STATE OF TEXAS X
X KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON X

7740

THAT WE, Will R. Wilson and wife, Marjorie Ashcroft Wilson, of Travis County, Texas, hereinafter called "Grantors," for the consideration paid and secured to be paid, as hereinafter provided, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, subject to the encumbrances and reservations hereinafter stated, unto Forrest N. Troutman, Trustee, of Travis County, Texas, hereinafter called "Grantee," the following described property situated in Williamson County, Texas:

501.04 acres of land, more or less, out of the John H. Dillard Survey, Abstract No. 179, in Williamsom County, Texas, being a part of that certain tract of land conveyed to Will Wilson in Volume 456, Page 320, of the Deed Records of Williamson County, Texas, and a part of that certain tract of land conveyed to Will Wilson in Volume 407, Page 323, of the Deed Records of Williamson County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin set, said iron pin being the northernmost point of the herein described tract;

THENCE along a fence for the east line of the herein described tract the following eight courses:

(1) S 20° 17' E, a distance of 149.40 feet to an iron pin set;

(2) S 19° 20' E, a distance of 137.27 feet to an iron pin set;

(3) S 20° 52' E, a distance of 368.46 feet to an iron pin set;

(4) S 21° 04' E, a distance of 72.46 feet to an iron pin set;

(5) S 19° 28' E, a distance of 249.01 feet to an iron pin set;

(6) S 19° 49' E, a distance of 829.45 feet to an iron pin set;

(7) S 19° 20' E, a distance of 1,405.91 feet to an iron pin set;

(8) S 20° 06' E, a distance of 297.23 feet to an iron pin found;

THENCE S 70° 22' W along the east side of the herein described tract and along a five acre tract as surveyed by James E. Holmes, a Registered Public Surveyor, a distance of 496.50 feet to an iron pin found.

THENCE S 19° 38' E, along the east side of the herein described tract and along a 5 acre tract as surveyed by James E. Holmes, a Registered Public Surveyor, a distance of 438.75 feet to an iron pin found;

THENCE S 19° 38' E, along the east side of the herein described tract and along a 10 acre tract as surveyed by James E. Holmes, a Registered Public Surveyor, a distance of 918.73 feet to an iron pin found;

THENCE S 19° 38' E, along the east side of the herein described tract and along a 5 acre tract as surveyed by James E. Holmes, a Registered Public Surveyor a distance of 458.04 feet to an iron pin found, said iron pin being the southeasternmost corner and a point in the south line of the herein described tract, said south line being a fence for the north side of a county road;

THENCE along a fence for the south line of the herein described tract and along the north side of a county road, the following nine courses:

(1) S 87° 26' W, a distance of 54.39 feet to an iron pin set;

(2) N 83° 21' W, a distance of 62.16 feet to an iron pin set;

(3) N 81° 20' W, a distance of 664.78 feet to an iron pin set;

(4) S 68° 32' W, a distance of 308.57 feet to an iron pin set;

(5) S 81° 48' W, a distance of 239.23 feet to an iron pin set;

(6) S 55° 10' W, a distance of 961.79 feet to an iron pin set;

(7) S 57° 49' W, a distance of 672.79 feet to an iron pin set;

(8) S 60° 59' W, a distance of 622.52 feet to an iron pin set;

(9) S 65° 44' W, a distance of 423.61 feet to an iron pin set, said iron pin being the southwesternmost corner of the herein described tract;

THENCE N 19° 54' W along the west line of the herein described tract, a distance of 5,469.12 feet to an iron pin set, said iron pin being the northwesternmost corner and a point in a fence for the north line of the herein described tract;

THENCE along a fence for the north line of the herein described tract, the following eight courses:

(1) N 70° 45'E, a distance of 1,089.06 feet to an iron pin set;

(2) N 69° 52' E, a distance of 132.86 feet to an iron pin set;

(3) N 71° 38' E, a distance of 337.94 feet to an iron pin set;

(4) N 69° 48' E, a distance of 564.19 feet to an iron pin set;

(5) N 71° 25' E, a distance of 292.31 feet to an iron pin set;

(6) N 70° 10' E, a distance of 580.28 feet to an iron pin set;

(7) N 68° 10' E, a distance of 280.24 feet to an iron pin set;

(8) N 70° 39' E, a distance of 1,097.59 feet to the POINT OF BEGINNING, containing 501.04 acres of land, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his successors and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular, all of the above described premises unto the Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

The consideration paid and secured to be paid for all of the above described property is as follows:

A. Ten and No/100 ($10.00) Dollars and other good and valuable consideration, cash to us in hand paid by the Grantee, the receipt of which is hereby acknowledged and confessed, and for the payment of which no right or lien, expressed or implied, is retained.

B. The further consideration of the sum of Six Hundred One Thousand Five Hundred Sixty and No/100 ($601,560.00) Dollars evidenced by one certain promissory note of even date herewith executed by Grantee, payable to Will R. Wilson and Marjorie Ashcroft Wilson, or order, at Austin, Texas, bearing interest at the rate of 4% per annum from date until October 1, 1976, when the interest rate shall increase to 5% per annum until October 1, 1977; then the interest shall increase to 6% per annum until October 1, 1978; then the interest shall increase to 7% per annum until October 1, 1979; then the interest shall increase to 8% per annum until October 1, 1980; then the interest shall increase to 9% per annum until October 1, 1981; then the interest shall increase to 10% per annum until said note is paid in full. Interest on the unpaid balance of principal shall be payable annually on the 1st day of October of each year beginning October 1, 1976, and continuing thereafter with annual interest payments on the unpaid balance of principal on the 1st

day of October of each year thereafter. Principal on said note shall be payable in five equal annual installments of $120,312.00 each beginning on the 1st day of October, 1981, and continuing thereafter with like installments of principal on the 1st day of October, 1982, 1983, 1984 and 1985, when said note shall become due and payable in full. Said note provides that it may be paid in full at any time after January 1, 1976, without notice or penalty to the maker, and the said note further provides for acceleration of maturity in the event of default, waiver of notice of acceleration of maturity, demand and presentment; the note also provides for the payment of reasonable attorney's fees in the event of default.

But it is expressly agreed and stipulated that a vendor's lien in the amount of $601,560.00 is retained against the property herein conveyed in favor of Grantors, their heirs and assigns, until the said note of even date executed by Grantee, together with all interest thereon, has been fully paid according to its face, tenor, effect and reading, when this deed shall become absolute; the said note executed by Grantee of even date herewith is additionally secured by a lien of a deed of trust of even date executed by Grantee conveying said property to Harry M. Whittington, Trustee.

All of the property above described is conveyed to Grantee subject to the following restrictions which shall be covenants to run with the said land:

1. The property shall be used for residential or agricultural purposes only for a period of fifty (50) years from date of this deed. During such period no part of said property shall be used for any trade, commercial or industrial activity.

2. No part of said property shall be used as a mobile home park, and no mobile home or trailer house or any other structure originally designed and manufactured as a mobile home or trailer house shall be moved upon, maintained or permitted on such property or any part thereof at any time.

3. No part of said property shall be used in any manner which results in or causes pollution of water under or upon said land, or pollution of the air above said land.

4. Any septic tank to be located upon said land shall be installed and maintained in such manner as to prevent pollution of water upon and under said land.

This conveyance is made subject to the following:

1. Easements of Texas Power and Light Company dated September 22, 1927, recorded in Volume 235, Page 93,

September 29, 1927, recorded in Volume 235, Page 114, and January 16, 1928, recorded in Volume 236, Page 300, of the Williamson County Deed Records.

2. Pipeline easement of Lone Star Gas Company dated June 25, 1958, recorded in Volume 431, Page 565, of the Williamson County Deed Records.

~~3. Public roads.~~

4. Liens for ad valorem taxes for 1975 and subsequent years.

Grantors herein are to pay all taxes on the above described property for the years up to and including 1974, and the Grantee herein is to assume the payment of the taxes for the year 1975, the same having been prorated as of the date of this deed.

EXECUTED this 3rd day of October, 1975.

Will R. Wilson

Marjorie Ashcroft Wilson

STATE OF TEXAS X
X
COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared Will R. Wilson and wife, Marjorie Ashcroft Wilson, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of October, 1975.

Elaine Gaede
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS }
County of Williamson } I, Dick Cervenka, 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 3rd day of Oct. A. D. 19 75, at 4:05 o'clock P M., and duly recorded this the 6th day of Oct. A. D. 19 75 at 9:15 o'clock A M., in the Deed Records of said County, in Vol. 618 pp. 608

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

By Kathy Davis Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas

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

7747

That I, FORREST N. TROUTMAN, TRUSTEE, of Travis County, Texas, hereinafter called Grantor, for the consideration hereinafter stated, have granted, sold and convey, and by these presents do grant, sell and convey unto ERNEST W. WUPPERMAN, TRUSTEE, of Williamson County, Texas, hereinafter called Grantee, all that certain tract or parcel of land lying and being situated in Williamson County, Texas, and described as follows, to-wit:

BEING 475.96 acres of land, more or less, out of the John H. Dillard Survey Abstract No. 179 in Williamson County, Texas, being a part of that certain tract of land conveyed to Will Wilson in Volume 456, page 320 of the Deed Records of Williamson County, Texas, and a part of that certain tract of land conveyed to Will Wilson in Volume 407, page 323 of the Deed Records of Williamson County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLDthe above described premsies together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his successors and assigns forever. And I do hereby bind myself, my successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance is subject to the following restrictions which shall be covenants running with the land:

A. Such property or any part thereof shall not be used as a mobile home park;

B. No mobile homes or trailer houses or any structure originally designed and manufactured as a mobile home or trailer house shall be moved upon, maintained or permitted on such property or any part thereof;

C. Grantee, his successors and assigns, agree not to permit any pollution of the air or water on such property and specifically agree to install all septic tanks in such a way that they will comply with applicable governmental regulations so as not to pollute the surface or underground water and to keep the same in good working order. All lots for single family dwellings shall not be less than one acre in size, but Grantee, his successors and assigns, may construct apartment houses, condominiums, cluster-type houses, or townhouses without regard to the size of the lot. E. W. Wupperman, Individually and as Trustee, and Elizabeth K. Wupperman shall have the right to prohibit Will Wilson from changing these restrictions.

D. This property shall be limited to residential and agricultural uses and shall never be used for commercial or industrial purposes. This restriction as to the prohibition against use for commercial and industrial purposes, however, shall lapse 50 years from the date of the closing of this sale.

This conveyance is subject to the following easements:

A. Electric line easement dated September 22, 1927, to Texas Power & Light Co., recorded in Volume 235, page 93 of the Deed Records of Williamson County, Texas.

B. Electric line easement dated January 16, 1928, to the Texas Power & Light Co., recorded in Volume 236, page 300, of the Deed Records of Williamson County, Texas.

C. Electric line easement dated September 29, 1927, to Texas Power & Light Co., recorded in Volume 235, page 114, of the Deed Records of Williamson County, Texas.

D. Pipeline easement dated June 25, 1958, to Lone Star Gas Company, recorded in Book 431, page 565, Deed Records of Williamson County, Texas.

The consideration for this conveyance is as follows:

1. A good and valuable cash consideration to me in hand paid by Grantee, the receipt of which is hereby acknowledged and for which no lien is retained, either express or implied.

2. The conveyance by Grantee to Grantor of two tracts of land, one containing 79.63 acres of land, more or less, out of the William Frampton Survey, Abstract #230 in Williamson County, Texas, and the other containing 0.42 acres of land, more or less, out of the William Frampton Survey, Abstract No. 230, in Williamson County, Texas, both tracts described on Exhibit "B" attached hereto.

It is expressly agreed that any liens that would arise in favor of either party by operation of law, by reason of the exchange of property, shall not exist in favor of either party against the other, and any and all implied liens so arising are expressly waived and released by the parties hereto.

The Grantee and Grantor herein each assume all ad valorem taxes assessed against the premises conveyed unto each for the year 1975, each party having accounted to the other for a pro rata part thereof.

WITNESS MY HAND this 3rd day of October, 1975.

Forrest N. Troutman, Trustee

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Forrest N. Troutman, Trustee, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3 day of October, 1975.

NOTARY PUBLIC · STATE OF TEXAS · COUNTY OF TRAVIS

Notary Public in and for
Travis County, Texas

EXHIBIT "A"

FIELD NOTES FOR 501.04 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN H. DILLARD SURVEY ABSTRACT NO. 179 IN WILLIAMSON COUNTY, TEXAS BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILL WILSON IN VOLUME 456 PAGE 320 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILL WILSON IN VOLUME 407 PAGE 323 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin set, said iron pin being the northernmost point of the herein described tract;

THENCE along a fence for the east line of the herein described tract the following eight courses:

(1) S 20° 17' E, a distance of 149.40 feet to an iron pin set;

(2) S 19° 20' E, a distance of 137.27 feet to an iron pin set;

(3) S 20° 52' E, a distance of 368.46 feet to an iron pin set;

(4) S 21° 04' E, a distance of 72.46 feet to an iron pin set;

(5) S 19° 28' E, a distance of 249.01 feet to an iron pin set;

(6) S 19° 49' E, a distance of 829.45 feet to an iron pin set;

(7) S 19° 20' E, a distance of 1,405.91 feet to an iron pin set;

(8) S 20° 06' E, a distance of 297.23 feet to an iron pin found;

THENCE S 70° 22' W along the east side of the herein described tract and along a five acre tract as surveyed by James E. Holmes, a Registered Public Surveyor, a distance of 496.50 feet to an iron pin found;

THENCE S 19° 38' E, along the east side of the herein described tract and along a 5 acre tract as surveyed by James E. Holmes, a Registered Public Surveyor, a distance of 438.75 feet to an iron pin found;

THENCE S 19° 38' E, along the east side of the herein described tract and along a 10 acre tract as surveyed by James E. Holmes, a Registered Public Surveyor, a distance of 918.73 feet to an iron pin found;

THENCE S 19° 38' E, along the east side of the herein described tract and along a 5 acre tract as surveyed by James E. Holmes, a Registered Public Surveyor a distance of 458.04 feet to an iron pin found, said iron pin being the southeasternmost corner and a point in the south line of the herein described tract, said south line being a fence for the north side of a county road;

THENCE along a fence for the south line of the herein desdribed tract and along the north side of a county road, the following nine courses:

(1) S 87° 26' W, a distance of 54.39 feet to an iron pin set;

(2) N 83° 21' W, a distance of 62.16 feet to an iron pin set;

(3) N 81° 20' W, a distance of 664.78 feet to an iron pin set;

(4) S 68° 32' W, a distance of 308.57 feet to an iron pin set;

(5) S 81° 48' W, a distance of 239.23 feet to an iron pin set;

(6) S 55° 10' W, a distance of 961.79 feet to an iron pin set;

(7) S 57° 49' W, a distance of 672.79 feet to an iron pin set;

(8) S 60° 59' W, a distance of 622.52 feet to an iron pin set;

(9) S 65° 44' W, a distance of 423.61 feet to an iron pin set, said iron pin being the southwesternmost corner of the herein described tract;

THENCE N 19° 54' W along the west line of the herein described tract, a distance of 5,469.12 feet to an iron pin set, said iron pin being the northwesternmost corner and a point in a fence for the north line of the herein described tract;

THENCE along a fence for the north line of the herein described tract, the following eight courses:

(1) N 70° 45' E, a distance of 1,089.06 feet to an iron pin set;

(2) N 69° 52' E, a distance of 132.86 feet to an iron pin set;

(3) N 71° 38' E, a distance of 337.94 feet to an iron pin set;

(4) N 69° 48' E, a distance of 564.19 feet to an iron pin set;

(5) N 71° 25' E, a distance of 292.31 feet to an iron pin set;

(6) N 70° 10' E, a distance of 580.28 feet to an iron pin set;

(7) N 68° 10' E, a distance of 280.24 feet to an iron pin set;

(8) N 70° 39' E, a distance of 1,097.59 feet to the POINT OF BEGINNING, containing 501.04 acres of land, more or less, SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

FIELD NOTES FOR 25.80 ACRES OF LAND, MORE OR LESS, IN THE JOHN H. DILLARD SURVEY ABSTRACT NO. 179, OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILL WILSON IN VOLUME 456 PAGE 320 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin set from which an iron pin found on the south line of that certain tract of land conveyed to Will Wilson in Volume 407 Page 323 of the Williamson County deed records bears S 19° 54' E, a distance of 1631.17 feet, said iron pin found also being the southwesternmost corner of that certain 501.04 acre tract of land as surveyed by Isom H. Hale, a registered public surveyor, July 30, 1975;

THENCE N 19° 54' W, a distance of 1060.12 feet to an iron pin set;

THENCE N 70° 06' E, a distance of 1060.12 feet to an iron pin set;

THENCE S 19° 54' E, a distance of 1060.12 feet to an iron pin set;

THENCE S 70° 06' W, a distance of 1060.12 feet to the POINT OF BEGINNING containing 25.80 acres, more or less.

 EXHIBIT "B"

TRACT ONE:

BEING 79.63 acres of the William Frampton Survey, Abst. # 230 in Williamson County, Texas, part of a tract of 179.42 acres conveyed to Earl S. Gregory by J. M. Elliott, Deed of Record in Vol. 402, Page 463, Deed Records, also being part of a tract of 83.91 acres conveyed by C. L. Reeves to E. W. Wupperman, et al, deed of record in Vol. 509, Page 576, dated August 2, 1968, Deed Records, Williamson County, Texas. Surveyed partially by W. F. Forest, Registered Public, Surveyor # 101, in February of 1969.

BEGINNING at a point in the East line of the Gregory tract, 131.6 vrs from the N E corner of same.

THENCE S 18° 49' E with the West R O W line of U. S. Highway # 183, 391 vrs to an iron pin marking the Northeast corner of a 15 acre tract sold by Gregory to J. G. Jirasek.

THENCE S 52° 58' W 805.1 vrs to an iron pin marking the Northwest corner of the Jirasek 15 acre tract.

THENCE with a fence along the West line of the Gregory tract as follows; N 17° 13' W 251.7 vrs, N 23° W 54.7 vrs, a 9 inch pecan N 9° 40' W 378.4 vrs, a fence corner post, N 51° 35'E 250.4 vrs, a large fence corner post and N 23° E 142.4 vrs to a fence corner post, the Northeast corner of a 254.33 acre tract described in a deed to Clint Small Jr., of record in Vol. 338, Page 607.

THENCE S 83° E 195.1 vrs.

THENCE S 7° 05' E 131.2 vrs to an iron pin.

THENCE N 82° 55' E 196.9 vrs with a fence to the POINT OF BEGINNING; SAVE AND EXCEPT the two tracts of land described on EXHIBIT "C" attached hereto as Tract A and Tract B.

TRACT TWO:

FIELD NOTES FOR 0.42 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO. 230, IN WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN TRACT CONTAINING 713.19 ACRES, MORE OR LESS, CONVEYED TO JOHN D. COFER AND EDWARD JOSEPH BY DEED IN VOLUME 438 AT PAGE 295 OF THE WILLIAMSON COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at an iron pin found at an inside corner of the above mentioned Cofer and Joseph tract, same being the northwest corner of a tract of land containing 83.91 acres, more or less, conveyed to Ernest W. Wupperman, Trustee, by Deed in Volume 549, Pages 458-465 of the Williamson County Deed Records;

THENCE with the north line of the Wupperman tract and the south line of the Cofer and Joseph tract, N 54° 31' E, a distance of 335.10 feet to an iron pin set for the POINT OF BEGINNING;

THENCE continuing with the north line of the Wupperman tract and the south line of the Cofer and Joseph tract, the following two courses:

(1) N 54° 31' E, a distance of 360.53 feet to an iron pin found for a southeast corner of the Cofer and Joseph tract and an inside corner of the Wupperman tract and the southeast corner of this tract;

(2) N 24° 36' E, a distance of 205.80 feet to an iron pin set for the northeast corner of this tract;

THENCE S 43° 44' W, a distance of 548.59 feet to the POINT OF BEGINNING, containing 0.42 acres of land, more or less.

TRACT A

FIELD NOTES FOR 0.27 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO. 230, IN WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 83.91 ACRE TRACT CONVEYED TO ERNEST W. WUPPERMAN, TRUSTEE, IN VOLUME 549, PAGES 458-465 OF THE WILLIAMSON COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin found at the northwest corner of the above mentioned Wupperman tract, same being an inside corner of a tract of land containing 713.19 acres, more or less, conveyed to John D. Cofer and Edward Joseph by deed in Volume 438, Page 295 of the Williamson County Deed Records;

THENCE with the north line of this tract, the north line of the Wupperman tract and the south line of the Cofer and Joseph tract, N 54° 31' E, a distance of 335.10 feet to an iron pin set for the northeast corner of this tract;

THENCE S 43° 44' W, a distance of 378.87 feet to an iron pin set for the southwest corner of this tract in the west line of the Wupperman tract and the east line of the Cofer and Joseph tract;

THENCE with the west line of the Wupperman tract, the west line of this tract and the east line of the Cofer and Joseph tract, N 7° 52' W, a distance of 80.00 feet to the POINT OF BEGINNING, containing 0.27 acres of land, more or less.

TRACT B

FIELD NOTES FOR 0.15 ACRES OF LAND, MORE OR LESS, OUT OF THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO. 230, IN WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 83.91 ACRE TRACT CONVEYED TO ERNEST W. WUPPERMAN, TRUSTEE, IN VOLUME 549, PAGES 458-465 OF THE WILLIAMSON COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at an iron pin found at the northwest corner of the above mentioned Wupperman tract, same being an inside corner of a tract of land containing 713.19 acres, more or less, conveyed to John D. Cofer and Edward Joseph by deed in Volume 438, Page 295 of the Williamson County Deed Records;

THENCE with the north line of the Wupperman tract and the south line of the Cofer and Joseph tract, the following two courses:

(1) N 54° 31' E, a distance of 695.63 feet to an iron pin found;

(2) N 24° 36' E, a distance of 205.80 feet to an iron pin set for the POINT OF BEGINNING of this tract;

THENCE continuing with the north line of the Wupperman tract and the south line of the Cofer and Joseph tract, the following two courses:

(1) N 24° 36' E, a distance of 189.69 feet to an iron pin found for the northwest corner of this tract, same being a north corner of the Wupperman tract and an inside corner of the Cofer and Joseph tract;

(2) N 84° 39' E, a distance of 80.00 feet to an iron pin set for the northeast corner of this tract;

THENCE S 41° 24' W, a distance of 239.86 feet to the POINT OF BEGINNING, containing 0.15 acres of land, more or less.

VOL. 618 PAGE 640

THE STATE OF TEXAS
County of Williamson

I, Dick Cervenka, 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 3rd day of Oct. A. D. 19 75, at 4:05 o'clock P M., and duly recorded this the 6th day of Oct. A. D. 19 75, at 9:55 o'clock A M., in the Deed Records of said County, in Vol. 618 pp. 634

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

By Kathy Davis Deputy

DICK CERVENKA, CLERK,
County Court, Williamson County, Texas

PLAT 2006022575
2 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: by: Breakaway Park Section IV, Ltd., as owner
by: Amarly, Ltd, as general partner

SUBDIVISION NAME: Breakaway Park, Section 6

PLAT RECORDED IN: Cabinet BB, Slides 244 and 245

PROPERTY IS DESCRIBED AS:
35.096 acres of the John H. Dillard Svy, Abstract 179

Reference: 1792/563, 2005037466

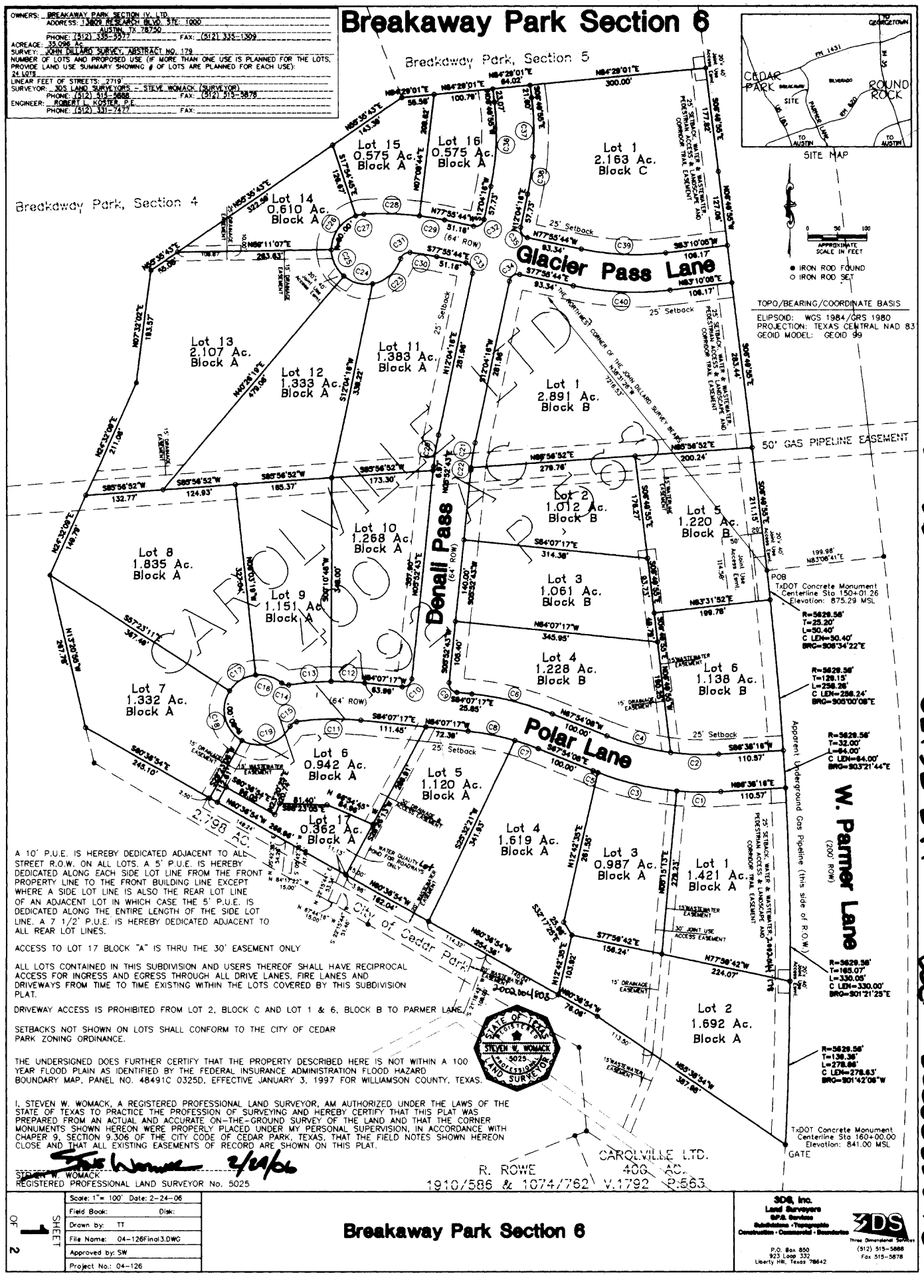
HAND TO: Shira Culver
City of Cedar Park
512-401-5054

INSTRUMENT DATE: December 16, 2005

FILE DATE: March 24, 2006

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2006022575
Nancy E. Rister
03/24/2006 09:06 AM
PAUL $111.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS



CABINET BB SLIDE 244 Doc. # 2006022575

PHOTOGRAPHIC OFFICE

GENERAL NOTES:

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES

REVISED JUNE, 2004

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 SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. 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. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. 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.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0325D FOR WILLIAMSON CO., EFFECTIVE JANUARY 3, 1997.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. EROSION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT, TO THE STANDARDS OF THE CITY OF CEDAR PARK.
21. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
22. STORM WATER DETENTION IS PROVIDED IN THE OFFSITE SILVERADO SPRINGS DETENTION POND TC-1, DESIGN BY TURNER, COLLIE & BRADEN INC., JOB NO. 052.222050.0001 AND APPROVED BY THE CITY OF CEDAR PARK. IN A LETTER REPORT DATED MAY 17, 2002, TC &B PRESENTS THEIR ANALYSIS AS AN EXTENSION OF THE ORIGINAL SILVERADO DRAINAGE MASTER PLAN, DATED SEPTEMBER 2001.
23. BUILDING SETBACKS NOT SHOWN ON THIS PLAT SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
24. THIS SUBDIVISION IS REQUIRED TO COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
25. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK 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.
26. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, DENALI PASS, POLAR LANE, GLACIER PASS LANE AND PARMER LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
27. THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.
28. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
29. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY DEVELOPMENT IN THIS SUBDIVISION UNTIL WATER AND WASTEWATER SERVICE IS PROVIDED IN ACCORDANCE WITH THE UTILITY PLAN FOR THIS SUBDIVISION ON FILE WITH THE CITY OF CEDAR PARK.
30. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 60% OF PARCEL FRONTAGE OR 100-FEET OF AN INTERSECTING RIGHT-OF-WAY.
31. THIS PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE SILVERADO MASTER PARK PLAN, DOCUMENT NO. 2001073236.
32. PHT PAYMENTS PER THE ACCEPTED TRAFFIC IMPACT STUDY FINAL REPORT FOR THE SILVERADO MASTER PLANNED COMMUNITY, REVISED AUGUST 30,2001, SHALL BE MADE TO THE CITY OF CEDAR PARK PRIOR TO BUILDING PERMIT ISSUANCE.

EXHIBIT "A"

FIELD NOTES

35.096 ACRES OF LAND SITUATED IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 IN WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A 1,000 ACRE TRACT CONVEYED TO CAROLVILLE, LTD. BY INSTRUMENT OF RECORD IN VOLUME 1792, PAGE 563 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING at a TxDOT highway monument (sta 150+01.26) found on the west right-of-way of West Parmer Lane, for a point on the east line of the herein described tract;

THENCE with a curve to the right whose radius = 5629.58 feet, tangents = 492.03 feet, arc = 981.56 feet and whose chord bears S 01 deg 50 min 04 sec E 980.32 feet to a Concrete Monument, for the southeast corner of the herein described tract;

THENCE N 55 deg 38 min 54 sec W 387.98 feet to an iron rod set and N 80 deg 36 min 54 sec W 1004.52 feet to an iron rod set on the easterly line of Breakaway Park, Section 4, for the southmost southwesterly corner of the herein described tract;

THENCE with the easterly line of the said subdivision the following (5) courses and distances:
1. N 13 deg 20 min 55 sec W 267.78 feet to an iron rod found.
2. N 24 deg 42 min 09 sec E 123.67 feet to an iron rod set.
3. N 24 deg 42 min 09 sec E 237.18 feet to an iron rod found.
4. N 14 deg 17 min 02 sec E 193.57 feet to an iron rod found.
5. N 55 deg 35 min 43 sec E 521.06 feet to an iron rod found at the southwest corner of the proposed Breakaway Park, Section 5, for the northwest corner of the herein described tract;

THENCE N 84 deg 28 min 01 sec E 520.39 feet to an iron rod set on the said right-of-way, for the northeast corner of the herein described tract;

THENCE with the said right-of-way the following (2) courses and distances:
1. S 06 deg 31 min 59 sec E 686.63 feet to an iron rod set.
2. S 06 deg 49 min 55 sec E 176.85 feet to the Point of Beginning, containing 35.096 acres of land, more or less.

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

THAT AMARLY, LTD. THE GENERAL PARTNER OF BREAKAWAY PARK SECTION IV, LTD, ACTING HEREIN BY AND THROUCH ITS ATTORNEY IN FACT FOR CHRISTIAN WANNER, DIRECTOR; WILLIAM B. POHL, BEING THE OWNER OF 35.096 ACRES OF LAND OUT OF THE JOHN DILLARD SURVEY, ABSTRACT NO. 179, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE 400 ACRE TRACT RECORDED IN VOLUME 1792, PAGE 563, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 35.096 ACRE PORTION OF SAID TRACTS IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "BREAKAWAY PARK, SECTION 6", PURSUANT TO CHAPTER 9 OF THE CEDAR PARK CODE AND CHAPTER 212.014, TEXAS LOCAL GOVERNMENT CODE, AND DOES HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER AND ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. I HEREBY ACKNOWLEDGE THAT AMARLY, LTD. THE GENERAL PARTNER OF BREAKAWAY PARK SECTION IV, LTD, IS THE SOLE OWNERS OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

WITNESS MY HAND THIS THE 16th DAY OF December, 20 05 A.D.

BREAKAWAY PARK SECTION IV, LTD.
BY: AMARLY, LTD., GENERAL PARTNER
C/O POHL, BROWN & ASSOCIATES, INC.
13809 RESEARCH BOULEVARD, SUITE 1000
AUSTIN, TX 78750

BY: _____
WILLIAM B. POHL, ATTORNEY IN FACT FOR CHRISTIAN WANNER, DIRECTOR

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM B. POHL, 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 16 DAY OF December, 2005, A.D.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

GINA M. TINGLEY
MY COMMISSION EXPIRES
December 12, 2009

Gina M Tingley
PRINTED NAME OF NOTARY MY COMMISSION EXPIR

APPROVED THIS THE 20th DAY OF December, 2005 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.

_____ ATTEST: _____
MICHAEL PEREZ, CHAIR
PLANNING AND ZONING COMMISSION,
CITY OF CEDAR PARK, TEXAS

PLANNING AND ZONING COMMISSION, Darrell Zawacki
CITY OF CEDAR PARK, TEXAS

I, BOB LEMON, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY APPROVE AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS IN THE PLAT RECORDS OF SAID COUNTY.

_____ ATTEST: _____
BOB LEMON, MAYOR
CITY OF CEDAR PARK, TEXAS

LeANN M. QUINN, CITY SECRETARY
CITY OF CEDAR PARK, TEXAS

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 20TH DAY OF MARCH A.D. 20 06 AND WAS DULY RECORDED ON THIS THE 24TH DAY OF MARCH A.D. 20 06 AT 9:06 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET BB, SLIDES 244 AND 245

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

BY: Paul H. Davis, DEPUTY
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	502.00'	75.49'	75.42'	N69°03'15"W	08°36'57"	37.82'	11°24'49"
C2	438.00'	82.25'	82.13'	N87°58'56"W	10°45'35"	41.25'	13°04'52"
C3	502.00'	138.81'	138.37'	N76°46'29"W	15°50'38"	69.85'	11°24'49"
C4	438.00'	112.38'	112.07'	N75°15'08"W	14°42'01"	56.50'	13°04'52"
C5	502.00'	8.77'	8.77'	N68°24'08"W	01°00'03"	4.38'	11°24'49"
C6	502.00'	142.11'	141.63'	S76°00'43"E	16°13'09"	71.53'	11°24'49"
C7	438.00'	42.34'	42.32'	S70°40'17"E	05°32'17"	21.18'	13°04'52"
C8	438.00'	81.65'	81.53'	S78°46'51"E	10°40'52"	40.94'	13°04'52"
C9	15.00'	23.56'	21.21'	N39°07'17"W	90°00'00"	15.00'	21°58'19"
C10	15.00'	23.56'	21.21'	S50°52'43"W	90°00'00"	15.00'	21°58'19"
C11	438.00'	109.91'	109.62'	N88°41'24"E	14°22'37"	55.24'	13°04'52"
C12	502.00'	57.29'	57.26'	S87°21'27"E	06°32'20"	28.68'	11°24'49"
C13	502.00'	72.64'	72.58'	N85°11'38"E	08°17'28"	36.36'	11°24'49"
C14	15.00'	12.86'	12.47'	N74°23'28"W	49°07'19"	6.86'	21°58'19"
C15	15.00'	14.05'	13.54'	N54°40'38"E	53°38'02"	7.59'	21°58'19"
C16	60.00'	48.41'	47.11'	S72°54'32"E	46°13'33"	25.61'	95°29'35"
C17	60.00'	53.75'	51.97'	N58°18'45"E	51°19'52"	28.83'	95°29'35"
C18	60.00'	97.83'	87.21'	N14°00'02"W	93°13'43"	63.48'	95°29'35"
C19	60.00'	95.85'	85.98'	S73°37'06"W	91°32'02"	61.63'	95°29'35"
C20	502.00'	54.26'	54.23'	N06°58'29"E	06°11'33"	27.15'	11°24'49"
C21	438.00'	43.10'	43.08'	N06°13'08"E	05°38'16"	21.57'	13°04'52"
C22	438.00'	4.24'	4.24'	N00°09'21"E	00°33'17"	2.12'	13°04'52"
C23	60.00'	66.96'	63.55'	S47°46'05"W	63°57'24"	37.46'	95°29'35"
C24	60.00'	53.05'	51.34'	N74°55'24"W	50°39'38"	28.40'	95°29'35"
C25	60.00'	51.03'	49.50'	N25°13'48"W	48°43'34"	27.17'	95°29'35"
C26	60.00'	76.38'	71.32'	N38°36'53"E	72°56'08"	44.35'	95°29'35"
C27	60.00'	14.17'	14.14'	N78°50'11"E	13°32'07"	7.12'	95°29'35"
C28	505.17'	95.02'	94.88'	S88°18'54"E	10°46'39"	47.65'	11°20'31"
C29	499.11'	43.16'	43.14'	S80°22'56"E	04°57'15"	21.59'	11°28'47"
C30	438.00'	46.25'	46.23'	S80°57'14"E	06°03'01"	23.15'	13°04'52"
C31	15.00'	21.00'	19.33'	N55°54'19"E	80°13'52"	12.84'	21°58'19"
C32	15.00'	23.56'	21.21'	S57°04'16"W	90°00'00"	15.00'	21°58'19"
C33	15.00'	23.56'	21.21'	S32°55'44"E	90°00'00"	15.00'	21°58'19"
C34	15.00'	23.56'	21.21'	N57°04'16"E	90°00'00"	15.00'	21°58'19"
C35	15.00'	23.56'	21.21'	N32°55'44"W	90°00'00"	15.00'	21°58'19"
C36	438.00'	144.51'	143.85'	S02°37'10"W	18°54'11"	72.92'	13°04'52"
C37	502.00'	100.73'	100.56'	S01°05'01"E	11°29'47"	50.53'	11°24'49"
C38	502.00'	64.89'	64.85'	S08°22'04"W	07°24'24"	32.49'	11°24'49"
C39	438.00'	144.51'	143.85'	N87°22'50"W	18°54'11"	72.92'	13°04'52"
C40	502.00'	165.62'	164.87'	N87°22'50"W	18°54'11"	83.57'	11°24'49"

SHEET 2 OF 2

Scale: 1"= 100'	Date: 12/15/05
Field Book:	Disk:
Drawn by: TT	
File Name: 04-126Final3.DWG	
Approved by: SW	
Project No.: 04-126	

Breakaway Park Section 6

3DS, Inc.
Land Surveyors
G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries
Three Dimensional Services
P.O. Box 850
923 Loop 332
Liberty Hill, Texas 78642
(512) 515-5888
Fax 515-5878

CABINET BB SLIDE 245

PLAT 2008000165
2 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: BREAKAWAY PARK SECTION IV, LTD
SILENE INVESTMENTS, LTD, GENERAL PARTNER
HENK MORELISSE

SUBDIVISION NAME: BREAKAWAY PARK SECTION 6, AMENDED PLAT OF LOTS 9, 10, 11 & 12, BLOCK "A"

PLAT RECORDED IN: CABINET EE SLIDES 100 & 101

PROPERTY IS DESCRIBED AS: A 5.095 ACRE PARCEL OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NUMBER 179, OF WILLIAMSON COUNTY, BEING A PORTION OF A 35.096 ACRE TRACT, AND BEING ALSO LOTS 9, 10, 11 AND 12, BLOCK "A", BREAKAWAY PARK SECTION 6 SUBDIVISION.

Reference: 2005037466
CABINET BB SLIDE 244

HAND TO: CITY OF CEDAR PARK; AMY LINK, (512) 401-5056

INSTRUMENT DATE: DECEMBER 21, 2007

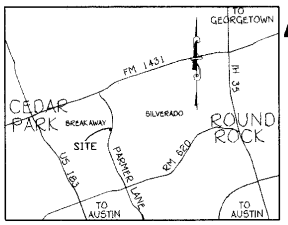
FILE DATE: JANUARY 2, 2008

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2008000165
Nancy E. Rister
01/02/2008 11:15 AM
WEHLING $111.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

PHOTOGRAPHIC MYLAR

BREAKAWAY PARK SECTION 6
AMENDED PLAT OF LOTS 9,10,11,& 12 BLOCK A



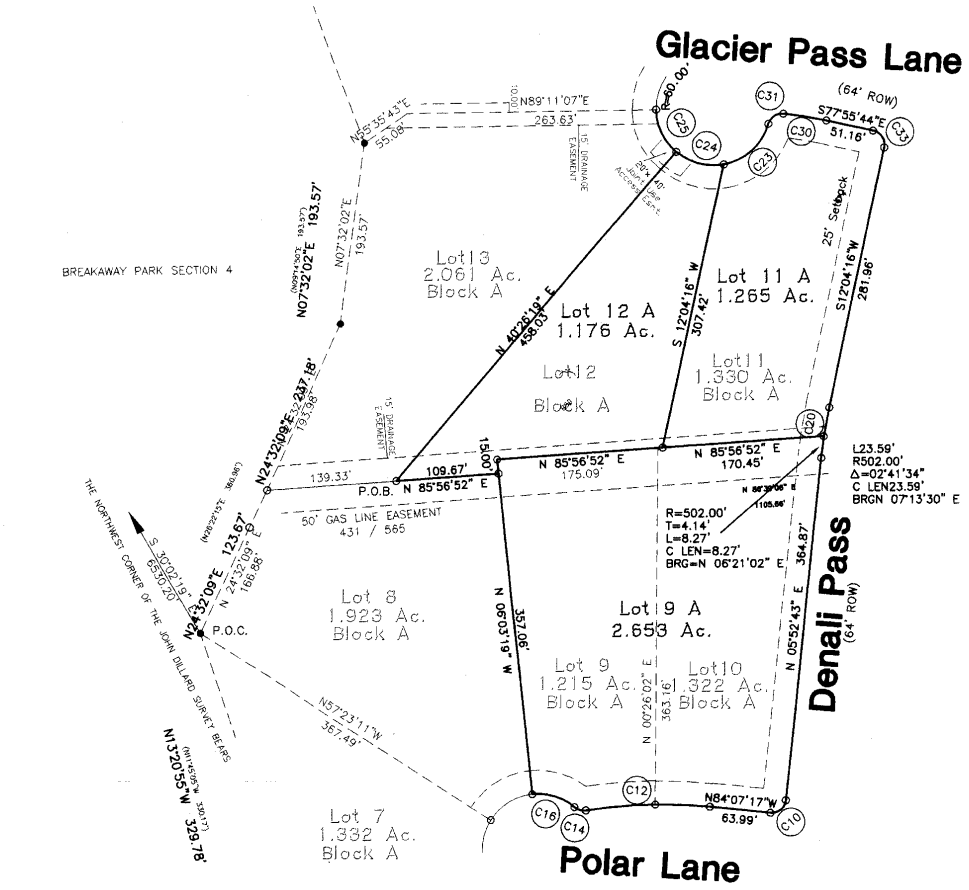
SITE MAP

Scrivener's Error Document; Document number 2008001826, January 7, 2008.

OWNERS: BREAKAWAY PARK SECTION IV, LTD.
ADDRESS: 13809 RESEARCH BLVD. STE. 1000
AUSTIN, TX 78750
PHONE: (512) 335-5577 FAX: (512) 335-1309
ACREAGE: 5.095 Ac.
SURVEY: JOHN DILLARD SURVEY, ABSTRACT NO. 179
NUMBER OF LOTS AND PROPOSED USE (IF MORE THAN ONE USE IS PLANNED FOR THE LOTS, PROVIDE LAND USE SUMMARY SHOWING # OF LOTS ARE PLANNED FOR EACH USE):
4 LOTS
LINEAR FEET OF STREETS:
SURVEYOR: 3DS LAND SURVEYORS - STEVE WOMACK (SURVEYOR)
PHONE: (512) 515-5888 FAX: (512) 515-5878
ENGINEER: ROBERT L. KOSTER, P.E.
PHONE: FAX:

0 50 100
APPROXIMATE SCALE IN FEET

● IRON ROD FOUND
○ IRON ROD SET



A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS. A 5' 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' P.U.E. IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A 7 1/2' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS FROM TIME TO TIME EXISTING WITHIN THE LOTS COVERED BY THIS SUBDIVISION PLAT.

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

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HERE IS NOT WITHIN A 100 YEAR FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48491C 0325D, EFFECTIVE JANUARY 3, 1997 FOR WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPER 12, SECTION 12.08 OF THE CITY CODE OF CEDAR PARK, TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

FIELD NOTES

ADMENDED LOTS 9 through 12, BLOCK A, 5.095 ACRES OF LAND BREAKAWAY PARK SECTION 6, SITUATED IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 A PORTION OF A 35.096 ACRE TRACT RECORDED IN CABINET BB, SLIDE 244, DOCUMENT NO. 2006022575 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

COMMENCING at a point for a north westerly corner of Lot 8, Block A, Breakaway Park Section 6 which the northwest corner of the John Dillard Survey Abstract No. 179, bears N 30°02'19" W a distance of 6530.20 feet;

THENCE N 24°32'09" E along the west line of said Lot 8 a distance of 166.88 feet to a point for the northwest corner of said Lot 8 and the southwest corner of Lot 13 Block A,

THENCE N 85°56'52" E along the south line of said Lot 13 and the north line of said Lot 8 a distance of 139.33 feet to the POINT OF BEGINNING being described by metes and bounds as follows:

THENCE N 40°26'19" E along the east line of said Lot 13 and the west line of Lot 12 a distance of 438.03 feet to a iron rod found for the northwest corner of said Lot 12 and a northeasterly corner of said Lot 13;

THENCE N 74°55'24" W along a curve to the left in the south right of way of Glacier Pass Lane having a radius of 60.00 feet a arc distance of 53.05 feet and a chord length of 51.34 feet to a point for the northeast corner of Lot 12 and the northwest corner of Lot 11;

THENCE N 47°46'05" E continuing along said curve to the left having a radius of 60.00 feet and a arc length of 66.98 feet a chord length of 63.55 feet to the beginning of a curve to the right;

HENCE N 55°54'19" E along said curve to the right having a radius of 15.00 feet a arc lengh of 21.00 feet a chord lengh of 19.33 feet to the beginning of a curve to the left;

THENCE S 80°57'14" E along said curve to the left having a radius of 438.00 feet and a arc lengh of 46.25 feet a chord lengh of 46.23 feet to a point for a corner;

THENCE S 77°55'44"E along the south right of way of Glacier Pass Lane a distance of 51.16 feet to iron rod found for the beginning of a curve to the right having a radius of 15.00 feet, a arc length of 23.56 feet, a cord length of 21.21 feet and a cord bearing of S 32°55'44" E;

THENCE S 32°55'44" E along said curve to the right a distance of 21.21 feet to a iron rod found in the west right of way of Denali Pass (64' ROW) and the end of this said curve to the right ;

THENCE S 12°04'16" E along said west right of way of Denali Pass a distance of 281.96 feet to a iron rod found, and being the beginning of a curve to the left having a radius of 502.00 feet, a arc length of 30.66 feet, a cord length 30.66 feet and a cord bearing of S 10°19'17"W ;

THENCE S 09°26'49" W E along said curve to the left and the said west right of way of Denali Pass and a east line of said lot 11 a distance of 30.66 feet to a iron rod set for the southeast corner of said lot 11;

THENCE S 06°21'02 along a curve to the left having a radius of 502.00 feet a arc lengh of 8.27 a chord lengh of 8.27 feet to a point for a corner in the west right of way of said Denali Pass;

THENCE S 05°52'43" W along the west right of way of of said Denali Pass and the east line of lot 10 a distance of 364.87 feet to a iron rod found, being the beginning of a curve to the right having a radius of 15.00 feet , a arc length of 23.56 feet , a cord length of 21.21 feet and a chord bearing of S 50°52'43" W;

THENCE S 05°52'43" W along said curve to the right a distance of 21.21 feet to a iron rod found for a corner in the north right of way of Polar Lane;

THENCE N 84°07'17" W along the north right of way of of said Polar Pass and the south line of lot 10 a distance of 63.99 feet to iron rod found, the beginning of a curve to the left having a radius of 502.00 feet, a arc length of 129.93 feet, a chord length of 129.57 feet, a chord bearing of N 88°27'49" W;

THENCE S 88°27'49" W along said curve to the left a distance of 129.57 feet to a iron rod found for a corner in the north right of way of Polar Lane, the beginning of a curve to the right having a radius of 15.00 feet, a arc length of 12.86 feet, a chord length of 12.47 feet , and a chord bearing of N 74°23'26" W;

THENCE N 74°23'26" W along said curve to the right a distance of 12.47 feet to a curve to the left having a radius of 15.00 feet, a arc length of 12.86 feet, a chord length of 12.47 feet and a chord bearing of N 74°23'26" W;

THENCE N 74°23'26" W along said curve to the left a distance of 12.47 feet to a iron rod found for a corner in the north right of way of Polar Lane and the beginning of a curve to the left having a radius of 60.00 feet, a arc length of 48.41 feet, a chord length of 47.11, a cord bearing of N 72°56'32" W;

THENCE N 72°56'32" W along said curve to the left a distance of 47.11 feet to a iron rod found for the southwest corner of said Lot 9 and the southeast corner of said Lot 8;
THENCE N 06°03'19" W along the west line of said Lot 9 and the east line of said Lot 8 a distance of 357.06 feet to a point for a corner;

THENCE S 85°56'52" W along a north line of said lot 8 and a south line of said Lot 12 a distance of 109.67 feet to the POINT OF BEGINNING and containing 5.095 acres of land more or less.

Scale: 1"= 100'	Date: 12-17-2007
Field Book:	Disk:
Drawn by: TT	
File Name: 04-126 amended 9-12	
Approved by: SW	
Project No.: 04-126	

SHEET 2 OF 2

Breakaway Park Section 6

3DS, Inc.
Land Surveyors
G.P.S. Services
Subdivisions - Topographic
Construction - Commercial - Boundaries
3DS Three Dimensional Services
101 Jonathan Drive, Ste 3
Liberty Hill, Texas 78642
(512) 515-5888
Fax 515-5878

CABINET EE SLIDE 100 DOC.# 20080000165

PHOTOGRAPHIC MYLAR

CABINET EE

SLIDE 101

GENERAL NOTES:

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES

REVISED REVISED MARCH 26, 2007

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 SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. 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. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT-VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. 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.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0325D FOR WILLIAMSON CO., EFFECTIVE JANUARY 3, 1997.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIERED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
21. PRIOR TO SUBDIVISION / SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION / SITE REGISTRATION THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA)
22. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALL STREETS, GLACIER PASS LANE, DENALI PASS AND POLAR LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
23. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 60% OF PARCEL FRONTAGE OR 100-FEET OF AN INTERSECTING RIGHT-OF-WAY.
24. THIS PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE SILVERADO MASTER PARK PLAN, DOCUMENT NO. 2001073236.
25. PHT PAYMENTS PER THE ACCEPTED TRAFFIC IMPACT STUDY FINAL REPORT FOR THE SILVERADO MASTER PLANNED COMMUNITY. REVISED AUGUST 30,2001, SHALL BE MADE TO THE CITY OF CEDAR PARK PRIOR TO BUILDING PERMIT ISSUANCE.

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

THAT SILENE INVESTMENTS, LTD., OWNER OF BREAKAWAY PARK SECTION IV, ORGINIZED AND EXISTING UNDER THE LAWS OF TEXAS, HAVING AN OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH HENK MORELISSE, JR., AND BEING THE OWNERS OF THAT CERTAIN 5.095 ACRES TRACT OF LAND OUT OF AND A PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT #2006022575, CORRECTED IN #2005037466, WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.095 ACRES OF LAND , IN ACCORDANCE WITH THE MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS BREAKAWAY PARK SECTION 6, AMENDED PLAT OF LOTS 9,10,11, & 12 BLOCK "A", AND HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 21st DAY OF December, 20 07 A.D.

BREAKAWAY PARK SECTION IV, LTD.
BY: SILENE INVESTMENTS, LTD., GENERAL PARTNER
c/o POHL, BROWN & ASSOCIATES, INC.
13809 RESEARCH BOULEVARD, SUITE 1000
AUSTIN, TX 78750

BY: _____
HENK MORELISSE, JR.

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENK MORELISSE, JR. 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 21st DAY OF December, 20 07, A.D.

Amy Michelle Frank
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Amy Michelle Frank MY COMMISSION EXPIRES ON November 02, 2008
PRINTED NAME OF NOTARY

AMY MICHELLE FRANK
Notary Public, State of Texas
My Commission Expires
November 02, 2008

APPROVED THIS THE 28th DAY OF December, 20 07, A.D. BY THE DIRECTOR OF PLANNING OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BY: _____ for
DIANE SMITH
DIRECTOR OF PLANNING
CITY OF CEDAR PARK

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 2ND DAY OF JANUARY, 20 08 A.D. AT 5:00 O'CLOCK P. M. AND WAS DULY RECORDED ON THIS THE 2ND DAY OF JANUARY, 2008 A.D. AT 11:15 O'CLOCK A. M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET EE, SLIDES 100 AND 101.

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

BY: _____ WILLIAM WEHRING, DEPUTY
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	502.00'	75.49'	75.42'	N89°03'15"W	08°36'57"	37.82'	11°24'49"
C2	438.00'	82.25'	82.13'	N87°58'56"W	10°45'35"	41.25'	13°04'52"
C3	502.00'	138.81'	138.37'	N76°49'29"W	15°50'36"	69.85'	11°24'49"
C4	438.00'	112.38'	112.07'	N75°15'08"W	14°42'01"	56.50'	13°04'52"
C5	502.00'	8.77'	8.77'	N68°24'09"W	01°00'03"	4.38'	11°24'49"
C6	502.00'	142.11'	141.63'	S76°00'43"E	16°13'09"	71.53'	11°24'49"
C7	438.00'	42.34'	42.32'	S70°40'17"E	05°32'17"	21.18'	13°04'52"
C8	438.00'	81.55'	81.53'	S78°46'51"E	10°40'52"	40.94'	13°04'52"
C9	15.00'	23.56'	21.21'	N39°07'17"W	90°00'00"	15.00'	21°58'19"
C10	15.00'	23.56'	21.21'	S50°52'43"W	90°00'00"	15.00'	21°58'19"
C11	438.00'	109.91'	109.62'	N88°41'24"E	14°22'37"	55.24'	13°04'52"
C12	502.00'	129.93'	129.57'	N88°27'49"E	14°49'48"	65.33'	11°24'49"
C14	15.00'	12.86'	12.47'	N74°23'26"W	49°07'19"	6.86'	21°58'19"
C15	15.00'	14.05'	13.54'	N54°40'35"E	53°39'02"	7.59'	21°58'19"
C16	60.00'	48.41'	47.11'	S72°56'32"E	46°13'33"	25.61'	95°29'35"
C17	60.00'	53.75'	51.97'	N58°16'45"E	51°19'52"	28.83'	95°29'35"
C18	60.00'	97.63'	87.21'	N14°00'02"W	93°13'43"	63.48'	95°29'35"
C19	60.00'	95.85'	85.98'	S73°37'05"W	91°32'02"	61.63'	95°29'35"
C20	502.00'	30.66'	30.66'	S 10°19'17" W	03°29'59"	15.34'	11°24'49"
C21	438.00'	27.79'	27.79'	N 10°15'12" E	03°38'08"	13.90'	13°04'52"
C22	438.00'	19.55'	19.55'	N 07°09'26" E	02°33'25"	9.78'	13°04'52"
C23	60.00'	66.98'	63.55'	S47°46'05"W	63°57'24"	37.46'	95°29'35"
C24	60.00'	53.05'	51.34'	N74°55'24"W	50°39'38"	28.40'	95°29'35"
C25	60.00'	51.03'	49.50'	N25°13'48"W	48°43'34"	27.17'	95°29'35"
C26	60.00'	76.38'	71.32'	N35°36'03"E	72°56'08"	44.35'	95°29'35"
C27	60.00'	14.17'	14.14'	N78°50'11"E	13°32'07"	7.12'	95°29'35"
C28	505.17'	95.02'	94.88'	S86°16'54"E	10°46'39"	47.65'	11°20'31"
C29	499.11'	43.16'	43.14'	S80°22'59"E	04°57'15"	21.59'	11°28'47"
C30	438.00'	46.25'	46.23'	S80°57'14"E	06°03'01"	23.15'	13°04'52"
C31	15.00'	21.00'	19.33'	N55°54'19"E	80°13'52"	12.64'	21°58'19"
C32	15.00'	23.56'	21.21'	S57°04'16"W	90°00'00"	15.00'	21°58'19"
C33	15.00'	23.56'	21.21'	S32°55'44"E	90°00'00"	15.00'	21°58'19"
C34	15.00'	23.56'	21.21'	N57°04'16"E	90°00'00"	15.00'	21°58'19"
C35	15.00'	23.56'	21.21'	N32°55'44"W	90°00'00"	15.00'	21°58'19"
C36	438.00'	144.51'	143.85'	S02°37'10"W	18°54'11"	72.92'	13°04'52"
C37	502.00'	100.73'	100.56'	S01°05'01"E	11°29'47"	50.53'	11°24'49"
C38	502.00'	64.89'	64.85'	S08°22'04"W	07°24'24"	32.49'	11°24'49"
C39	438.00'	144.51'	143.85'	N87°22'50"W	18°54'11"	72.92'	13°04'52"
C40	502.00'	165.62'	164.87'	N87°22'50"W	18°54'11"	83.57'	11°24'49"

SHEET 2 OF 2

Scale: 1"= 100' Date: 12-17-2007
Field Book: Disk:
Drawn by: TT
File Name: 04-126amended 1STCOM..
Approved by: SW
Project No.: 04-126

Breakaway Park Section 6

3DS, Inc.
Land Surveyors
G.P.S. Services
Subdivisions · Topographic
Construction · Commercial · Boundaries
Three Dimensional Services
101 Jonathan Drive, Ste 3
Liberty Hill, Texas 78642
(512) 515-5888
Fax 515-5878

PLAT 2008035773
2 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: BREAKAWAY PARK SECTION IV, LTD
SILENE INVESTMENTS, LTD, GENERAL PARTNER
HENK MORELISSE, JR., MANAGER

SUBDIVISION NAME: BREAKAWAY PARK SECTION 6, AMENDED PLAT OF LOTS 8, 12 AND 13, BLOCK A

PLAT RECORDED IN: CABINET EE SLIDES 283 AND 284

PROPERTY IS DESCRIBED AS: A 5.211 ACRE TRACT OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NUMBER 179, OF WILLIAMSON COUNTY, BEING LOTS 8, 12, AND 13, BLOCK A, BREAKAWAY PARK SECTION 6.

Reference: CABINET BB SLIDES 244-245
2005037466

HAND TO: CITY OF CEDAR PARK; AMY LINK, (512) 401-5056

INSTRUMENT DATE: APRIL 8, 2008

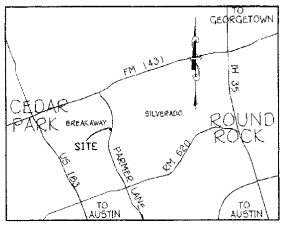
FILE DATE: MAY 8, 2008

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2008035773
Nancy E. Rister
05/08/2008 10:13 AM
WEHLING $111.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

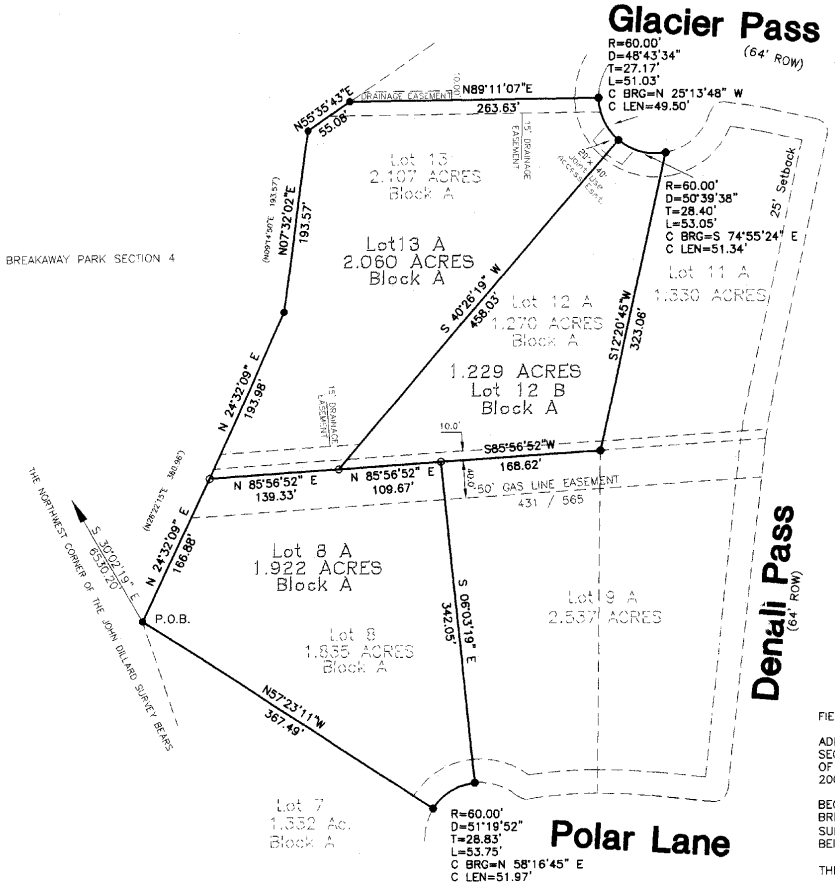
PHOTOGRAPHIC MYLAR

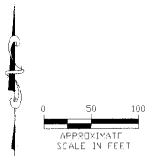
BREAKAWAY PARK SECTION 6
AMENDED PLAT OF LOTS 8,12 & 13 BLOCK A



SITE MAP

OWNERS: BREAKAWAY PARK SECTION IV, LTD.
ADDRESS: 13809 RESEARCH BLVD STE. 1000
AUSTIN, TX 78750
PHONE: (512) 335-5577 FAX: (512) 335-1309
ACREAGE: 5.211
SURVEY: JOHN DILLARD SURVEY, ABSTRACT NO. 179
NUMBER OF LOTS AND PROPOSED USE (IF MORE THAN ONE USE IS PLANNED FOR THE LOTS, PROVIDE LAND USE SUMMARY SHOWING # OF LOTS ARE PLANNED FOR EACH USE):
3 LOTS
LINEAR FEET OF STREETS:
SURVEYOR: 3DS - LAND SURVEYORS - STEVE WOMACK (SURVEYOR)
PHONE: (512) 515-5888 FAX: (512) 515-5878
ENGINEER: ROBERT L. KOSTER, P.E.
PHONE: FAX:





● IRON ROD FOUND
O IRON ROD SET

A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS. A 5' 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' P.U.E. IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A 7 1/2' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS FROM TIME TO TIME EXISTING WITHIN THE LOTS COVERED BY THIS SUBDIVISION PLAT.

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

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HERE IS NOT WITHIN A 100 YEAR FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48491C 0325D, EFFECTIVE JANUARY 3, 1997 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPER 12, SECTION 12.08 OF THE CITY CODE OF CEDAR PARK, TEXAS. THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

3-27-2008

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

FIELD NOTES

ADMENDED LOTS 8, 12 AND 13, BLOCK A, 5.211 ACRES OF LAND, BREAKAWAY PARK SECTION 6, SITUATED IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 A PORTION OF A 35.096 ACRE TRACT RECORDED IN CABINET BB, SLIDE 244, DOCUMENT NO. 2006022575 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING AT AN IRON ROD FOUND FOR THE WESTERN CORNER OF LOT 8, BLOCK A, BREAKAWAY PARK SECTION 6 WHICH THE NORTHWEST CORNER OF THE JOHN DILLARD SURVEY ABSTRACT NO. 179, BEARS N 30°02'19" W A DISTANCE OF 6530.20 FEET, POINT BEING THE POINT-OF-BEGINNING OF THE HERIN DESCRIBED TRACT OF LAND;

THENCE N24°32'09"E FOR A DISTANCE OF 166.88 FEET TO AN IRON ROD SET;

THENCE N24°32'09"E FOR A DISTANCE OF 193.98 FEET TO AN IRON ROD FOUND;

THENCE N07°32'02"E FOR A DISTANCE OF 193.57 FEET TO AN IRON ROD FOUND;

THENCE N55°35'43"E FOR A DISTANCE OF 55.08 FEET TO AN IRON ROD FOUND;

THENCE N89°11'07"E FOR A DISTANCE OF 263.63 FEET TO AN IRON ROD FOUND;

THENCE S25°13'48"E FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 48°43'34" AND A CHORD DISTANCE OF 49.50 FEET TO AN IRON ROD FOUND;

THENCE S74°55'24"E FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 50°39'38" AND A CHORD DISTANCE OF 51.34 FEET TO AN IRON ROD FOUND;

THENCE S12°20'45"W FOR A DISTANCE OF 323.06 FEET TO AN IRON ROD FOUND;

THENCE S85°56'52"W FOR A DISTANCE OF 168.62 FEET TO AN IRON ROD SET;

THENCE S06°03'19"E FOR A DISTANCE OF 342.05 FEET TO AN IRON ROD FOUND;

THENCE S58°16'45"W FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 51°19'52" AND A CHORD DISTANCE OF 51.97 FEET TO AN IRON ROD FOUND;

THENCE N57°23'11"W FOR A DISTANCE OF 367.49 FEET TO THE POINT-OF--BEGINNING CONTAINING 5.211 ACRES OF LAND MORE OR LESS.

Scale: 1"= 100' Date: 3-27-2008	
Field Book: Disk:	
Drawn by: TT REVISED BY CORY	
File Name: 04-126 amended	
Approved by: SW	
Project No.: 04-126	

SHEET 2 OF 2

Breakaway Park Section 6
Williamson County, Texas

3DS, Inc.
Land Surveyors
G.P.S. Services
Subdivisions · Topographic
Construction · Commercial · Boundaries
Three Dimensional Services
(512) 515-5888
Fax 515-5878
101 Jonathan Drive, Ste 3
Liberty Hill, Texas 78642

CABINET EE
SLIDE 283
DOC.# 200803577

PHOTOGRAPHIC MYLAR

CABINET EE

SLIDE 284

GENERAL NOTES:

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES

REVISED REVISED MARCH 26, 2007

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 SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. 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. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. 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.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0325D FOR WILLIAMSON CO., EFFECTIVE JANUARY 3, 1997.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIERED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
21. PRIOR TO SUBDIVISION / SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION / SITE REGISTRATION THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA)
22. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALL STREETS, GLACIER PASS LANE AND POLAR LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
23. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 60% OF PARCEL FRONTAGE OR 100-FEET OF AN INTERSECTING RIGHT-OF-WAY.
24. THIS PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE SILVERADO MASTER PARK PLAN, DOCUMENT NO. 2001073236.
25. PHT PAYMENTS PER THE ACCEPTED TRAFFIC IMPACT STUDY FINAL REPORT FOR THE SILVERADO MASTER PLANNED COMMUNITY. REVISED AUGUST 30,2001, SHALL BE MADE TO THE CITY OF CEDAR PARK PRIOR TO BUILDING PERMIT ISSUANCE.

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

THAT SILENE INVESTMENTS, LTD., OWNER OF BREAKAWAY PARK SECTION IV, ORGINIZED AND EXISTING UNDER THE LAWS OF TEXAS, HAVING AN OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH HENK MORELISSE, JR., AND BEING THE OWNERS OF THAT CERTAIN 5.211 ACRES TRACT OF LAND OUT OF AND A PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT #2006022575, CORRECTED IN #2005037466, WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.211 ACRES OF LAND , IN ACCORDANCE WITH THE MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS BREAKAWAY PARK SECTION 6, AMENDED PLAT OF LOTS 8, 12, & 13, BLOCK "A", AND HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 8 DAY OF April , 2008 A.D.

BREAKAWAY PARK SECTION IV, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: SILENE INVESTMENTS,
GENERAL PARTNER

BY: _____
HENK MORELISSE, JR. MANAGER

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENK MORELISSE, JR. 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 8 DAY OF April , 2008, A.D.

Gina M Tingley
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Gina M. Tingley MY COMMISSION EXPIRES ON 12-12-09
PRINTED NAME OF NOTARY

GINA M. TINGLEY
MY COMMISSION EXPIRES
December 12, 2009

APPROVED THIS THE 30th DAY OF April 20 08, A.D. BY THE DIRECTOR OF PLANNING OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BY: Duane Smith
DUANE SMITH
DIRECTOR OF PLANNING
CITY OF CEDAR PARK

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 7TH DAY OF MAY, 20 08 A.D. AT 3:16 O'CLOCK P. M. AND WAS DULY RECORDED ON THIS THE 8TH DAY OF MAY 20 08 A.D. AT 10:13 O'CLOCK A. M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET EE, SLIDES 283 AND 284.

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

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
WILLIAM WEMLING, DEPUTY

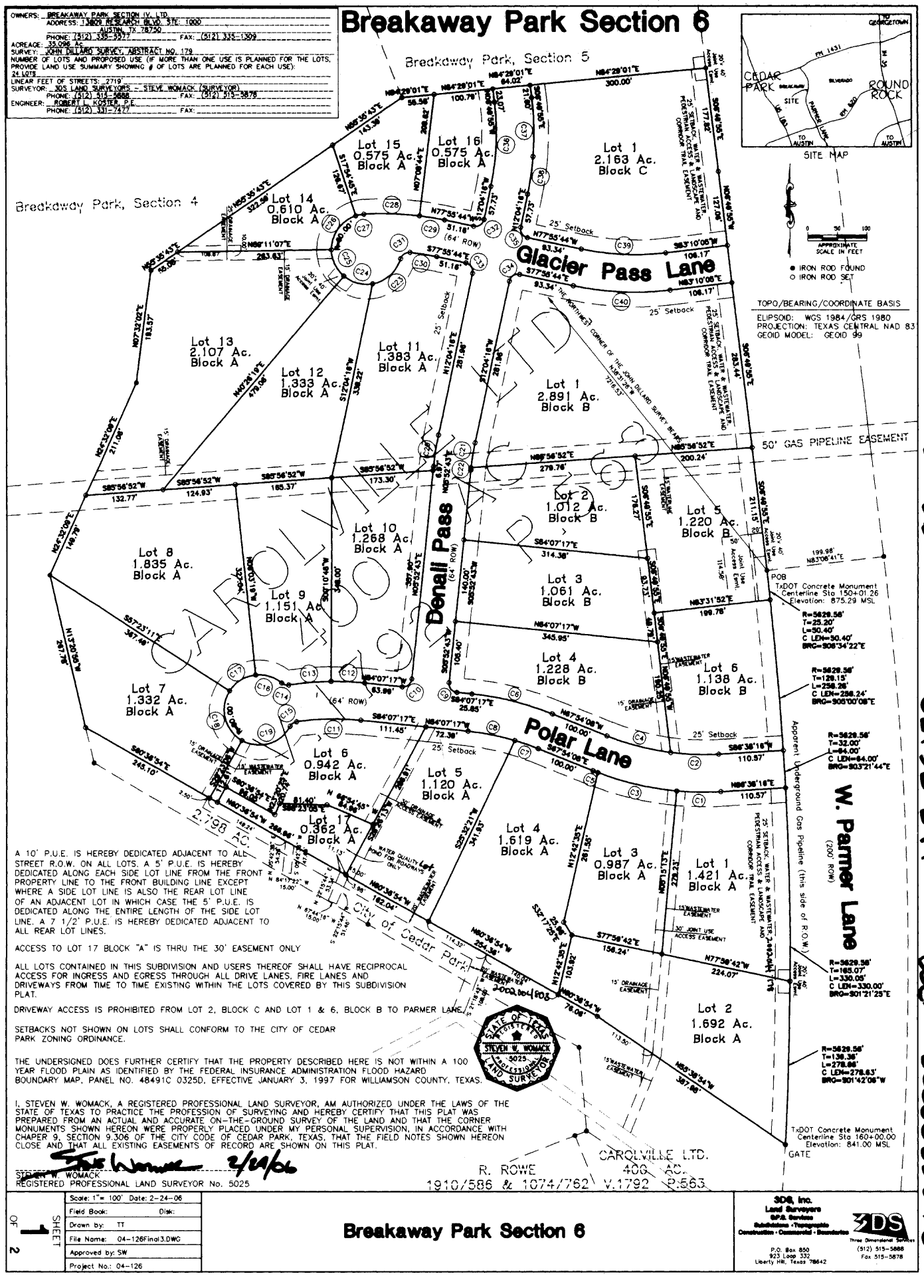
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

SHT 2 OF 2

Scale: 1"= 100' Date: 3-27-2008
Field Book: Disk:
Drawn by: TT REVISED BY CORY
File Name: 04-126amended
Approved by: SW
Project No.: 04-126

Breakaway Park Section 6
Williamson County, Texas

3DS, Inc.
Land Surveyors
G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries
Three Dimensional Services
101 Jonathan Drive, Ste 3
Liberty Hill, Texas 78642
(512) 515-5888
Fax 515-5878



CABINET BB SLIDE 244 Doc. # 2006022575

PHOTOGRAPHIC OFFICE

GENERAL NOTES:

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES

REVISED JUNE, 2004

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 SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. 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. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. 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.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0325D FOR WILLIAMSON CO., EFFECTIVE JANUARY 3, 1997.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. EROSION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT, TO THE STANDARDS OF THE CITY OF CEDAR PARK.
21. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
22. STORM WATER DETENTION IS PROVIDED IN THE OFFSITE SILVERADO SPRINGS DETENTION POND TC-1, DESIGN BY TURNER, COLLIE & BRADEN INC., JOB NO. 052.222050.0001 AND APPROVED BY THE CITY OF CEDAR PARK. IN A LETTER REPORT DATED MAY 17, 2002, TC &B PRESENTS THEIR ANALYSIS AS AN EXTENSION OF THE ORIGINAL SILVERADO DRAINAGE MASTER PLAN, DATED SEPTEMBER 2001.
23. BUILDING SETBACKS NOT SHOWN ON THIS PLAT SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
24. THIS SUBDIVISION IS REQUIRED TO COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
25. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK 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.
26. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, DENALI PASS, POLAR LANE, GLACIER PASS LANE AND PARMER LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
27. THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.
28. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
29. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY DEVELOPMENT IN THIS SUBDIVISION UNTIL WATER AND WASTEWATER SERVICE IS PROVIDED IN ACCORDANCE WITH THE UTILITY PLAN FOR THIS SUBDIVISION ON FILE WITH THE CITY OF CEDAR PARK.
30. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 60% OF PARCEL FRONTAGE OR 100-FEET OF AN INTERSECTING RIGHT-OF-WAY.
31. THIS PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE SILVERADO MASTER PARK PLAN, DOCUMENT NO. 2001073236.
32. PHT PAYMENTS PER THE ACCEPTED TRAFFIC IMPACT STUDY FINAL REPORT FOR THE SILVERADO MASTER PLANNED COMMUNITY, REVISED AUGUST 30,2001, SHALL BE MADE TO THE CITY OF CEDAR PARK PRIOR TO BUILDING PERMIT ISSUANCE.

EXHIBIT "A"

FIELD NOTES

35.096 ACRES OF LAND SITUATED IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 IN WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A 1,000 ACRE TRACT CONVEYED TO CAROLVILLE, LTD. BY INSTRUMENT OF RECORD IN VOLUME 1792, PAGE 563 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING at a TxDOT highway monument (sta 150+01.26) found on the west right-of-way of West Parmer Lane, for a point on the east line of the herein described tract;

THENCE with a curve to the right whose radius = 5629.58 feet, tangents = 492.03 feet, arc = 981.56 feet and whose chord bears S 01 deg 50 min 04 sec E 980.32 feet to a Concrete Monument, for the southeast corner of the herein described tract;

THENCE N 55 deg 38 min 54 sec W 387.98 feet to an iron rod set and N 80 deg 36 min 54 sec W 1004.52 feet to an iron rod set on the easterly line of Breakaway Park, Section 4, for the southmost southwesterly corner of the herein described tract;

THENCE with the easterly line of the said subdivision the following (5) courses and distances:
1. N 13 deg 20 min 55 sec W 267.78 feet to an iron rod found.
2. N 24 deg 42 min 09 sec E 123.67 feet to an iron rod set.
3. N 24 deg 42 min 09 sec E 237.18 feet to an iron rod found.
4. N 14 deg 17 min 02 sec E 193.57 feet to an iron rod found.
5. N 55 deg 35 min 43 sec E 521.06 feet to an iron rod found at the southwest corner of the proposed Breakaway Park, Section 5, for the northwest corner of the herein described tract;

THENCE N 84 deg 28 min 01 sec E 520.39 feet to an iron rod set on the said right-of-way, for the northeast corner of the herein described tract;

THENCE with the said right-of-way the following (2) courses and distances:
1. S 06 deg 31 min 59 sec E 686.63 feet to an iron rod set.
2. S 06 deg 49 min 55 sec E 176.85 feet to the Point of Beginning, containing 35.096 acres of land, more or less.

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

THAT AMARLY, LTD. THE GENERAL PARTNER OF BREAKAWAY PARK SECTION IV, LTD, ACTING HEREIN BY AND THROUCH ITS ATTORNEY IN FACT FOR CHRISTIAN WANNER, DIRECTOR; WILLIAM B. POHL, BEING THE OWNER OF 35.096 ACRES OF LAND OUT OF THE JOHN DILLARD SURVEY, ABSTRACT NO. 179, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE 400 ACRE TRACT RECORDED IN VOLUME 1792, PAGE 563, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 35.096 ACRE PORTION OF SAID TRACTS IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "BREAKAWAY PARK, SECTION 6", PURSUANT TO CHAPTER 9 OF THE CEDAR PARK CODE AND CHAPTER 212.014, TEXAS LOCAL GOVERNMENT CODE, AND DOES HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER AND ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. I HEREBY ACKNOWLEDGE THAT AMARLY, LTD. THE GENERAL PARTNER OF BREAKAWAY PARK SECTION IV, LTD, IS THE SOLE OWNERS OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

WITNESS MY HAND THIS THE 16th DAY OF December, 20 05 A.D.

BREAKAWAY PARK SECTION IV, LTD.
BY: AMARLY, LTD., GENERAL PARTNER
C/O POHL, BROWN & ASSOCIATES, INC.
13809 RESEARCH BOULEVARD, SUITE 1000
AUSTIN, TX 78750

BY: _____
WILLIAM B. POHL, ATTORNEY IN FACT FOR CHRISTIAN WANNER, DIRECTOR

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM B. POHL, 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 16 DAY OF December, 2005, A.D.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

GINA M. TINGLEY
MY COMMISSION EXPIRES
December 12, 2009

Gina M Tingley
PRINTED NAME OF NOTARY MY COMMISSION EXPIR

APPROVED THIS THE 20th DAY OF December, 2005 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.

_____ ATTEST: _____
MICHAEL PEREZ, CHAIR
PLANNING AND ZONING COMMISSION,
CITY OF CEDAR PARK, TEXAS

PLANNING AND ZONING COMMISSION, Darrell Zawacki
CITY OF CEDAR PARK, TEXAS

I, BOB LEMON, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY APPROVE AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS IN THE PLAT RECORDS OF SAID COUNTY.

_____ ATTEST: _____
BOB LEMON, MAYOR
CITY OF CEDAR PARK, TEXAS

LeANN M. QUINN, CITY SECRETARY
CITY OF CEDAR PARK, TEXAS

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 20TH DAY OF MARCH A.D. 20 06 AND WAS DULY RECORDED ON THIS THE 24TH DAY OF MARCH A.D. 20 06 AT 9:06 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET BB, SLIDES 244 AND 245

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

BY: Paul H. Davis, DEPUTY
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	502.00'	75.49'	75.42'	N69°03'15"W	08°36'57"	37.82'	11°24'49"
C2	438.00'	82.25'	82.13'	N87°58'56"W	10°45'35"	41.25'	13°04'52"
C3	502.00'	138.81'	138.37'	N76°46'29"W	15°50'38"	69.85'	11°24'49"
C4	438.00'	112.38'	112.07'	N75°15'08"W	14°42'01"	56.50'	13°04'52"
C5	502.00'	8.77'	8.77'	N68°24'08"W	01°00'03"	4.38'	11°24'49"
C6	502.00'	142.11'	141.63'	S76°00'43"E	16°13'09"	71.53'	11°24'49"
C7	438.00'	42.34'	42.32'	S70°40'17"E	05°32'17"	21.18'	13°04'52"
C8	438.00'	81.65'	81.53'	S78°46'51"E	10°40'52"	40.94'	13°04'52"
C9	15.00'	23.56'	21.21'	N39°07'17"W	90°00'00"	15.00'	21°58'19"
C10	15.00'	23.56'	21.21'	S50°52'43"W	90°00'00"	15.00'	21°58'19"
C11	438.00'	109.91'	109.62'	N88°41'24"E	14°22'37"	55.24'	13°04'52"
C12	502.00'	57.29'	57.26'	S87°21'27"E	06°32'20"	28.68'	11°24'49"
C13	502.00'	72.64'	72.58'	N85°11'38"E	08°17'28"	36.36'	11°24'49"
C14	15.00'	12.86'	12.47'	N74°23'28"W	49°07'19"	6.86'	21°58'19"
C15	15.00'	14.05'	13.54'	N54°40'38"E	53°38'02"	7.59'	21°58'19"
C16	60.00'	48.41'	47.11'	S72°54'32"E	46°13'33"	25.61'	95°29'35"
C17	60.00'	53.75'	51.97'	N58°18'45"E	51°19'52"	28.83'	95°29'35"
C18	60.00'	97.83'	87.21'	N14°00'02"W	93°13'43"	63.48'	95°29'35"
C19	60.00'	95.85'	85.98'	S73°37'06"W	91°32'02"	61.63'	95°29'35"
C20	502.00'	54.26'	54.23'	N06°58'29"E	06°11'33"	27.15'	11°24'49"
C21	438.00'	43.10'	43.08'	N06°13'08"E	05°38'16"	21.57'	13°04'52"
C22	438.00'	4.24'	4.24'	N00°09'21"E	00°33'17"	2.12'	13°04'52"
C23	60.00'	66.96'	63.55'	S47°46'05"W	63°57'24"	37.46'	95°29'35"
C24	60.00'	53.05'	51.34'	N74°55'24"W	50°39'38"	28.40'	95°29'35"
C25	60.00'	51.03'	49.50'	N25°13'48"W	48°43'34"	27.17'	95°29'35"
C26	60.00'	76.38'	71.32'	N38°36'53"E	72°56'08"	44.35'	95°29'35"
C27	60.00'	14.17'	14.14'	N78°50'11"E	13°32'07"	7.12'	95°29'35"
C28	505.17'	95.02'	94.88'	S88°18'54"E	10°46'39"	47.65'	11°20'31"
C29	499.11'	43.16'	43.14'	S80°22'56"E	04°57'15"	21.59'	11°28'47"
C30	438.00'	46.25'	46.23'	S80°57'14"E	06°03'01"	23.15'	13°04'52"
C31	15.00'	21.00'	19.33'	N55°54'19"E	80°13'52"	12.84'	21°58'19"
C32	15.00'	23.56'	21.21'	S57°04'16"W	90°00'00"	15.00'	21°58'19"
C33	15.00'	23.56'	21.21'	S32°55'44"E	90°00'00"	15.00'	21°58'19"
C34	15.00'	23.56'	21.21'	N57°04'16"E	90°00'00"	15.00'	21°58'19"
C35	15.00'	23.56'	21.21'	N32°55'44"W	90°00'00"	15.00'	21°58'19"
C36	438.00'	144.51'	143.85'	S02°37'10"W	18°54'11"	72.92'	13°04'52"
C37	502.00'	100.73'	100.56'	S01°05'01"E	11°29'47"	50.53'	11°24'49"
C38	502.00'	64.89'	64.85'	S08°22'04"W	07°24'24"	32.49'	11°24'49"
C39	438.00'	144.51'	143.85'	N87°22'50"W	18°54'11"	72.92'	13°04'52"
C40	502.00'	165.62'	164.87'	N87°22'50"W	18°54'11"	83.57'	11°24'49"

SHEET 2 OF 2

Scale: 1"= 100'	Date: 12/15/05
Field Book:	Disk:
Drawn by: TT	
File Name: 04-126Final3.DWG	
Approved by: SW	
Project No.: 04-126	

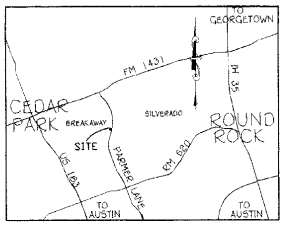
Breakaway Park Section 6

3DS, Inc.
Land Surveyors
G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries
Three Dimensional Services
P.O. Box 850
923 Loop 332
Liberty Hill, Texas 78642
(512) 515-5888
Fax 515-5878

CABINET BB SLIDE 245

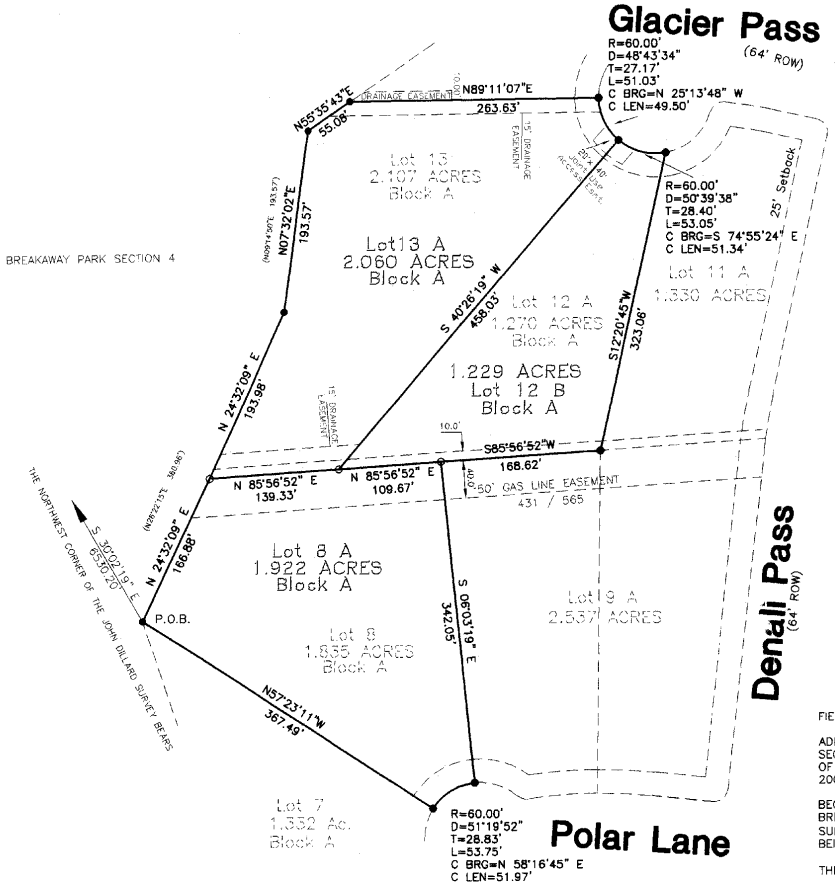
PHOTOGRAPHIC MYLAR

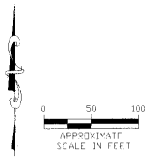
BREAKAWAY PARK SECTION 6
AMENDED PLAT OF LOTS 8,12 & 13 BLOCK A



SITE MAP

OWNERS: BREAKAWAY PARK SECTION IV, LTD.
ADDRESS: 13809 RESEARCH BLVD STE. 1000
AUSTIN, TX 78750
PHONE: (512) 335-5577 FAX: (512) 335-1309
ACREAGE: 5.211
SURVEY: JOHN DILLARD SURVEY, ABSTRACT NO. 179
NUMBER OF LOTS AND PROPOSED USE (IF MORE THAN ONE USE IS PLANNED FOR THE LOTS, PROVIDE LAND USE SUMMARY SHOWING # OF LOTS ARE PLANNED FOR EACH USE):
3 LOTS
LINEAR FEET OF STREETS:
SURVEYOR: 3DS - LAND SURVEYORS - STEVE WOMACK (SURVEYOR)
PHONE: (512) 515-5888 FAX: (512) 515-5878
ENGINEER: ROBERT L. KOSTER, P.E.
PHONE: FAX:





● IRON ROD FOUND
O IRON ROD SET

A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS. A 5' 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' P.U.E. IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. A 7 1/2' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

ALL LOTS CONTAINED IN THIS SUBDIVISION AND USERS THEREOF SHALL HAVE RECIPROCAL ACCESS FOR INGRESS AND EGRESS THROUGH ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS FROM TIME TO TIME EXISTING WITHIN THE LOTS COVERED BY THIS SUBDIVISION PLAT.

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

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HERE IS NOT WITHIN A 100 YEAR FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48491C 0325D, EFFECTIVE JANUARY 3, 1997 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPER 12, SECTION 12.08 OF THE CITY CODE OF CEDAR PARK, TEXAS. THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

3-27-2008

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

FIELD NOTES

ADMENDED LOTS 8, 12 AND 13, BLOCK A, 5.211 ACRES OF LAND, BREAKAWAY PARK SECTION 6, SITUATED IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179 A PORTION OF A 35.096 ACRE TRACT RECORDED IN CABINET BB, SLIDE 244, DOCUMENT NO. 2006022575 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEGINNING AT AN IRON ROD FOUND FOR THE WESTERN CORNER OF LOT 8, BLOCK A, BREAKAWAY PARK SECTION 6 WHICH THE NORTHWEST CORNER OF THE JOHN DILLARD SURVEY ABSTRACT NO. 179, BEARS N 30°02'19" W A DISTANCE OF 6530.20 FEET, POINT BEING THE POINT-OF-BEGINNING OF THE HERIN DESCRIBED TRACT OF LAND;

THENCE N24°32'09"E FOR A DISTANCE OF 166.88 FEET TO AN IRON ROD SET;

THENCE N24°32'09"E FOR A DISTANCE OF 193.98 FEET TO AN IRON ROD FOUND;

THENCE N07°32'02"E FOR A DISTANCE OF 193.57 FEET TO AN IRON ROD FOUND;

THENCE N55°35'43"E FOR A DISTANCE OF 55.08 FEET TO AN IRON ROD FOUND;

THENCE N89°11'07"E FOR A DISTANCE OF 263.63 FEET TO AN IRON ROD FOUND;

THENCE S25°13'48"E FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 48°43'34" AND A CHORD DISTANCE OF 49.50 FEET TO AN IRON ROD FOUND;

THENCE S74°55'24"E FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 50°39'38" AND A CHORD DISTANCE OF 51.34 FEET TO AN IRON ROD FOUND;

THENCE S12°20'45"W FOR A DISTANCE OF 323.06 FEET TO AN IRON ROD FOUND;

THENCE S85°56'52"W FOR A DISTANCE OF 168.62 FEET TO AN IRON ROD SET;

THENCE S06°03'19"E FOR A DISTANCE OF 342.05 FEET TO AN IRON ROD FOUND;

THENCE S58°16'45"W FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 51°19'52" AND A CHORD DISTANCE OF 51.97 FEET TO AN IRON ROD FOUND;

THENCE N57°23'11"W FOR A DISTANCE OF 367.49 FEET TO THE POINT-OF--BEGINNING CONTAINING 5.211 ACRES OF LAND MORE OR LESS.

Scale: 1"= 100' Date: 3-27-2008	
Field Book: Disk:	
Drawn by: TT REVISED BY CORY	
File Name: 04-126 amended	
Approved by: SW	
Project No.: 04-126	

SHEET 2 OF 2

Breakaway Park Section 6
Williamson County, Texas

3DS, Inc.
Land Surveyors
G.P.S. Services
Subdivisions · Topographic
Construction · Commercial · Boundaries
Three Dimensional Services
(512) 515-5888
Fax 515-5878
101 Jonathan Drive, Ste 3
Liberty Hill, Texas 78642

CABINET EE
SLIDE 283
DOC.# 200803577

PHOTOGRAPHIC MYLAR

CABINET EE

SLIDE 284

GENERAL NOTES:

PUBLIC WORKS DEPARTMENT
STANDARD PLAT NOTES

REVISED REVISED MARCH 26, 2007

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 SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. 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. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
7. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
8. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
12. 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.
13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL # 48491C0325D FOR WILLIAMSON CO., EFFECTIVE JANUARY 3, 1997.
17. TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED AS REQUIRED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING OR COLLECTOR STREET.
19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.
20. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIERED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
21. PRIOR TO SUBDIVISION / SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION / SITE REGISTRATION THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA)
22. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALL STREETS, GLACIER PASS LANE AND POLAR LANE. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
23. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 60% OF PARCEL FRONTAGE OR 100-FEET OF AN INTERSECTING RIGHT-OF-WAY.
24. THIS PLAT SHALL BE DEVELOPED IN COMPLIANCE WITH THE SILVERADO MASTER PARK PLAN, DOCUMENT NO. 2001073236.
25. PHT PAYMENTS PER THE ACCEPTED TRAFFIC IMPACT STUDY FINAL REPORT FOR THE SILVERADO MASTER PLANNED COMMUNITY. REVISED AUGUST 30,2001, SHALL BE MADE TO THE CITY OF CEDAR PARK PRIOR TO BUILDING PERMIT ISSUANCE.

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

THAT SILENE INVESTMENTS, LTD., OWNER OF BREAKAWAY PARK SECTION IV, ORGINIZED AND EXISTING UNDER THE LAWS OF TEXAS, HAVING AN OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH HENK MORELISSE, JR., AND BEING THE OWNERS OF THAT CERTAIN 5.211 ACRES TRACT OF LAND OUT OF AND A PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT #2006022575, CORRECTED IN #2005037466, WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 5.211 ACRES OF LAND , IN ACCORDANCE WITH THE MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS BREAKAWAY PARK SECTION 6, AMENDED PLAT OF LOTS 8, 12, & 13, BLOCK "A", AND HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 8 DAY OF April , 2008 A.D.

BREAKAWAY PARK SECTION IV, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: SILENE INVESTMENTS,
GENERAL PARTNER

BY: _____
HENK MORELISSE, JR. MANAGER

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENK MORELISSE, JR. 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 8 DAY OF April , 2008, A.D.

Gina M Tingley
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Gina M. Tingley MY COMMISSION EXPIRES ON 12-12-09
PRINTED NAME OF NOTARY

GINA M. TINGLEY
MY COMMISSION EXPIRES
December 12, 2009

APPROVED THIS THE 30th DAY OF April 20 08, A.D. BY THE DIRECTOR OF PLANNING OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BY: Duane Smith
DUANE SMITH
DIRECTOR OF PLANNING
CITY OF CEDAR PARK

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 7TH DAY OF MAY, 20 08 A.D. AT 3:16 O'CLOCK P. M. AND WAS DULY RECORDED ON THIS THE 8TH DAY OF MAY 20 08 A.D. AT 10:13 O'CLOCK A. M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET EE, SLIDES 283 AND 284.

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

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
WILLIAM WEMLING, DEPUTY

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

SHT 2 OF 2

Scale: 1"= 100' Date: 3-27-2008
Field Book: Disk:
Drawn by: TT REVISED BY CORY
File Name: 04-126amended
Approved by: SW
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Breakaway Park Section 6
Williamson County, Texas

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