

**WILLIAMSON COUNTY CLERK
OFFICIAL PUBLIC RECORDS**

DOCUMENT NUMBER 9334222

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET K SLIDE(S) 283

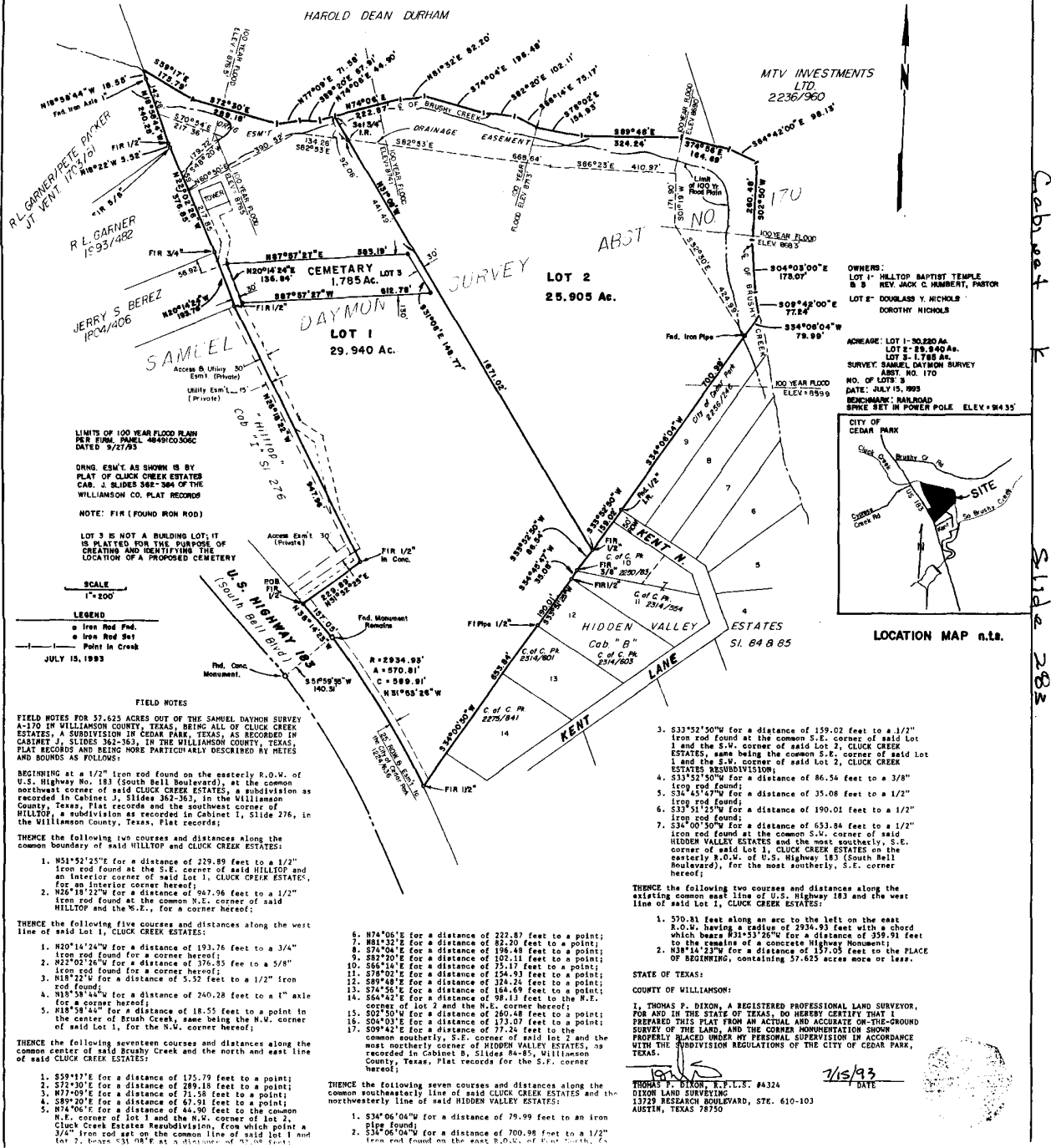
CLUCK CREEK ESTATES RESUBDIVISION

34228

FILED FOR RECORD

AUG 24 1993

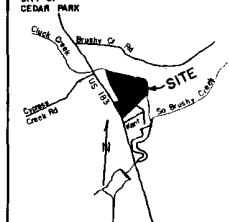
Wainwright
COUNTY CLERK, WILLIAMSON CO. TEX.



MTV INVESTMENTS LTD.
2236/960

OWNERS:
LOT 1 - HILLTOP BAPTIST TEMPLE
& S. REV. JACK C. HARRBERT, PASTOR
LOT 2 - DOUGLASS Y. NICHOLS
DOROTHY NICHOLS

ACREAGE: LOT 1 - 29.940 Ac.
LOT 2 - 25.905 Ac.
SURVEY: SAMUEL DAYMON SURVEY
ABST. NO. 170
NO. OF LOTS: 3
DATE: JULY 15, 1993
BENCHMARK: RAILROAD
SPINE SET IN POWER POLE. ELEV. = 94.35'



LOCATION MAP n.t.s.

LIMITS OF 100 YEAR FLOOD PLAIN
PER FIRM, PANEL 48491C0306C
DATED: 9/27/93

DRNG. ESM'T. AS SHOWN IS BY
PLAT OF CLUCK CREEK ESTATES
CAB. J. SLIDER 342-344 OF THE
WILLIAMSON CO. PLAT RECORDS

NOTE: FIR (FOUND FROM ROD)

LOT 3 IS NOT A BUILDING LOT; IT
IS PLATTED FOR THE PURPOSES OF
CREATING AND IDENTIFYING THE
LOCATION OF A PROPOSED CEMETARY

SCALE
1" = 200'

LEGEND
● Iron Rod Found
○ Iron Rod Set
● Point in Creek

JULY 15, 1993

FIELD NOTES

FIELD NOTES FOR 57.625 ACRES OUT OF THE SAMUEL DAYMON SURVEY
A-170 IN WILLIAMSON COUNTY, TEXAS, BEING
CLUCK CREEK ESTATES, A SUBDIVISION IN CEDAR PARK, TEXAS, AS RECORDED IN
CABINET J, SLIDES 362-363, IN THE WILLIAMSON COUNTY, TEXAS, PLAT RECORDS
AND BEING MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the easterly R.O.W. of
U.S. Highway No. 183 (South Bell Boulevard), at the common
northwest corner of said CLUCK CREEK ESTATES, a subdivision as
recorded in Cabinet J, Slides 362-363, in the Williamson
County, Texas, Plat records and the southeast corner of
HILLTOP, a subdivision as recorded in Cabinet I, Slide 276, in
the Williamson County, Texas, Plat records:

THENCE the following two courses and distances along the
common boundary of said HILLTOP and CLUCK CREEK ESTATES:

- N51°52'25"E for a distance of 229.89 feet to a 1/2" iron rod found at the S.E. corner of said HILLTOP and an interior corner of said Lot 1, CLUCK CREEK ESTATES, for an interior corner heretof;
- N26°18'22"W for a distance of 907.96 feet to a 1/2" iron rod found at the common N.E. corner of said HILLTOP and the W.E., for a corner heretof;

THENCE the following five courses and distances along the west
line of said Lot 1, CLUCK CREEK ESTATES:

- N20°14'24"W for a distance of 193.76 feet to a 3/4" iron rod found for a corner heretof;
- N22°02'26"W for a distance of 376.35 feet to a 5/8" iron rod found for a corner heretof;
- N18°22'2"W for a distance of 5.52 feet to a 1/2" iron rod found;
- N18°58'4"W for a distance of 240.28 feet to a 1" axle for a corner heretof;
- N18°58'4"W for a distance of 18.55 feet to a point in the center of Brush Creek, same being the N.W. corner of said Lot 1, for the N.W. corner heretof;

THENCE the following seventeen courses and distances along the
common center of said Creek and the north and east line of
said CLUCK CREEK ESTATES:

- S59°17'E for a distance of 175.79 feet to a point;
- S72°30'E for a distance of 289.18 feet to a point;
- N77°09'E for a distance of 71.58 feet to a point;
- S89°01'E for a distance of 67.91 feet to a point;
- N74°06'E for a distance of 44.90 feet to the common N.E. corner of lot 1 and the N.E. corner of lot 2, Cluck Creek Estates Resubdivision, from which point a 3/4" iron rod set on the common line of said lot 1 and lot 2, bears S31°08'E at a distance of 5.00 feet;
- N74°06'E for a distance of 222.87 feet to a point;
- N81°25'E for a distance of 82.20 feet to a point;
- S74°04'E for a distance of 198.48 feet to a point;
- S82°20'E for a distance of 102.11 feet to a point;
- N0°56'14"E for a distance of 75.17 feet to a point;
- S78°02'E for a distance of 154.93 feet to a point;
- S89°48'E for a distance of 38.24 feet to a point;
- S74°36'E for a distance of 164.69 feet to a point;
- S64°42'E for a distance of 98.13 feet to the R.E. corner of lot 2 and the N.E. corner heretof;
- S02°50'W for a distance of 260.48 feet to a point;
- S04°03'E for a distance of 133.07 feet to a point;
- S09°42'E for a distance of 77.24 feet to the common southerly, S.E. corner of said lot 2 and the most northerly corner of HIDDEN VALLEY ESTATES, as recorded in Cabinet B, Slides 84-85, Williamson County, Texas, Plat records for the S.E. corner heretof;

THENCE the following seven courses and distances along the
common southerly line of said CLUCK CREEK ESTATES and the
northwesterly line of said HIDDEN VALLEY ESTATES:

- S34°06'04"W for a distance of 79.99 feet to an iron pipe found;
- S34°06'04"W for a distance of 700.98 feet to a 1/2" iron rod found on the east R.O.W. of Kent Lane, Tex.

- S33°52'50"W for a distance of 159.02 feet to a 1/2" iron rod found at the common S.E. corner of said Lot 1 and the S.W. corner of said Lot 2, CLUCK CREEK ESTATES, same being the common S.E. corner of said Lot 1 and the S.W. corner of said Lot 2, CLUCK CREEK ESTATES RESUBDIVISION;
- S33°52'50"W for a distance of 86.54 feet to a 3/8" iron rod found;
- S36°45'47"W for a distance of 35.08 feet to a 1/2" iron rod found;
- S33°51'25"W for a distance of 190.01 feet to a 1/2" iron rod found;
- S24°00'30"W for a distance of 653.84 feet to a 1/2" iron rod found at the common S.W. corner of said HIDDEN VALLEY ESTATES and the most southerly, S.E. corner of said Lot 1, CLUCK CREEK ESTATES on the easterly R.O.W. of U.S. Highway 183 (South Bell Boulevard), for the most southerly, S.E. corner heretof;

THENCE the following two courses and distances along the
existing common east line of U.S. Highway 183 and the west
line of said Lot 1, CLUCK CREEK ESTATES:

- 370.81 feet along an arc to the left on the east R.O.W. having a radius of 2934.93 feet with a chord which bears R31°53'26"W for a distance of 359.91 feet to the remains of a concrete Highway Monument;
- N38°14'23"W for a distance of 157.05 feet to the PLACE OF BEGINNING, containing 57.625 acres more or less.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, THOMAS F. DIXON, A REGISTERED PROFESSIONAL LAND SURVEYOR,
FOR AND IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT
I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND
SURVEY OF THE LAND, AND THE CORNER MONUMENTATION SHOWN
PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE
WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK,
TEXAS.

THOMAS F. DIXON, R.F.L.S. #4324
DIXON LAND SURVEYING,
13729 RESEARCH BOULEVARD, STE. 610-103
AUSTIN, TEXAS 78750

7/15/93 DATE

Cabinet

Slide 283

CLUCK CREEK ESTATES RESUBDIVISION

NOTES:

- All drainage structures and appurtenances shall be designed by a registered professional civil engineer.
- No driveway drain pipe will be accepted unless it has a minimum drain of 18" or equal in diameter and a minimum length of 22 feet.
- All drain pipes and drain structures shall be approved in writing by the City of Cedar Park prior to installation thereof. Builders and lot owners are hereby notified of the requirement that driveway drainage pipes for each lot must be designed and certified by a professional engineer.
- Prior to any construction a site plan review, drainage and retention plans shall be submitted to the City of Cedar Park for their approval.
- The United States Department of Interior, Fish and Wildlife Service determined on May 25, 1990, that the land contained within this plat would not provide suitable habitat for the endangered Black-Capped Vireo and the Golden-Cheeked Warbler. Therefore, with regard to these species, the clearing of vegetation or related activities for development of the property would not be prohibited by Section 9 of the Endangered Species Act, nor would a permit for "incidental taking" under Section 10(a) of the Act be required.
- A portion of this tract of land lies along Cluck Creek (S. Brush Creek) and falls within "Zone A2", a special flood hazard area as shown on Community Panel No. 14-4891C0308C and 48491C0308C of the Federal Insurance Administration Department, A.U.D., Effective Date: September 7, 1991 A.D.
- According to the City of Austin Recharge Zone Map, prepared in 1988 by L. De La Garza and D. L. Slagle, this tract is not located within the Edwards Aquifer Recharge Zone.
- No development shall begin on either lot in this subdivision prior to the completion of a drainage study by a registered professional engineer, and the issuance of a flood plain development permit by the Floodplain Administrator.
- Water and wastewater service for this subdivision will be provided by the City of Cedar Park.
- No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application form to the Flood Plain Administrator.
- The developer, builder, seller, or agent shall inform in writing, each prospective buyer of subdivision lots or property located within flood hazard areas that such property is in an identified flood hazard area and that a Flood Plain Development Permit will be required before a structure can be placed on the property. The written notice shall be filed for record in the deed records of Williamson County. A copy of this written notice shall be provided when application is made for development permit.
- Prior to any channel alteration or bridge construction which shall change existing flood patterns or elevations a letter of map amendment must be submitted to and approved by the Federal Emergency Management Agency.
- A site plan depicting all existing buildings, the square footage of each building and any additional information needed to determine the number of required paved parking spaces per use shall be included with the construction plans for any new construction.
- Lot 3 is not a building lot; it is platted for the purpose of creating and identifying the location of a proposed easement.

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

THAT DOUGLAS Y. NICHOLS AND DOROTHY NICHOLS, OWNERS OF THAT CERTAIN 57.625 ACRE TRACT OF LAND OUT OF THE SAMUEL DAYTON SURVEY, ABSTRACT NO. 170, CONVEYED TO US BY DEEDS RECORDED IN VOL. 448, PG. 270, VOL. 468, PG. 484 AND VOL. 820, PG. 226 OF THE WILLIAMSON COUNTY, TEXAS, DEED RECORDS, OF WHICH LOT 2, CLUCK CREEK ESTATES, A SUBDIVISION AS RECORDED IN CABINET J, SLIDES 362-363, IN THE WILLIAMSON COUNTY, TEXAS, PLAT RECORDS, IS A PART OF, DO HEREBY RESUBDIVIDE SAID LOT 2 IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "CLUCK CREEK ESTATES RESUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS THIS 17th DAY OF JULY, 1993 A.D.

Douglas Y. Nichols
DOUGLAS Y. NICHOLS
4713 CHIAPPERO TRAIL
AUSTIN, TEXAS 78731

Dorothy Nichols
DOROTHY NICHOLS
4713 CHIAPPERO TRAIL
AUSTIN, TEXAS 78731

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS Y. NICHOLS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 17th DAY OF JULY, 1993 A.D.

Donna H. Moore
DONNA H. MOORE
NOTARY PUBLIC
IN AND FOR WILLIAMSON COUNTY, TEXAS
STATE OF TEXAS

5-20-96
COMMISSION EXPIRES
DONNA H. MOORE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 02-20-98

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOROTHY NICHOLS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF JULY, 1993 A.D.

Donna H. Moore
DONNA H. MOORE
NOTARY PUBLIC
IN AND FOR WILLIAMSON COUNTY, TEXAS
STATE OF TEXAS

5-20-96
COMMISSION EXPIRES
DONNA H. MOORE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 02-20-98

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

THAT HILLTOP BAPTIST TEMPLE, A NON-PROFIT CORPORATION IN THE COUNTY OF WILLIAMSON AND STATE OF TEXAS, ACTING THROUGH ITS TRUSTEES, DAVID LUNDEEN, TIM JONES AND STEVE FLEHN, OWNERS OF THAT CERTAIN 31.720 ACRE TRACT BEING ALL OF LOT 1, CLUCK CREEK ESTATES, A SUBDIVISION AS RECORDED IN CABINET J, SLIDES 362-363, IN THE WILLIAMSON COUNTY, TEXAS, PLAT RECORDS AND FURTHER RECORDED BY DEED IN VOLUME 1738, PAGE 61, IN THE WILLIAMSON COUNTY, TEXAS, DEED RECORDS, DO HEREBY RESUBDIVIDE SAID LOT 1 IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "CLUCK CREEK ESTATES RESUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS THIS THE 18th DAY OF JULY, 1993 A.D.

David Lundeen
DAVID LUNDEEN, Trustee
1904 SCLEIFORD LANE
AUSTIN, TEXAS 78737

Tim Jones
TIM JONES, Trustee
2200 DARRIDGE TRAIL
LEANDER, TEXAS 78641

Steve Flehn
STEVE FLEHN, Trustee
P.O. BOX 2131
CEDAR PARK, TEXAS 78613

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID LUNDEEN, TIM JONES AND STEVE FLEHN, 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 THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF JULY, 1993 A.D.

Harriet J. Gilmore
HARRIET J. GILMORE
NOTARY PUBLIC
IN AND FOR WILLIAMSON COUNTY, TEXAS

Nov. 29, 1993
COMMISSION EXPIRES

Harriet J. Gilmore
HARRIET J. GILMORE
NOTARY PUBLIC, State of Texas
My Commission Expires
NOV. 29, 1993

APPROVED THIS THE 17th DAY OF August, 1993 A.D., AND DO HEREBY AUTHORIZE THE COUNTY CLERK TO FILE AND RECORD SAID PLAT IN THE RECORDS OF WILLIAMSON COUNTY, TEXAS

Northey L. Duckett
NORTHEY L. DUCKETT, Mayor

ATTEST *Nancy M. Faulkner*
NANCY M. FAULKNER
CITY SECRETARY

Betty Atkinson
BETTY ATKINSON
PLANNING & ZONING CHAIRMAN
CITY OF CEDAR PARK, TEXAS

Betty Atkinson
BETTY ATKINSON
PLANNING AND ZONING SECRETARY

APPROVED FOR THE U.S. POSTAL SERVICE THIS THE 18 DAY OF

August, 1993 A.D.

Lenon Futch
LENON FUTCH
POSTMASTER

STATE OF TEXAS
COUNTY OF WILLIAMSON:

I, ELAINE RIZZELL, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON

THE 24th DAY OF August, A.D., 1993,

AT 8:30 O'CLOCK A. M., AND WAS DULY RECORDED ON

THE 24th DAY OF August, A.D., 1993,

AT 8:40 O'CLOCK A. M., IN THE PLAT RECORDS OF SAID

COUNTY, IN CABINET K, AT SLIDES 288-294.

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

ELAINE RIZZELL, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

BY *Liaise Hargett*



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