGINEERED BY: Tyrus F. Collins DATE: 8/9/85
TYE F. COLLINS & ASSOCIATES
3305 NORTHLAND DRIVE, SUITE 300
AUSTIN, TEXAS 78731

STATE OF TEXAS :
COUNTY OF TRAVIS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM JAMAIL, 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.

GIVEN UNDER MY HAND THIS THE 9th DAY OF AUGUST, 1985, A.D.



Betty Sosberg
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 8-31-88
Betty Sosberg
(Name printed)

APPROVED THE 22 DAY OF APRIL, 1986, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS.

Horace J. Miller Whitney A. Walsh
HORACE MILLER, VICE CHAIRMAN WHITNEY WALSH, SECRETARY

PASSED AND APPROVED ON THE 22nd DAY OF April, 1986, A.D., AND AUTHORIZED TO BE FILED FOR RECORD BY WILLIAMSON COUNTY, TEXAS.

ATTEST: Nancy M. Faulkner APPROVED: Ronald Garnett
NANCY M. FAULKNER, RONALD GARNETT
CITY SECRETARY MAYOR
CITY OF CEDAR PARK, TEXAS CITY OF CEDAR PARK, TEXAS

THE UNITED STATES POST OFFICE OF THE CITY OF CEDAR PARK, TEXAS HEREBY APPROVES THE STREETS DEDICATED TO THE PUBLIC BY THIS SUBDIVISION PLAT.

DATE: 4-23-86
Ivan Joe Wiley
IVAN JOE WILEY -- POSTMASTER

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS BEING A PART OF THAT CERTAIN 110.40 ACRE TRACT OF LAND AS CONVEYED TO TRIPLE J-III JOINT VENTURE BY DEED RECORDED IN VOLUME 1222, PAGE 147-151 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE SET AT THE MOST SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT FROM WHICH A NAIL FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF COUNTY ROAD NO. 182 AND THE NORTH LINE OF A GRAVEL PUBLIC ROAD FOR THE SOUTHWEST CORNER OF THE SAID 110.40 ACRE TRIPLE J-III JOINT VENTURE TRACT BEARS S70° 34' 30"W, A DISTANCE OF 176.87 FEET ALONG THE NORTHWEST LINE OF SAID COUNTY ROAD NO. 182; AND FROM WHICH THE SOUTHEAST CORNER OF THE RICHARD DUTY SURVEY BEARS N70° 34'E, A DISTANCE OF 9,180.0 FEET;

THENCE, ALONG THE WEST, NORTH, EAST, AND SOUTH BOUNDARY LINES OF HEREIN DESCRIBED TRACT THE FOLLOWING THIRTY-THREE (33) COURSES:

- 1) N19° 25' 30"W, a distance of 17.64 feet to a concrete monument set;
- 2) Along a curve to the left an arc distance of 31.55 feet to an iron stake set; said curve having a radius of 20.00 feet and chord bears N25° 45' 43"E, a distance of 28.38 feet;
- 3) N19° 25' 30"W, a distance of 109.36 feet to an iron stake set;
- 4) Along a curve to the right an arc distance of 75.06 feet to an iron stake set; said curve having a radius of 1126.25 feet and chord bears N17° 30' 57"W, a distance of 75.04 feet;
- 5) Along a curve to the left an arc distance of 75.06 feet to an iron stake set; said curve having a radius of 1126.25 feet and chord bears N17° 30' 57"W, a distance of 75.04 feet;
- 6) N19° 25' 30"W, a distance of 205.00 feet to an iron stake set;
- 7) S70° 34' 30"W, a distance of 626.19 feet to a concrete monument set;
- 8) Along a fence, same being the southwesterly property line of said 110.40 acre tract, N59° 37' 00"W, a distance of 519.19 feet to a nail found;
- 9) Along the said fence line, N56° 50' 00"W, a distance of 339.37 feet to a concrete monument set;
- 10) N30° 23' 00"E, a distance of 155.39 to an iron stake set;
- 11) S59° 37' 00"E, a distance of 28.92 to an iron stake set;
- 12) N29° 10' 37"E, a distance of 828.42 to an iron stake set;
- 13) N60° 49' 23"W, a distance of 28.00 to an iron stake set;
- 14) N29° 10' 37"E, a distance of 170.00 to a concrete monument set;
- 15) N60° 49' 23"W, a distance of 254.00 to an iron stake set;
- 16) N29° 10' 37"E, a distance of 527.85 to a concrete monument set;
- 17) Along a fence, same being the northeasterly property line of said 110.40 acre tract, S64° 04' 00"E, a distance of 90.59 feet to a nail found;
- 18) Along the said fence line, S60° 32' 00"E, a distance of 199.64 feet to nail found;
- 19) Along the said fence line, S59° 55' 00"E, a distance of 102.86 feet to an iron stake set;
- 20) Along a curve to the left an arc distance of 242.53 feet to an iron stake set; said curve having a radius of 542.33 feet and chord bears S17° 16' 17"W, a distance of 240.51 feet;
- 21) N60° 49' 23"W, a distance of 138.54 feet to an iron stake set;
- 22) S29° 10' 37"W, a distance of 295.00 feet to an iron stake set;
- 23) S60° 49' 23"E, a distance of 271.80 feet to an iron stake set;
- 24) S50° 05' 47"E, a distance of 170.00 feet to a concrete monument set;
- 25) S19° 25' 30"E, a distance of 853.00 feet to an iron stake set;
- 26) N70° 34' 30"E, a distance of 70.00 feet to an iron stake set;
- 27) S19° 25' 30"E, a distance of 390.00 feet to an iron stake set;
- 28) Along a curve to the left an arc distance of 75.06 feet to an iron stake set; said curve having a radius of 1126.25 feet and chord bears S21° 20' 03"E, a distance of 75.04 feet;
- 29) Along a curve to the right an arc distance of 75.06 feet to an iron stake set; said curve having a radius of 1126.25 feet and chord bears S21° 20' 03"E, a distance of 75.04 feet;
- 30) S19° 25' 30"E, a distance of 110.15 feet to an iron stake set;
- 31) Along a curve to the left an arc distance of 31.29 feet to a concrete monument set; said curve having a radius of 20.00 feet and chord bears S64° 14' 17"E, a distance of 28.19 feet;
- 32) S19° 25' 30"E, a distance of 16.85 feet to an iron stake set;
- 33) Along the northwest line of County Road No. 182, S70° 34' 30"W, a distance of 120.00 feet to the POINT OF BEGINNING and containing 30.2564 acres of land more or less.



STATE OF TEXAS :
COUNTY OF WILLIAMSON :

KNOW ALL MEN BY THESE PRESENTS: I, JAMES N. BOYDSTON, 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 22nd DAY OF May, 1986, A.D. 3:05 O'CLOCK A.M., AND DULY RECORDED THIS THE 2nd DAY OF May, 1986, A.D., AT 8:10 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COURT IN CABINET H, SLIDES 150-152.

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

Bertha Sheffield James N. Boydston
DEPUTY CLERK JAMES N. BOYDSTON, CLERK, COUNTY COURT,
WILLIAMSON COUNTY, TEXAS

NOTES:

- 1) The 100-Year Flood Plain will be contained in the drainage easements as shown.
- 2) Sidewalks are required on both sides of all streets.
- 3) No vehicular access is permitted onto E1 Salvido Parkway from Lot 18, Block (J), all lots in Block (B) and Lots 32 and 33, Block (A).

Pat H. Wiley 152

REPLAT OF LOTS 18-19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A"

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

That we the undersigned, owners of those certain tracts of land shown hereon, do hereby replat said lots as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate or rededicate to the City of Cedar Park the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Cedar Park may deem appropriate. This subdivision is to be known as "REPLAT OF LOTS 18 & 19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE, AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A", which has been replatted without a vacation instrument in conjunction with a public hearing authorized by and in accordance with Article 974a, Vernon's Civil Statutes, Local Government Code Section 212.014.

TO CERTIFY WHICH, WITNESS our hands as set out below.

OWNER(s): LOT 1, BLOCK J, CYPRESS BEND SECTION 1 2066/128

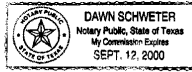
Michael Cofield
MICHAEL COFIELD

Leticia Cofield
LETICIA COFIELD

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Michael Cofield and wife, Leticia Cofield.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 2, BLOCK J, CYPRESS BEND SECTION 1 1790/578

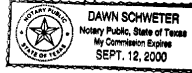
Brett D. Runner
BRETT D. RUNNER

Lori Kathleen Runner
LORI KATHLEEN RUNNER

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Brett D. Runner.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 3, BLOCK J, CYPRESS BEND SECTION 1 2017/694

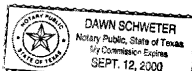
Todd Pfaff
TODD PFAFF

Diana E. Pfaff
DIANA E. PFAFF

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Todd Pfaff and wife, Diana E. Pfaff.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 4, BLOCK J, CYPRESS BEND SECTION 1 2029/204

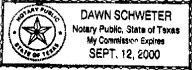
William Whyland Davis
WILLIAM WHYLAND DAVIS

Susan Mary Marschinke
SUSAN MARY MARSCHINKE

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Susan Mary Marschinke and on the 14th day of February, 1997, by William Whyland Davis.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 5, BLOCK J, CYPRESS BEND SECTION 1 2288/919

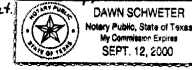
Gregory A. Goulet
GREGORY A. GOULET

Kristy A. Goulet
KRISTY A. GOULET

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Gregory A. Goulet and wife, Kristy A. Goulet.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 6, BLOCK J, CYPRESS BEND SECTION 1 2009/788

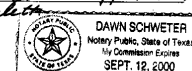
Brian Allen Niblett
BRIAN ALLEN NIBLETT

Lisa E. Niblett
LISA E. NIBLETT

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 15th day of February, 1997, A.D. by Brian Allen Niblett and wife, Lisa E. Niblett.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 7, BLOCK J, CYPRESS BEND SECTION 1 DOC. # 9532838

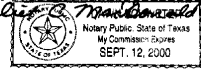
Eric W. Macdonald
ERIC W. MACDONALD

Juliet C. Macdonald
JULIET C. MACDONALD

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Eric W. Macdonald and wife, Juliet C. Macdonald.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 8, BLOCK J, CYPRESS BEND SECTION 1 2218/538

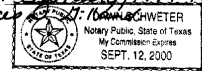
Mervin E. Gilland, Jr.
MERVIN E. GILLAND, JR.

Frances D. Gilland
FRANCES D. GILLAND

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Mervin E. Gilland, Jr. and wife, Frances D. Gilland.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 9, BLOCK J, CYPRESS BEND SECTION 1 1657/190

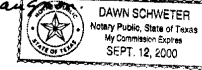
John Baugnon
JOHN BAUGNON ET UX

Gail S. Baugnon
GAIL S. BAUGNON

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by John Baugnon and wife, Gail S. Baugnon.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 10, BLOCK J, CYPRESS BEND SECTION 1 1599/976

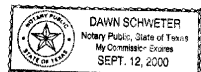
Michael A. Brown
MICHAEL A. BROWN

Holly S. Brown
HOLLY S. BROWN

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Michael A. Brown and wife, Holly S. Brown.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 6, BLOCK I, CYPRESS BEND SECTION 2 PHASE A 11914/886

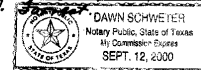
Clyde R. Forrest
CLYDE R. FORREST

Elizabeth G. Forrest
ELIZABETH G. FORREST

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Clyde R. Forrest and wife, Elizabeth G. Forrest.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 7, BLOCK I, CYPRESS BEND SECTION 2 PHASE A 11986/2452

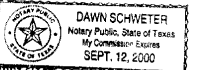
Anthony T. Morrow
ANTHONY T. MORROW

Terri S. Morrow
TERRI S. MORROW

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Anthony T. Morrow and wife, Terri S. Morrow.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



OWNER(s): LOT 8, BLOCK I, CYPRESS BEND SECTION 2 PHASE A 12002/1759

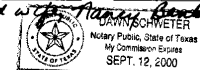
Robert D. Marstiller, Jr.
ROBERT D. MARSTILLER, JR.

Nancy Banks Marstiller
NANCY BANKS MARSTILLER

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, A.D. by Robert D. Marstiller, Jr. and wife, Nancy Banks Marstiller.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



Robert D. Marstiller, Jr.

REPLAT OF LOTS 18-19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A"

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

That we the undersigned, owners of those certain tracts of land shown hereon, do hereby replat said lots as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate or rededicate to the City of Cedar Park the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Cedar Park may deem appropriate. This subdivision is to be known as "REPLAT OF LOTS 18 & 19, BLOCK "I", & LOTS 1-10, BLOCK "J", CYPRESS BEND SECTION ONE, AND LOTS 6-17, BLOCK "I", CYPRESS BEND SECTION 2, PHASE "A", which has been replatted without a vacation instrument in conjunction with a public hearing authorized by and in accordance with Article 974a, Vernon's Civil Statutes, Local Government Code Section 212.014.

TO CERTIFY WHICH, WITNESS our hands as set out below.

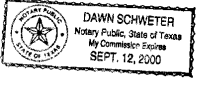
OWNER(s): LOT 9 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 11986 /2327

Richard S. Caldwell Veronica M. Caldwell
JOHN ANTHONY MOORE RICHARD S. CALDWELL LORRAINE M. MOORE Veronica M. Caldwell

STATE OF TEXAS
COUNTY OF WILLIAMSON TRAVIS

This instrument was acknowledged before me this the 4th day of March, 1997, de A.D. by Richard S. Caldwell and wife, Veronica M. Caldwell.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



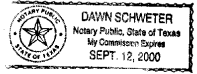
OWNER(s): LOT 10 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2355 /2527

Clarence W. Clark, Jr. Jan Clark
CLARENCE W. CLARK, JR. JAN CLARK

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by Clarence W. Clark, Jr. & wife Jan Clark.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



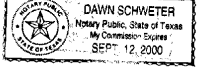
OWNER(s): LOT 11 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2534 /743

Theodore C. Butler Peggy H. Butler
THEODORE C. BUTLER PEGGY H. BUTLER

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by Theodore C. Butler & wife.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



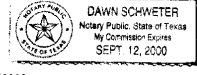
OWNER(s): LOT 12 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2405 /814

Khanh V. Le
KHANH V LE

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by Khanh V. Le.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



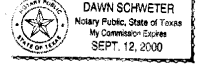
OWNER(s): LOT 13 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2483 /2668

Sanjeev D. Kothari Leena S. Kothari
SANJEEV D. KOTHARI LEENA KOTHARI

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by Sanjeev D. Kothari - wife, Leena Kothari.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



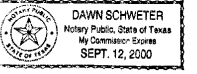
OWNER(s): LOT 14 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2385 /12033

Robert V. Cannon Alicia C. Cannon
ROBERT V. CANNON ALICIA C. CANNON

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by Robert V. Cannon and wife, Alicia C. Cannon.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



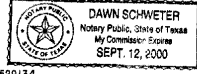
OWNER(s): LOT 15 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2621 /74

John C. Payne Debra Wylie Payne
JOHN C. PAYNE DEBRA WYLIE PAYNE

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by John C. Payne & wife, Debra Wylie Payne.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



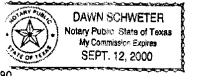
OWNER(s): LOT 16 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A DOC #9829134

Luis A. Nevarez
LUIS A. NEVAREZ

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by Luis A. Nevarez.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



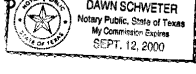
OWNER(s): LOT 17 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 2499 /90

James E. Dixon Cathryn J. Dixon
JAMES E. DIXON CATHRYN J. DIXON

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by James E. Dixon and wife, Cathryn J. Dixon.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



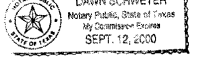
OWNER(s): LOT 18 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 1595 /610

Jeffrey S. Ulrey Vickie S. Ulrey
JEFFREY S. ULREY VICKIE S. ULREY

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by Jeffrey S. Ulrey and wife, Vickie S. Ulrey.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



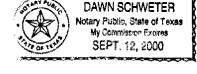
OWNER(s): LOT 19 , BLOCK I , CYPRESS BEND SECTION 2 PHASE A 1599 /696

Edward Scott Pelly Kari Beth Pelly
EDWARD SCOTT PELLY KARI BETH PELLY

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me this the 13th day of February, 1997, de A.D. by Edward Scott Pelly & wife, Kari Beth Pelly.

Dawn Schweter
NOTARY PUBLIC STATE OF TEXAS



THE STATE OF TEXAS
COUNTY OF WILLIAMSON

That I, Elaine Bizzell, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 24th day of March, A.D., 1997, at 1:20 o'clock P. M. and duly recorded on the 24th day of March, A.D., 1997 at 9:41 o'clock A. M. in the Plat Records of said County, in Cabinet 0, Slide(s) 144, 145 & 146.

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Georgetown, Texas, the date last above written.

ELAINE BIZZELL, Clerk, County Court By: Barbara Spaley
Williamson County, Texas Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

That I, Dana Debeauvoir, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____, A.D., 1996, at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., 1996, at _____ o'clock _____ M. in the Plat Records of said County, in Volume _____, Page(s) _____.

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Austin, Texas, the date last above written.

DANA DEBEAUVOIR, Clerk, County Court By: _____
Williamson County, Texas Deputy

Cabinet D Slide 144