



PLAT MAP RECORDING SHEET

DEDICATOR: JJS Development, Inc., owner, by James H. Jacobs,
President

SUBDIVISION NAME: Woodland Park West Phase 1

PLAT RECORDED IN: Cabinet AA, Slides 57, 58 and 59

PROPERTY IS DESCRIBED AS:

26.87 acres
Frederick Foy Survey, Abstract No. 229

Reference No.: 2004052016

HAND TO: City of Georgetown
Paula
930-8477

INSTRUMENT DATE: February 18, 2005

FILE DATE: March 17, 2005

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2005019560

Nancy E. Rister

03/17/2005 03:04 PM

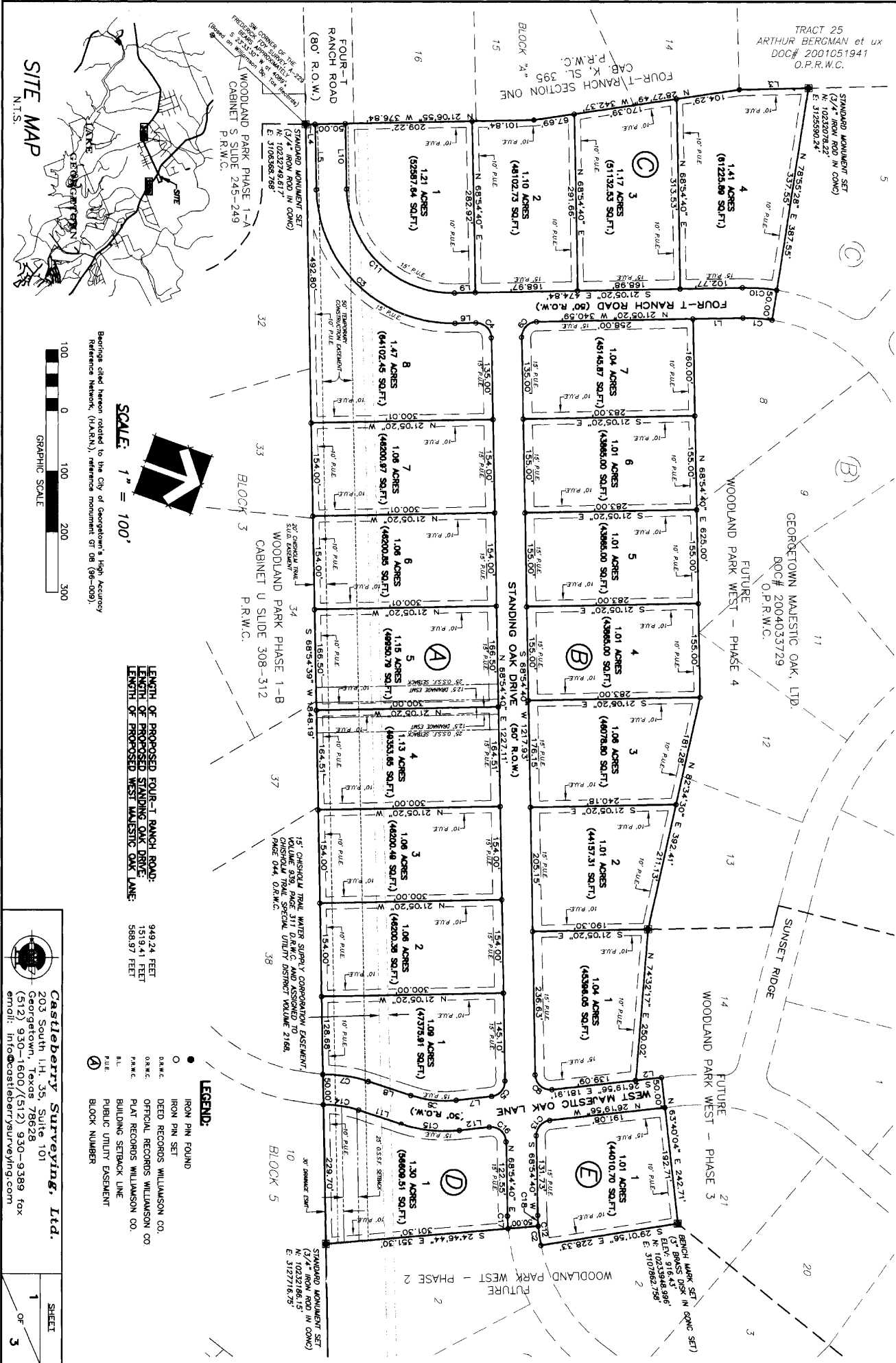
DVITEK \$161.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

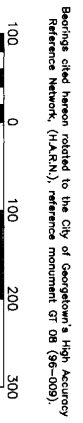
WOODLAND PARK WEST - PHASE 1

26.87 ACRES OUT OF THE FREDERICK FOY SURVEY, A-229
WILLAMSON COUNTY, TEXAS

PHOTOGRAPHIC MYLAR



SITE MAP
N.T.S.



SCALE: 1" = 100'

LENGTH OF PROPOSED FOUR-T RANCH ROAD:
LENGTH OF PROPOSED STANDING OAK DRIVE:
LENGTH OF PROPOSED WEST MAJESTIC OAK LANE:

942.24 FEET
1452.41 FEET
588.97 FEET

- IRON PIN FOUND
- IRON PIN SET
- DEED RECORDS WILLAMSON CO.
- D.R.M.C.
- OFFICIAL RECORDS WILLAMSON CO
- P.L.M.C.
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- ▲ BLOCK NUMBER

Castleberry Surveying, Ltd.
203 South I.H. 35, Suite 101
Georgetown, Texas 78626
(512) 930-6000 / (512) 930-9389 fax
email: info@castleberysurveying.com

SHEET 1 OF 3

FINAL PLAT OF
WOODLAND PARK WEST – PHASE 1
 26.87 ACRES OUT OF THE FREDERICK FOY SURVEY, A-229
 WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

1. TOTAL ACRES: 26.87 ACRES
2. NO. OF LOTS: 21 RESIDENTIAL LOTS
3. NO. OF BLOCKS: 5
4. AREA OF SMALLEST RESIDENTIAL LOT: 1.00 ACRE
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
6. NO PORTION OF THIS SUBDIVISION IS ENCRUMBED 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 48491C0100 C, EFFECTIVE DATE, SEPTEMBER 27, 1991.
7. OWNER: JISM DEVELOPMENT, INC.
 James H. Jacobs, President
 P.O. Box 249
 GEORGETOWN, TEXAS 78627

B. 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 770.9780'; DISTANCES CITED HEREON ARE SURFACE VALUES, GRID DISTANCES MAY BE OBTAINED BY APPLYING THE COMBINED SCALE FACTOR TO THE SURFACE VALUES.

13. THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION (E.T.J.) OF THE CITY OF GEORGETOWN.

14. IMPERVIOUS COVER ON THE LOTS WITHIN THIS SUBDIVISION SHALL NOT EXCEED 179,422 SQUARE FEET. DETENTION WILL NOT BE REQUIRED BECAUSE OVERALL IMPERVIOUS COVER WILL BE LIMITED TO 20 PERCENT.

15. MAINTENANCE OF DRAINAGE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

16. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED, IN WRITING, THE POLLUTION ABATEMENT PLAN.

17. A. THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY, COUNTY AND STATE REGULATIONS.

B. PARKLAND REQUIREMENTS HAVE BEEN MET BY PAYMENT OF FEES IN LIEU OF LAND DEDICATION.

C. WAIVERS TO THE UNIFIED DEVELOPMENT CODE HAVE BEEN APPROVED BY THE CITY COUNCIL ON NOVEMBER 25, 2003 FOR THE FOLLOWING DESIGN STANDARDS:
 1. SECTION 13.04.050 – TO REDUCE THE RIGHT-OF WAY WIDTH FROM 70 FEET TO 50 FEET.
 2. SECTION 13.07.020 – TO ELIMINATE THE REQUIREMENT FOR STREET LIGHTING WITHIN THE SUBDIVISION.

18. 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 NATURAL RESOURCES CONSERVATION COMMISSION HAS APPROVED IN FULL WRITING THE POLLUTION ABATEMENT PLAN.

D. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

19. 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 R.O.W.s AFTER STREETS ARE ACCEPTED BY THE CITY AND COUNTY.

20. ALL DRIVEWAYS SHALL BE DIP TYPE.

21. ENGINEER:

Couler Engineering
 CIVIL ENGINEERS
 595 ROUND ROCK WEST DRIVE, STE. 101
 ROUND ROCK, TEXAS 78681
 (512) 248-1800 VOICE
 (512) 248-8603 FAX

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 northeast corner of Woodland Park Phase 1-A, a subdivision in Williamson County, Texas, recorded in Cabinet S, Slide 245; Plat Records of Williamson County, Texas, the northwest corner of Woodland Park Phase 1-B, a subdivision in Williamson County, Texas, recorded in Cabinet U, Slide 308 of said plat records, and at the southeast corner of Four-T Ranch, Section One, a subdivision in Williamson County, Texas, recorded in Cabinet K, Slide 394 of said plat records, also being the southeast terminus of Four-T Ranch Road, an 80 foot right-of-way, for the southwest corner of said Georgetown Majestic Oak Ltd. tract and this tract, the approximate southwest corner of the Frederick Foy Survey bears S 23°39' W 4326 feet;

THENCE: with the east line of said Four-T Ranch, Section One (Cab. K, Slide 394) and the west line of said Georgetown Majestic Oak Ltd. tract and this tract in the following two (2) courses,

- (1)N 21°06'55" W, passing the northeast terminus of said of Four-T Ranch Road at approximately 80 feet in all 376.84 feet to a 1/2" iron pin found, for an angle point of this tract,
- (2)N 28°27'48" W 342.37 feet to a 1/2" iron pin found, for the southeast corner of that tract described as 7.05 acres in a Warranty Deed with Vendor's Lien granted to Arthur Bergmann, et ux, dated July 13, 2001, and recorded as Document No. 2001051941, of said official public records, said tract also known as Lot 25, Northlake, Section E, an unrecorded subdivision, for an angle point of this tract;

THENCE: N 21°20'52" W 114.55 feet with the east line of said Bergmann tract and the west line of said Georgetown Majestic Oak Ltd. tract and this tract to a 3/4" iron pin set in concrete for the northwest corner of this tract;

THENCE: with the north line of this tract and into said Georgetown Majestic Oak Ltd. tract in the following eight (8) courses,

- (1)N 78°55'28" E 387.55 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an exterior all corner of this tract,
- (2)48.18 feet along a curve to the left and concave to the northeast (D=10°02'21", r=275.00 feet, ic bears S 16°04'10" E 48.12 feet) to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set,
- (3)S 21°05'20" E 82.59 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an interior ell corner of this tract,
- (4)N 68°54'40" E 625.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an angle point of this tract,
- (5)N 82°34'30" E 392.41 feet to a 3/4" iron pin set in concrete for an angle point of this tract,
- (6)N 74°32'17" E 250.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an interior ell corner of this tract,
- (7)N 26°19'56" W 42.82 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an exterior ell corner of this tract,
- (8)N 63°40'04" E 242.71 feet to a 3/4" iron pin set in concrete set for the northeast corner of this tract;


THENCE: with the east line of this tract and continuing into said Georgetown Majestic Oak Ltd. tract in the following three (3) courses,

- (1)S 29°01'56" E 228.33 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an exterior ell corner of this tract,
- (2)31.93 feet along a curve to the right and concave to the northwest (D=06°39'10", r=275.00 feet, ic bears S 61°53'33" W 31.91 feet) to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an interior ell corner of this tract,
- (3)S 24°46'44" E 351.30 feet to a 3/4" iron pin set in concrete in the north line of Lot 10, Block 5 of said Woodland Park Phase 1-B (Cab. U, Slide 308), for the southeast corner of this tract;

THENCE: S 68°54'39" W 1848.19 feet with the south line of this tract and the north line of said Woodland Park Phase 1-B (Cab. U, Slide 308) to the Point of Beginning and containing 26.87 acres of land.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 21°05'20" E	82.59'
L2	N 26°19'56" W	42.82'
L3	N 21°20'52" W	114.55'
L4	N 21°06'55" W	15.78'
L5	N 68°51'15" E	108.03'
L6	N 21°05'20" W	34.12'
L7	S 26°19'56" E	58.70'
L8	S 01°38'40" E	73.89'
L9	S 21°05'20" E	34.12'
L10	S 68°51'15" W	108.00'
L11	N 01°38'40" W	73.89'
L12	N 26°19'56" W	48.52'

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	10°02'21"	275.00	48.18	48.12	S 16°04'10" E
C2	06°39'10"	275.00	31.93	31.91	S 61°53'33" W
C3	89°56'35"	225.00	353.21	318.04	N 23°52'58" E
C4	90°00'00"	25.00	39.27	35.36	N 23°54'40" E
C5	84°45'24"	25.00	36.98	33.70	S 68°42'58" E
C6	24°41'16"	175.00	75.40	74.82	N 13°59'18" E
C7	19°26'46"	225.00	76.36	76.00	S 11°22'03" E
C8	95°14'36"	25.00	41.56	36.94	S 21°17'22" W
C9	90°00'00"	25.00	39.27	35.36	N 66°05'20" W
C10	10°00'46"	325.00	56.80	56.72	S 16°03'37" E
C11	89°56'35"	175.00	274.72	247.36	S 23°52'58" W
C12	10°20'40"	275.00	48.65	48.58	S 63°44'18" W
C13	84°45'24"	25.00	36.98	33.70	S 68°42'58" W
C14	19°26'47"	175.00	59.40	59.11	N 11°22'04" W
C15	24°41'16"	225.00	98.95	96.20	N 13°59'18" W
C16	95°14'36"	25.00	41.56	36.94	N 21°17'22" E
C17	03°41'28"	325.00	20.94	20.93	N 67°03'54" E
C18	03°41'30"	275.00	17.72	17.72	N 67°03'53" E

	Castleberry Surveying, Ltd. 203 South I.H. 35, Suite 101 Georgetown, Texas 78628 (512) 930-1600/(512) 930-9389 fax email: info@castleberrysurveying.com	SHEET 2 OF 3

Cabinet AA
 Slide 58
 Doc. 2005019560

FINAL PLAT OF
WOODLAND PARK WEST - PHASE 1
26.87 ACRES OUT OF THE FREDERICK FOY SURVEY, A-229.
WILLIAMSON COUNTY, TEXAS

Cabinet AA

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

That I, James H. Jacobs, President, JSM DEVELOPMENT, INC., the owner of that certain tract of land shown hereon and described in a Warranty Deed recorded as Doc# 2004052016 of the Official Public Records, Williamson County, Texas, and do hereby state that there are no 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 1**.

This subdivision known as **WOODLAND PARK WEST - PHASE 1**, has been approved for filing for record according to the minutes of the meeting of the Georgetown City Council on the 23 day of November, 2005 A. D.

Gary Nefon
Gary Nefon, Mayor
City of Georgetown, Texas

ATTEST:
Sandra Lee
Sandra Lee, City Secretary
City of Georgetown, Texas

TO CERTIFY WHICH, WITNESS by my hand this the 14th day of February, 2005 A. D.

JSM DEVELOPMENT, INC.
James H. Jacobs, President
P.O. Box 249
GEORGETOWN, TEXAS 78627

I, BOBBY RAY Director of the Planning and Development Services Division of the City of Georgetown, do hereby certify this plat as approved for filing of record with the County Clerk of Williamson County, Texas.

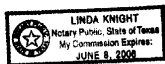
Bobby Ray
Bobby Ray, Director
Planning and Development Services

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

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 14th day of February, 2005 A. D.

Linda Knight
Notary Public in and for the State of Texas



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

I, Clyde C. Castleberry Jr., 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 14th day of February, 2005 A. D.

Clyde C. Castleberry Jr.
Registered Professional Land Surveyor No. 4835
State of Texas



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

I, James B. Coulter, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Recharge Zone and is NOT encroached by a Zone A flood area, as denoted hereon, and as defined by Federal Emergency Administration Flood Hazard Boundary Map, Community Panel Number 4849100100 C, effective date September 27, 1991, 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 15th day of February, 2005 A.D.

James B. Coulter
Registered Professional Engineer No. 57922
State of Texas



Based on the representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by said Engineer or Surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County, The Williamson County Flood Plain Regulations, and the Williamson County On-site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

Paulo Pinto
Paulo Pinto
Director of Environmental Services

2/19/05
Date



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

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 17th day of March, 2005 A. D., at 2:00 o'clock P. M., and duly recorded this 17th day of March, 2005 A. D., at 3:04 o'clock P. M., in the Plat Records of said County in Cabinet AA, Slide 57, 58 and 59.

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.

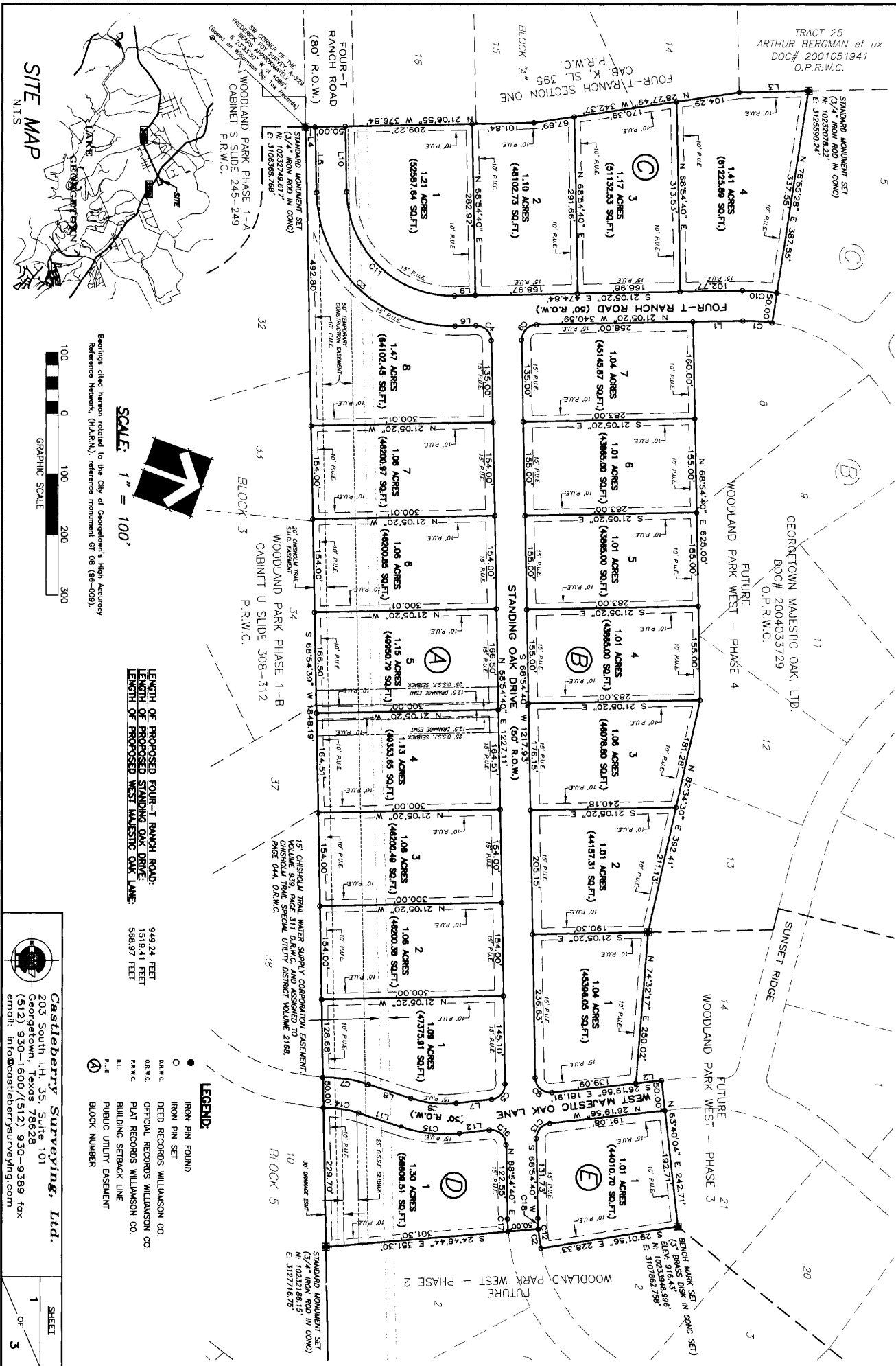
Nancy Rister, Clerk County Court of Williamson County

Nancy E. Rister
By: Nancy E. Rister
Deputy

Slide 59

Doc. 2005019560

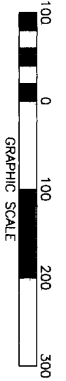
FINAL PLAT OF
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LEGEND:
 ● IRON PIN FOUND
 ○ IRON PIN SET
 D.M.C. DEED RECORDS WILLAMSON CO.
 O.R.C. OFFICIAL RECORDS WILLAMSON CO.
 P.M.C. PLAT RECORDS WILLAMSON CO.
 B.L. BUILDING SETBACK LINE
 P.U.E. PUBLIC UTILITY EASEMENT
 B.N. BLOCK NUMBER

LENGTH OF PROPOSED FOUR-T RANCH ROAD:
 LENGTH OF PROPOSED STANDING OAK DRIVE:
 LENGTH OF PROPOSED WEST MALESFIC OAK LANE:
 945.24 FEET
 145.94 FEET
 588.97 FEET

SCALE: 1" = 100'
 Bearings cited herein related to the City of Georgetown's High Accuracy Reference Network, (HARN), reference monument 07 08 (96-009).



SITE MAP
 N.T.S.



Castleberry Surveying, Ltd.
 203 South I.H. 35, Suite 101
 Georgetown, Texas 78626
 (512) 930-1600 / (512) 930-9389 fax
 email: info@castleberrysurveying.com

FINAL PLAT OF
WOODLAND PARK WEST – PHASE 1
 26.87 ACRES OUT OF THE FREDERICK FOY SURVEY, A-229
 WILLIAMSON COUNTY, TEXAS

Cabinet AA

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 James H. Jacobs, President
 P.O. Box 249
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BEGINNING at a 3/4" iron pin set in concrete in the northeast corner of Woodland Park Phase 1-A, a subdivision in Williamson County, Texas, recorded in Cabinet S, Slide 245; Plat Records of Williamson County, Texas, the northwest corner of Woodland Park Phase 1-B, a subdivision in Williamson County, Texas, recorded in Cabinet U, Slide 308 of said plat records, and at the southeast corner of Four-T Ranch, Section One, a subdivision in Williamson County, Texas, recorded in Cabinet K, Slide 394 of said plat records, also being the southeast terminus of Four-T Ranch Road, an 80 foot right-of-way, for the southwest corner of said Georgetown Majestic Oak Ltd. tract and this tract, the approximate southwest corner of the Frederick Foy Survey bears S 23°39' W 4326 feet;

THENCE: with the east line of said Four-T Ranch, Section One (Cab. K, Slide 394) and the west line of said Georgetown Majestic Oak Ltd. tract and this tract in the following two (2) courses,

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THENCE: N 21°20'52" W 114.55 feet with the east line of said Bergmann tract and the west line of said Georgetown Majestic Oak Ltd. tract and this tract to a 3/4" iron pin set in concrete for the northwest corner of this tract;

THENCE: with the north line of this tract and into said Georgetown Majestic Oak Ltd. tract in the following eight (8) courses,

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- (5)N 82°34'30" E 392.41 feet to a 3/4" iron pin set in concrete for an angle point of this tract,
- (6)N 74°32'17" E 250.02 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an interior ell corner of this tract,
- (7)N 26°19'56" W 42.82 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an exterior ell corner of this tract,
- (8)N 63°40'04" E 242.71 feet to a 3/4" iron pin set in concrete set for the northeast corner of this tract;

THENCE: with the east line of this tract and continuing into said Georgetown Majestic Oak Ltd. tract in the following three (3) courses,

- (1)S 29°01'56" E 228.33 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an exterior ell corner of this tract,
- (2)31.93 feet along a curve to the right and concave to the northwest (D=06°39'10", r=275.00 feet, ic bears S 61°53'33" W 31.91 feet) to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an interior ell corner of this tract,
- (3)S 24°46'44" E 351.30 feet to a 3/4" iron pin set in concrete in the north line of Lot 10, Block 5 of said Woodland Park Phase 1-B (Cab. U, Slide 308), for the southeast corner of this tract;

THENCE: S 68°54'39" W 1848.19 feet with the south line of this tract and the north line of said Woodland Park Phase 1-B (Cab. U, Slide 308) to the Point of Beginning and containing 26.87 acres of land.

Slide 58

- B. 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 770.9780'; DISTANCES CITED HEREON ARE SURFACE VALUES, GRID DISTANCES MAY BE OBTAINED BY APPLYING THE COMBINED SCALE FACTOR TO THE SURFACE VALUES.
13. THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION (E.T.J.) OF THE CITY OF GEORGETOWN.
14. IMPERVIOUS COVER ON THE LOTS WITHIN THIS SUBDIVISION SHALL NOT EXCEED 179,422 SQUARE FEET. DETENTION WILL NOT BE REQUIRED BECAUSE OVERALL IMPERVIOUS COVER WILL BE LIMITED TO 20 PERCENT.
15. MAINTENANCE OF DRAINAGE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
16. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY HAS APPROVED, IN WRITING, THE POLLUTION ABATEMENT PLAN.
17.
 - A. THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
 - B. PARKLAND REQUIREMENTS HAVE BEEN MET BY PAYMENT OF FEES IN LIEU OF LAND DEDICATION.
 - C. WAIVERS TO THE UNIFIED DEVELOPMENT CODE HAVE BEEN APPROVED BY THE CITY COUNCIL ON NOVEMBER 25, 2003 FOR THE FOLLOWING DESIGN STANDARDS:
 1. SECTION 13.04.050 – TO REDUCE THE RIGHT-OF-WAY WIDTH FROM 70 FEET TO 50 FEET.
 2. SECTION 13.07.020 – TO ELIMINATE THE REQUIREMENT FOR STREET LIGHTING WITHIN THE SUBDIVISION.
18. 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 NATURAL RESOURCES CONSERVATION COMMISSION HAS APPROVED IN FULL WRITING THE POLLUTION ABATEMENT PLAN.
 - D. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
19. 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 R.O.W.s AFTER STREETS ARE ACCEPTED BY THE CITY AND COUNTY.
20. ALL DRIVEWAYS SHALL BE DIP TYPE.
21. ENGINEER:

NUMBER	DIRECTION	DISTANCE
L1	S 21°05'20" E	82.59'
L2	N 26°19'56" W	42.82'
L3	N 21°20'52" W	114.55'
L4	N 21°06'55" W	15.78'
L5	N 68°51'15" E	108.03'
L6	N 21°05'20" W	34.12'
L7	S 26°19'56" E	58.70'
L8	S 01°38'40" E	73.89'
L9	S 21°05'20" E	34.12'
L10	S 68°51'15" W	108.00'
L11	N 01°38'40" W	73.89'
L12	N 26°19'56" W	48.52'

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	10°02'21"	275.00	48.18	48.12	S 16°04'10" E
C2	06°39'10"	275.00	31.93	31.91	S 61°53'33" W
C3	89°56'35"	225.00	353.21	318.04	N 23°52'58" E
C4	90°00'00"	25.00	39.27	35.36	N 23°54'40" E
C5	84°45'24"	25.00	36.98	33.70	S 68°42'58" W
C6	24°41'16"	175.00	75.40	74.82	N 13°59'18" E
C7	19°26'46"	225.00	76.36	76.00	S 11°22'03" E
C8	95°14'36"	25.00	41.56	36.94	S 21°17'22" W
C9	90°00'00"	25.00	39.27	35.36	N 66°05'20" W
C10	10°00'46"	325.00	56.80	56.72	S 16°03'37" E
C11	89°56'35"	175.00	274.72	247.36	S 23°52'58" W
C12	10°20'40"	275.00	48.65	48.58	S 63°44'18" W
C13	84°45'24"	25.00	36.98	33.70	S 68°42'58" W
C14	19°26'47"	175.00	59.40	59.11	N 11°22'04" W
C15	24°41'16"	225.00	98.95	96.20	N 13°59'18" W
C16	95°14'36"	25.00	41.56	36.94	N 21°17'22" E
C17	03°41'28"	325.00	20.94	20.93	N 67°03'54" E
C18	03°41'30"	275.00	17.72	17.72	N 67°03'53" E

Couler Engineering
 CIVIL ENGINEERS
 595 ROUND ROCK WEST DRIVE, STE. 101
 ROUND ROCK, TEXAS 78681
 (512) 248-1800 VOICE
 (512) 248-8603 FAX

Doc. 2005019560

FINAL PLAT OF
WOODLAND PARK WEST - PHASE 1
26.87 ACRES OUT OF THE FREDERICK FOY SURVEY, A-229.
WILLIAMSON COUNTY, TEXAS

Cabinet AA

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

That I, James H. Jacobs, President, JSM DEVELOPMENT, INC., the owner of that certain tract of land shown hereon and described in a Warranty Deed recorded as Doc# 2004052016 of the Official Public Records, Williamson County, Texas, and do hereby state that there are no 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 1**.

This subdivision known as **WOODLAND PARK WEST - PHASE 1**, has been approved for filing for record according to the minutes of the meeting of the Georgetown City Council on the 23 day of November, 2005 A. D.

Gary Nefon
Gary Nefon, Mayor
City of Georgetown, Texas

ATTEST:
Sandra Lee
Sandra Lee, City Secretary
City of Georgetown, Texas

TO CERTIFY WHICH, WITNESS by my hand this the 14th day of February, 2005 A. D.

JSM DEVELOPMENT, INC.
James H. Jacobs, President
P.O. Box 249
GEORGETOWN, TEXAS 78627

I, BOBBY RAY Director of the Planning and Development Services Division of the City of Georgetown, do hereby certify this plat as approved for filing of record with the County Clerk of Williamson County, Texas.

Bobby Ray
Bobby Ray, Director
Planning and Development Services

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

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 14th day of February, 2005 A. D.

Linda Knight
Notary Public in and for the State of Texas



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

I, Clyde C. Castleberry Jr., 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 14th day of February, 2005 A. D.

Clyde C. Castleberry Jr.
Registered Professional Land Surveyor No. 4835
State of Texas



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

I, James B. Coulter, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Recharge Zone and is NOT encroached by a Zone A flood area, as denoted hereon, and as defined by Federal Emergency Administration Flood Hazard Boundary Map, Community Panel Number 4849100100 C, effective date September 27, 1991, 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 15th day of February, 2005 A.D.

James B. Coulter
Registered Professional Engineer No. 57922
State of Texas



Based on the representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by said Engineer or Surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County, The Williamson County Flood Plain Regulations, and the Williamson County On-site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

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

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 17th day of March, 2005 A. D., at 2:00 o'clock P. M., and duly recorded this 17th day of March, 2005 A. D., at 3:04 o'clock P. M., in the Plat Records of said County in Cabinet AA, Slide 57, 58 and 59.

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
Nancy E. Rister By: Janice Vitik
Deputy

Paulo Pinto 2/19/05
Paulo Pinto Date
Director of Environmental Services



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Doc. 2005019560