PLAT 2013104642
3 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: JJSM DEVELOPMENT, INCORPORATED
JAMES H. JACOBS, PRESIDENT

SUBDIVISION NAME: WOODLAND PARK WEST, PHASE 2-A

PROPERTY IS DESCRIBED AS: 18.06 ACRES OUT OF THE FREDERICK FOY SURVEY, ABSTRACT NUMBER 229, IN WILLIAMSON COUNTY, TEXAS.

Reference: 2013036602

HAND TO: CITY OF GEORGETOWN; KAREN FROST, (512) 930-2545

INSTRUMENT DATE: SEPTEMBER 3, 2013

FILE DATE: NOVEMBER 7, 2013

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2013104642

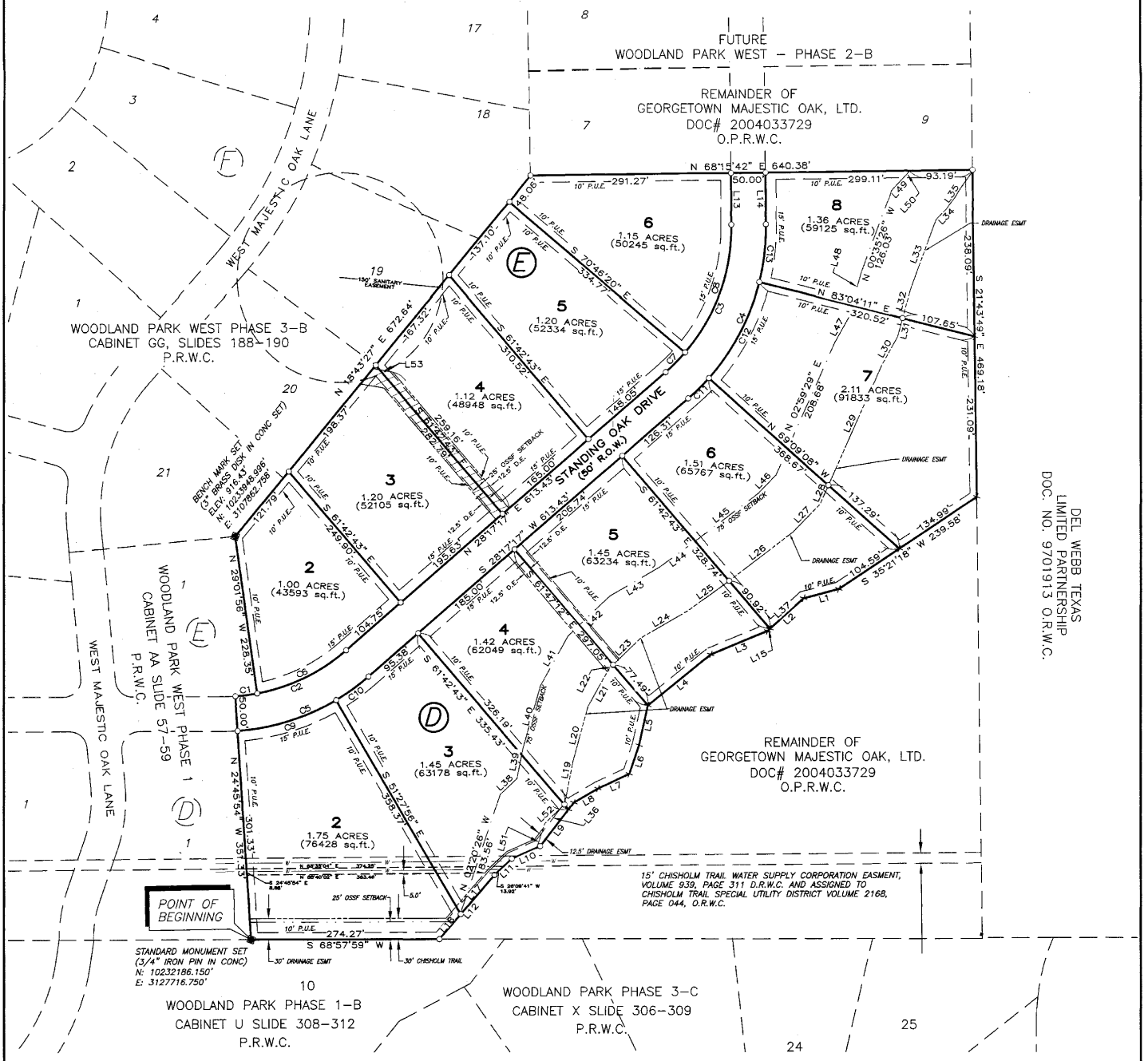
Nancy E. Rister

11/07/2013 08:15 AM
WEHLING $241.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

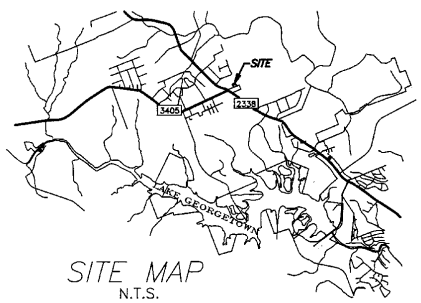
FINAL PLAT OF

WOODLAND PARK WEST – PHASE 2–A

18.06 ACRES OUT OF THE FREDERICK FOY SURVEY, A–229
WILLIAMSON COUNTY, TEXAS



LENGTH OF PROPOSED STANDING OAK DRIVE: 1141.85 FEET



SITE MAP
N.T.S.

100 0 100 200 300
GRAPHIC SCALE

Bearings cited hereon rotated to the City of Georgetown's High Accuracy Reference Network, (H.A.R.N.), reference monument GT 08 (96–009).

LEGEND:

- ● IRON PIN FOUND
- ○ IRON PIN SET
- × CALCULATED POINT
- D.R.W.C. DEED RECORDS WILLIAMSON CO.
- O.R.W.C. OFFICIAL RECORDS WILLIAMSON CO.
- P.R.W.C. PLAT RECORDS WILLIAMSON CO.
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- OSSF ON SITE SEWAGE FACILITY
- Ⓓ BLOCK NUMBER

3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930–1600/(512) 930–9389 fax
www.castleberrysurveying.com

SHEET 1 OF 3

DOC.#20131046442

DRAWING FILE: R:\Egpt_04\40171_WOODLAND_PARK_WEST\DRAWINGS\PLAT\Sec 2A\ 40171_PLAT_FINAL_2A_REVISED–20130814.dwg Oct 23, 2013 – 3:05 pm wayne

FINAL PLAT OF

WOODLAND PARK WEST – PHASE 2–A

18.06 ACRES OUT OF THE FREDERICK FOY SURVEY, A–229

WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

1. TOTAL ACRES: 18.06 ACRES
2. NO. OF LOTS: 12 RESIDENTIAL LOTS
3. NO. OF BLOCKS: 2
4. AREA OF SMALLEST RESIDENTIAL LOT: 1.00 ACRE
5. NO PORTION OF THIS SUBDIVISION IS ENCROACHED BY SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY–PANEL NUMBER 48491C0275 E, EFFECTIVE DATE, SEPTEMBER 26, 2008.
6. OWNER: JJSM Development, Inc.
   a Texas corporation
   James H. Jacobs, President
   3613 Williams Drive, Suite 703
   GEORGETOWN, TEXAS 78627
7. PARKLAND REQUIREMENTS ARE BEING MET BY PAYMENT OF FEES IN LIEU OF DEDICATION.
8. WATER, WASTE WATER, AND ELECTRIC SERVICE WILL BE PROVIDED BY THE FOLLOWING:
   A. WATER SERVICE – CHISHOLM TRAIL S.U.D.
   B. WASTE WATER/SEWAGE – ON–SITE SEWAGE FACILITIES (O.S.S.F.), ALL LOT PROPERTY OWNERS SHALL COMPLY WITH 30 TAC CHAPTER 285 REGARDING THE INSTALLATION, OPERATION, AND MAINTENANCE OF ON–SITE SEWAGE FACILITIES AND REQUIRED SETBACKS FROM POTABLE WATER SUPPLY LINES.
   C. ELECTRIC SERVICE – PERDENALES ELECTRIC CO–OPERATIVE, INC.
   D. TELEPHONE SERVICE – G.T.E. SOUTHWEST
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
10. THE PROVISIONS OF THE CENTURY PLAN–DEVELOPMENT PLAN SHALL ALSO GOVERN THIS PROJECT; THE CENTURY PLAN HAS ASSIGNED THIS PROPERTY "INTENSITY LEVEL 1".
11. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY/COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
12. THE COORDINATE VALUES AND BEARINGS CITED HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/93 AND BASED MONUMENT NO. "GT–08" OF THE CITY OF GEORGETOWN'S HIGH ACCURACY REFERENCE NETWORK (H.A.R.N.), COMBINED SCALE FACTOR (CSF) OF 0.99986630; ELEVATIONS REFERENCED TO NAVD 88 AND BASED ON MONUMENT NO. "GT–08" OF SAID CITY OF GEORGETOWN H.A.R.N., WITH A RECORD ORTHOMETRIC ELEVATION OF 770.9760'; DISTANCES CITED HEREON ARE SURFACE VALUES, GRID DISTANCES MAY BE OBTAINED BY APPLYING THE COMBINED SCALE FACTOR TO THE SURFACE VALUES.
13. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
14. THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA–TERRITORIAL JURISDICTION (E.T.J.) OF THE CITY OF GEORGETOWN.
15. DETENTION WILL NOT BE REQUIRED BECAUSE OVERALL IMPERVIOUS COVER WILL BE LIMITED TO 20 PERCENT.
16. MAINTENANCE OF DRAINAGE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
17. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFIER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED, THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
18. WAIVERS WERE GRANTED TO THE FOLLOWING SECTIONS OF THE UNIFIED DEVELOPMENT CODE, BY CITY COUNCIL ON NOVEMBER 25, 2003:
   A. SECTION 13.07.020 – TO ELIMINATE THE REQUIREMENT FOR STREET LIGHTING.
   B. SECTION 13.04.050 – TO REDUCE THE RIGHT–OF–WAY WIDTH FROM 70 FEET TO 50 FEET.
   C. SECTION 6.02.030 – TO ALLOW A REDUCED LOT WIDTH FOR 12 LOTS FROM 100 FEET TO A MINIMUM OF 38 FEET, FOR BLOCK G, LOTS 7–11 AND 19–21, AND BLOCK I 6–9.
19. WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT ENVIRONMENTAL SERVICES NOTES:
   A. OSSF MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
   B. ON SITE SEWAGE FACILITY DISPOSAL FIELDS SHALL BE SET BACK FROM DRAINAGE WAYS, DRAINAGE EASEMENTS, AND WATER COURSES A DISTANCE OF 25, 50, OR 75 FEET AS DETERMINED BY THE TYPE SEWAGE FACILITY INSTALLED AND AS REQUIRED BY THE WILLIAMSON COUNTY AND CITIES HEALTH DEPARTMENT.
   C. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED IN FULL WRITING THE POLLUTION ABATEMENT PLAN.
   D. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
   E. NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY–PANEL NUMBER 48491C0100 C, EFFECTIVE DATE, SEPTEMBER 27, 1991.
20. GENERAL GRADING NOTES:
   A. BUILDING SLAB ELEVATION SHALL BE 1 FT. ABOVE ANY POINT ON THE LOT WITHIN 5 FT. PERIMETER OF THE BUILDING. ADDITIONAL ELEVATION REQUIREMENTS MAY BE IMPOSED BY WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS. SOME POINT WITHIN THE FIRST 10 FT. OF DRIVEWAY SHALL HAVE THE SAME OR GREATER ELEVATION AS THE TOP OF THE CURB ACROSS THE ENTIRE WIDTH OF THE DRIVEWAY.
   B. ALL NATURAL DRAINAGE PATTERNS WITHIN THE SUBDIVISION SHALL BE MAINTAINED.
   C. FILL IS NOT ALLOWED WITHIN THE SIDE OR REAR BUILDING SETBACK LINES.
   D. FILL IS NOT ALLOWED WITHIN STREET RIGHTS–OF–WAY AFTER STREETS ARE ACCEPTED BY THE CITY AND COUNTY.
21. ALL DRIVEWAYS SHALL BE DIP TYPE.
22. 1000 gpm IS REQUIRED FOR THIS SUBDIVISION.
23. IMPERVIOUS COVER ON ALL LOTS WITHIN THIS SUBDIVISION SHALL NOT EXCEED 10,231 SQUARE FEET BASED UPON THE CUMULATIVE IMPERVIOUS COVER ON ALL LOTS WITHIN THIS SUBDIVISION.

PERIMETER FIELD NOTES

All that certain tract or parcel of land situated in Williamson County, Texas, out of the Frederick Foy Survey, Abstract No. 229, and being a portion of that tract described as 195.6274 acres in a Warranty Deed with Vendor's Lien granted to Georgetown Majestic Oak Ltd., a Texas limited partnership, dated April 22, 2004, and recorded as Document No. 2004033729, Official Public Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 3/4" iron pin set in concrete in the north line of Lot 10, Block 5 of Woodland Park Phase 1–B, a subdivision in Williamson County, Texas, recorded in Cabinet U, Slides 308–312, Plat Records of Williamson County, Texas, for the southeast corner of Woodland Park West Phase 1, a subdivision in Williamson County, Texas, recorded in Cabinet AA, Slides 57–59 of said plat records, and a point in the south line of said Majestic Oak Ltd. tract, for the southwest corner of this tract, the approximate southwest corner of the Frederick Foy Survey bears S 37°16" W 5,546 feet;

THENCE: with the east line of said Woodland Park West – Phase 1 and the west line of this tract and into said Georgetown Majestic Oak Ltd. tract in the following three (3) courses,

(1) N 24°45'54" W 351.33 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(2) 31.93 feet along a curve to the left (Δ=06°39'10", r=275.00 feet, lc bears N 61°53'33" E 31.91 feet) to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set for an interior ell corner of this tract,
(3) N 29°01'56" W 228.35 feet to a 3" brass disk in concrete set for the northeast corner of said Woodland Park West – Phase 1, same being the southeast corner of Woodland Park West – Phase 3–B, a subdivision in Williamson County, Texas, recorded in Cabinet GG, Slides 188–190, Plat Records of Williamson County, Texas, and the most westerly northwest corner of this tract;

THENCE: N 18°43'27" E 672.64 feet with the east line of said Woodland Park West – Phase 3–B, and with the northwest line of this tract and continuing into said Georgetown Majestic Oak Ltd. tract to a 3/4" iron pin set in concrete, marking an angle point in the east line of said Woodland Park West – Phase 3–B, and being the northwest corner of this tract;

THENCE: N 68°15'42" E 640.38 feet with the north line of this tract and continuing across said Georgetown Majestic Oak Ltd. tract to a 3/4" iron pin set in concrete set in the west line of that tract described as 104.069 acres in a Special Warranty Deed granted to Del Webb Texas Limited Partnership, dated January 13, 1997, and recorded as Document Number 9701913, Official Records, Williamson County, Texas for the northeast corner of this tract;

THENCE: S 21°43'49" E 469.18 feet with the west line of said Del Webb Texas Limited Partnership tract and the east line of this tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set for the most easterly southeast corner of this tract;

THENCE: with the south line of this tract and into said Georgetown Majestic Oak Ltd. tract in the following thirteen (13) courses,

(1) S 35°21'18" W 239.58 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(2) S 54°12'05" W 52.63 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(3) S 26°43'20" W 69.72 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(4) S 46°37'14" W 89.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(5) S 30°09'37" W 117.24 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(6) S 08°23'35" E 58.48 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(7) S 02°09'45" E 43.74 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(8) S 43°56'36" W 50.45 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(9) S 39°01'07" W 40.64 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(10) S 16°54'14" W 79.50 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(11) S 45°31'32" W 45.04 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(12) S 26°09'41" W 34.53 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set,
(13) S 19°53'38" W 121.90 feet to a 1/2"

iron pin with a yellow plastic cap inscribed "CS, LTD" set in the north line of said Lot 10, Block 5, Woodland Park Phase 1–B for the southeast corner of this tract;

THENCE: S 68°57'59" W 274.27 feet with the north line of said Lot 10, Block 5, Woodland Park Phase 1–B and the south line of this tract to the Point of Beginning and containing 18.06 acres (786,587.17 sf) of land.

Bearings cited hereon based on City of Georgetown's High Accuracy Reference Network, (H.A.R.N.), reference monument GT 08 (96–009).

LINE AND CURVE TABLES

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	06°39'10"	275.00	31.93	31.91	N 61°53'33" E
C2	36°55'51"	275.00	177.26	174.20	N 46°45'13" E
C3	50°01'06"	275.00	240.07	232.52	N 03°16'44" E
C4	50°01'06"	325.00	283.72	274.80	S 03°16'44" W
C5	36°55'52"	325.00	209.49	205.88	S 46°45'13" W
C6	30°16'41"	275.00	145.32	143.64	S 43°25'37" W
C7	08°19'39"	275.00	39.97	39.93	S 24°07'27" W
C8	41°41'27"	275.00	200.10	195.72	S 00°53'06" E
C9	26°41'05"	325.00	151.36	150.00	N 51°52'37" E
C10	10°14'47"	325.00	58.12	58.04	N 33°24'41" E
C11	07°26'25"	325.00	42.20	42.17	N 24°34'05" E
C12	27°46'42"	325.00	157.57	156.03	N 06°57'32" E
C13	14°48'00"	325.00	83.95	83.72	N 14°19'49" W

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 54°12'05" W	52.63'
L2	S 26°43'20" W	69.72'
L3	S 46°37'14" W	89.00'
L4	S 30°09'37" W	117.24'
L5	S 08°23'35" E	58.48'
L6	S 02°09'45" E	43.74'
L7	S 43°56'36" W	50.45'
L8	S 39°01'07" W	40.64'
L9	S 16°54'14" W	79.50'
L10	S 45°31'32" W	45.04'
L11	S 26°09'41" W	34.53'
L12	S 19°53'38" W	121.90'
L13	N 21°43'49" W	73.15'
L14	S 21°43'49" E	73.16'
L15	N 26°43'20" E	4.70'
L17	S 19°53'38" W	74.56'
L18	S 19°53'38" W	47.35'
L19	N 09°36'45" W	64.10'
L20	N 05°29'10" W	82.42'
L21	N 08°23'13" E	61.80'
L22	N 25°26'51" E	8.10'
L23	N 25°26'51" E	55.66'
L24	N 39°15'59" E	77.72'
L25	N 33°03'15" E	74.83'
L26	N 31°45'01" E	115.29'
L27	N 23°00'29" E	56.20'
L29	N 02°59'29" E	188.21'
L30	N 08°19'44" E	47.84'
L33	N 00°35'26" W	107.12'
L34	N 22°51'21" E	21.40'
L35	N 14°40'35" E	67.41'
L36	S 16°54'14" W	66.98'
L37	S 26°43'20" W	65.02'
L38	N 25°18'07" E	33.81'
L39	N 09°36'45" W	43.21'
L40	N 05°29'10" W	94.25'
L41	N 08°23'13" E	82.17'
L42	N 25°26'51" E	84.10'
L43	N 39°15'59" E	82.74'
L44	N 33°03'15" E	69.90'
L45	N 31°45'01" E	108.70'
L46	N 23°00'29" E	37.23'
L47	N 08°19'44" E	42.10'
L48	N 05°42'25" W	64.72'
L49	N 22°51'21" E	31.61'
L50	N 14°40'35" E	6.74'
L51	N 02°20'26" W	37.02'
L52	N 25°18'07" E	38.95'
L53	N 78°56'45" E	29.24'

Doc. # 201310464 2

Castleberry Surveying, Ltd
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930–1600/(512) 930–9389 fax
www.castleberrysurveying.com

DRAWING FILE: R:\Eqpt_04\40171_WOODLAND_PARK_WEST\DRAWINGS\PLAT\Sec 2A\ 40171_PLAT_FINAL_2A_REVISED–20130814.dwg Oct 23, 2013 – 11:47 am wayne

FINAL PLAT OF
WOODLAND PARK WEST – PHASE 2–A
18.06 ACRES OUT OF THE FREDERICK FOY SURVEY, A–229
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

That I, James H. Jacobs, President, JJSM Development, Inc, the owner of that certain tract of land shown hereon and described in a Warranty Deed recorded as Doc. No. 2013036602 of the Official Public Records, Williamson County, Texas, and do hereby state that there are lien holders of the certain tract of land, and do hereby subdivide said parcels as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate as the trustee of the public may deem appropriate the streets, alleys, right–of–way, easements, and public places shown hereon for such public purposes as the trustee of the public may deem appropriate. This subdivision is to be known as **WOODLAND PARK WEST – PHASE 2–A.**

TO CERTIFY WHICH, WITNESS by my hand this the 3rd day of September, 2013 A. D.

PREF.

JJSM Development, Inc.
a Texas corporation
James H. Jacobs, President
3613 Williams Drive, Suite 703
GEORGETOWN, TEXAS 78627

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared James H. Jacobs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this the 3 day of September, 2013 A. D.

Notary Public in and for the State of Texas

MATTI-LEA ROSHEL SMITH
Notary Public, State of Texas
My Commission Expires
June 22, 2016

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

That I, James H. Jacobs, President, acting for and through Georgetown Majestic Oak, Ltd., lienholder of that certain tract of land shown hereon and being that tract described in a deed recorded in Document No. 2013036602 of the Official Public Records of Williamson County, Texas do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Georgetown the streets, alleys, rights–of–way, easements, and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. This subdivision is to be known as **WOODLAND PARK WEST – PHASE 2–A.**

TO CERTIFY WHICH, WITNESS by my hand this 28th day of August, 2013.

PREF.

James H. Jacobs, President
Georgetown Majestic Oak, Ltd.
3613 Williams Drive Suite 703
Georgetown, Texas 78626

Before me, the undersigned authority, on this day, personally appeared James H. Jacobs , known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated. hereon.

TO CERTIFY WHICH, WITNESS by my hand this 28 day of August, 2013.

Notary Public in and for the State of Texas

MATTI-LEA ROSHEL SMITH
Notary Public, State of Texas
My Commission Expires
June 22, 2016

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, Kenneth Louis Crider, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place except as shown on the accompanying plat, and that the corner monuments shown thereon were placed under my supervision in accordance with the Subdivision Regulations of the City of Georgetown, Texas.

The perimeter field notes shown hereon have a mathematical closure within the standards as stated in the "Professional Land Surveying Act" of the State of Texas to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 28th day of August, 2013 A. D.

Kenneth Louis Crider
Registered Professional Land Surveyor
State of Texas

STATE OF TEXAS OF SURVEYORS KENNETH LOUIS CRIDER 5624 REGISTERED PROFESSIONAL LAND SURVEYOR

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCALIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED INTHIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

JOE M. ENGLAND
WILLIAMSON COUNTY FLOOD PLAIN
ADMINISTRATOR

10/29/13
DATE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, Keith Parkan, Registered Professional Engineer in the State of Texas, do hereby certify that "No lot within this subdivision is encroached by any Special Flood Hazard Areas inundated by 100–year–floods as identified by the Federal Emergency Management Agency Boundary Map (Flood Insurance Rate Map), Community Panel Number 48491C0275 E, effective date September 26, 2008", and that each lot conforms to the City of Georgetown Subdivision Regulations.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements and/or public rights–of–way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 27 day of AUGUST, 2013 A.D.

Keith Parkan
Registered Professional Engineer No. 88601
Firm No. F–001018
State of Texas

STATE OF TEXAS KEITH E. PARKAN 88601 LICENSED PROFESSIONAL ENGINEER

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFIER RECHARGE ZONE.

This subdivision known as **WOODLAND PARK WEST – PHASE 2–A**, has been approved for filing for record according to the minutes of the meeting of the Georgetown City Council on the 25th day of November, 2003 A. D.

George Garver, Mayor
City of Georgetown, Texas

Jessica Brettle, City Secratary
City of Georgetown, Texas

I, Andrew Spurgin, Planning Director of the City of Geogetown, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Andrew Spurgin, Planning Director

11-5-13
Date

This subdivision is located in the Georgetown ETJ:

1. Right–of–way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
2. The landowner assumes all risks associated with improvements located in the right–of–way, or road widening easements. By placing anything in the right–of–way or road widening easements the landowner indemnifies and holds the county, its officers, and employees harmless from any liability owing to property defect or negligence not attributable to them and acknowledges that the improvements may be removed by the county and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvements.
3. It is understood that the building of all streets, roads of other public thoroughfares and any bridges or culverts necessary to be constructed or placed, is the responsibility of the owner of this tract of land covered by this plat in accordance with plans and specifications prescribed by williamson county, Texas. The county assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat, or in construction any bridges or drainage improvements in connection therewith.
4. The county will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.
5. The county assumes no responsibility for the accuracy of representations by other parties on this plat. Flood plain data in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county.

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards's Aquifer Regulations for Williamson County, [redacted], and Williamson County On–Site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Health District and Williamson County disclaims any responsibility to any member of the public for independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Deborah L. Marlow, R.S.
Deborah L. Marlow, RS, 0500 29596
ASSISTANT DEPUTY DIRECTOR,
ENVIRONMENTAL HEALTH SERVICES, WCCHD

Date 10/21/2013

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, Nancy Rister, 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 7th day of NOVEMBER, 2013 A. D., at 8:08 o'clock A. M., and duly recorded this 7th day of NOVEMBER, 2013 A. D., at 8:15 o'clock A. M. , in the Plat Records of said County in DOCUMENT # 201310646 42.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court of Williamson County

By: WILLIAM WEHLING, Deputy

COMMISSIONERS COURT WILLIAMSON COUNTY TEXAS

Doc. #201310646 42

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