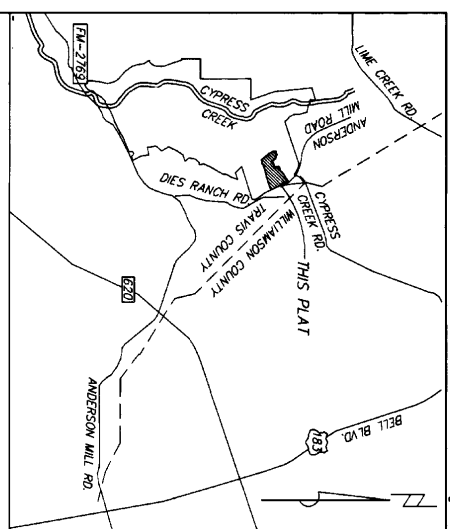
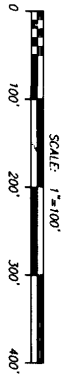


\$81.00  
4/19/2002

20020008u



PLAT OF  
**TWIN CREEKS COUNTRY CLUB SECTION 2A**  
TRAVIS COUNTY, TEXAS



TWIN CREEKS COUNTRY CLUB SECTION 2A TRAVIS COUNTY, TEXAS

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BRNG., CHORD, TAN. Lists curve data for 143 curves.

NOTES:

- 1. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE... 2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS... 3. THE PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS... 4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER... 5. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS... 6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER AND WASTE WATER FACILITIES... 7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK... 8. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK... 9. 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... 10. ALL SUBDIVISION CONSTRUCTION, INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER ETC., SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS... 11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES... 12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS... 13. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS... 14. THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION TO EXISTING UTILITIES IDENTIFIED DURING REVIEW OF SUBDIVISION CONSTRUCTION PLANS... 15. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS... 16. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS... 17. ON SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED RATES OF DISCHARGE FOR THE 2, 25 AND 100 YEAR STORM EVENTS... 18. THIS SUBDIVISION IS REQUIRED TO COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS... 19. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK PLANNING DEPARTMENT 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... 20. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION... 21. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CITY OF CEDAR PARK... 22. NO VEHICULAR ACCESS IS PERMITTED FROM A LOT TO ANY TRAFFIC CIRCLE... 23. LOT 1-A, BLOCK C AND LOT 1-A, BLOCK E WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION... 24. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF CEDAR PARK... 25. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT... 26. THIS PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT DATED... 27. DRIVEWAY ACCESS IS PROHIBITED FROM LOTS 21-27, BLOCK C AND LOTS 1 AND 2, BLOCK E TO EBBSFLEET DRIVE... 28. DRIVEWAY ACCESS IS PROHIBITED FROM ALL SINGLE FAMILY LOTS TO ANDERSON MILL ROAD AND TWIN CREEKS PARKWAY... 29. FOUR WAY STOP SIGNAGE WILL BE INSTALLED AT THE INTERSECTION OF POWDERHAM LANE AND BINDON DRIVE... 30. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS IN THIS SUBDIVISION UNTIL THE COUNTY ACCEPTS THE STREETS FOR MAINTENANCE... 31. THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 200200094 O.P.R.T.C... 32. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT ONLY.

200200094

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line data for 11 lines.

2002000000

STATE OF TEXAS  
COUNTY OF TRAVIS

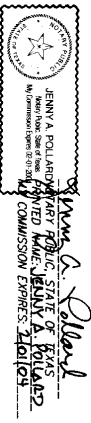
KNOW ALL MEN BY THESE PRESENTS THAT THIN CREEKS HOLDINGS, LTD., ACTING HEREIN BY AND THROUGH JOE DUQUINZO, OF SMO COMMUNITIES MANAGEMENT / TEXAS L.L.C., ITS SOLE GENERAL PARTNER AND BEING THE OWNER OF 756,988 ACRES OF LAND OUT OF THE MICHAEL PELETRE SURVEY, ABSTRACT NO. 622 AND THE RACHEL PAINTON SURVEY, ABSTRACT NO. 622, CONVERTED TO 11,872 ACRES OF LAND OUT OF SAID TRACTS IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO ANY EASEMENTS OR RESTRICTIONS WITH THE ATTACHED MAP OR PLAN, DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

BY: THIN CREEKS HOLDINGS, LTD.  
GENERAL PARTNER  
BY: SMO COMMUNITIES MANAGEMENT / TEXAS L.L.C.  
GENERAL PARTNER

JOE DUQUINZO  
2401 DUES BRANCH ROAD  
CEDAR PARK, TEXAS 78613

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY BEING THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 24 DAY MAY 2001 A.D.



STATE OF TEXAS  
COUNTY OF MONTGOMERY

KNOW ALL MEN BY THESE PRESENTS THAT I, DON HICKY, SENIOR VICE PRESIDENT, THE LTR HOLDER OF THE CERTAIN TRACT OF LAND RECORDED IN BOOK 001723, OF THE OFFICIAL RECORDS OF TEXAS COUNTY, TEXAS, DO HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS DEDICATION IS TO BE KNOWN AS THIN CREEKS COUNTRY CLUB SECTION 2A.

DON HICKY, SENIOR VICE PRESIDENT  
4570 BELLEVILLE LANE, SUITE 400  
THE WOODLANDS, TEXAS 77381

Montgomery David Kayler  
Notary Public in and for the State of Texas  
My Commission Expires March 20, 2002



ENGINEER'S CERTIFICATION

THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, ACCORDING TO THE RECHARGE ZONE MAPS PUBLISHED BY THE T.A.R.C.C. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4845302032. THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLAT SUBMITTED HEREWITH, THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

By: Randall S. Jones  
REGISTERED PROFESSIONAL ENGINEER NO. 49872



SURVEYOR'S CERTIFICATION

I, RANDALL S. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I HAVE PERSONALLY PREPARED OR SUPERVISED THE PREPARATION OF THIS PLAT AND THE PREPARATION OF THE SURVEYING AND ACCOUNTY ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 9, ARTICLE 9.001, SECTION 9.006 OF THE CITY CODE OF CEDAR PARK, TEXAS, AND THAT ALL EXISTING EASEMENTS NOTED IN THE PLAT ARE CORRECTLY SHOWN AND ACCURATELY DESCRIBED. THE PLAT, DATED FEBRUARY 4, 2000 HAVE BEEN SHOWN OR NOTED IN THE PLAT.

By: Randall S. Jones  
DATE: 5/1/01  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4391



CITY APPROVAL

APPROVED THIS THE 15th DAY OF MAY 2001, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS, AS THIS SUBDIVISION IS WITHIN THE E.U. OF THE CITY OF CEDAR PARK AND IS AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

By: Sandra J. Jones  
SANDY TRULLIO, CHAIR  
PLANNING AND ZONING COMMISSION  
CITY OF CEDAR PARK, TEXAS

By: Mike Beyer  
MIKE BEYER, SECRETARY  
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 CITY OF CEDAR PARK, TEXAS IN THE PLAT RECORDS OF SAID COUNTY.

By: Bob Young  
BOB YOUNG, MAYOR  
CITY OF CEDAR PARK  
CITY OF CEDAR PARK  
By: Jenni M. Barnes  
JENNI M. BARNES, CITY SECRETARY  
CITY OF CEDAR PARK

TWIN CREEKS COUNTRY CLUB SECTION 2A

TWIN CREEKS COUNTRY CLUB SECTION 2A  
TRAVIS COUNTY, TEXAS

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDINGS OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED ON SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ON DEVELOPER OF THE TRACT OF LAND COVERED BY THE PLAT AND ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY BOND TO THE OWNER. THE OWNER MUST POST FISCAL SECURITY BOND TO THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNERS OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS WITH THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR PLACING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF THE ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION.

THESE CONTINUE CROSSING SAID TRACT 1 THE FOLLOWING 34 COURSES:

- 1. S.7808'19"E, 50.00 FEET TO AN IRON ROD AND CAP SET;
- 2. N.7216'11"E, 43.18 FEET TO AN IRON ROD AND CAP SET;
- 3. N.52'08'41"E, 62.22 FEET TO AN IRON ROD AND CAP SET;
- 4. S.52'42'52"E, 122.28 FEET TO AN IRON ROD AND CAP SET;
- 5. 4.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 174.53', AND A CHORD BEARING S.81°42'13"W, 50.00 FEET TO AN IRON ROD AND CAP SET;
- 6. S.81°42'13"W, 50.00 FEET TO AN IRON ROD AND CAP SET;
- 7. S.80°43'30"E, 209.26 FEET TO AN IRON ROD AND CAP SET;
- 8. N.50°13'50"E, 64.20 FEET TO AN IRON ROD AND CAP SET;
- 9. N.67°48'21"E, 66.48 FEET TO AN IRON ROD AND CAP SET;
- 10. N.71°39'30"E, 66.48 FEET TO AN IRON ROD AND CAP SET;
- 11. N.75°14'16"E, 66.48 FEET TO AN IRON ROD AND CAP SET;
- 12. N.10°06'49"W, 117.22 FEET TO AN IRON ROD AND CAP SET;
- 13. N.25°50'55"W, 54.64 FEET TO AN IRON ROD AND CAP SET;
- 14. N.58°00'03"E, 170.00 FEET TO AN IRON ROD AND CAP SET;
- 15. 26.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 333.26', AND A CHORD BEARING S.30°13'14"E, 26.39 FEET TO AN IRON ROD AND CAP SET;
- 16. N.24°06'47"W, 34.65 FEET TO AN IRON ROD AND CAP SET;
- 17. N.24°06'47"W, 34.65 FEET TO AN IRON ROD AND CAP SET;
- 18. N.24°06'47"W, 34.65 FEET TO AN IRON ROD AND CAP SET;
- 19. 28.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 120°01', AND A CHORD BEARING S.71°31'42"E, 28.33 FEET TO AN IRON ROD SET;
- 20. S.87°01'51"E, 517.29 FEET TO AN IRON ROD SET;
- 21. S.10°34'36"W, 58.59 FEET TO AN IRON ROD SET;
- 22. S.66°39'28"W, 1221.16 FEET TO AN IRON ROD SET;
- 23. 127.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1229.34 FEET, A CENTRAL ANGLE OF 47°41'11", AND A CHORD BEARING S.69°06'33"W, 127.84 FEET TO AN IRON ROD SET;
- 24. S.71°33'39"W, 209.18 FEET TO AN IRON ROD SET;
- 25. 48.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 53°44'16" AND A CHORD BEARING S.74°00'47"W, 48.60 FEET TO AN IRON ROD SET;
- 26. S.76°47'55"W, 416.83 FEET TO AN IRON ROD SET;
- 27. 20.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 27°20'57" AND A CHORD BEARING S.68°07'30"W, 20.88 FEET TO AN IRON ROD SET;
- 28. S.55°17'04"W, 86.28 FEET TO AN IRON ROD SET;
- 29. 50.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 52°01'17" AND A CHORD BEARING S.81°42'13"W, 22.12 FEET TO AN IRON ROD SET;
- 30. 50.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 31°54'07" AND A CHORD BEARING N.87°59'42"W, 49.47 FEET TO AN IRON ROD SET;
- 31. 28.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 64°13'42" AND A CHORD BEARING N.71°49'55"W, 26.58 FEET TO AN IRON ROD SET;
- 32. S.50°16'56"W, 50.00 FEET TO AN IRON ROD SET;
- 33. N.39°43'04"W, 505.99 FEET TO AN IRON ROD SET;
- 34. 29.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 51°34'45" AND A CHORD BEARING N.135°51'41"W, 282.79 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 22,226 ACRES, MORE OR LESS

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDINGS OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED ON SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ON DEVELOPER OF THE TRACT OF LAND COVERED BY THE PLAT AND ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY BOND TO THE OWNER. THE OWNER MUST POST FISCAL SECURITY BOND TO THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNERS OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS WITH THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR PLACING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF THE ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 20th DAY OF MAY 2001 A.D.

By: Dana DeBruin  
DANA DEBRUIN, CLERK  
TRAVIS COUNTY, TEXAS

I, DANA DEBRUIN, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE DAY OF MAY 20, 2001, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED INTO THE MINUTES OF SAID COURT IN BOOK \_\_\_\_\_ PAGES \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THIS THE 20th DAY OF MAY 2001 A.D.

By: Dana DeBruin  
DANA DEBRUIN, CLERK  
TRAVIS COUNTY, TEXAS



PLAT DOCUMENT # \_\_\_\_\_

# PLAT

## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME. Twin Creeks Country Club Section 2A

OWNERS NAME: Joe Diqunizo

RESUBDIVISION? YES  NO

## ADDITIONAL RESTRICTIONS / COMMENTS:

None

## RETURN:

Call When Ready  
TNR Anna  
Ext 36131

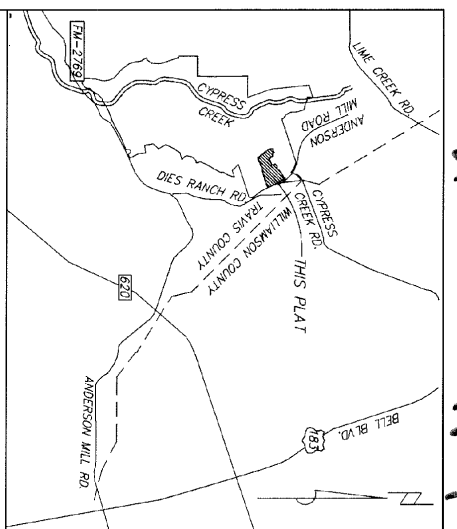
**PLAT FILE STAMP**  
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

04-08-2002 02 09 PM 200200086  
FERGUSONL \$81 00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

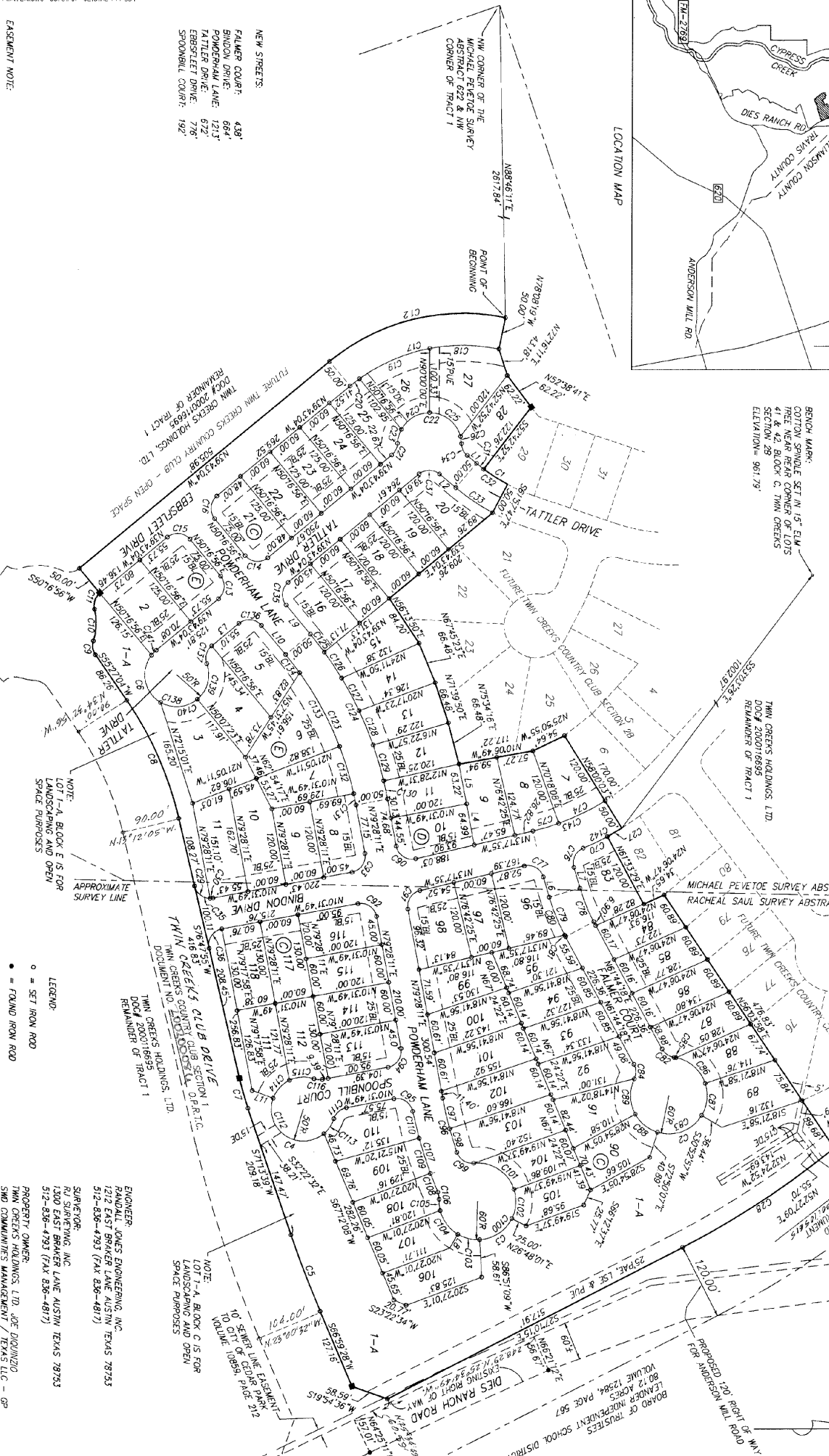
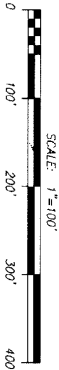
\$81.00

4/8/2002

200200084



PLAT OF  
**TWIN CREEKS COUNTRY CLUB SECTION 2A**  
 TRAVIS COUNTY, TEXAS



- NEW STREETS:
- FALMER COURT: 438'
  - BINDON DRIVE: 664'
  - PONDERHAM LANE: 1213'
  - TATTLER DRIVE: 672'
  - EMBSLEEET DRIVE: 778'
  - SPOONBILL COURT: 192'

EASEMENT NOTE:

A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT OF WAY ON ALL LOTS. A FIVE (5) FOOT PUE IS HEREBY DEDICATED ALONG EACH SIDE OF THE LINE FROM THE FRONT PROPERTY LINE TO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE FIVE (5) PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A SEVEN AND ONE HALF (7.5) FOOT PUE IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

BRANCH MARK:  
 COTTON SPINDLE SET IN 15' E-W LINE NEAR REAR CORNER OF LOTS 41 & 42, BLOCK C, TWIN CREEKS SECTION 28  
 ELEVATION= 961.79'

- 69 SINGLE FAMILY LOTS  
 2 OPEN SPACE-LANDSCAPING LOTS  
 LINEAR FEET OF NEW STREETS: 3762  
 TOTAL AREA OF SITE: 22,226 ACRES
- NOTE:  
 A BLOCK E IS FOR LANDSCAPING AND OPEN SPACE PURPOSES

ENGINEER: JAMES ENGINEERING, INC.  
 1702 EAST BRAKER LANE, AUSTIN, TEXAS 78753  
 512-836-4793 (FAX) 512-836-4817

SURVEYOR:  
 RJ SURVEYING, INC.  
 1500 EAST BRAKER LANE AUSTIN TEXAS 78753  
 512-836-4793 (FAX) 512-836-4817

PROPERTTY OWNER:  
 TWIN CREEKS HOLDINGS, LTD. JOE DOWNING  
 SMO COMMUNITIES MANAGEMENT / TEXAS LLC - GP  
 2401 DIES RANCH ROAD  
 CEDAR PARK, TEXAS 78613  
 512-918-0733  
 512-918-3118 (FAX)

DATE: MAR. 28, 2001 SCALE: 1" = 100'

**RJ SURVEYING, INC.**  
 1712 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

LEGEND:

- SET IRON ROD
- FOUND IRON ROD
- DRAMMAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- PEDESTRIAN ACCESS EASEMENT
- LANDSCAPE EASEMENT
- ACCESS EASEMENT

NOTE:  
 LOT 1-A, BLOCK C IS FOR LANDSCAPING AND OPEN SPACE PURPOSES

NOTE:  
 10' SETBACK OF OPEN SPACE PURPOSES

NOTE:  
 10' SETBACK OF OPEN SPACE PURPOSES

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 10' SETBACK OF OPEN SPACE PURPOSES

BOARD OF TRUSTEES  
 8012 ACRES  
 VOLUME 12844 PAGE 567

TWIN CREEKS COUNTRY CLUB SECTION 2A TRAVIS COUNTY, TEXAS

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BRNG, CHORD, TAN. Lists curve data for various points from C1 to C143.

NOTES:

- 1. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OR 60% OF PARCEL FRONTAGE... 2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED... 3. THE PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS... 4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED... 5. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS... 6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER AND WASTE WATER FACILITIES... 7. 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... 8. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK... 9. 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... 10. ALL SUBDIVISION CONSTRUCTION, INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER ETC., SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS... 11. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES... 12. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS... 13. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS... 14. THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION TO EXISTING UTILITIES IDENTIFIED DURING REVIEW OF SUBDIVISION CONSTRUCTION PLANS... 15. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER, AND DRAINAGE IMPROVEMENTS... 16. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS... 17. ON SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED RATES OF DISCHARGE FOR THE 2, 25 AND 100 YEAR STORM EVENTS... 18. THIS SUBDIVISION IS REQUIRED TO COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS... 19. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK PLANNING DEPARTMENT 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... 20. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION... 21. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CITY OF CEDAR PARK... 22. NO VEHICULAR ACCESS IS PERMITTED FROM A LOT TO ANY TRAFFIC CIRCLE... 23. LOT 1-A, BLOCK C AND LOT 1-A, BLOCK E WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION... 24. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF CEDAR PARK... 25. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT... 26. THIS PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT DATED... 27. DRIVEWAY ACCESS IS PROHIBITED FROM LOTS 21-27, BLOCK C AND LOTS 1 AND 2, BLOCK E TO EBBSFLEET DRIVE... 28. DRIVEWAY ACCESS IS PROHIBITED FROM ALL SINGLE FAMILY LOTS TO ANDERSON MILL ROAD AND TWIN CREEKS PARKWAY... 29. FOUR WAY STOP SIGNAGE WILL BE INSTALLED AT THE INTERSECTION OF POWDERHAM LANE AND BINDON DRIVE... 30. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS IN THIS SUBDIVISION UNTIL THE COUNTY ACCEPTS THE STREETS FOR MAINTENANCE... 31. THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER... 32. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT ONLY.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists line data for various points from L1 to L11.

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