



PLAT MAP RECORDING SHEET

DEDICATOR(s):

ASHBY CAPITAL INVESTMENTS LLC

SUBDIVISION NAME: THE PENINSULA

PROPERTY IS DESCRIBED AS: 40.086 ACRES JOSEPH FISH SURVEY
ABSTRACT NO 232

SUBMITTED BY: CITY OF GEORGETOWN

DIGITALLY RECORDED

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2020166686

PLAT Fee: \$316.00
12/29/2020 03:24 PM BMCKENZIE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

FIELD NOTES FOR A 40.086 ACRE TRACT OF LAND.

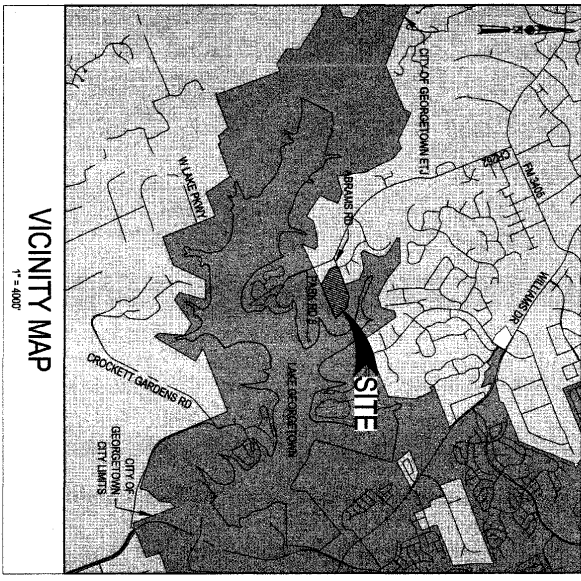
BEING A 40.086 ACRE TRACT OF LAND, LOCATED IN THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLAMSON COUNTY, TEXAS, SAID 40.086 ACRE TRACT BEING ALL OF THAT CALLED 14.45 ACRE TRACT OF LAND, AND ALL OF THAT CALLED 25.65 ACRE TRACT OF LAND PARTICULALY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

1. THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF ABRAMS ROAD, THE NORTHWEST LINE OF SAID 14.45 ACRE TRACT, N 69° 39' 51" E, A DISTANCE OF 102.82' (RECORD: N 20° 13' 04" W, A DISTANCE OF 318.93'), TO A 1/2" IRON ROD WITH A BLUE CORK, THE CORNER OF SAID 14.45 ACRE TRACT, BEING AN INTERIOR CORNER OF SAID 14.45 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREBIN DESCRIBED TRACT OF LAND.
2. THENCE WITH THE NORTHEAST RIGHT-OF-WAY LINE OF DEER FIELD DRIVE, A SOUTHWEST LINE OF SAID 25.65 ACRE TRACT, N 20° 59' 14" W, A DISTANCE OF 60.57' (RECORD: N 20° 54' 00" W, A DISTANCE OF 60.57'), TO A 1/2" IRON ROD LOCATED IN THE NORTHEAST RIGHT-OF-WAY LINE OF DEER FIELD DRIVE, BEING THE WESTERNMOST CORNER OF SAID 25.65 ACRE TRACT, THE SOUTHWEST CORNER OF THAT CALLED LOT 43, BLOCK B, OF LANE GEORGETOWN ESTATES, ACCORDING TO THE PLAT OF RECORD IN CORNER 1, SUBSE 308 PLAT RECORDS, WILLAMSON COUNTY, TEXAS, SAID POINT BEING AN EXTENSION CORNER OF THE HEREBIN DESCRIBED TRACT OF LAND.
3. THENCE, DEPARTING THE NORTHEAST RIGHT-OF-WAY OF DEER FIELD DRIVE, WITH THE NORTHWEST LINE OF SAID 25.65 ACRE TRACT, THE SOUTHWEST LINE OF BLOCK B, OF SAID LANE GEORGETOWN ESTATES, N 88° 52' 49" E, A DISTANCE OF 820.07' (RECORD: N 88° 52' 49" E, A DISTANCE OF 820.34'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF SAID 25.65 ACRE TRACT, BEING THE SOUTHWEST CORNER OF LOT 41, BLOCK B, OF SAID GEORGETOWN ESTATES, AND BEING AN ANGLE POINT OF THE HEREBIN DESCRIBED TRACT OF LAND.
- THENCE, WITH THE BOUNDARY LINES OF SAID 25.65 ACRE TRACT AND SAID 14.45 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:
 4. N 88° 52' 34" E, A DISTANCE OF 87.57' (RECORD: N 88° 01' 00" E, A DISTANCE OF 98.84'), TO A CONCRETE CORPS MONUMENT 2.50" LOCATED FOR AN ANGLE POINT OF THE HEREBIN DESCRIBED TRACT OF LAND.
 5. S 89° 18' 11" E, A DISTANCE OF 512.31' (RECORD: S 89° 15' 00" E, A DISTANCE OF 512.65'), TO A CONCRETE CORPS MONUMENT 2.50" LOCATED FOR AN ANGLE POINT OF THE HEREBIN DESCRIBED TRACT OF LAND.
 6. S 44° 38' 23" E, A DISTANCE OF 710.84' (RECORD: S 44° 38' 00" E, A DISTANCE OF 711.19'), TO A CONCRETE CORPS MONUMENT 2.50" LOCATED FOR THE SOUTHEAST CORNER OF THE HEREBIN DESCRIBED TRACT OF LAND.
 7. S 85° 35' 44" W, A DISTANCE OF 639.17' (RECORD: S 85° 35' 00" W, A DISTANCE OF 638.71'), TO A CONCRETE CORPS MONUMENT 2.50" LOCATED FOR AN ANGLE POINT OF THE HEREBIN DESCRIBED TRACT OF LAND.
 8. S 65° 35' 27" W, A DISTANCE OF 576.72' (RECORD: S 65° 35' 00" W, A DISTANCE OF 576.72'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREBIN DESCRIBED TRACT OF LAND.
 9. S 65° 35' 27" W, A DISTANCE OF 402.78' (RECORD: S 65° 35' 44" W, A DISTANCE OF 402.28'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF SAID 14.45 ACRE TRACT, AS BEING AN ANGLE POINT OF SAID 5.10 ACRE TRACT, AND BEING THE SOUTHERNMOST ANGLE POINT OF THE HEREBIN DESCRIBED TRACT OF LAND.
10. N 62° 17' 00" W, A DISTANCE OF 341.72' (RECORD: N 62° 28' 30" W, A DISTANCE OF 342.11'), TO A 1/2" IRON ROD LOCATED FOR AN ANGLE POINT OF THE HEREBIN DESCRIBED TRACT OF LAND.
11. N 21° 38' 49" W, A DISTANCE OF 317.53' (RECORD: N 20° 13' 04" W, A DISTANCE OF 318.93'), TO THE POINT OF BEGINNING CONTAINING 40.086 ACRES OF LAND.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIANGLE WGS NETWORK, NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4201, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

THE PENINSULA FINAL PLAT

SHOWING A 40.086 ACRE TRACT OF LAND, LOCATED IN THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, WILLAMSON COUNTY, TEXAS, SAID 40.086 ACRE TRACT BEING ALL OF THAT CALLED 14.45 ACRE TRACT OF LAND, AND ALL OF THAT CALLED 25.65 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 220009230, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS.



| PROJECT LAND SUMMARY TABLE | |
|--------------------------------|-------------|
| LAND USE | RESIDENTIAL |
| SITE ACREAGE | 40.086 |
| SINGLE FAMILY RESIDENTIAL LOTS | 30 |
| LOCAL STREETS | 3681 LF |
| DENSITY (ACRE/LOT) | 1.29 |
| PARKLAND LOTS | 0 |
| SENSITIVE FEATURE LOTS | 2 |
| TOTAL LOTS | 31 |

| PLAT SHEET LIST | |
|-----------------|----------------------|
| PAGE | TITLE |
| 1 | PLAT COVER PAGE |
| 2 | PLAT SURVEY (PAGE 1) |
| 3 | PLAT SURVEY (PAGE 2) |
| 4 | PLAT SIGNATURE PAGE |

| STREET SUMMARY TABLE | | | | | | |
|----------------------|---------|-----------|-------------------|-----------|--------------|--------------------|
| PUBLIC ROADS | STREET | ROW WIDTH | CLASSIFICATION | ROAD TYPE | CURB TYPE | PAVEMENT WIDTH (1) |
| ABRAMS ROAD | 650 LF | 50 FT | RESIDENTIAL LOCAL | R/R/L | 1.5 FT FLUSH | 28 FT |
| LOWER CEDAR COVE | 350 LF | 50 FT | RESIDENTIAL LOCAL | R/R/L | 1.5 FT FLUSH | 28 FT |
| LOWER PENINSULA LOOP | 2358 LF | 50 FT | RESIDENTIAL LOCAL | R/R/L | 1.5 FT FLUSH | 28 FT |

| BLOCK | INTERMEDIUS COVER TABLE BY LOT | | | | | | |
|------------|--------------------------------|----------|---------|--------|--------|----------|--|
| | LOT | AREA(AQ) | LC(SF) | LC(AQ) | LC(AC) | % OF LOT | |
| BLOCK A | Lot 1 | 1.01 | 8,100 | 0.186 | 18.41% | | |
| | Lot 2 | 1.01 | 7,000 | 0.161 | 15.91% | | |
| | Lot 3 | 1.01 | 8,100 | 0.186 | 18.45% | | |
| | Lot 4 | 1.01 | 8,100 | 0.186 | 18.45% | | |
| | Lot 5 | 1.01 | 8,100 | 0.186 | 18.50% | | |
| | Lot 6 | 1.07 | 8,100 | 0.186 | 17.88% | | |
| | Lot 7 | 1.31 | 8,700 | 0.200 | 15.25% | | |
| | Lot 8 | 1.21 | 8,100 | 0.186 | 15.37% | | |
| | Lot 9 | 1.73 | 9,700 | 0.223 | 12.87% | | |
| | Lot 10 | 1.41 | 10,000 | 0.230 | 16.28% | | |
| BLOCK B | Lot 11 | 1.02 | 8,100 | 0.186 | 18.23% | | |
| | Lot 12 | 1.02 | 8,100 | 0.186 | 18.23% | | |
| | Lot 13 | 1.03 | 8,100 | 0.186 | 18.05% | | |
| | Lot 14 | 1.38 | 8,700 | 0.200 | 14.47% | | |
| | Lot 15 | 1.06 | 8,100 | 0.186 | 17.54% | | |
| | Lot 16 | 1.18 | 8,100 | 0.186 | 15.76% | | |
| | Lot 17 | 1.21 | 8,100 | 0.186 | 15.57% | | |
| | Lot 18 | 1.08 | 8,100 | 0.186 | 17.22% | | |
| | Lot 19 | 1.02 | 8,100 | 0.186 | 18.41% | | |
| | Lot 20 | 3.11 | 10,000 | 0.230 | 7.35% | | |
| Lot 21 | 1.02 | 7,000 | 0.161 | 15.75% | | | |
| Lot 22 | 1.02 | 7,000 | 0.161 | 15.75% | | | |
| Lot 23 | 1.02 | 7,800 | 0.179 | 17.56% | | | |
| Lot 24 | 0.73 | 0,000 | 0.000 | 0.00% | | | |
| Lot 25 | 1.01 | 8,100 | 0.186 | 18.41% | | | |
| Lot 26 | 1.02 | 8,100 | 0.186 | 18.23% | | | |
| Lot 27 | 1.02 | 7,000 | 0.161 | 15.75% | | | |
| Lot 28 | 1.04 | 8,100 | 0.186 | 17.88% | | | |
| Lot 29 | 1.01 | 8,100 | 0.186 | 18.41% | | | |
| Lot 30 | 1.01 | 8,100 | 0.186 | 18.41% | | | |
| Lot 31 | 1.01 | 8,100 | 0.186 | 18.41% | | | |
| TOTALS | ROADS | 4.31 | 104,217 | 2.392 | 14.03% | | |
| TOTAL SITE | | 40.09 | | 8.015 | 19.99% | | |

OWNER:

SURVEYOR:

AGENT/ENGINEER:

SUBMITTAL DATE: NOVEMBER 30, 2020

OWNER:
ASBRY CAPITAL INVESTMENT LLC
4800 WILLIAMS DRIVE
GEORGETOWN, TX 78627

SURVEYOR:
QUICK INC.
CO TRAINS, COUNCIL SPRING, S.P.L.S.
1430 N. ROBERTSON RD.
MADDO, TEXAS 76671
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QUICK INC. JOB NO. - 2020033
ME JOB NO. - 31400
CITY PROJECT NO.
2020 - 60 - FP
SHEET 1 OF 4

Doc # 2020166886

THE PENINSULA FINAL PLAT

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N69°47'24"E | 103.28' |
| L2 | N69°55'14"W | 60.57' |
| L3 | N69°09'57"E | 84.32' |
| L4 | N69°20'25"W | 134.49' |
| L5 | S69°02'28"E | 148.48' |
| L6 | N69°12'48"E | 74.20' |
| L7 | N69°11'04"E | 113.37' |
| L8 | S72°31'53"E | 37.89' |
| L9 | S47°01'19"E | 119.83' |
| L10 | S71°45'29"E | 88.03' |
| L11 | S22°05'29"W | 82.99' |
| L12 | N64°42'25"W | 63.36' |
| L13 | N69°24'29"W | 13.00' |

| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
|-------|---------|--------|----------|---------------|--------------|
| C1 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C2 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C3 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C4 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C5 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C6 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C7 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C8 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C9 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C10 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C11 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C12 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C13 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C14 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C15 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |
| C16 | 200.00' | 4.93' | 1724.67' | N42°31'14"E | 4.93' |

| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
|-------|---------|---------|-----------|---------------|--------------|
| C17 | 25.00' | 38.67' | 80°39'08" | N49°33'13"E | 34.93' |
| C18 | 175.00' | 123.24' | 40°29'36" | N49°04'15"E | 120.37' |
| C19 | 25.00' | 38.67' | 80°39'08" | N49°33'13"E | 34.93' |
| C20 | 194.00' | 50.61' | 1°42'13" | S01°19'34"E | 50.47' |
| C21 | 194.00' | 50.61' | 1°42'13" | S01°19'34"E | 50.47' |
| C22 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C23 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C24 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C25 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C26 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C27 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C28 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C29 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C30 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C31 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |
| C32 | 273.00' | 1.85' | 0°22'54" | S04°35'44"E | 1.85' |

| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
|-------|--------|--------|-----------|---------------|--------------|
| C33 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C34 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C35 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C36 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C37 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C38 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C39 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C40 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C41 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C42 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C43 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C44 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C45 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C46 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C47 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |
| C48 | 25.00' | 19.42' | 44°31'07" | N44°39'49"W | 15.94' |

OWNER:

ASHBY CAPITAL INVESTMENT LLC
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ISSUANCE DATE: NOVEMBER 30, 2020

QUICK INC. JOB NO. - 20-2033
AHE JOB NO. - 314400

CITY PROJECT NO.
2020 - 60 - FP

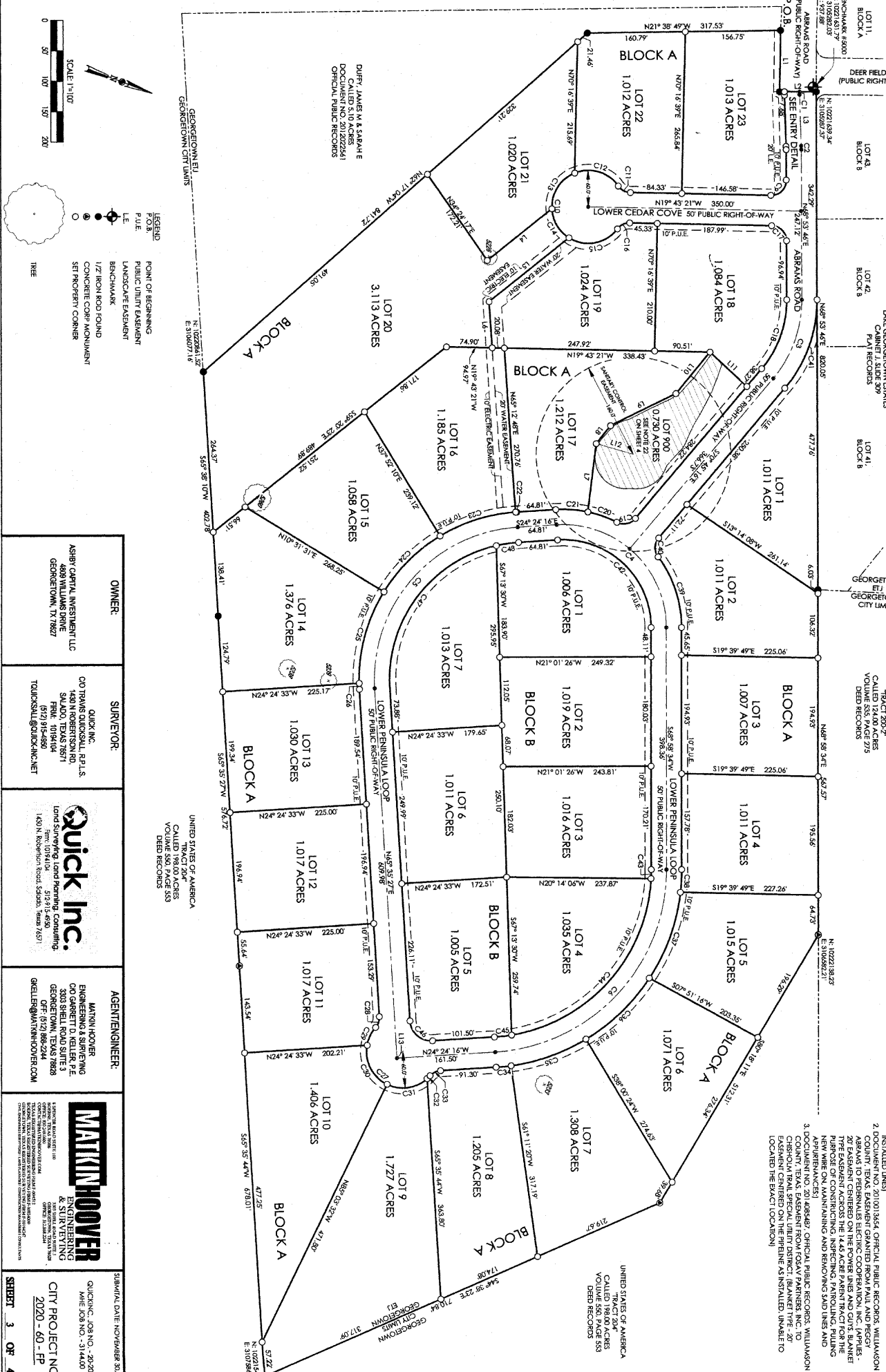
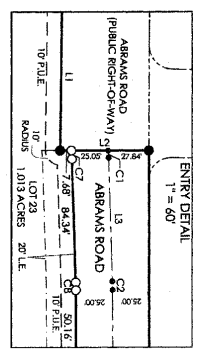
SHEET 2 OF 4

THE PENINSULA

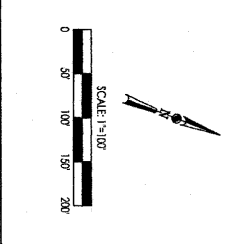
THE FINAL PLAT

Doc # 202016688

| THE SUMMARY TABLE | |
|-------------------|-------|
| TRACT NO | ACRES |
| 1 | 14.83 |
| 2 | 14.83 |
| 3 | 14.83 |
| 4 | 14.83 |
| 5 | 14.83 |
| 6 | 14.83 |
| 7 | 14.83 |
| 8 | 14.83 |
| 9 | 14.83 |
| 10 | 14.83 |
| 11 | 14.83 |
| 12 | 14.83 |
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| 14 | 14.83 |
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| 16 | 14.83 |
| 17 | 14.83 |
| 18 | 14.83 |
| 19 | 14.83 |
| 20 | 14.83 |
| 21 | 14.83 |
| 22 | 14.83 |
| 23 | 14.83 |
| 24 | 14.83 |
| 25 | 14.83 |
| 26 | 14.83 |
| 27 | 14.83 |
| 28 | 14.83 |
| 29 | 14.83 |
| 30 | 14.83 |



NOTE:
 THE PLAT IS THE FINAL PLAT FOR THE PROJECT.
 THE PLAT IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
 2. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
 3. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
 4. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
 5. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
 6. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
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 14. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
 15. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
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 19. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
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 28. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
 29. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.
 30. THE PLAT IS SUBJECT TO THE PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS EASEMENT GRANTED TO WEST MECA CORP. TO CARRY OUT WATER SUPPLY CONSTRUCTION TRANSMISSION AND DISTRIBUTION SYSTEMS IN AND THROUGH THE PROJECT AREA.



LEGEND

- FOUR POINT BEARING
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- BENCHMARK
- 1/2" IRON ROD FOUND
- CONCRETE CORNER
- SET PROPERTY CORNER
- RIVE

DUPRE, JAMES M & SHARIE
 CALLED S10 ACRES
 DOCUMENT NO. 201222341
 OFFICIAL PUBLIC RECORDS

OWNER:
 ASHY CAPITAL INVESTMENT LLC
 4099 WILLIAMS DRIVE
 GEORGETOWN, TX 78627

SURVEYOR:
 QUICK INC.
 607 TRANSQUICENTIA, P.O. BOX 5
 SALEM, TEXAS 75771
 PHONE: 10194104
 (512) 915-4550
 TOLJACKS@QUICKINC.NET

Quick Inc.
 Land Surveying and Planning Consulting
 14501 Northchapel Road, Suite 3200
 Dallas, TX 75244
 Phone: (972) 915-4550
 Fax: (972) 915-4551

AGENT/ENGINEER:
 MARNI HOOVER
 ENGINEERING & SURVEYING
 3033 SHELL ROAD SUITE 3
 GEORGETOWN, TEXAS 78628
 OFF: (512) 986-2244
 GHELLER@MARNIHOOVER.COM

MATKINHOVER
 ENGINEERING & SURVEYING
 3033 SHELL ROAD SUITE 3
 GEORGETOWN, TEXAS 78628
 OFF: (512) 986-2244
 GHELLER@MARNIHOOVER.COM

CITY PROJECT NO.
 2020 - 60 - 1P
SHEET 3 OF 4

THE PENINSULA

THE FINAL PLAT

SHOWING A MORE ACRES TRACT OF LAND LOCATED IN THE JOSEPH REB SENEY, ABSTRACT NO. 222 WILLIAMSON COUNTY, TEXAS, SAID MORE ACRES TRACT BEING A LOT OF THE CALLED MORE ACRES TRACT, 202009220, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SURVEYORS CERTIFICATION

I, TRAVIS QUINN SELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF TEXAS, AND THAT I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 12th DAY OF DECEMBER, 2022.



Travis Quinn Sell
 TRAVIS QUINN SELL
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 6444 STATE OF TEXAS

ENGINEERS CERTIFICATION

I, GARRETT D. YELLS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT REGULATED BY ZONE A FLOOD PLAIN AS DETERMINED HEREIN, AND AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FLOOD ZONING MAP, COMMUNITY PANEL NUMBER 48410276E, EFFECTIVE DATE 09/28/2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 12th DAY OF DECEMBER, 2022.



Garrett D. Yells
 GARRETT D. YELLS
 REGISTERED PROFESSIONAL ENGINEER
 NO. 11811 STATE OF TEXAS

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 COMPLETES WITH THE REQUIREMENTS OF THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SERVICE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 12th DAY OF DECEMBER, 2022.

Lttenor Evenson, P.E., D.R., C.F.S., P.L.S.
 LTTEENOR EVENSON, P.E., D.R., C.F.S., P.L.S.
 WILLIAMSON COUNTY ENGINEER

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 COMPLETES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY.

Richard R. Bates, Jr., P.E., D.R., C.F.S., P.L.S.
 RICHARD R. BATES, JR., P.E., D.R., C.F.S., P.L.S.
 WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR

STATE OF TEXAS
 COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NORA ASBRY, PRESIDENT OF ASBRY CAPITAL INVESTMENTS, L.P., OWNER OF THE CERTAIN 4.098 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN SAID DEEDS, DO HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT, MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF TEXAS, AND THAT I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY. I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY OTHER PARTY.

Nora Asbry
 NORA ASBRY, PRESIDENT
 ASBRY CAPITAL INVESTMENT, L.P.
 4809 WILLIAMS DRIVE
 GEORGETOWN, TEXAS 78627

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 17th DAY OF DECEMBER, 2022.



Maitlin Hoover
 MAITLIN HOOVER
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES ON: 08-05-2022

THIS SUBDIVISION TO BE KNOWN AS THE PENINSULA HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON THE 24th DAY OF SEPTEMBER, 2022.

Ernie Brasher
 ERNIE BRASHER, CHAIRMAN
 DATE: 12/14/2022

Cherie Hernandez
 CHERIE HERNANDEZ, SECRETARY
 DATE: 12/16/2022

I, SOPHIE NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Sophie Nelson
 SOPHIE NELSON, PLANNING DIRECTOR
 DATE: 11/17/22

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICITY HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, AT THE COUNTY CLERK'S OFFICE, 200 S. G. ST., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 202016686.

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
 NANCY RISTER, CLERK COUNTY COURT
 OF WILLIAMSON COUNTY, TEXAS

BY: *Brenda McKoy*
 BRENDA MCKOY, DEPUTY

AGENT/ENGINEER:

MAITLIN HOOVER
 ENGINEERING & SURVEYING
 CO. GARRETT D. YELLS, P.E.
 3303 SHELL ROAD, SUITE 3
 GEORGETOWN, TEXAS 78626
 (512) 972-1172
 GYELLS@MHOOVER.COM

OWNER:

ASBRY CAPITAL INVESTMENT L.P.
 4809 WILLIAMS DRIVE
 GEORGETOWN, TX 78627

SURVEYOR:

QUICK INC.
 CO. TRAVIS QUINN SELL, P.L.S.
 1430 N. ROBERTSON RD.
 SALADO, TEXAS 78781
 TRAVIS@QUICKINCHEAT
 (512) 875-4500



SUBMITAL DATE: NOVEMBER 30, 2022
 CLIPPING JOB NO.: 20-2033
 FILE JOB NO.: 314110
 CITY PROJECT NO.: 2020-60-PP