8/18/04 $136.00

#200400244

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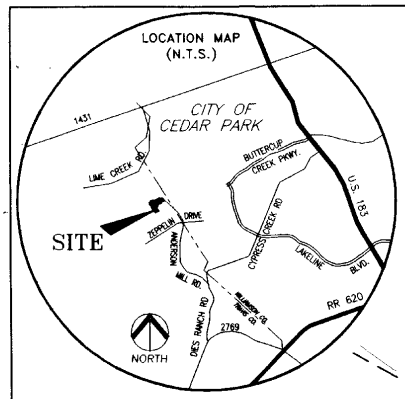
CYPRESS CANYON SUBDIVISION
SECTION ONE-A

RICHARD DUTY SURVEY
ABSTRACT NO. 2702

LOCATION MAP
(N.T.S.)



RIGHT-OF-WAY LINEAR FOOTAGE		
LOVETT LANE	60' R.O.W.	1,061'
ZAPPA DRIVE	60' R.O.W.	765'
CHECKER DRIVE	50' R.O.W.	329'
HORNE DRIVE	50' R.O.W.	175'
BRUBECK BEND	50' R.O.W.	346'
TOTAL		2,676'

SCALE: 1" = 100'

LEGEND

- ○ IRON ROD SET
- ● IRON ROD FOUND
- □ CONCRETE MONUMENT SET
- ▲ NAIL FOUND
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- LSE LANDSCAPE EASEMENT
- SWE SIDEWALK EASEMENT
- ••••• APPROXIMATE SIDEWALK LOCATION
- 1 LOT NUMBER
- (A) BLOCK NUMBER
- BENCHMARK

TEXAS TURNPIKE AUTHORITY DIVISION OF THE TEXAS DEPARTMENT OF TRANSPORTATION DOC. NO. 2003056727

PROPOSED ANDERSON MILL ROAD (130' R.O.W.) DOC. #

LOT 36
25' LSE, SWE AND P.U.E.
0.089 ACRE

LOT 31
25' LSE, SWE AND P.U.E.
0.088 ACRE

LOT 78A
LSE, SWE & P.U.E.
0.047 AC.

STANDARD PACIFIC OF TEXAS, L.P.
DOC. NO. 2003150799
3215 STECK AVENUE, STE. 102
AUSTIN, TEXAS 78757

THE RANCH AT CYPRESS CREEK SECTION 16-A DOC. # 200000335

POINT OF REFERENCE

POINT OF BEGINNING

ANDERSON MILL ROAD (EXISTING 120' R.O.W.)

STANDARD-MORRISON NO. 2 L.L.C.
DOC. NO. 2001068042
C/O PERRY BLANTON
1701 DIRECTORS BLVD. #290
AUSTIN, TEXAS 78744

CHECKER DRIVE (50' R.O.W.)
ZAPPA DRIVE (60' R.O.W.)
BRUBECK BEND (50' R.O.W.)
LOVETT LANE (60' R.O.W.)
HORNE DRIVE (50' R.O.W.)
ROWLEY DRIVE

D.E. & PARK 0.270 AC.

10' Sight Line Esmt.

BENCHMARK NOTES:

2) 1-SLIGHTLY BENT 60d NAIL IN 6" LIVE OAK IN AT FRONT OF LOT 30 BLOCK "B". ELEVATION = 987.51

1) 1-STRAIGHT 60d NAIL IN 8" LIVE OAK IN LOT 67 BLOCK "G" ELEVATION = 977.41

DATE: FEBRUARY 2, 2004

OWNERS:
STANDARD PACIFIC OF TEXAS, L.P.
BRUCE DICKSON, DIVISION PRESIDENT
3215 STECK AVENUE, STE. 102
AUSTIN, TEXAS 78757
PHONE: (512) 451-1966 FAX: (512) 451-1936

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
CIVIL ENGINEERING AND SURVEYING
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
PHONE: (512) 280-5160 FAX: (512) 280-5165

ACREAGE: 13.618 ACRES
SURVEYS: RICHARD DUTY SURVEY ABSTRACT NO. 2702

TOTAL: 61 LOTS
NO. OF SINGLE FAMILY LOTS: 57
NO. OF LSE., SWE & P.U.E. LOTS: 3
NO. OF PARK & D.E. LOTS: 1
NO. OF BLOCKS: 6

F.E.M.A. MAP NO. 48453C 0235 E
TRAVIS COUNTY, TEXAS DATED: 06-16-93

RICHARD DUTY SURVEY
ABSTRACT NO. 2702

RANCH AT DEER CREEK PH. 3 SECTION 3
DOC. NO. 200400011

SHEET 1 OF 5

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH (512) 280-5160 • FAX (512) 280-5165

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#200400244

CYPRESS CANYON SUBDIVISION SECTION ONE-A

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	470.00'	41.80'	20.92'	41.79'	S81°05'13"W	05°05'46"
C2	25.00'	39.27'	25.00'	35.36'	N15°46'07"W	90°00'00"
C3	25.00'	39.27'	25.00'	35.36'	N74°13'53"E	90°00'00"
C4	20.00'	31.42'	20.00'	28.28'	N15°46'07"W	90°00'00"
C5	20.00'	31.42'	20.00'	28.28'	N74°13'53"E	90°00'00"
C6	20.00'	32.96'	21.61'	29.36'	S13°33'02"E	94°26'10"
C7	20.00'	30.05'	18.68'	27.30'	S76°11'17"W	86°05'12"
C8	830.00'	119.22'	59.71'	119.11'	S37°15'35"W	08°13'47"
C9	770.00'	103.57'	51.87'	103.50'	S37°31'16"W	07°42'25"
C10	470.00'	346.67'	181.64'	338.86'	S62°30'17"W	42°15'38"
C11	530.00'	174.55'	88.07'	173.76'	N50°48'33"E	18°52'09"
C12	530.00'	119.88'	60.20'	119.62'	S77°09'19"W	12°57'34"
C13	20.00'	29.60'	18.26'	26.97'	S66°55'57"E	84°47'03"
C14	20.00'	29.60'	18.26'	26.97'	N17°51'06"E	84°47'03"
C15	470.00'	192.82'	97.78'	191.47'	S36°17'35"E	23°30'19"
C16	530.00'	217.43'	110.27'	215.91'	N36°17'35"W	23°30'19"
C17	20.00'	31.62'	20.20'	28.43'	S86°39'52"W	90°34'47"
C18	20.00'	31.09'	19.68'	28.06'	S03°09'55"E	89°04'47"
C19	530.00'	113.61'	57.03'	113.40'	N41°33'50"W	12°16'56"
C20	470.00'	103.55'	51.98'	103.34'	N41°44'03"W	12°37'22"
C21	630.00'	283.18'	144.02'	280.80'	S48°17'59"E	25°45'13"
C22	570.00'	65.10'	32.59'	65.07'	S38°41'42"E	06°32'39"
C23	570.00'	97.73'	48.98'	97.61'	N56°15'53"W	09°49'25"
C24	20.00'	33.06'	21.72'	29.43'	S03°59'31"E	94°43'19"
C25	20.00'	33.04'	21.70'	29.41'	N89°17'56"W	94°39'51"
C26	325.00'	81.22'	40.82'	81.01'	S36°12'34"W	14°19'09"
C27	275.00'	68.73'	34.54'	68.55'	S36°12'34"W	14°19'09"
C28	20.00'	27.18'	16.15'	25.13'	N80°18'11"E	77°51'25"
C29	15.00'	13.62'	7.32'	13.16'	N34°45'30"W	52°01'12"
C30	15.00'	13.62'	7.32'	13.16'	N15°21'52"E	52°01'12"
C31	50.00'	158.74'		99.99'	N80°18'11"E	181°53'50"
C32	325.00'	46.47'	23.27'	46.43'	S34°44'47"W	08°11'32"
C33	325.00'	25.68'	12.84'	25.67'	N41°06'20"E	04°31'35"
C34	275.00'	38.05'	19.06'	38.02'	N33°00'50"E	07°55'42"
C35	275.00'	30.67'	15.35'	30.66'	S40°10'25"W	06°23'27"
C36	630.00'	27.81'	13.91'	27.81'	N59°54'43"W	02°31'46"
C37	630.00'	48.10'	24.06'	48.08'	N56°27'36"W	04°22'27"
C38	630.00'	48.10'	24.06'	48.09'	N52°05'09"W	04°22'27"
C39	630.00'	48.10'	24.06'	48.09'	N47°42'42"W	04°22'28"
C40	630.00'	75.72'	37.91'	75.68'	N42°04'52"W	06°53'12"
C41	630.00'	35.35'	17.68'	35.35'	N37°01'49"W	03°12'54"
C42	470.00'	56.26'	28.16'	56.23'	N38°51'07"W	06°51'30"
C43	470.00'	47.29'	23.66'	47.27'	N45°09'49"W	05°45'52"
C44	530.00'	18.72'	9.36'	18.72'	N36°26'04"W	02°01'24"
C45	530.00'	48.69'	24.36'	48.67'	N40°04'40"W	05°15'48"
C46	530.00'	46.21'	23.12'	46.20'	N45°12'27"W	04°59'44"
C47	50.00'	21.72'	11.04'	21.55'	N21°11'41"W	24°53'33"
C48	50.00'	47.24'	25.55'	45.51'	S60°42'34"E	54°08'31"
C49	50.00'	39.12'	20.62'	38.13'	S69°48'33"W	44°49'34"
C50	50.00'	50.65'	27.74'	48.51'	S18°22'31"W	58°02'30"
C51	470.00'	82.63'	41.42'	82.52'	N43°00'33"W	10°04'23"
C52	470.00'	110.19'	55.35'	109.93'	N31°15'24"W	13°25'56"
C53	530.00'	43.82'	21.92'	43.80'	S45°40'38"E	04°44'12"
C54	530.00'	47.76'	23.90'	47.75'	N40°43'38"W	05°09'49"
C55	530.00'	47.76'	23.90'	47.75'	S35°33'49"E	05°09'49"
C56	530.00'	47.76'	23.90'	47.75'	S30°24'00"E	05°09'49"
C57	530.00'	30.32'	15.17'	30.32'	N26°10'46"W	03°16'41"
C58	20.00'	3.59'	1.80'	3.58'	S29°40'36"E	10°16'21"
C59	20.00'	26.01'	15.21'	24.21'	N72°04'07"W	74°30'41"
C60	545.00'	142.55'	71.68'	142.14'	S76°08'31"W	14°59'10"
C61	530.00'	36.90'	18.46'	36.90'	N58°14'56"E	03°59'22"
C62	530.00'	47.76'	23.90'	47.75'	N53°40'21"E	05°09'49"
C63	530.00'	47.76'	23.90'	47.75'	N48°30'32"E	05°09'49"
C64	530.00'	42.11'	21.07'	42.10'	N43°39'03"E	04°33'10"
C65	470.00'	63.56'	31.83'	63.51'	S74°39'53"W	07°44'55"
C66	470.00'	63.56'	31.83'	63.51'	S66°54'58"W	07°44'55"
C67	470.00'	63.56'	31.83'	63.51'	S59°10'03"W	07°44'55"
C68	470.00'	63.56'	31.83'	63.51'	N51°25'08"E	07°44'55"
C69	470.00'	50.62'	25.33'	50.59'	N44°27'35"E	06°10'13"
C70	770.00'	46.35'	23.18'	46.34'	S39°36'52"W	03°26'55"
C71	770.00'	56.75'	28.39'	56.74'	N35°46'44"E	04°13'22"
C72	830.00'	34.83'	17.42'	34.83'	N40°10'20"E	02°24'15"
C73	830.00'	84.39'	42.23'	84.35'	N36°03'27"E	05°49'32"
C74	325.00'	9.08'	4.54'	9.08'	S29°51'00"W	01°36'02"
C75	20.00'	10.47'	5.36'	10.35'	N45°46'07"W	30°00'00"
C76	20.00'	20.94'	11.55'	20.00'	N00°46'07"W	60°00'00"
C77	20.00'	20.94'	11.55'	20.00'	N59°13'53"E	60°00'00"
C78	20.00'	10.47'	5.36'	10.35'	N75°46'07"W	30°00'00"

LINE	DIRECTION	DISTANCE
L1	N61°10'36"W	21.38'
L2	N61°10'36"W	22.10'
L3	N24°32'25"W	12.75'
L4	N24°32'25"W	12.75'
L5	N29°02'59"E	21.54'
L6	N29°13'53"E	117.33'
L7	N29°13'53"E	117.33'

NOTES:

1. A ten (10) foot P.U.E. is hereby dedicated adjacent to all street R.O.W.s on all lots.
2. A 5 wide P.U.E. is hereby dedicated along each side lot line from the front property line to the front building line except where a side lot line is also the rear lot line of an adjacent lot in which case the 5' wide P.U.E. is dedicated along the entire length of the side lot line.
3. A seven and one half (7 1/2) foot P.U.E. is hereby dedicated adjacent to all rear lot lines.
4. Sidewalks shall be installed on both sides of all streets in this subdivision, including the subdivision side of Proposed Anderson Mill Road.

   Those sidewalks not abutting a residential, commercial or industrial lot shall be installed when the adjoining street is constructed. Where there are double frontage lots, sidewalks on the street to which access is prohibited are also required to be installed when the adjoining street is constructed.

Carlson, Brigance & Doering, Inc.
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3401 Slaughter Lane West • Austin, Texas 78748
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CYPRESS CANYON SUBDIVISION SECTION ONE-A

GENERAL NOTES:

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

2. ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC. SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS.

3. ON-SITE OR OFF-SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED PEAK RATES OF DISCHARGE FOR THE 2, 25 AND 100 YEAR STORM EVENTS.

4. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.

6. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

7. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

8. SUBDIVISION IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE CITY OF CEDAR PARK OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK SHALL BE PROVIDED PRIOR TO APPROVAL BY THE PLANNING AND ZONING COMMISSION.

9. TEMPORARY AND PERMANENT OFF-SITE EASEMENTS, AS REQUIRED, WILL BE PROVIDED FOR CONSTRUCTION OF WATER, WASTEWATER AND DRAINAGE FACILITIES PRIOR TO CONSTRUCTION PLAN APPROVAL.

10. ALL OFF-SITE WATER AND WASTEWATER FACILITIES NECESSARY TO OBTAIN SERVICE FROM THE CITY SHALL BE PROVIDED BY OWNER OR HIS OR HER SUCCESSORS OR ASSIGNS.

11. THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES IDENTIFIED DURING REVIEW OF SUBDIVISION CONSTRUCTION PLANS.

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

13. 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 LANDSCAPING ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

14. AN APPROVED BUILDING PERMIT SHALL BE OBTAINED PRIOR TO DEVELOPMENT ON ANY SITE. DEVELOPMENT NOT REQUIRING A BUILDING PERMIT SHALL OBTAIN AN APPROVED SITE DEVELOPMENT PERMIT FROM THE PLANNING DEPARTMENT THAT DEMONSTRATES COMPLIANCE WITH THE REQUIREMENTS OF THIS ARTICLE.

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

16. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THIS SUBDIVISION.

17. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, INCLUDING ZAPPA DRIVE, LOVETT LANE, CHECKER DRIVE, HORNE DRIVE, BRUBECK BEND AND THE SUBDIVISION SIDE OF ANDERSON MILL ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREET IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLR FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.

18. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

19. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM AND AN APPROVED POTABLE WATER SYSTEM.

20. WATER AND WASTEWATER FOR THIS SUBDIVISION SHALL BE PROVIDED BY WILLIAMSON/TRAVIS COUNTIES WCID NO. 1D

21. NO OBJECT, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

22. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK AND TRAVIS COUNTY.

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

24. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.

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

26. NO BUILDING SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO WILLIAMSON/TRAVIS COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1D.

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

28. NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED FOR THIS SUBDIVISION UNTIL THAT PORTION OF ANDERSON MILL ROAD, WHICH WILL PROVIDE ACCESS TO THIS SUBDIVISION, IS COMPLETED AND APPROVED BY THE CITY OF CEDAR PARK, TEXAS.

29. THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2000158907, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. Also See Doc# 2004159296

30. LOT 31, BLOCK A, LOT 36, BLOCK D AND LOT 78A, BLOCK G WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE DOCUMENT NUMBER 2000158907, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

31. DRIVEWAY ACCESS IS PROHIBITED FROM ALL SINGLE-FAMILY LOTS TO ANDERSON MILL ROAD.

32. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINSTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCE FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH (512) 280-5160 • FAX (512) 280-5165

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PHOTOGRAPHIC MYLAR

#200400244

CYPRESS CANYON SUBDIVISION SECTION ONE-A

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT STANDARD PACIFIC OF TEXAS, INC., A DELAWARE CORPORATION ACTING HEREIN BY AND THROUGH BRUCE DICKSON, DIVISION PRESIDENT, BEING OWNERS OF THAT CERTAIN 133.672 ACRE TRACT OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY ABSTRACT NO. 2702 SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2003150799 OF THE OFFICIAL PUBLIC TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 13.618 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, AND CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

"CYPRESS CANYON SUBDIVISION SECTION ONE-A"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, EASEMENTS, AND PARKLAND SHOWN HEREON.

WITNESS MY HAND, THIS THE 11th DAY OF November, 2003, A.D.

BY: _____

BRUCE DICKSON, DIVISION PRESIDENT
STANDARD PACIFIC OF TEXAS, INC. A DELAWARE CORPORATION
3215 STECK AVENUE, STE. 102
AUSTIN, TEXAS 78757

STATE OF TEXAS
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF NOVEMBER, 2003, A.D.

Susan L. Olson
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

SUSAN L. OLSON
Notary Public, State of Texas
My Commission Expires
1-25-2004

APPROVED THIS THE 2nd DAY OF December, 2003, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AS THIS SUBDIVISION IS WITHIN THE ETJ OF THE CITY OF CEDAR PARK AND IS AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

MIKE PEREZ, CHAIRPERSON
PLANNING AND ZONING COMMISSION

TERRY DOANE, SECRETARY
PLANNING AND ZONING COMMISSION

I, BOB YOUNG, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZE AND APPROVE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

BOB YOUNG
MAYOR, CITY OF CEDAR PARK

LEANN M. QUINN
CITY SECRETARY, CITY OF CEDAR PARK

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 1 DAY OF December, 2003 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 IN THE MINUTES OF SAID COURT,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF December, 2003, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

IN APPROVING THIS PLAT, 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 BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) 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 POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF 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 DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18TH DAY OF August, 2004 A.D., AT 4:14 O'CLOCK P M., AND DULY RECORDED ON THE 18TH DAY OF August 2004 A.D., AT 4:14 O'CLOCK P M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOCUMENT NUMBER 200400244

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE 18TH DAY OF August, 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

FILED FOR RECORD AT 4:14 O'CLOCK P. M., THIS THE 18TH DAY OF August, 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH (512) 280-5160 • FAX (512) 280-5165

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PHOTOGRAPHIC MYLAR

#200400244

CYPRESS CANYON SUBDIVISION SECTION ONE-A

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0235E FOR TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT THIS PLAT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED BY ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ENGINEERING BY: Charles Brigance 11.7.03

CHARLES R. BRIGANCE, JR., P.E. NO. 64346 DATE
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748

STATE OF TEXAS
CHARLES R. BRIGANCE, JR.
64346
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIESWITH THE CODES AND ORDINANCES OF CITY OF CEDAR PARK, TEXAS.

SURVEYED BY: 11.7.03

THOMAS J. DODD, R.P.L.S. NO. 1882 DATE
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748

STATE OF TEXAS
REGISTERED
THOMAS J. DODD
1882
LAND SURVEYOR

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY ABSTRACT 2702, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED TO STANDARD PACIFIC OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2003150799 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 13.618 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the northeast corner of said Standard Pacific tract, being also the south line of that certain tract of land described in a deed to Texas Turnpike Authority Division of the Texas Department of Transportation recorded in Document No. 2003056727 of the Official Public Records of Travis County, Texas, and being also the northwest corner of that certain tract of land described in a deed to Standard-Morrison No. 2 L.L.C., recorded in Document No. 2001068042 of the Official Public Records of Travis County, Texas, for the northeast corner and the POINT OF REFERENCE of the herein described 13.618 acre tract of land,

THENCE, with an east line of said Standard Pacific tract, being also a west line of said Standard-Morrison tract, S29°31'02"W, a distance of 785.37 feet to an iron rod set, for the POINT OF BEGINNING of the herein described 13.618 acre tract of land, from which point the northeast corner of the Richard Williams Survey Abstract 820 bears, approximately S35°51'11"E, a distance of 2145.42 feet,

THENCE, continuing with the east line of said Standard Pacific tract, being also the west line of said Standard-Morrison tract, S29°31'02"W, a distance of 329.96 feet to an iron rod set, for the southeast corner of the herein described tract,

THENCE, crossing said Standard Pacific tract, the following eighteen (18) courses and distances, numbered 1 through 18,

1. N56°45'00"W, a distance of 171.80 feet to an iron rod set,
2. N42°47'38"W, a distance of 151.76 feet to an iron rod set,
3. N35°25'22"W, a distance of 306.45 feet to an iron rod set,
4. N42°46'19"W, a distance of 98.97 feet to an iron rod set,
5. N48°02'45"W, a distance of 100.00 feet to an iron rod set,
6. N45°51'59"W, a distance of 120.36 feet to an iron rod set,
7. N30°24'00"W, a distance of 121.21 feet to an iron rod set,
8. N25°18'57"W, a distance of 80.98 feet to an iron rod set,
9. N06°21'54"W, a distance of 75.00 feet to an iron rod set,
10. with a curve to the left having a radius of 470.00 feet, an arc length of 41.80 feet and whose chord bears, N81°05'13"E, a distance of 41.79 feet to an iron rod set,
11. N11°27'39"W, a distance of 147.20 feet to an iron rod set,
12. N77°32'06"E, a distance of 43.83 feet to an iron rod set,
13. N63°02'31"E, a distance of 87.64 feet to an iron rod set,
14. N50°26'57"E, a distance of 89.48 feet to an iron rod set,
15. N43°33'36"E, a distance of 98.87 feet to an iron rod set,
16. N29°13'53"E, a distance of 106.57 feet to an iron rod set,
17. S60°46'07"E, a distance of 27.51 feet to an iron rod set, and
18. N29°13'53"E, a distance of 145.01 feet to an iron rod set in the north line of said Standard Pacific tract, for the northwest corner of the herein descrbed tract,

THENCE, with the north line of said Standard Pacific tract, S60°46'07"E, a distance of 289.60 feet to an iron rod set,

THENCE, crossing said Standard Pacific tract, the following thirteen (13) courses and distances, numbered 1 through 13,

1. S29°02'59"W, a distance of 145.02 feet to an iron rod set,
2. S60°46'07"E, a distance of 10.60 feet to an iron rod set,
3. S29°13'53"W, a distance of 170.00 feet to an iron rod set,
4. S60°46'07"E, a distance of 177.00 feet to an iron rod set,
5. S29°13'53"W, a distance of 170.00 feet to an iron rod set,
6. N60°46'07"W, a distance of 4.55 feet to an iron rod set,
7. S29°02'59"W, a distance of 116.92 feet to an iron rod set,
8. S47°46'47"E, a distance of 256.75 feet to an iron rod set,
9. S29°02'59"W, a distance of 90.38 feet to an iron rod set,
10. S60°57'01"E, a distance of 170.00 feet to an iron rod set,
11. S29°02'59"W, a distance of 21.54 feet to an iron rod set,
12. with a curve to the right having a radius of 325.00 feet, an arc length of 9.08 feet and whose chord bears, S29°51'00"W, a distance of 9.08 feet to an iron rod set, and
13. S59°20'59"E, a distance of 119.89 feet to the POINT OF BEGINNING of the herein described 13.618 acre tract of land.

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH (512) 280-5160 • FAX (512) 280-5165

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PLATS 200400244
5 PGS

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: CYPRESS CANYON SUBDIVISION
SECTION ONE - A

OWNERS NAME: STANDARD PACIFIC OF TEXAS, INC.

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

NONE

RETURN:

THE LAW OFFICE OF GLENN K. WEICHERT, P.C.
3821 JUNIPER TRACE, STE. #106
AUSTIN, TX 78738

Ph.# 263-2666

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2004 Aug 18 04:14 PM 200400244
TORREZR $136.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

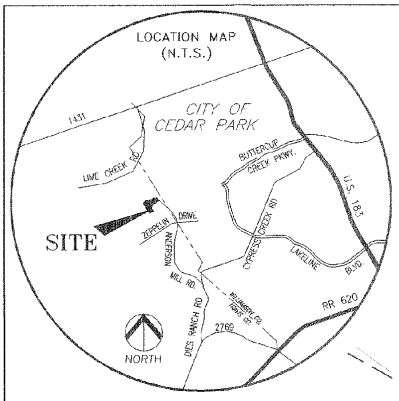
8/18/04 $136.00

#200400244

PHOTOGRAPHIC MYLAR

CYPRESS CANYON SUBDIVISION
SECTION ONE-A

RICHARD DUTY SURVEY
ABSTRACT NO. 2702



RIGHT-OF-WAY LINEAR FOOTAGE

LOVETT LANE	60' R.O.W.	1,061'
ZAPPA DRIVE	60' R.O.W.	765'
CHECKER DRIVE	50' R.O.W.	329'
HORNE DRIVE	50' R.O.W.	175'
BRUBECK BEND	50' R.O.W.	346'
TOTAL		2,676'

SCALE: 1" = 100'

LEGEND

- ○ IRON ROD SET
- ● IRON ROD FOUND
- □ CONCRETE MONUMENT SET
- △ NAIL FOUND
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- LSE LANDSCAPE EASEMENT
- SWE SIDEWALK EASEMENT
- ***** PROXIMATE SIDEWALK LOCATION
- 1 LOT NUMBER
- (A) BLOCK NUMBER
- BENCHMARK

TEXAS TURNPIKE AUTHORITY DIVISION OF THE TEXAS DEPARTMENT OF TRANSPORTATION
DOC. NO. 2003056727

PROPOSED ANDERSON MILL ROAD (130' R.O.W.)
DOC. #

THE RANCH AT CYPRESS CREEK SECTION 16-A
DOC. # 200000335

ANDERSON MILL ROAD (EXISTING 120' R.O.W.)

POINT OF REFERENCE

POINT OF BEGINNING

LOT 36
25' LSE, SWE AND P.U.E.
0.099 ACRE

LOT 31
25' LSE, SWE AND P.U.E.
0.088 ACRE

LOT 78A
LSE, SWE & P.U.E.
0.047 AC.

STANDARD PACIFIC OF TEXAS, L.P.
DOC. NO. 2003150799
3215 STECK AVENUE, STE. 102
AUSTIN, TEXAS 78757

STANDARD-MORRISON NO. 2 L.L.C.
DOC. NO. 2001068042
C/O PERRY BLANTON
1701 DIRECTORS BLVD. #290
AUSTIN, TEXAS 78744

ZAPPA DRIVE (60' R.O.W.)
CHECKER DRIVE (50' R.O.W.)
BRUBECK BEND (50' R.O.W.)
HORNE DRIVE (50' R.O.W.)
LOVETT LANE (60' R.O.W.)
POWLEY DRIVE

D.E. & PARK 6.270 AC.

10' Slight Line Esmt.

NORTHEAST CORNER OF RICHARD WILLIAMS SURVEY ABSTRACT NO. 820

RANCH AT DEER CREEK PH. 3 SECTION 3
DOC. NO. 200100011

BENCHMARK NOTES:

2) 1-SLIGHTLY BENT 60d NAIL IN 6" LIVE OAK IN AT FRONT OF LOT 30 BLOCK "B". ELEVATION = 987.51

1) 1-STRAIGHT 60d NAIL IN 8" LIVE OAK IN LOT 67 BLOCK "G" ELEVATION = 977.41

DATE: FEBRUARY 2, 2004

OWNERS:
STANDARD PACIFIC OF TEXAS, L.P.
BRUCE DICKSON, DIVISION PRESIDENT
3215 STECK AVENUE, STE. 102
AUSTIN, TEXAS 78757
PHONE: (512) 451-1966 FAX: (512) 451-1936

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
CIVIL ENGINEERING AND SURVEYING
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
PHONE: (512) 280-5160 FAX: (512) 280-5165

ACREAGE: 13.618 ACRES
SURVEYS: RICHARD DUTY SURVEY ABSTRACT NO. 2702

TOTAL: 61 LOTS
NO. OF SINGLE FAMILY LOTS: 57
NO. OF LSE., SWE & P.U.E. LOTS: 3
NO. OF PARK & D.E. LOTS: 1
NO. OF BLOCKS: 6

F.E.M.A. MAP NO. 48453C 0235 E
TRAVIS COUNTY, TEXAS DATED: 06-16-93

RICHARD DUTY SURVEY
ABSTRACT NO. 2702

SHEET 1 OF 5

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
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PHOTOGRAPHIC MYLAR

#200400244

CYPRESS CANYON SUBDIVISION SECTION ONE-A

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	470.00'	41.80'	20.92'	41.79'	S81°05'13"W	05°05'46"
C2	25.00'	39.27'	25.00'	35.36'	N15°46'07"W	90°00'00"
C3	25.00'	39.27'	25.00'	35.36'	N74°13'53"E	90°00'00"
C4	20.00'	31.42'	20.00'	28.28'	N15°46'07"W	90°00'00"
C5	20.00'	31.42'	20.00'	28.28'	N74°13'53"E	90°00'00"
C6	20.00'	32.96'	21.61'	29.36'	S12°33'02"E	94°26'10"
C7	20.00'	30.05'	18.68'	27.30'	S76°11'17"W	86°05'12"
C8	830.00'	119.22'	59.71'	119.11'	S37°15'35"W	08°13'47"
C9	770.00'	103.57'	51.87'	103.50'	S37°31'16"W	07°42'25"
C10	470.00'	346.67'	181.64'	338.86'	S62°30'17"W	42°15'38"
C11	530.00'	174.55'	88.07'	173.76'	N50°48'33"E	18°52'09"
C12	530.00'	119.88'	60.20'	119.62'	S77°09'19"W	12°57'34"
C13	20.00'	29.60'	18.26'	26.97'	S66°55'57"E	84°47'03"
C14	20.00'	29.60'	18.26'	26.97'	N17°51'06"E	84°47'03"
C15	470.00'	192.82'	97.78'	191.47'	S36°17'35"E	23°30'19"
C16	530.00'	217.43'	110.27'	215.91'	N36°17'35"W	23°30'19"
C17	20.00'	31.62'	20.20'	28.43'	S86°39'52"W	90°34'47"
C18	20.00'	31.09'	19.68'	28.06'	S03°09'56"E	89°04'47"
C19	530.00'	113.61'	57.03'	113.40'	N41°33'50"W	12°16'56"
C20	470.00'	103.55'	51.98'	103.34'	N41°44'03"W	12°37'22"
C21	630.00'	283.18'	144.02'	280.80'	S48°17'59"E	25°45'13"
C22	570.00'	65.10'	32.59'	65.07'	S38°41'42"E	06°32'39"
C23	570.00'	97.73'	48.96'	97.61'	N56°15'53"W	09°49'25"
C24	20.00'	33.06'	21.72'	29.43'	S03°59'31"E	94°43'19"
C25	20.00'	33.04'	21.70'	29.41'	N89°17'56"W	94°39'51"
C26	325.00'	81.22'	40.82'	81.01'	S36°17'34"W	14°19'09"
C27	275.00'	68.73'	34.54'	68.55'	S36°12'34"W	14°19'09"
C28	20.00'	27.18'	16.15'	25.13'	N80°18'11"E	77°51'25"
C29	15.00'	13.62'	7.32'	13.16'	N34°45'30"W	52°01'12"
C30	15.00'	13.62'	7.32'	13.16'	N15°21'52"E	52°01'12"
C31	50.00'	158.74'		99.99'	N80°18'11"E	181°53'50"
C32	325.00'	46.47'	23.27'	46.43'	S34°44'47"W	08°11'32"
C33	325.00'	25.68'	12.84'	25.67'	N41°06'20"E	04°31'35"
C34	275.00'	38.05'	19.06'	38.02'	N33°00'50"E	07°55'42"
C35	275.00'	30.67'	15.35'	30.66'	S40°10'25"W	06°23'27"
C36	630.00'	27.81'	13.91'	27.81'	N59°54'43"W	02°31'46"
C37	630.00'	48.10'	24.06'	48.08'	N56°27'36"W	04°22'27"
C38	630.00'	48.10'	24.06'	48.08'	N52°05'09"W	04°22'27"
C39	630.00'	48.10'	24.06'	48.09'	N47°42'42"W	04°22'28"
C40	630.00'	75.72'	37.91'	75.68'	N42°04'52"W	06°53'12"
C41	630.00'	35.35'	17.68'	35.35'	N37°01'49"W	03°12'54"
C42	470.00'	56.26'	28.16'	56.23'	N38°51'07"W	06°51'30"
C43	470.00'	47.29'	23.66'	47.27'	N45°09'49"W	05°45'52"
C44	530.00'	18.72'	9.36'	18.72'	N36°26'04"W	02°01'24"
C45	530.00'	48.69'	24.36'	48.67'	N40°04'40"W	05°15'48"
C46	530.00'	46.21'	23.12'	46.20'	N45°12'27"W	04°59'44"
C47	50.00'	21.72'	11.04'	21.55'	N21°11'41"W	24°53'33"
C48	50.00'	47.24'	25.55'	45.51'	S60°42'34"E	54°08'31"
C49	50.00'	39.12'	20.62'	38.13'	S69°48'33"W	44°49'34"
C50	50.00'	50.65'	27.74'	48.51'	S18°22'31"W	58°02'30"
C51	470.00'	82.63'	41.42'	82.52'	N43°00'33"W	10°04'23"
C52	470.00'	110.19'	55.35'	109.93'	N31°15'24"W	13°25'56"
C53	530.00'	43.82'	21.92'	43.80'	S45°40'38"E	04°44'12"
C54	530.00'	47.76'	23.90'	47.75'	N40°43'38"W	05°09'49"
C55	530.00'	47.76'	23.90'	47.75'	S35°33'49"E	05°09'49"
C56	530.00'	47.76'	23.90'	47.75'	S30°24'00"E	05°09'49"
C57	530.00'	30.32'	15.17'	30.32'	N26°10'46"W	03°16'41"
C58	20.00'	3.59'	1.80'	3.58'	S29°40'36"E	10°16'21"
C59	20.00'	26.01'	15.21'	24.21'	N72°04'07"W	74°30'41"
C60	545.00'	142.55'	71.68'	142.14'	S76°08'31"W	14°59'10"
C61	530.00'	36.90'	18.46'	36.90'	N58°14'56"E	03°59'22"
C62	530.00'	47.76'	23.90'	47.75'	N53°40'21"E	05°09'49"
C63	530.00'	47.76'	23.90'	47.75'	N48°30'32"E	05°09'49"
C64	530.00'	42.11'	21.07'	42.10'	N43°38'03"E	04°33'10"
C65	470.00'	63.56'	31.83'	63.51'	S74°39'53"W	07°44'55"
C66	470.00'	63.56'	31.83'	63.51'	S66°54'58"W	07°44'55"
C67	470.00'	63.56'	31.83'	63.51'	S59°10'03"W	07°44'55"
C68	470.00'	63.56'	31.83'	63.51'	N51°25'08"E	07°44'55"
C69	470.00'	50.62'	25.33'	50.59'	N44°27'35"E	06°10'13"
C70	770.00'	46.35'	23.18'	46.34'	S39°36'52"W	03°26'55"
C71	770.00'	56.75'	28.39'	56.74'	N35°45'44"E	04°13'22"
C72	830.00'	34.83'	17.42'	34.83'	N40°10'20"E	02°24'15"
C73	830.00'	84.39'	42.23'	84.35'	N36°03'27"E	05°49'32"
C74	325.00'	9.08'	4.54'	9.08'	S29°51'00"W	01°36'02"
C75	20.00'	10.47'	5.36'	10.35'	N45°46'07"W	30°00'00"
C76	20.00'	20.94'	11.55'	20.00'	N00°46'07"W	60°00'00"
C77	20.00'	20.94'	11.55'	20.00'	N59°13'53"E	60°00'00"
C78	20.00'	10.47'	5.36'	10.35'	N75°46'07"W	30°00'00"

LINE	DIRECTION	DISTANCE
L1	N61°10'36"W	21.38'
L2	N61°10'36"W	22.10'
L3	N24°32'25"W	12.75'
L4	N24°32'25"W	12.75'
L5	N29°02'59"E	21.54'
L6	N29°13'53"E	117.33'
L7	N29°13'53"E	117.33'

NOTES:

1. A ten (10) foot P.U.E. is hereby dedicated adjacent to all street R.O.W.s on all lots.
2. A 5' wide P.U.E. is hereby dedicated along each side lot line from the front property line to the front building line except where a side lot line is also the rear lot line of an adjacent lot in which case the 5' wide P.U.E. is dedicated along the entire length of the side lot line.
3. A seven and one half (7 1/2) foot P.U.E. is hereby dedicated adjacent to all rear lot lines
4. Sidewalks shall be installed on both sides of all streets in this subdivision, including the subdivision side of Proposed Anderson Mill Road.

   Those sidewalks not abutting a residential, commercial or industrial lot shall be installed when the adjoining street is constructed. Where there are double frontage lots, sidewalks on the street to which access is prohibited are also required to be installed when the adjoining street is constructed.

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CYPRESS CANYON SUBDIVISION SECTION ONE-A

GENERAL NOTES:

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

2. ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC. SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS.

3. ON-SITE OR OFF-SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED PEAK RATES OF DISCHARGE FOR THE 2, 25 AND 100 YEAR STORM EVENTS.

4. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.

6. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

7. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

8. SUBDIVISION IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY THE CITY OF CEDAR PARK OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK SHALL BE PROVIDED PRIOR TO APPROVAL BY THE PLANNING AND ZONING COMMISSION.

9. TEMPORARY AND PERMANENT OFF-SITE EASEMENTS, AS REQUIRED, WILL BE PROVIDED FOR CONSTRUCTION OF WATER, WASTEWATER AND DRAINAGE FACILITIES PRIOR TO CONSTRUCTION PLAN APPROVAL.

10. ALL OFF-SITE WATER AND WASTEWATER FACILITIES NECESSARY TO OBTAIN SERVICE FROM THE CITY SHALL BE PROVIDED BY OWNER OR HIS OR HER SUCCESSORS OR ASSIGNS.

11. THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES IDENTIFIED DURING REVIEW OF SUBDIVISION CONSTRUCTION PLANS.

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

13. 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 LANDSCAPING ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

14. AN APPROVED BUILDING PERMIT SHALL BE OBTAINED PRIOR TO DEVELOPMENT ON ANY SITE. DEVELOPMENT NOT REQUIRING A BUILDING PERMIT SHALL OBTAIN AN APPROVED SITE DEVELOPMENT PERMIT FROM THE PLANNING DEPARTMENT THAT DEMONSTRATES COMPLIANCE WITH THE REQUIREMENTS OF THIS ARTICLE.

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

16. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THIS SUBDIVISION.

17. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, INCLUDING ZAPPA DRIVE, LOVETT LANE, CHECKER DRIVE, HORNE DRIVE, BRUBECK BEND AND THE SUBDIVISION SIDE OF ANDERSON MILL ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREET IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLR FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.

18. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

19. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM AND AN APPROVED POTABLE WATER SYSTEM.

20. WATER AND WASTEWATER FOR THIS SUBDIVISION SHALL BE PROVIDED BY WILLIAMSON/TRAVIS COUNTIES WCID NO. 1D

21. NO OBJECT, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

22. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK AND TRAVIS COUNTY.

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

24. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.

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

26. NO BUILDING SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO WILLIAMSON/TRAVIS COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1D.

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

28. NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED FOR THIS SUBDIVISION UNTIL THAT PORTION OF ANDERSON MILL ROAD, WHICH WILL PROVIDE ACCESS TO THIS SUBDIVISION, IS COMPLETED AND APPROVED BY THE CITY OF CEDAR PARK, TEXAS.

29. THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2000158907, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. Also See Doc# 2004159296

30. LOT 31, BLOCK A, LOT 36, BLOCK D AND LOT 78A, BLOCK G WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE DOCUMENT NUMBER 2000158907, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

31. DRIVEWAY ACCESS IS PROHIBITED FROM ALL SINGLE-FAMILY LOTS TO ANDERSON MILL ROAD.

32. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINSTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCE FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.

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CYPRESS CANYON SUBDIVISION SECTION ONE-A

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT STANDARD PACIFIC OF TEXAS, INC., A DELAWARE CORPORATION ACTING HEREIN BY AND THROUGH BRUCE DICKSON, DIVISION PRESIDENT, BEING OWNERS OF THAT CERTAIN 133.672 ACRE TRACT OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY ABSTRACT NO. 2702 SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2003150799 OF THE OFFICIAL PUBLIC TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 13.618 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, AND CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS:

"CYPRESS CANYON SUBDIVISION SECTION ONE-A"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, EASEMENTS, AND PARKLAND SHOWN HEREON.

WITNESS MY HAND, THIS THE 11th DAY OF November, 2003, A.D.

BY: _____

BRUCE DICKSON, DIVISION PRESIDENT
STANDARD PACIFIC OF TEXAS, INC. A DELAWARE CORPORATION
3215 STECK AVENUE, STE. 102
AUSTIN, TEXAS 78757

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF November, 2003, A.D.

Susan L. Olson
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

SUSAN L. OLSON
Notary Public, State of Texas
My Commission Expires
1-25-2004

APPROVED THIS THE 2nd DAY OF December 2003, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AS THIS SUBDIVISION IS WITHIN THE ETJ OF THE CITY OF CEDAR PARK AND IS AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

MIKE PEREZ, CHAIRPERSON
PLANNING AND ZONING COMMISSION

TERRY DOANE, SECRETARY
PLANNING AND ZONING COMMISSION

I, BOB YOUNG, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZE AND APPROVE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

BOB YOUNG
MAYOR, CITY OF CEDAR PARK

LEANN M. QUINN
CITY SECRETARY, CITY OF CEDAR PARK

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 13 DAY OF July, 2004 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 IN THE MINUTES OF SAID COURT,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 13 DAY OF August, 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY
Melissa Velasquez

IN APPROVING THIS PLAT, 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 BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) 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 POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF 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 DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18TH DAY OF August, 2004 A.D., AT 4:14 O'CLOCK P M., AND DULY RECORDED ON THE 18TH DAY OF August, 2004 A.D., AT 4:14 O'CLOCK P M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOCUMENT NUMBER 200400244

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE 18TH DAY OF August, 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY ROXANNE C. TORREZ

FILED FOR RECORD AT 4:14 O'CLOCK P M., THIS THE 18TH DAY OF August, 2004 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY ROXANNE C. TORREZ

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CYPRESS CANYON SUBDIVISION SECTION ONE-A

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0235E FOR TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT THIS PLAT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED BY ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ENGINEERING BY: Charles Brigance 11.7.03

CHARLES R. BRIGANCE, JR., P.E. NO. 64346 DATE
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748

STATE OF TEXAS
CHARLES R. BRIGANCE, JR.
64346
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIESWITH THE CODES AND ORDINANCES OF CITY OF CEDAR PARK, TEXAS.

SURVEYED BY: 11.7.03

THOMAS J. DODD, R.P.L.S. NO. 1882 DATE
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748

STATE OF TEXAS
THOMAS J. DODD
1882
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE RICHARD DUTY SURVEY ABSTRACT 2702, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED BY WARRANTY DEED TO STANDARD PACIFIC OF TEXAS, INC., RECORDED IN DOCUMENT NO. 2003150799 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 13.618 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the northeast corner of said Standard Pacific tract, being also the south line of that certain tract of land described in a deed to Texas Turnpike Authority Division of the Texas Department of Transportation recorded in Document No. 2003056727 of the Official Public Records of Travis County, Texas, and being also the northwest corner of that certain tract of land described in a deed to Standard-Morrison No. 2 L.L.C., recorded in Document No. 2001068042 of the Official Public Records of Travis County, Texas, for the northeast corner and the POINT OF REFERENCE of the herein described 13.618 acre tract of land,

THENCE, with an east line of said Standard Pacific tract, being also a west line of said Standard-Morrison tract, S29°31'02"W, a distance of 785.37 feet to an iron rod set, for the POINT OF BEGINNING of the herein described 13.618 acre tract of land, from which point the northeast corner of the Richard Williams Survey Abstract 820 bears, approximately S35°51'11"E, a distance of 2145.42 feet,

THENCE, continuing with the east line of said Standard Pacific tract, being also the west line of said Standard-Morrison tract, S29°31'02"W, a distance of 329.96 feet to an iron rod set, for the southeast corner of the herein described tract,

THENCE, crossing said Standard Pacific tract, the following eighteen (18) courses and distances, numbered 1 through 18,

1. N56°45'00"W, a distance of 171.80 feet to an iron rod set,
2. N42°47'38"W, a distance of 151.76 feet to an iron rod set,
3. N35°25'22"W, a distance of 306.45 feet to an iron rod set,
4. N42°46'18"W, a distance of 98.97 feet to an iron rod set,
5. N48°02'45"W, a distance of 100.00 feet to an iron rod set,
6. N45°51'56"W, a distance of 120.36 feet to an iron rod set,
7. N30°24'00"W, a distance of 121.21 feet to an iron rod set,
8. N25°18'57"W, a distance of 80.98 feet to an iron rod set,
9. N06°21'54"W, a distance of 75.00 feet to an iron rod set,
10. with a curve to the left having a radius of 470.00 feet, an arc length of 41.80 feet and whose chord bears, N81°05'13"E, a distance of 41.79 feet to an iron rod set,
11. N11°27'39"W, a distance of 147.20 feet to an iron rod set,
12. N77°32'06"E, a distance of 43.83 feet to an iron rod set,
13. N63°02'31"E, a distance of 87.64 feet to an iron rod set,
14. N50°26'57"E, a distance of 89.48 feet to an iron rod set,
15. N43°33'36"E, a distance of 98.87 feet to an iron rod set,
16. N29°13'53"E, a distance of 106.57 feet to an iron rod set,
17. S60°45'07"E, a distance of 27.51 feet to an iron rod set, and
18. N29°13'53"E, a distance of 145.01 feet to an iron rod set in the north line of said Standard Pacific tract, for the northwest corner of the herein described tract,

THENCE, with the north line of said Standard Pacific tract, S60°46'07"E, a distance of 289.60 feet to an iron rod set,

THENCE, crossing said Standard Pacific tract, the following thirteen (13) courses and distances, numbered 1 through 13,

1. S29°02'59"W, a distance of 145.02 feet to an iron rod set,
2. S60°46'07"E, a distance of 10.60 feet to an iron rod set,
3. S29°13'53"W, a distance of 170.00 feet to an iron rod set,
4. S60°46'07"E, a distance of 177.00 feet to an iron rod set,
5. S29°13'53"W, a distance of 170.00 feet to an iron rod set,
6. N60°46'07"W, a distance of 4.55 feet to an iron rod set,
7. S29°02'59"W, a distance of 116.92 feet to an iron rod set,
8. S47°46'47"E, a distance of 256.75 feet to an iron rod set,
9. S29°02'59"W, a distance of 90.38 feet to an iron rod set,
10. S60°57'01"E, a distance of 170.00 feet to an iron rod set,
11. S29°02'59"W, a distance of 21.54 feet to an iron rod set,
12. with a curve to the right having a radius of 325.00 feet, an arc length of 9.08 feet and whose chord bears, S29°51'00"W, a distance of 9.08 feet to an iron rod set, and
13. S59°20'59"E, a distance of 119.89 feet to the POINT OF BEGINNING of the herein described 13.618 acre tract of land.

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