6 PGS 2015109715
PLAT

PLAT MAP RECORDING SHEET

DEDICATOR: GEORGETOWN 116 DEVELOPMENT, LP
STEPHEN SELLERS

SUBDIVISION NAME: LAKESIDE PHASE ONE

PROPERTY IS DESCRIBED AS: 48.17 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NUMBER 232, IN WILLIAMSON COUNTY, TEXAS.

SUBMITTED BY: CITY OF GEORGETOWN; KAREN FROST, (512) 930-2545

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015109715

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas
December 18, 2015 08:34 AM
FEE: $541.00 PHELPS

Doc# 2015109715

SHEET INDEX

SHEET 1 - BOUNDARY, PROPERTY DESCRIPTION
OWNER AND SITE INFORMATION
SHEET 2 - DIMENSION CONTROL PLAN
SHEET 3 - DIMENSION CONTROL PLAN
SHEET 4 - DIMENSION CONTROL PLAN
SHEET 5 - CURVE AND LINE DATA TABLES
SHEET 6 - SIGNATURES AND GENERAL NOTES

SITE INFORMATION:

TOTAL ACREAGE SITE=48.17 AC.
TOTAL ACREAGE LOTS=39.07 AC.
TOTAL ACREAGE RIGHT OF WAY=9.10 AC.
TOTAL LINEAR FEET OF NEW STREET=7,096

OWNER:

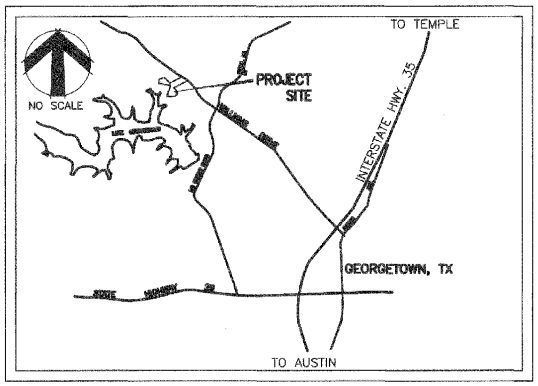
GEORGETOWN 116 DEVELOPMENT, LP
125 VILLARBOIT CRESCENT
VAUGHAN, ONTARIO, CANADA, L4K 4K2

ENGINEER:

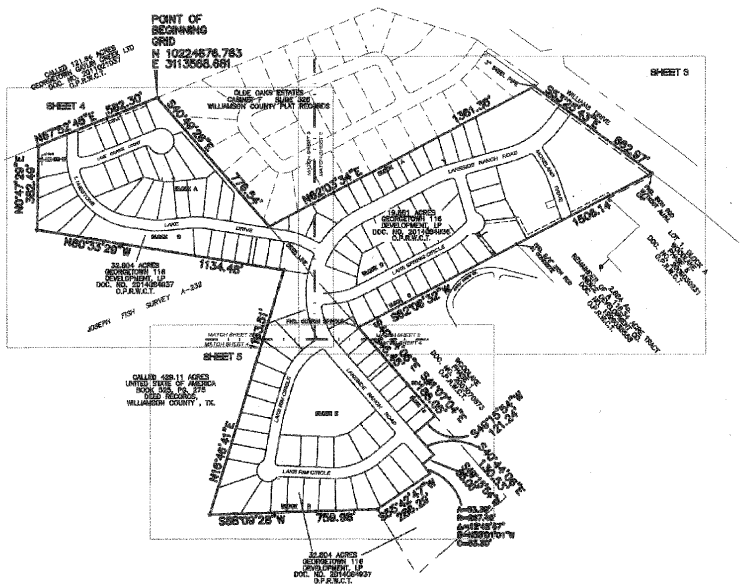
TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES ROAD, SUITE 206
AUSTIN, TX 78746
512-904-0505
nsandlin@txengs.com

SURVEYOR:

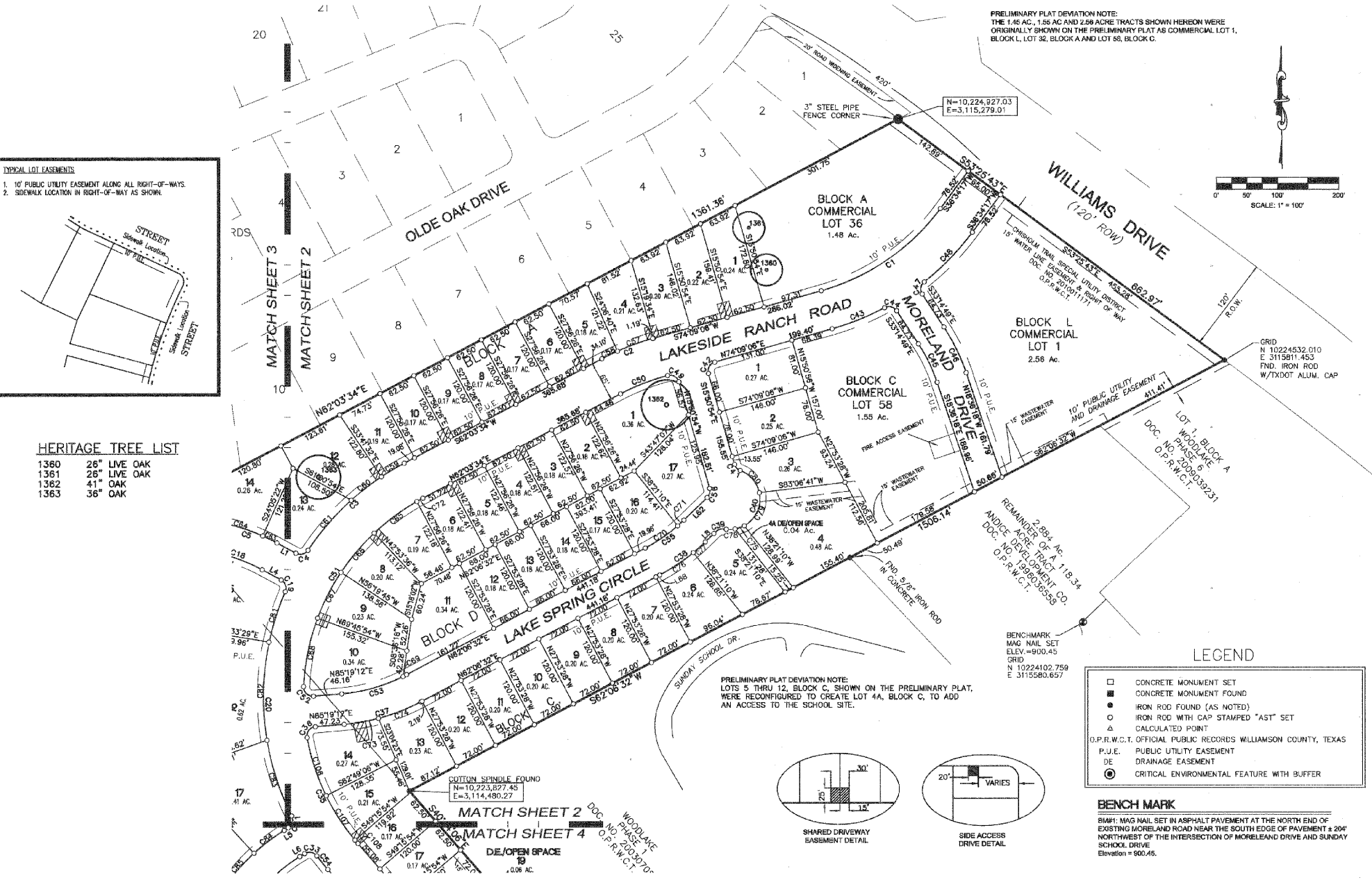
AUSTIN SPATIAL TECHNOLOGIES, LLC
11209 CHERISSE DRIVE
AUSTIN, TX 78739
515-573-6730
paul@astaustin.com



OVERALL SHEET LAYOUT AND MATCH LINES


POINT OF BEGINNING GRID
N 10224676.783
E 3113568.681
SHEET 4
SHEET 5
SHEET 6
OLDE OAKS ESTATES CABINET F, SLIDE 326 WILLIAMSON COUNTY PLAT RECORDS
LAKESIDE PHASE ONE
LAKESIDE PHASE TWO
LAKESIDE PHASE THREE
LAKESIDE PHASE FOUR
LAKESIDE PHASE FIVE
LAKESIDE PHASE SIX
LAKESIDE PHASE SEVEN
LAKESIDE PHASE EIGHT
LAKESIDE PHASE NINE
LAKESIDE PHASE TEN
LAKESIDE PHASE ELEVEN
LAKESIDE PHASE TWELVE
LAKESIDE PHASE THIRTEEN
LAKESIDE PHASE FOURTEEN
LAKESIDE PHASE FIFTEEN
LAKESIDE PHASE SIXTEEN
LAKESIDE PHASE SEVENTEEN
LAKESIDE PHASE EIGHTEEN
LAKESIDE PHASE NINETEEN
LAKESIDE PHASE TWENTY
LAKESIDE PHASE TWENTY-ONE
LAKESIDE PHASE TWENTY-TWO
LAKESIDE PHASE TWENTY-THREE
LAKESIDE PHASE TWENTY-FOUR
LAKESIDE PHASE TWENTY-FIVE
LAKESIDE PHASE TWENTY-SIX
LAKESIDE PHASE TWENTY-SEVEN
LAKESIDE PHASE TWENTY-EIGHT
LAKESIDE PHASE TWENTY-NINE
LAKESIDE PHASE THIRTY
LAKESIDE PHASE THIRTY-ONE
LAKESIDE PHASE THIRTY-TWO
LAKESIDE PHASE THIRTY-THREE
LAKESIDE PHASE THIRTY-FOUR
LAKESIDE PHASE THIRTY-FIVE
LAKESIDE PHASE THIRTY-SIX
LAKESIDE PHASE THIRTY-SEVEN
LAKESIDE PHASE THIRTY-EIGHT
LAKESIDE PHASE THIRTY-NINE
LAKESIDE PHASE FORTY
LAKESIDE PHASE FORTY-ONE
LAKESIDE PHASE FORTY-TWO
LAKESIDE PHASE FORTY-THREE
LAKESIDE PHASE FORTY-FOUR
LAKESIDE PHASE FORTY-FIVE
LAKESIDE PHASE FORTY-SIX
LAKESIDE PHASE FORTY-SEVEN
LAKESIDE PHASE FORTY-EIGHT
LAKESIDE PHASE FORTY-NINE
LAKESIDE PHASE FIFTY
LAKESIDE PHASE FIFTY-ONE
LAKESIDE PHASE FIFTY-TWO
LAKESIDE PHASE FIFTY-THREE
LAKESIDE PHASE FIFTY-FOUR
LAKESIDE PHASE FIFTY-FIVE
LAKESIDE PHASE FIFTY-SIX
LAKESIDE PHASE FIFTY-SEVEN
LAKESIDE PHASE FIFTY-EIGHT
LAKESIDE PHASE FIFTY-NINE
LAKESIDE PHASE SIXTY
LAKESIDE PHASE SIXTY-ONE
LAKESIDE PHASE SIXTY-TWO
LAKESIDE PHASE SIXTY-THREE
LAKESIDE PHASE SIXTY-FOUR
LAKESIDE PHASE SIXTY-FIVE
LAKESIDE PHASE SIXTY-SIX
LAKESIDE PHASE SIXTY-SEVEN
LAKESIDE PHASE SIXTY-EIGHT
LAKESIDE PHASE SIXTY-NINE
LAKESIDE PHASE SEVENTY
LAKESIDE PHASE SEVENTY-ONE
LAKESIDE PHASE SEVENTY-TWO
LAKESIDE PHASE SEVENTY-THREE
LAKESIDE PHASE SEVENTY-FOUR
LAKESIDE PHASE SEVENTY-FIVE
LAKESIDE PHASE SEVENTY-SIX
LAKESIDE PHASE SEVENTY-SEVEN
LAKESIDE PHASE SEVENTY-EIGHT
LAKESIDE PHASE SEVENTY-NINE
LAKESIDE PHASE EIGHTY
LAKESIDE PHASE EIGHTY-ONE
LAKESIDE PHASE EIGHTY-TWO
LAKESIDE PHASE EIGHTY-THREE
LAKESIDE PHASE EIGHTY-FOUR
LAKESIDE PHASE EIGHTY-FIVE
LAKESIDE PHASE EIGHTY-SIX
LAKESIDE PHASE EIGHTY-SEVEN
LAKESIDE PHASE EIGHTY-EIGHT
LAKESIDE PHASE EIGHTY-NINE
LAKESIDE PHASE NINETY
LAKESIDE PHASE NINETY-ONE
LAKESIDE PHASE NINETY-TWO
LAKESIDE PHASE NINETY-THREE
LAKESIDE PHASE NINETY-FOUR
LAKESIDE PHASE NINETY-FIVE
LAKESIDE PHASE NINETY-SIX
LAKESIDE PHASE NINETY-SEVEN
LAKESIDE PHASE NINETY-EIGHT
LAKESIDE PHASE NINETY-NINE
LAKESIDE PHASE ONE HUNDRED
LAKESIDE PHASE ONE HUNDRED-ONE
LAKESIDE PHASE ONE HUNDRED-TWO
LAKESIDE PHASE ONE HUNDRED-THREE
LAKESIDE PHASE ONE HUNDRED-FOUR
LAKESIDE PHASE ONE HUNDRED-FIVE
LAKESIDE PHASE ONE HUNDRED-SIX
LAKESIDE PHASE ONE HUNDRED-SEVEN
LAKESIDE PHASE ONE HUNDRED-EIGHT
LAKESIDE PHASE ONE HUNDRED-NINE
LAKESIDE PHASE ONE HUNDRED-TEN
LAKESIDE PHASE ONE HUNDRED-ELEVEN
LAKESIDE PHASE ONE HUNDRED-TWELVE
LAKESIDE PHASE ONE HUNDRED-THIRTEEN
LAKESIDE PHASE ONE HUNDRED-FOURTEEN
LAKESIDE PHASE ONE HUNDRED-FIFTEEN
LAKESIDE PHASE ONE HUNDRED-SIXTEEN
LAKESIDE PHASE ONE HUNDRED-SEVENTEEN
LAKESIDE PHASE ONE HUNDRED-EIGHTEEN
LAKESIDE PHASE ONE HUNDRED-NINETEEN
LAKESIDE PHASE ONE HUNDRED-TWENTY
LAKESIDE PHASE ONE HUNDRED-TWENTY-ONE
LAKESIDE PHASE ONE HUNDRED-TWENTY-TWO
LAKESIDE PHASE ONE HUNDRED-TWENTY-THREE
LAKESIDE PHASE ONE HUNDRED-TWENTY-FOUR
LAKESIDE PHASE ONE HUNDRED-TWENTY-FIVE
LAKESIDE PHASE ONE HUNDRED-TWENTY-SIX
LAKESIDE PHASE ONE HUNDRED-TWENTY-SEVEN
LAKESIDE PHASE ONE HUNDRED-TWENTY-EIGHT
LAKESIDE PHASE ONE HUNDRED-TWENTY-NINE
LAKESIDE PHASE ONE HUNDRED-THIRTY
LAKESIDE PHASE ONE HUNDRED-THIRTY-ONE
LAKESIDE PHASE ONE HUNDRED-THIRTY-TWO
LAKESIDE PHASE ONE HUNDRED-THIRTY-THREE
LAKESIDE PHASE ONE HUNDRED-THIRTY-FOUR
LAKESIDE PHASE ONE HUNDRED-THIRTY-FIVE
LAKESIDE PHASE ONE HUNDRED-THIRTY-SIX
LAKESIDE PHASE ONE HUNDRED-THIRTY-SEVEN
LAKESIDE PHASE ONE HUNDRED-THIRTY-EIGHT
LAKESIDE PHASE ONE HUNDRED-THIRTY-NINE
LAKESIDE PHASE ONE HUNDRED-FORTY
LAKESIDE PHASE ONE HUNDRED-FORTY-ONE
LAKESIDE PHASE ONE HUNDRED-FORTY-TWO
LAKESIDE PHASE ONE HUNDRED-FORTY-THREE
LAKESIDE PHASE ONE HUNDRED-FORTY-FOUR
LAKESIDE PHASE ONE HUNDRED-FORTY-FIVE
LAKESIDE PHASE ONE HUNDRED-FORTY-SIX
LAKESIDE PHASE ONE HUNDRED-FORTY-SEVEN
LAKESIDE PHASE ONE HUNDRED-FORTY-EIGHT
LAKESIDE PHASE ONE HUNDRED-FORTY-NINE
LAKESIDE PHASE ONE HUNDRED-FIFTY
LAKESIDE PHASE ONE HUNDRED-FIFTY-ONE
LAKESIDE PHASE ONE HUNDRED-FIFTY-TWO
LAKESIDE PHASE ONE HUNDRED-FIFTY-THREE
LAKESIDE PHASE ONE HUNDRED-FIFTY-FOUR
LAKESIDE PHASE ONE HUNDRED-FIFTY-FIVE
LAKESIDE PHASE ONE HUNDRED-FIFTY-SIX
LAKESIDE PHASE ONE HUNDRED-FIFTY-SEVEN
LAKESIDE PHASE ONE HUNDRED-FIFTY-EIGHT
LAKESIDE PHASE ONE HUNDRED-FIFTY-NINE
LAKESIDE PHASE ONE HUNDRED-SIXTY
LAKESIDE PHASE ONE HUNDRED-SIXTY-ONE
LAKESIDE PHASE ONE HUNDRED-SIXTY-TWO
LAKESIDE PHASE ONE HUNDRED-SIXTY-THREE
LAKESIDE PHASE ONE HUNDRED-SIXTY-FOUR
LAKESIDE PHASE ONE HUNDRED-SIXTY-FIVE
LAKESIDE PHASE ONE HUNDRED-SIXTY-SIX
LAKESIDE PHASE ONE HUNDRED-SIXTY-SEVEN
LAKESIDE PHASE ONE HUNDRED-SIXTY-EIGHT
LAKESIDE PHASE ONE HUNDRED-SIXTY-NINE
LAKESIDE PHASE ONE HUNDRED-SEVENTY
LAKESIDE PHASE ONE HUNDRED-SEVENTY-ONE
LAKESIDE PHASE ONE HUNDRED-SEVENTY-TWO
LAKESIDE PHASE ONE HUNDRED-SEVENTY-THREE
LAKESIDE PHASE ONE HUNDRED-SEVENTY-FOUR
LAKESIDE PHASE ONE HUNDRED-SEVENTY-FIVE
LAKESIDE PHASE ONE HUNDRED-SEVENTY-SIX
LAKESIDE PHASE ONE HUNDRED-SEVENTY-SEVEN
LAKESIDE PHASE ONE HUNDRED-SEVENTY-EIGHT
LAKESIDE PHASE ONE HUNDRED-SEVENTY-NINE
LAKESIDE PHASE ONE HUNDRED-EIGHTY
LAKESIDE PHASE ONE HUNDRED-EIGHTY-ONE
LAKESIDE PHASE ONE HUNDRED-EIGHTY-TWO
LAKESIDE PHASE ONE HUNDRED-EIGHTY-THREE
LAKESIDE PHASE ONE HUNDRED-EIGHTY-FOUR
LAKESIDE PHASE ONE HUNDRED-EIGHTY-FIVE
LAKESIDE PHASE ONE HUNDRED-EIGHTY-SIX
LAKESIDE PHASE ONE HUNDRED-EIGHTY-SEVEN
LAKESIDE PHASE ONE HUNDRED-EIGHTY-EIGHT
LAKESIDE PHASE ONE HUNDRED-EIGHTY-NINE
LAKESIDE PHASE ONE HUNDRED-NINETY
LAKESIDE PHASE ONE HUNDRED-NINETY-ONE
LAKESIDE PHASE ONE HUNDRED-NINETY-TWO
LAKESIDE PHASE ONE HUNDRED-NINETY-THREE
LAKESIDE PHASE ONE HUNDRED-NINETY-FOUR
LAKESIDE PHASE ONE HUNDRED-NINETY-FIVE
LAKESIDE PHASE ONE HUNDRED-NINETY-SIX
LAKESIDE PHASE ONE HUNDRED-NINETY-SEVEN
LAKESIDE PHASE ONE HUNDRED-NINETY-EIGHT
LAKESIDE PHASE ONE HUNDRED-NINETY-NINE
LAKESIDE PHASE TWO HUNDRED
LAKESIDE PHASE TWO HUNDRED-ONE
LAKESIDE PHASE TWO HUNDRED-TWO
LAKESIDE PHASE TWO HUNDRED-THREE
LAKESIDE PHASE TWO HUNDRED-FOUR
LAKESIDE PHASE TWO HUNDRED-FIVE
LAKESIDE PHASE TWO HUNDRED-SIX
LAKESIDE PHASE TWO HUNDRED-SEVEN
LAKESIDE PHASE TWO HUNDRED-EIGHT
LAKESIDE PHASE TWO HUNDRED-NINE
LAKESIDE PHASE TWO HUNDRED-TEN
LAKESIDE PHASE TWO HUNDRED-ELEVEN
LAKESIDE PHASE TWO HUNDRED-TWELVE
LAKESIDE PHASE TWO HUNDRED-THIRTEEN
LAKESIDE PHASE TWO HUNDRED-FOURTEEN
LAKESIDE PHASE TWO HUNDRED-FIFTEEN
LAKESIDE PHASE TWO HUNDRED-SIXTEEN
LAKESIDE PHASE TWO HUNDRED-SEVENTEEN
LAKESIDE PHASE TWO HUNDRED-EIGHTEEN
LAKESIDE PHASE TWO HUNDRED-NINETEEN
LAKESIDE PHASE TWO HUNDRED-TWENTY
LAKESIDE PHASE TWO HUNDRED-TWENTY-ONE
LAKESIDE PHASE TWO HUNDRED-TWENTY-TWO
LAKESIDE PHASE TWO HUNDRED-TWENTY-THREE
LAKESIDE PHASE TWO HUNDRED-TWENTY-FOUR
LAKESIDE PHASE TWO HUNDRED-TWENTY-FIVE
LAKESIDE PHASE TWO HUNDRED-TWENTY-SIX
LAKESIDE PHASE TWO HUNDRED-TWENTY-SEVEN
LAKESIDE PHASE TWO HUNDRED-TWENTY-EIGHT
LAKESIDE PHASE TWO HUNDRED-TWENTY-NINE
LAKESIDE PHASE TWO HUNDRED-THIRTY
LAKESIDE PHASE TWO HUNDRED-THIRTY-ONE
LAKESIDE PHASE TWO HUNDRED-THIRTY-TWO
LAKESIDE PHASE TWO HUNDRED-THIRTY-THREE
LAKESIDE PHASE TWO HUNDRED-THIRTY-FOUR
LAKESIDE PHASE TWO HUNDRED-THIRTY-FIVE
LAKESIDE PHASE TWO HUNDRED-THIRTY-SIX
LAKESIDE PHASE TWO HUNDRED-THIRTY-SEVEN
LAKESIDE PHASE TWO HUNDRED-THIRTY-EIGHT
LAKESIDE PHASE TWO HUNDRED-THIRTY-NINE
LAKESIDE PHASE TWO HUNDRED-FORTY
LAKESIDE PHASE TWO HUNDRED-FORTY-ONE
LAKESIDE PHASE TWO HUNDRED-FORTY-TWO
LAKESIDE PHASE TWO HUNDRED-FORTY-THREE
LAKESIDE PHASE TWO HUNDRED-FORTY-FOUR
LAKESIDE PHASE TWO HUNDRED-FORTY-FIVE
LAKESIDE PHASE TWO HUNDRED-FORTY-SIX
LAKESIDE PHASE TWO HUNDRED-FORTY-SEVEN
LAKESIDE PHASE TWO HUNDRED-FORTY-EIGHT
LAKESIDE PHASE TWO HUNDRED-FORTY-NINE
LAKESIDE PHASE TWO HUNDRED-FIFTY
LAKESIDE PHASE TWO HUNDRED-FIFTY-ONE
LAKESIDE PHASE TWO HUNDRED-FIFTY-TWO
LAKESIDE PHASE TWO HUNDRED-FIFTY-THREE
LAKESIDE PHASE TWO HUNDRED-FIFTY-FOUR
LAKESIDE PHASE TWO HUNDRED-FIFTY-FIVE
LAKESIDE PHASE TWO HUNDRED-FIFTY-SIX
LAKESIDE PHASE TWO HUNDRED-FIFTY-SEVEN
LAKESIDE PHASE TWO HUNDRED-FIFTY-EIGHT
LAKESIDE PHASE TWO HUNDRED-FIFTY-NINE
LAKESIDE PHASE TWO HUNDRED-SIXTY
LAKESIDE PHASE TWO HUNDRED-SIXTY-ONE
LAKESIDE PHASE TWO HUNDRED-SIXTY-TWO
LAKESIDE PHASE TWO HUNDRED-SIXTY-THREE
LAKESIDE PHASE TWO HUNDRED-SIXTY-FOUR
LAKESIDE PHASE TWO HUNDRED-SIXTY-FIVE
LAKESIDE PHASE TWO HUNDRED-SIXTY-SIX
LAKESIDE PHASE TWO HUNDRED-SIXTY-SEVEN
LAKESIDE PHASE TWO HUNDRED-SIXTY-EIGHT
LAKESIDE PHASE TWO HUNDRED-SIXTY-NINE
LAKESIDE PHASE TWO HUNDRED-SEVENTY
LAKESIDE PHASE TWO HUNDRED-SEVENTY-ONE
LAKESIDE PHASE TWO HUNDRED-SEVENTY-TWO
LAKESIDE PHASE TWO HUNDRED-SEVENTY-THREE
LAKESIDE PHASE TWO HUNDRED-SEVENTY-FOUR
LAKESIDE PHASE TWO HUNDRED-SEVENTY-FIVE
LAKESIDE PHASE TWO HUNDRED-SEVENTY-SIX
LAKESIDE PHASE TWO HUNDRED-SEVENTY-SEVEN
LAKESIDE PHASE TWO HUNDRED-SEVENTY-EIGHT
LAKESIDE PHASE TWO HUNDRED-SEVENTY-NINE
LAKESIDE PHASE TWO HUNDRED-EIGHTY
LAKESIDE PHASE TWO HUNDRED-EIGHTY-ONE
LAKESIDE PHASE TWO HUNDRED-EIGHTY-TWO
LAKESIDE PHASE TWO HUNDRED-EIGHTY-THREE
LAKESIDE PHASE TWO HUNDRED-EIGHTY-FOUR
LAKESIDE PHASE TWO HUNDRED-EIGHTY-FIVE
LAKESIDE PHASE TWO HUNDRED-EIGHTY-SIX
LAKESIDE PHASE TWO HUNDRED-EIGHTY-SEVEN
LAKESIDE PHASE TWO HUNDRED-EIGHTY-EIGHT
LAKESIDE PHASE TWO HUNDRED-EIGHTY-NINE
LAKESIDE PHASE TWO HUNDRED-NINETY
LAKESIDE PHASE TWO HUNDRED-NINETY-ONE
LAKESIDE PHASE TWO HUNDRED-NINETY-TWO
LAKESIDE PHASE TWO HUNDRED-NINETY-THREE
LAKESIDE PHASE TWO HUNDRED-NINETY-FOUR
LAKESIDE PHASE TWO HUNDRED-NINETY-FIVE
LAKESIDE PHASE TWO HUNDRED-NINETY-SIX
LAKESIDE PHASE TWO HUNDRED-NINETY-SEVEN
LAKESIDE PHASE TWO HUNDRED-NINETY-EIGHT
LAKESIDE PHASE TWO HUNDRED-NINETY-NINE
LAKESIDE PHASE THREE HUNDRED
LAKESIDE PHASE THREE HUNDRED-ONE
LAKESIDE PHASE THREE HUNDRED-TWO
LAKESIDE PHASE THREE HUNDRED-THREE
LAKESIDE PHASE THREE HUNDRED-FOUR
LAKESIDE PHASE THREE HUNDRED-FIVE
LAKESIDE PHASE THREE HUNDRED-SIX
LAKESIDE PHASE THREE HUNDRED-SEVEN
LAKESIDE PHASE THREE HUNDRED-EIGHT
LAKESIDE PHASE THREE HUNDRED-NINE
LAKESIDE PHASE THREE HUNDRED-TEN
LAKESIDE PHASE THREE HUNDRED-ELEVEN
LAKESIDE PHASE THREE HUNDRED-TWELVE
LAKESIDE PHASE THREE HUNDRED-THIRTEEN
LAKESIDE PHASE THREE HUNDRED-FOURTEEN
LAKESIDE PHASE THREE HUNDRED-FIFTEEN
LAKESIDE PHASE THREE HUNDRED-SIXTEEN
LAKESIDE PHASE THREE HUNDRED-SEVENTEEN
LAKESIDE PHASE THREE HUNDRED-EIGHTEEN
LAKESIDE PHASE THREE HUNDRED-NINETEEN
LAKESIDE PHASE THREE HUNDRED-TWENTY
LAKESIDE PHASE THREE HUNDRED-TWENTY-ONE
LAKESIDE PHASE THREE HUNDRED-TWENTY-TWO
LAKESIDE PHASE THREE HUNDRED-TWENTY-THREE
LAKESIDE PHASE THREE HUNDRED-TWENTY-FOUR
LAKESIDE PHASE THREE HUNDRED-TWENTY-FIVE
LAKESIDE PHASE THREE HUNDRED-TWENTY-SIX
LAKESIDE PHASE THREE HUNDRED-TWENTY-SEVEN
LAKESIDE PHASE THREE HUNDRED-TWENTY-EIGHT
LAKESIDE PHASE THREE HUNDRED-TWENTY-NINE
LAKESIDE PHASE THREE HUNDRED-THIRTY
LAKESIDE PHASE THREE HUNDRED-THIRTY-ONE
LAKESIDE PHASE THREE HUNDRED-THIRTY-TWO
LAKESIDE PHASE THREE HUNDRED-THIRTY-THREE
LAKESIDE PHASE THREE HUNDRED-THIRTY-FOUR
LAKESIDE PHASE THREE HUNDRED-THIRTY-FIVE
LAKESIDE PHASE THREE HUNDRED-THIRTY-SIX
LAKESIDE PHASE THREE HUNDRED-THIRTY-SEVEN
LAKESIDE PHASE THREE HUNDRED-THIRTY-EIGHT
LAKESIDE PHASE THREE HUNDRED-THIRTY-NINE
LAKESIDE PHASE THREE HUNDRED-FORTY
LAKESIDE PHASE THREE HUNDRED-FORTY-ONE
LAKESIDE PHASE THREE HUNDRED-FORTY-TWO
LAKESIDE PHASE THREE HUNDRED-FORTY-THREE
LAKESIDE PHASE THREE HUNDRED-FORTY-FOUR
LAKESIDE PHASE THREE HUNDRED-FORTY-FIVE
LAKESIDE PHASE THREE HUNDRED-FORTY-SIX
LAKESIDE PHASE THREE HUNDRED-FORTY-SEVEN
LAKESIDE PHASE THREE HUNDRED-FORTY-EIGHT
LAKESIDE PHASE THREE HUNDRED-FORTY-NINE
LAKESIDE PHASE THREE HUNDRED-FIFTY
LAKESIDE PHASE THREE HUNDRED-FIFTY-ONE
LAKESIDE PHASE THREE HUNDRED-FIFTY-TWO
LAKESIDE PHASE THREE HUNDRED-FIFTY-THREE
LAKESIDE PHASE THREE HUNDRED-FIFTY-FOUR
LAKESIDE PHASE THREE HUNDRED-FIFTY-FIVE
LAKESIDE PHASE THREE HUNDRED-FIFTY-SIX
LAKESIDE PHASE THREE HUNDRED-FIFTY-SEVEN
LAKESIDE PHASE THREE HUNDRED-FIFTY-EIGHT
LAKESIDE PHASE THREE HUNDRED-FIFTY-NINE
LAKESIDE PHASE THREE HUNDRED-SIXTY
LAKESIDE PHASE THREE HUNDRED-SIXTY-ONE
LAKESIDE PHASE THREE HUNDRED-SIXTY-TWO
LAKESIDE PHASE THREE HUNDRED-SIXTY-THREE
LAKESIDE PHASE THREE HUNDRED-SIXTY-FOUR
LAKESIDE PHASE THREE HUNDRED-SIXTY-FIVE
LAKESIDE PHASE THREE HUNDRED-SIXTY-SIX
LAKESIDE PHASE THREE HUNDRED-SIXTY-SEVEN
LAKESIDE PHASE THREE HUNDRED-SIXTY-EIGHT
LAKESIDE PHASE THREE HUNDRED-SIXTY-NINE
LAKESIDE PHASE THREE HUNDRED-SEVENTY
LAKESIDE PHASE THREE HUNDRED-SEVENTY-ONE
LAKESIDE PHASE THREE HUNDRED-SEVENTY-TWO
LAKESIDE PHASE THREE HUNDRED-SEVENTY-THREE
LAKESIDE PHASE THREE HUNDRED-SEVENTY-FOUR
LAKESIDE PHASE THREE HUNDRED-SEVENTY-FIVE
LAKESIDE PHASE THREE HUNDRED-SEVENTY-SIX
LAKESIDE PHASE THREE HUNDRED-SEVENTY-SEVEN
LAKESIDE PHASE THREE HUNDRED-SEVENTY-EIGHT
LAKESIDE PHASE THREE HUNDRED-SEVENTY-NINE
LAKESIDE PHASE THREE HUNDRED-EIGHTY
LAKESIDE PHASE THREE HUNDRED-EIGHTY-ONE
LAKESIDE PHASE THREE HUNDRED-EIGHTY-TWO
LAKESIDE PHASE THREE HUNDRED-EIGHTY-THREE
LAKESIDE PHASE THREE HUNDRED-EIGHTY-FOUR
LAKESIDE PHASE THREE HUNDRED-EIGHTY-FIVE
LAKESIDE PHASE THREE HUNDRED-EIGHTY-SIX
LAKESIDE PHASE THREE HUNDRED-EIGHTY-SEVEN
LAKESIDE PHASE THREE HUNDRED-EIGHTY-EIGHT
LAKESIDE PHASE THREE HUNDRED-EIGHTY-NINE
LAKESIDE PHASE THREE HUNDRED-NINETY
LAKESIDE PHASE THREE HUNDRED-NINETY-ONE
LAKESIDE PHASE THREE HUNDRED-NINETY-TWO
LAKESIDE PHASE THREE HUNDRED-NINETY-THREE
LAKESIDE PHASE THREE HUNDRED-NINETY-FOUR
LAKESIDE PHASE THREE HUNDRED-NINETY-FIVE
LAKESIDE PHASE THREE HUNDRED-NINETY-SIX
LAKESIDE PHASE THREE HUNDRED-NINETY-SEVEN
LAKESIDE PHASE THREE HUNDRED-NINETY-EIGHT
LAKESIDE PHASE THREE HUNDRED-NINETY-NINE
LAKESIDE PHASE FOUR HUNDRED
LAKESIDE PHASE FOUR HUNDRED-ONE
LAKESIDE PHASE FOUR HUNDRED-TWO
LAKESIDE PHASE FOUR HUNDRED-THREE
LAKESIDE PHASE FOUR HUNDRED-FOUR
LAKESIDE PHASE FOUR HUNDRED-FIVE
LAKESIDE PHASE FOUR HUNDRED-SIX
LAKESIDE PHASE FOUR HUNDRED-SEVEN
LAKESIDE PHASE FOUR HUNDRED-EIGHT
LAKESIDE PHASE FOUR HUNDRED-NINE
LAKESIDE PHASE FOUR HUNDRED-TEN
LAKESIDE PHASE FOUR HUNDRED-ELEVEN
LAKESIDE PHASE FOUR HUNDRED-TWELVE
LAKESIDE PHASE FOUR HUNDRED-THIRTEEN
LAKESIDE PHASE FOUR HUNDRED-FOURTEEN
LAKESIDE PHASE FOUR HUNDRED-FIFTEEN
LAKESIDE PHASE FOUR HUNDRED-SIXTEEN
LAKESIDE PHASE FOUR HUNDRED-SEVENTEEN
LAKESIDE PHASE FOUR HUNDRED-EIGHTEEN
LAKESIDE PHASE FOUR HUNDRED-NINETEEN
LAKESIDE PHASE FOUR HUNDRED-TWENTY
LAKESIDE PHASE FOUR HUNDRED-TWENTY-ONE
LAKESIDE PHASE FOUR HUNDRED-TWENTY-TWO
LAKESIDE PHASE FOUR HUNDRED-TWENTY-THREE
LAKESIDE PHASE FOUR HUNDRED-TWENTY-FOUR
LAKESIDE PHASE FOUR HUNDRED-TWENTY-FIVE
LAKESIDE PHASE FOUR HUNDRED-TWENTY-SIX
LAKESIDE PHASE FOUR HUNDRED-TWENTY-SEVEN
LAKESIDE PHASE FOUR HUNDRED-TWENTY-EIGHT
LAKESIDE PHASE FOUR HUNDRED-TWENTY-NINE
LAKESIDE PHASE FOUR HUNDRED-THIRTY
LAKESIDE PHASE FOUR HUNDRED-THIRTY-ONE
LAKESIDE PHASE FOUR HUNDRED-THIRTY-TWO
LAKESIDE PHASE FOUR HUNDRED-THIRTY-THREE
LAKESIDE PHASE FOUR HUNDRED-THIRTY-FOUR
LAKESIDE PHASE FOUR HUNDRED-THIRTY-FIVE
LAKESIDE PHASE FOUR HUNDRED-THIRTY-SIX
LAKESIDE PHASE FOUR HUNDRED-THIRTY-SEVEN
LAKESIDE PHASE FOUR HUNDRED-THIRTY-EIGHT
LAKESIDE PHASE FOUR HUNDRED-THIRTY-NINE
LAKESIDE PHASE FOUR HUNDRED-FORTY
LAKESIDE PHASE FOUR HUNDRED-FORTY-ONE
LAKESIDE PHASE FOUR HUNDRED-FORTY-TWO
LAKESIDE PHASE FOUR HUNDRED-FORTY-THREE
LAKESIDE PHASE FOUR HUNDRED-FORTY-FOUR
LAKESIDE PHASE FOUR HUNDRED-FORTY-FIVE
LAKESIDE PHASE FOUR HUNDRED-FORTY-SIX
LAKESIDE PHASE FOUR HUNDRED-FORTY-SEVEN
LAKESIDE PHASE FOUR HUNDRED-FORTY-EIGHT
LAKESIDE PHASE FOUR HUNDRED-FORTY-NINE
LAKESIDE PHASE FOUR HUNDRED-FIFTY
LAKESIDE PHASE FOUR HUNDRED-FIFTY-ONE
LAKESIDE PHASE FOUR HUNDRED-FIFTY-TWO
LAKESIDE PHASE FOUR HUNDRED-FIFTY-THREE
LAKESIDE PHASE FOUR HUNDRED-FIFTY-FOUR
LAKESIDE PHASE FOUR HUNDRED-FIFTY-FIVE
LAKESIDE PHASE FOUR HUNDRED-FIFTY-SIX
LAKESIDE PHASE FOUR HUNDRED-FIFTY-SEVEN
LAKESIDE PHASE FOUR HUNDRED-FIFTY-EIGHT
LAKESIDE PHASE FOUR HUNDRED-FIFTY-NINE
LAKESIDE PHASE FOUR HUNDRED-SIXTY
LAKESIDE PHASE FOUR HUNDRED-SIXTY-ONE
LAKESIDE PHASE FOUR HUNDRED-SIXTY-TWO
LAKESIDE PHASE FOUR HUNDRED-SIXTY-THREE
LAKESIDE PHASE FOUR HUNDRED-SIXTY-FOUR
LAKESIDE PHASE FOUR HUNDRED-SIXTY-FIVE
LAKESIDE PHASE FOUR HUNDRED-SIXTY-SIX
LAKESIDE PHASE FOUR HUNDRED-SIXTY-SEVEN
LAKESIDE PHASE FOUR HUNDRED-SIXTY-EIGHT
LAKESIDE PHASE FOUR HUNDRED-SIXTY-NINE
LAKESIDE PHASE FOUR HUNDRED-SEVENTY
LAKESIDE PHASE FOUR HUNDRED-SEVENTY-ONE
LAKESIDE PHASE FOUR HUNDRED-SEVENTY-TWO
LAKESIDE PHASE FOUR HUNDRED-SEVENTY-THREE
LAKESIDE PHASE FOUR HUNDRED-SEVENTY-FOUR
LAKESIDE PHASE FOUR HUNDRED-SEVENTY-FIVE
LAKESIDE PHASE FOUR HUNDRED-SEVENTY-SIX
LAKESIDE PHASE FOUR HUNDRED-SEVENTY-SEVEN
LAKESIDE PHASE FOUR HUNDRED-SEVENTY-EIGHT
LAKESIDE PHASE FOUR HUNDRED-SEVENTY-NINE
LAKESIDE PHASE FOUR HUNDRED-EIGHTY
LAKESIDE PHASE FOUR HUNDRED-EIGHTY-ONE
LAKESIDE PHASE FOUR HUNDRED-EIGHTY-TWO
LAKESIDE PHASE FOUR HUNDRED-EIGHTY-THREE
LAKESIDE PHASE FOUR HUNDRED-EIGHTY-FOUR
LAKESIDE PHASE FOUR HUNDRED-EIGHTY-FIVE
LAKESIDE PHASE FOUR HUNDRED-EIGHTY-SIX
LAKESIDE PHASE FOUR HUNDRED-EIGHTY-SEVEN
LAKESIDE PHASE FOUR HUNDRED-EIGHTY-EIGHT
LAKESIDE PHASE FOUR HUNDRED-EIGHTY-NINE
LAKESIDE PHASE FOUR HUNDRED-NINETY
LAKESIDE PHASE FOUR HUNDRED-NINETY-ONE
LAKESIDE PHASE FOUR HUNDRED-NINETY-TWO
LAKESIDE PHASE FOUR HUNDRED-NINETY-THREE
LAKESIDE PHASE FOUR HUNDRED-NINETY-FOUR
LAKESIDE PHASE FOUR HUNDRED-NINETY-FIVE
LAKESIDE PHASE FOUR HUNDRED-NINETY-SIX
LAKESIDE PHASE FOUR HUNDRED-NINETY-SEVEN
LAKESIDE PHASE FOUR HUNDRED-NINETY-EIGHT
LAKESIDE PHASE FOUR HUNDRED-NINETY-NINE
LAKESIDE PHASE FIVE HUNDRED
LAKESIDE PHASE FIVE HUNDRED-ONE
LAKESIDE PHASE FIVE HUNDRED-TWO
LAKESIDE PHASE FIVE HUNDRED-THREE
LAKESIDE PHASE FIVE HUNDRED-FOUR
LAKESIDE PHASE FIVE HUNDRED-FIVE
LAKESIDE PHASE FIVE HUNDRED-SIX
LAKESIDE PHASE FIVE HUNDRED-SEVEN
LAKESIDE PHASE FIVE HUNDRED-EIGHT
LAKESIDE PHASE FIVE HUNDRED-NINE
LAKESIDE PHASE FIVE HUNDRED-TEN
LAKESIDE PHASE FIVE HUNDRED-ELEVEN
LAKESIDE PHASE FIVE HUNDRED-TWELVE
LAKESIDE PHASE FIVE HUNDRED-THIRTEEN
LAKESIDE PHASE FIVE HUNDRED-FOURTEEN
LAKESIDE PHASE FIVE HUNDRED-FIFTEEN
LAKESIDE PHASE FIVE HUNDRED-SIXTEEN
LAKESIDE PHASE FIVE HUNDRED-SEVENTEEN
LAKESIDE PHASE FIVE HUNDRED-EIGHTEEN
LAKESIDE PHASE FIVE HUNDRED-NINETEEN
LAKESIDE PHASE FIVE HUNDRED-TWENTY
LAKESIDE PHASE FIVE HUNDRED-TWENTY-ONE
LAKESIDE PHASE FIVE HUNDRED-TWENTY-TWO
LAKESIDE PHASE FIVE HUNDRED-TWENTY-THREE
LAKESIDE PHASE FIVE HUNDRED-TWENTY-FOUR
LAKESIDE PHASE FIVE HUNDRED-TWENTY-FIVE
LAKESIDE PHASE FIVE HUNDRED-TWENT

Doc# 2015109715



TYPICAL LOT EASEMENTS:

1. 10' PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS.
2. SIDEWALK LOCATION IN RIGHT-OF-WAY AS SHOWN.

HERITAGE TREE LIST

1360	26"	LIVE OAK
1361	26"	LIVE OAK
1362	41"	OAK
1363	36"	OAK

CASE NO. FP-2015-032

Texas Engineering Solutions
5000 BEE CAVES ROAD SUITE 205 AUSTIN, TEXAS 78746 O: 512-904-0505 F: 512-904-0506 TBPE NO. 11208

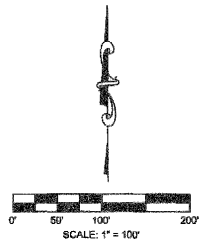
AUSTIN SPATIAL TECHNOLOGIES, LLC

SURVEY DATE:	JULY 2015
SURVEYOR:	PAUL C. SAUVE, JR., RPLS 2518
TECHNICIAN:	PAT CAUGHEY
FIELDBOOK:	32
JOB NAME:	LAKESIDE
ENGINEER:	TEXAS ENGINEERING SOLUTIONS
CLIENT:	KOWA DEVELOPMENT
PLOT DATE:	11/19/2015

FINAL PLAT
LAKESIDE PHASE ONE
A SUBDIVISION OF 48.17 ACRES IN THE JOSEPH FISH SURVEY, ABSTRACT 232
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

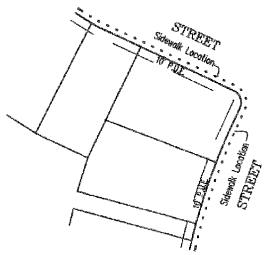
SHEET 2 OF 6

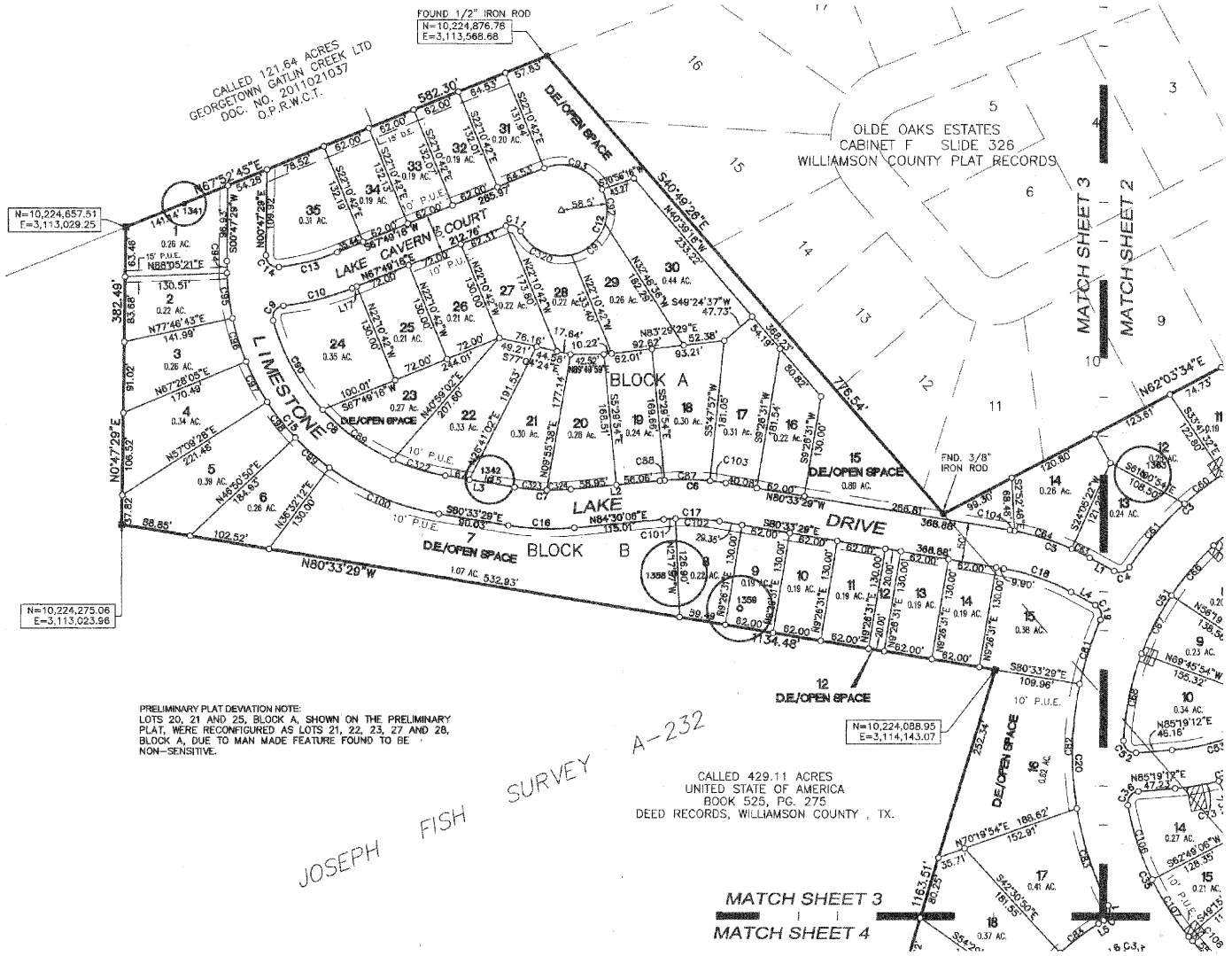
Doc# 2015109715



TYPICAL LOT EASEMENTS

1. 10' PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS.
2. SIDEWALK LOCATION IN RIGHT-OF-WAY AS SHOWN.



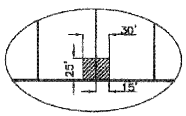


HERITAGE TREE LIST

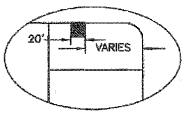
1341	28"	OAK
1342	31"	LIVE OAK
1358	42"	LIVE OAK MS 31
1359	42"	LIVE OAK 23
1363	36"	OAK

BENCH MARK

BM#1: MAG NAIL SET IN ASPHALT PAVEMENT AT THE NORTH END OF EXISTING MORELAND ROAD NEAR THE SOUTH EDGE OF PAVEMENT ± 204' NORTHWEST OF THE INTERSECTION OF MORELEAND DRIVE AND SUNDAY SCHOOL DRIVE
Elevation = 900.46.



SHARED DRIVEWAY EASEMENT DETAIL



SIDE ACCESS DRIVE DETAIL

LEGEND

- □ CONCRETE MONUMENT SET
- ■ CONCRETE MONUMENT FOUND
- ● IRON ROD FOUND (AS NOTED)
- ○ IRON ROD WITH CAP STAMPED "AST" SET
- △ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- ◉ CRITICAL ENVIRONMENTAL FEATURE WITH BUFFER

CASE NO. FP-2015-032

Texas Engineering Solutions
5000 BEE CAVES ROAD SUITE 206 AUSTIN, TEXAS 78746 O: 512-904-0500 F: 512-904-0509 TBPE NO. 11206
AUSTIN SPATIAL TECHNOLOGIES, LLC

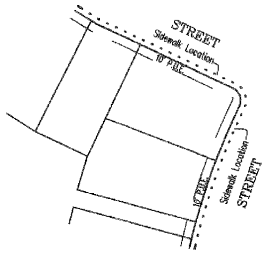
SURVEY DATE:	JULY 2015
SURVEYOR:	PAUL C. SAUVE, JR., RPLS 2518
TECHNICIAN:	PAT CAUGHEY
FIELDBOOK:	32
JOB NAME:	LAKESIDE
ENGINEER:	TEXAS ENGINEERING SOLUTIONS
CLIENT:	KOWA DEVELOPMENT
PLOT DATE:	11/19/2015

FINAL PLAT
LAKESIDE PHASE ONE
A SUBDIVISION OF 48.17 ACRES IN THE JOSEPH FISH SURVEY, ABSTRACT 232
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

Doc # 2015109715

TYPICAL LOT EASEMENTS

1. 10' PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS.
2. SIDEWALK LOCATION IN RIGHT-OF-WAY AS SHOWN.

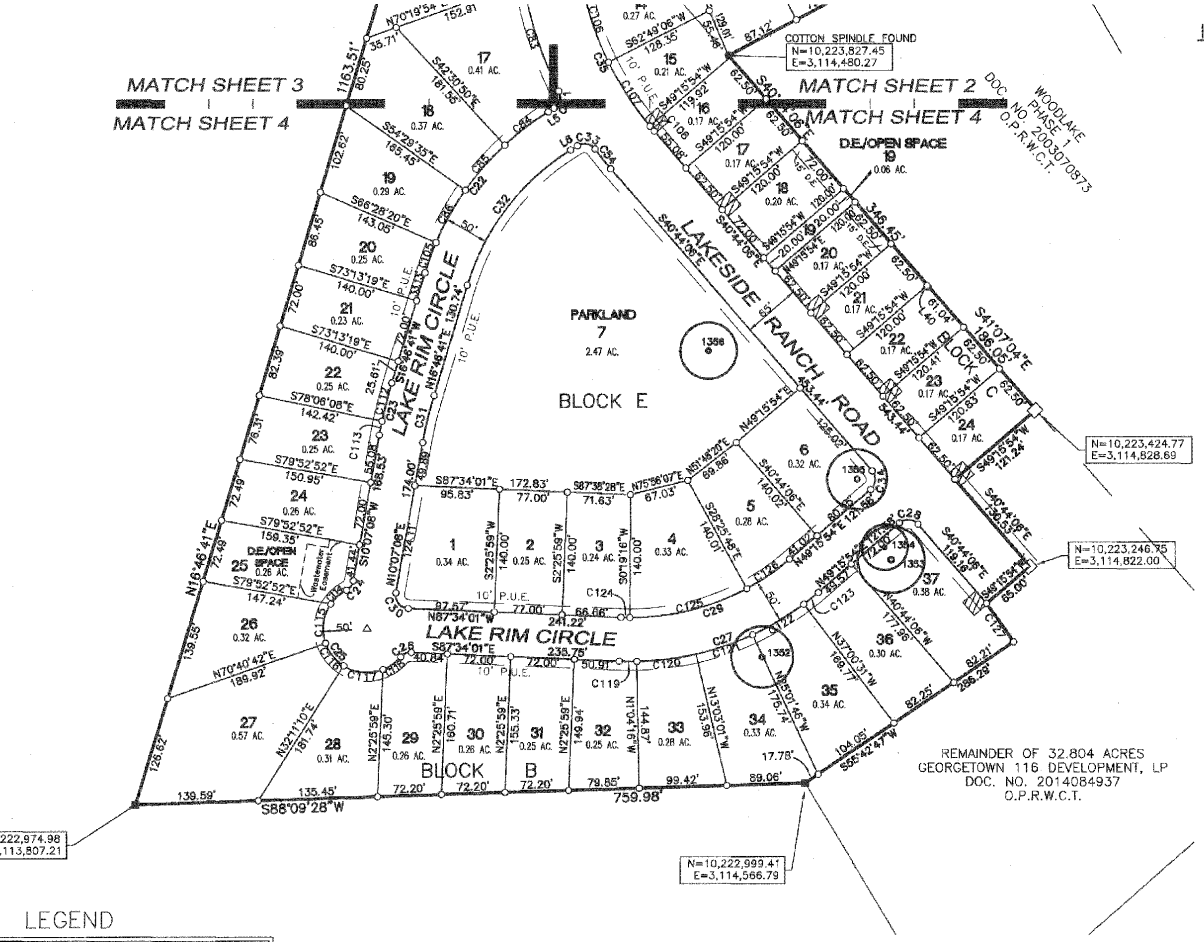


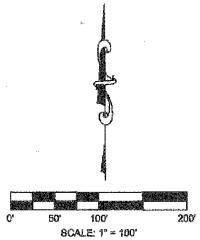
BENCH MARK

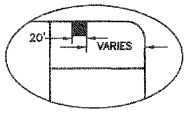
BM#1: MAG NAIL SET IN ASPHALT PAVEMENT AT THE NORTH END OF EXISTING MORELAND ROAD NEAR THE SOUTH EDGE OF PAVEMENT ± 204' NORTHWEST OF THE INTERSECTION OF MORELEAND DRIVE AND SUNDAY SCHOOL DRIVE
Elevation = 900.45.

HERITAGE TREE LIST

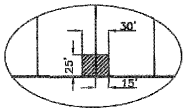
1352	35" LIVE OAK
1353	38" LIVE OAK
1354	26" LIVE OAK
1355	35" LIVE OAK
1356	32" LIVE OAK







SIDE ACCESS DRIVE DETAIL



SHARED DRIVEWAY EASEMENT DETAIL

LEGEND

□	CONCRETE MONUMENT SET
■	CONCRETE MONUMENT FOUND
●	IRON ROD FOUND (AS NOTED)
○	IRON ROD WITH CAP STAMPED "AST" SET
△	CALCULATED POINT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
◉	CRITICAL ENVIRONMENTAL FEATURE WITH BUFFER

CASE NO. FP-2015-032

Texas Engineering Solutions
5000 BEE CAVES ROAD SUITE 206 AUSTIN, TEXAS 78746 O: 512-904-0500 F: 512-904-0500 TBPE NO. 11208
AUSTIN SPATIAL TECHNOLOGIES, LLC LAND SURVEYORS · GEOMATIC SPECIALISTS

SURVEY DATE:	JULY 2015
SURVEYOR:	PAUL C. SAUVE, JR., RPLS 2518
TECHNICIAN:	PAT CAUGHEY
FIELDBOOK:	32
JOB NAME:	LAKESIDE
ENGINEER:	TEXAS ENGINEERING SOLUTIONS
CLIENT:	KOWA DEVELOPMENT
PLOT DATE:	11/19/2015

FINAL PLAT
LAKESIDE PHASE ONE
A SUBDIVISION OF 48.17 ACRES IN THE JOSEPH FISH SURVEY, ABSTRACT 232
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

Doc# 2015109715

CURVE AND LINE DATA TABLES

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	37°34'49"	241.04'	367.50'	N55°21'42"E	236.75'
C2	12°05'32"	89.70'	425.00'	S68°06'20"W	89.53'
C3	28°21'31"	214.07'	432.50'	S47°52'49"W	211.89'
C4	84°52'18"	22.22'	15.00'	N76°08'13"E	20.24'
C5	18°08'26"	102.90'	325.00'	N70°29'51"W	102.47'
C6	14°56'26"	84.75'	325.00'	N88°01'41"W	84.51'
C7	14°56'26"	71.71'	275.00'	S88°01'41"E	71.51'
C8	65°26'51"	314.13'	275.00'	S47°50'03"E	297.32'
C9	98°58'42"	25.91'	15.00'	S34°22'44"W	22.81'
C10	16°02'48"	91.02'	325.00'	N75°50'41"E	90.72'
C11	84°52'35"	22.23'	15.00'	N69°42'55"W	20.25'
C12	264°55'35"	270.49'	58.50'	N20°17'05"E	86.31'
C13	16°06'52"	77.34'	275.00'	N75°52'44"E	77.09'
C14	96°51'19"	25.36'	15.00'	S47°38'11"E	22.44'
C15	81°20'57"	461.44'	325.00'	S39°53'00"E	423.65'
C16	14°56'26"	84.75'	325.00'	S88°01'41"E	84.51'
C17	14°56'26"	71.71'	275.00'	N88°01'41"W	71.51'
C18	19°07'50"	91.82'	275.00'	N70°59'33"W	91.39'
C19	84°52'18"	22.22'	15.00'	N18°59'29"W	20.24'
C20	50°07'49"	378.41'	432.50'	S01°37'14"E	366.46'
C21	84°52'18"	22.22'	15.00'	N15°45'01"E	20.24'
C22	41°24'28"	234.88'	325.00'	S37°28'55"W	229.80'
C23	6°39'33"	81.02'	525.00'	S13°26'55"W	60.98'
C24	52°01'12"	13.62'	15.00'	N36°07'45"E	13.16'
C25	201°43'34"	176.04'	50.00'	S38°43'26"E	98.21'
C26	52°01'12"	13.62'	15.00'	S66°25'23"W	13.16'
C27	43°10'05"	244.86'	325.00'	N70°50'57"E	239.11'
C28	89°59'59"	23.56'	15.00'	N85°44'06"W	21.21'
C29	43°10'05"	207.19'	275.00'	N70°50'57"E	202.33'
C30	97°41'10"	25.57'	15.00'	S38°43'26"E	22.59'
C31	6°39'33"	55.21'	475.00'	S13°26'55"W	55.18'
C32	41°09'18"	197.53'	275.00'	S37°21'20"W	193.31'
C33	84°52'18"	22.22'	15.00'	N79°22'41"W	20.24'
C34	90°00'00"	23.56'	15.00'	N04°15'54"E	21.21'
C35	30°23'23"	194.92'	367.50'	S25°32'23"E	192.65'
C36	95°39'29"	25.04'	15.00'	S37°29'07"W	22.23'
C37	23°12'32"	131.65'	325.00'	N73°42'48"E	130.75'
C38	16°15'43"	92.24'	325.00'	N53°58'40"E	91.93'
C39	50°05'11"	21.85'	25.00'	S70°53'24"W	21.17'
C40	169°18'13"	147.75'	50.00'	N15°17'10"E	99.56'
C41	53°31'02"	14.01'	15.00'	S42°36'25"E	13.51'
C42	90°00'01"	23.56'	15.00'	S29°09'05"W	21.21'
C43	12°04'40"	92.62'	439.38'	N68°00'59"E	92.45'
C44	84°52'18"	22.22'	15.00'	N78°40'58"W	20.24'
C45	14°38'31"	70.28'	275.00'	N25°55'34"W	70.09'
C46	16°28'11"	97.61'	339.58'	N24°50'02"W	97.28'
C47	84°52'18"	22.22'	15.00'	S09°11'20"W	20.24'
C48	15°03'12"	113.63'	432.50'	N44°05'53"E	113.30'
C49	89°59'58"	23.56'	15.00'	N60°50'55"W	21.21'
C50	11°30'50"	72.34'	360.00'	S67°49'00"W	72.22'
C51	59°22'17"	380.81'	367.50'	S32°22'26"W	364.00'
C52	97°22'05"	25.49'	15.00'	S45°59'45"E	22.53'
C53	23°12'40"	111.41'	275.00'	N73°42'52"E	110.65'
C54	2°38'47"	28.63'	619.81'	S38°50'19"E	28.62'
C55	16°15'43"	78.05'	275.00'	N53°58'40"E	77.79'
C56	61°41'42"	16.15'	15.00'	N14°59'57"E	15.38'
C57	8°15'29"	81.29'	425.25'	S70°01'12"W	81.24'
C58	3°49'37"	28.40'	425.25'	S63°58'29"W	28.40'
C59	5°11'12"	43.41'	479.59'	S59°11'01"W	43.40'
C60	8°16'50"	62.51'	432.50'	S52°10'03"W	62.45'
C61	14°19'34"	108.14'	432.50'	S40°51'51"W	107.86'
C62	4°32'48"	25.79'	325.00'	S63°42'01"W	25.78'
C63	4°32'48"	25.79'	325.00'	N63°42'01"W	25.78'
C64	13°36'54"	77.11'	324.50'	N72°46'31"W	76.93'
C65	13°32'04"	86.81'	367.50'	S53°31'58"W	86.61'
C66	13°07'27"	84.18'	367.50'	S40°12'13"W	84.00'
C67	13°07'21"	84.17'	367.50'	S27°04'49"W	83.98'
C68	17°49'52"	114.37'	367.50'	S11°36'13"W	113.91'
C69	1°24'04"	6.72'	275.00'	N62°48'34"E	6.72'
C70	13°24'04"	64.32'	275.00'	N55°24'30"E	64.17'
C71	2°51'39"	13.73'	275.00'	N47°16'38"E	13.73'
C72	1°45'34"	11.28'	367.50'	S61°10'46"W	11.28'
C73	10°01'51"	56.90'	325.00'	N80°18'09"E	56.83'
C74	13°10'41"	74.75'	325.00'	N68°41'53"E	74.59'
C75	18°12'56"	15.90'	50.00'	N70°16'25"E	15.83'
C76	11°39'13"	66.10'	325.00'	N56°16'55"E	65.99'
C77	4°36'30"	26.14'	325.00'	N48°09'04"E	26.13'
C78	50°05'11"	14.44'	50.00'	S70°53'24"W	14.39'
C79	73°04'52"	63.78'	50.00'	N24°37'31"E	59.54'
C91	60°19'21"	61.59'	58.50'	N47°01'28"E	58.78'
C92	44°16'04"	45.20'	58.50'	N05°16'14"W	44.08'
C89	23°12'27"	111.39'	275.00'	S54°16'14"E	110.63'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C80	57°27'02"	50.14'	50.00'	N40°38'26"W	48.06'
C81	11°27'17"	86.47'	432.50'	S17°43'02"W	86.32'
C82	21°20'05"	161.05'	432.50'	S01°19'21"W	160.12'
C83	17°20'27"	130.90'	432.50'	S18°00'55"E	130.40'
C84	10°57'36"	62.17'	325.00'	S52°42'22"W	62.07'
C85	12°00'20"	68.10'	325.00'	S41°13'23"W	67.98'
C86	11°59'35"	68.03'	325.00'	S29°13'26"W	67.90'
C87	10°14'59"	58.14'	325.00'	N89°19'33"W	58.06'
C88	1°02'52"	5.94'	325.00'	S85°01'32"W	5.94'
C89	37°53'28"	181.86'	275.00'	S61°36'45"E	178.57'
C90	27°33'23"	132.26'	275.00'	S28°53'19"E	130.99'
C91	68°53'22"	70.34'	58.50'	N56°02'28"E	66.18'
C92	49°00'03"	50.03'	58.50'	N02°54'15"W	48.52'
C93	84°46'26"	86.56'	58.50'	N69°47'29"W	78.87'
C94	2°42'07"	15.33'	325.00'	S00°33'35"E	15.33'
C95	10°18'38"	58.48'	325.00'	S07°03'58"E	58.41'
C96	10°18'38"	58.48'	325.00'	S17°22'36"E	58.41'
C97	10°18'38"	58.48'	325.00'	S27°41'14"E	58.41'
C98	10°18'38"	58.48'	325.00'	S37°59'51"E	58.41'
C99	10°18'38"	58.48'	325.00'	S48°18'29"E	58.41'
C100	27°05'40"	153.69'	325.00'	S67°00'38"E	152.28'
C101	3°11'58"	15.36'	275.00'	S86°06'05"W	15.35'
C102	11°44'28"	56.35'	275.00'	N86°25'43"W	56.25'
C103	3°38'34"	20.66'	325.00'	N82°22'46"W	20.66'
C104	1°03'20"	5.99'	325.00'	N80°01'49"W	5.99'
C105	6°26'57"	36.56'	325.00'	S20°00'10"W	36.56'
C106	15°40'35"	100.55'	367.50'	S18°10'59"E	100.24'
C107	13°33'21"	86.95'	367.50'	S32°48'00"E	86.75'
C108	1°11'41"	7.42'	356.06'	S40°08'43"E	7.42'
C109	11°58'45"	67.95'	325.00'	S41°26'47"W	67.83'
C110	11°58'45"	67.95'	325.00'	S29°31'02"W	67.83'
C111	6°44'58"	38.29'	325.00'	S20°09'10"W	38.26'
C112	4°52'50"	44.72'	525.00'	S14°20'16"W	44.71'
C113	1°48'43"	16.30'	525.00'	S11°00'30"W	16.30'
C114	27°35'32"	24.08'	50.00'	S48°20'35"W	23.85'
C115	53°52'08"	47.01'	50.00'	S07°36'46"W	45.30'
C116	38°29'32"	33.59'	50.00'	S38°34'04"E	32.98'
C117	53°25'15"	46.62'	50.00'	S84°31'28"E	44.95'
C118	28°21'09"	24.74'	50.00'	N54°35'22"E	24.49'
C119	3°30'15"	19.88'	325.00'	S89°19'08"E	19.87'
C120	11°58'45"	67.95'	325.00'	N82°56'22"E	67.83'
C121	11°58'45"	67.95'	325.00'	N70°57'37"E	67.83'
C122	11°58'45"	67.95'	325.00'	N58°58'51"E	67.83'
C123	3°43'39"	21.14'	325.00'	N51°07'42"E	21.13'
C124	2°06'43"	10.14'	275.00'	S88°37'23"E	10.14'
C125	28°45'04"	137.99'	275.00'	N75°56'44"E	136.55'
C126	12°18'18"	59.08'	275.00'	N55°25'03"E	58.95'
C127	11°26'12"	53.39'	267.45'	N35°01'01"W	53.30'
C128	19°41'10"	91.91'	267.50'	N19°27'27"W	91.46'
C320	75°33'44"	77.15'	58.50'	S65°01'59"E	71.68'
C322	14°41'01"	70.48'	275.00'	S73°12'58"E	70.28'
C323	8°34'17"	41.14'	275.00'	S84°50'37"E	41.10'
C324	6°22'09"	30.57'	275.00'	N87°41'10"E	30.55'

NUM	BEARING	DISTANCE
L1	N61°25'38"W	35.36'
L2	N84°30'06"E	115.01'
L3	S80°33'29"E	90.03'
L4	N61°25'38"W	35.36'
L5	S58°11'10"W	7.95'
L6	N58°10'09"E	9.16'
L8	S45°50'49"W	19.75
L15	S80°33'29"E	58.79
L40	N40°44'06"W	1.48'
L62	S45°50'49"W	52.87'
L67	N80°33'29"W	31.24'
L68	S62°06'32"W	6.99'

CASE NO. FP--2015--032

Texas
gineering
olutions

5000 BEE CAVES ROAD
SUITE 206
AUSTIN, TEXAS 78746
O: 512-904-0505
F: 512-904-0509
TBPE NO. 11206

AUSTIN SPATIAL TECHNOLOGIES, LLC

SURVEY DATE:	JULY 2015
SURVEYOR:	PAUL C. SAUVE, JR., RPLS 2518
TECHNICIAN:	PAT CAUGHEY
FIELDBOOK:	32
JOB NAME:	LAKESIDE
ENGINEER:	TEXAS ENGINEERING SOLUTIONS
CLIENT:	KOWA DEVELOPMENT
PLOT DATE:	11/19/2015

FINAL PLAT
LAKESIDE PHASE ONE

A SUBDIVISION OF 48.17 ACRES IN THE JOSEPH FISH SURVEY, ABSTRACT 232
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET 5
OF
6

DOC# 2015109715

ENERAL NOTES:

UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN, ND ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE, INC.

ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.

THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOOD PLAIN AS EFINED BY FIRM MAP NUMBER 48491C0280E AND 48491C0290E EFFECTIVE DATE OF SEPTEMBER 26, 2008.

PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION, WHICH WILL CHANGE EXISTING FLOOD PATTERNS R ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO THE CITY OF GEORGETOWN FLOODPLAIN DMINISTRATOR FOR APPROVAL AND APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST NE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY THE DEDICATION OF 2.47 ACRES BEING LOT 7, BLOCK E.

A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.

THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND AVD 88.

IMPERVIOUS COVERAGE PLAT NOTES:
) THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT (PHASE 1,COMMERCIAL LOT 36, BLOCK A; OMMERCIAL LOT 1, BLOCK L; AND COMMERCIAL LOT 58, BLOCK C) IS PURSUANT TO THE UDC AT THE TIME OF SITE LAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.

) THE FOLLOWING LOTS ARE RESTRICTED TO 4,000 SQUARE FEET OF IMPERVIOUS COVER:
LOCK A, LOTS 1-14, 16-22, AND 24-35
LOCK B, LOTS 1-6 AND 8-15
LOCK C, LOTS 14-18 AND 20-24
LOCK D, LOTS 1-17

) THE FOLLOWING LOTS ARE RESTRICTED TO 4,850 SQUARE FEET OF IMPERVIOUS COVER:
LOCK B, LOTS 17-24, 26-37
LOCK C, LOTS 1-13
LOCK E, LOTS 1-6

). THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR OAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE ANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND MPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO HEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT HE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE MPROVEMENTS.

1. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS ECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND OVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF EORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY SSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON HIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. EITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR ASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN HEIR RESPECTIVE JURISDICTIONS.

2. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE CCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY HANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE RACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES ND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED OR MAINTENANCE BY THE CITY AND / OR COUNTY.

3. DRIVEWAYS ALONG LAKESIDE RANCH ROAD AND PART OF CEDAR LAKE BOULEVARD WILL BE SHARED AND PACED 125 FEET CENTERLINE TO CENTERLINE. LOTS AFFECTED ARE: LOTS 1-12, BLOCK A; LOTS 15-24, BLOCK C; ND LOTS 1-10 BLOCK D.

4. ALL STREETS HAVE A DESIGN SPEED OF 30 M.P.H.

5. THIS SUBDIVISION IS SUBJECT TO THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE, ADOPTED APRIL 2, 2014 AS ORDINANCE 2014-023.

6. ACCESS SHALL BE LIMITED FOR THE FOLLOWING LOTS:
) BLOCK A, LOT 13 AND BLOCK B, LOT 15 SHALL ONLY HAVE ACCESS TO LIMESTONE LAKE DRIVE.
) BLOCK B, LOT 17 SHALL ONLY HAVE ACCESS TO LAKE RIM CIRCLE.
) BLOCK C, LOT 14 SHALL ONLY HAVE ACCESS TO LAKE SPRING CIRCLE
) BLOCK E, LOT 6 SHALL ONLY HAVE ACCESS TO LAKE RIM CIRCLE.

7. DRAINAGE LOTS/EASEMENTS WILL BE MAINTAINED BY THE DEVELOPER OR HOME OWNERS ASSOCIATION. ANY ROSION, DAMAGE, ADVERSE IMPACTS TO RESIDENTIAL LOTS OR ADJACENT PROPERTY EITHER UPSTREAM OR OWNSTREAM OF THE DEVELOPMENT CAUSED BY THE RESULTING DEVELOPED FLOW, OFFSITE FLOW TO BE ONVEYED/INTERCEPTED, OR BYPASS FLOW EITHER ENTERING OR LEAVING THE SYSTEM/DEVELOPMENT IS THE ESPONSIBILITY OF THE DEVELOPER/HOMEOWNERS ASSOCIATION TO MAINTAIN, FIX, REMEDIATE, ETC. ALL WATER UALITY FEATURES/STRUCTURES WILL BE OWNED AND MAINTAINED BY THE DEVELOPER/HOA.

8. FIRE LANE SIGNS AS SPECIFIED IN 2012 IFC SECTION D103.6 SHALL BE POSTED ON ONE SIDE OF FIRE PPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE, EXCLUSIVE OF CURBING. 012 IFC D103.2.6

9. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL E 26 FEET (7925 MM), EXCLUSIVE OF SHOULDERS (SEE FIGURE D103.1). 2012 IFC D103.1

0. DEVIATIONS FROM PRELIMINARY PLAT:
. LOT 4A, BLOCK C ADDED FOR ACCESS TO SCHOOL
. RECONFIGURATION OF LOTS 20, 21, 22, 23, 27, 28 AND 29, BLOCK A DUE TO MAN MADE FEATURE FOUND TO E NON-SENSITIVE.

. TOTAL LOTS	124 (119)
NO. OF BLOCKS	5 (5)
TOTAL SF LOTS	113 (109)
TOTAL DE/OS LOTS	8 (6)
TOTAL PARKLAND	1 (1)

( ) INDICATES PRELIMINARY PLAT

GENERAL NOTES (Continued):

21. FEES FOR THE TRAFFIC SIGNAL AT THE INTERSECTION OF LAKESIDE RANCH ROAD AND WILLIAMS DRIVE ARE TO BE PAID AT THE TIME OF APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE FIRST COMMERCIAL LOT WITHIN THIS SUBDIVISION.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF HARRIS {

WE, GEORGETOWN 116 DEVELOPMENT, LP., A DELAWARE LIMITED PARTNERSHIP SOLE OWNER OF THE CERTAIN 48.17 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NOS. 2014084936 AND 2014084937 OF THE OFFICIAL 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 FINAL PLAT OF LAKESIDE PHASE ONE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 23rd DAY OF November 2015

BY: STEPHEN SELLERS
AUTHORIZED SIGNATOR
GEORGETOWN 116 DEVELOPMENT, LP.

STATE OF TEXAS {
NOW ALL MEN BY THESE PRESENTS
COUNTY OF HARRIS {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEPHEN SELLERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF November 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 4/28/2019

STATE OF TEXAS {
COUNTY OF DALLAS {

KNOW ALL MEN BY THESE PRESENTS

I, Jonah Hutchinson LIENHOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NOS. 2014084936 AND 2014084937 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND 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 FINAL PLAT OF LAKESIDE PHASE ONE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 25th DAY OF November 20 15

BY:

TREZ CAPITAL (2014) CORPORATION

STATE OF TEXAS {
COUNTY OF DALLAS {

NOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STEPHEN SELLERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25TH DAY OF NOVEMBER 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 2/28/2019

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS {

I JAMES T. HAGEN, P.E. REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARD'S AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY THE ZONE A FLOOD AREA, AS DENOTED HEREON AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0280E AND 48491C0290E. EFFECTIVE DATE SEPTEMBER 26, 2008 AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN SUBDIVISION REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS, THIS THE 18TH DAY OF NOVEMBER 2015.

JAMES T. HAGEN
REGISTERED PROFESSIONAL ENGINEER NO. 82659
STATE OF TEXAS
TEXAS ENGINEERING SOLUTIONS, TBPE NO. 11206
5000 BEE CAVES ROAD, SUITE 206
AUSTIN, TX 78746

STATE OF TEXAS - JAMES T. HAGEN - 82659 - REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS {

I, PAUL C. SAUVE, 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 PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS, THIS THE 18TH DAY OF NOVEMBER 2015.

PAUL C. SAUVE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2518
STATE OF TEXAS
AUSTIN SPATIAL TECHNOLOGIES, LLC
11209 CHERISSE DRIVE
AUSTIN, TEXAS 78739

STATE OF TEXAS - REGISTERED - PAUL C. SAUVE, JR. - 2518 - PROFESSIONAL LAND SURVEYOR

CITY FLOODPLAIN COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFI XED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FI ND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFI CATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFI CATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFI CATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DAVE HALL, FLOODPLAIN COORDINATOR DATE 12-15-2015
CITY OF GEORGETOWN

I, Sofia 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.

, PLANNING DIRECTOR DATE 12.15.2015

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF December 2015, A.D., AT 3:00 O'CLOCK P. M. AND DULY RECORDED ON THE 18th DAY OF December 20 15, A.D., AT 8:34 O'CLOCK A. M. AS DOCUMENT NO. 2015109715 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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.

Connie Phelps, Deputy, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
Connie Phelps

CASE NO. FP-2015-032

Texas Engineering Solutions
T.E.S.
5000 BEE CAVES ROAD SUITE 206 AUSTIN, TEXAS 78746 O: 512-904-0505 F: 512-904-0509 TBPE NO. 11206
AUSTIN SPATIAL TECHNOLOGIES, LLC LAND SURVEYING - GEOMATIC SPECIALISTS www.austinspatial.com PH: 512-394-0084

SURVEY DATE:	JULY 2015
SURVEYOR:	PAUL C. SAUVE, JR., RPLS 2518
TECHNICIAN:	PAT CAUGHEY
FIELDBOOK:	32
JOB NAME:	LAKESIDE
ENGINEER:	TEXAS ENGINEERING SOLUTIONS
CLIENT:	KOWA DEVELOPMENT
PLOT DATE:	11/19/2015

FINAL PLAT
LAKESIDE PHASE ONE
A SUBDIVISION OF 48.17 ACRES IN THE JOSEPH FISH SURVEY, ABSTRACT 232
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET 6 OF 6

2016085214 PLAT Total Pages: 5

PLAT MAP RECORDING SHEET

DEDICATOR(s):

H4WR PHASE 1 LLC

SUBDIVISION NAME: WOLF RANCH WEST SECTION 1A PHASE 1

PROPERTY IS DESCRIBED AS: 20.831 ACRES ORVILLE PERRY SURVEY ABSTRACT 10

SUBMITTED BY: CITY OF GEORGETOWN

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016085214

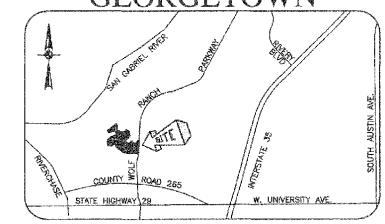
PLAT Fee: $316.00
09/13/2016 10:49 AM Cphelps

Nancy E. Rister, County Clerk
Williamson County, Texas

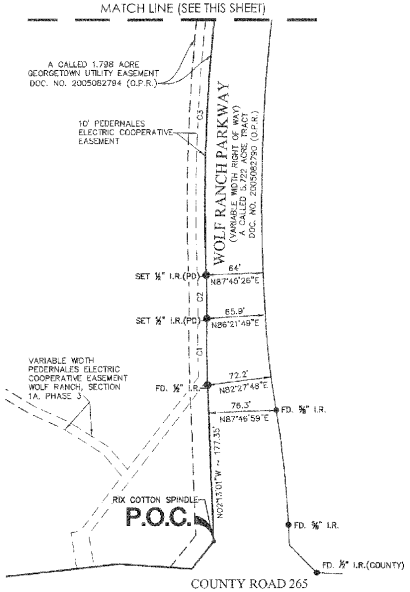
Doc#2016085214

FINAL PLAT OF WOLF RANCH WEST, SECTION 1A, PHASE 1

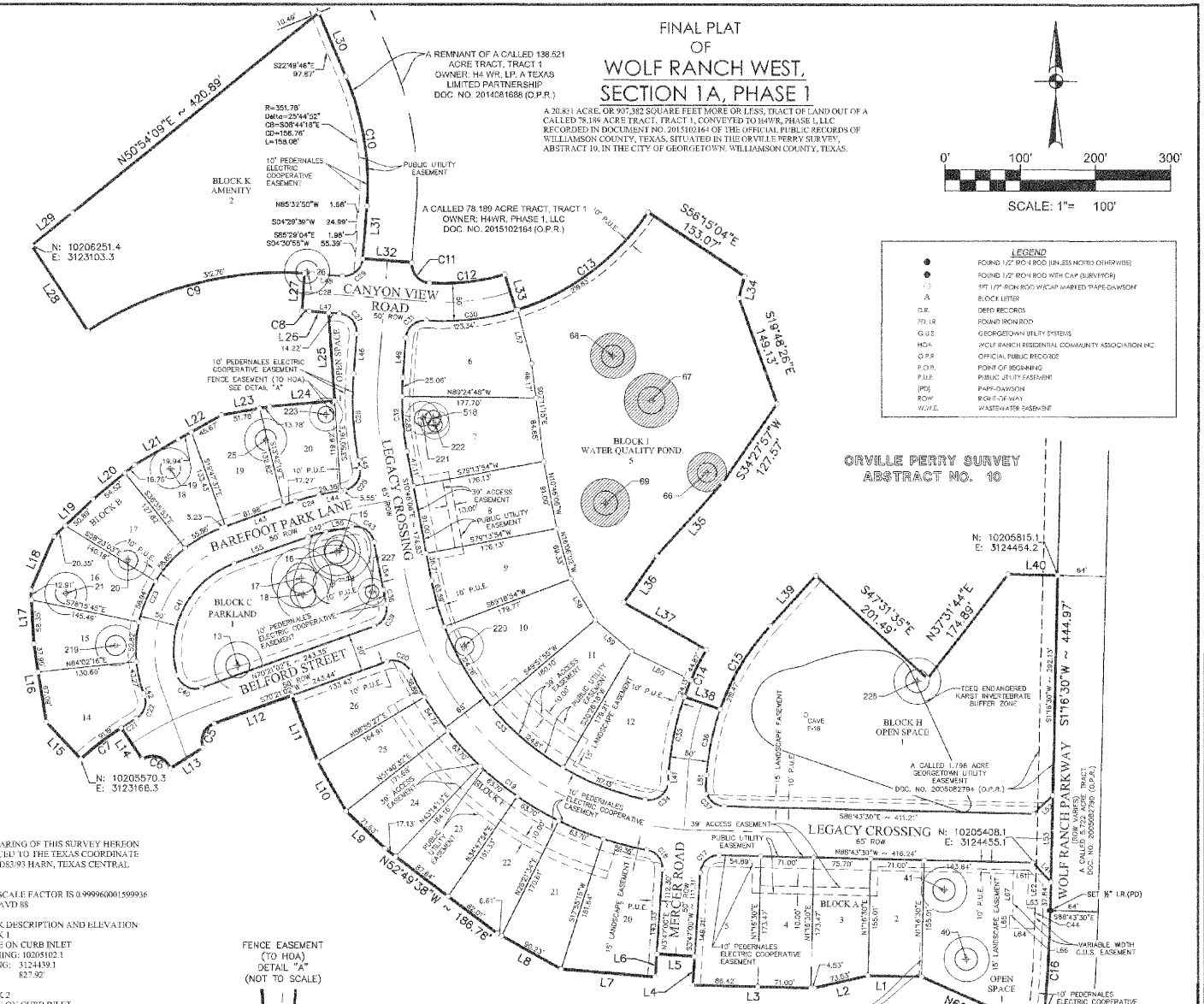
A 20.831 ACRE, OR 907,382 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A CALLED 78.189 ACRE TRACT, TRACT 1, CONVEYED TO H4WR, PHASE 1, LLC RECORDED IN DOCUMENT NO. 2015102164 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ORVILLE PERRY SURVEY, ABSTRACT 10, IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



COUNTY ROAD 265
(ROW VARIES)
A CALLED 5.252 ACRE TRACT
DOC. NO. 2005080398 (O.P.R.)



LEGEND	
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
○	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
A	BLOCK LETTER
D.R.	DEED RECORDS
FD. I.R.	FOUND IRON ROD
G.U.S.	GEORGETOWN UTILITY SYSTEMS
HOA	WOLF RANCH RESIDENTIAL COMMUNITY ASSOCIATION INC.
O.P.R.	OFFICIAL PUBLIC RECORDS
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(PD)	PAPE-DAWSON
ROW	RIGHT-OF-WAY
W.W.E.	WASTEWATER EASEMENT

OWNER: H4WR, PHASE 1, LLC
3090 OLIVE STREET, SUITE 300
DALLAS, TX 75219
(972) 201-2800 P
(972) 201-2989 F

ACREAGE: 20.831 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

SURVEY: ORVILLE PERRY SURVEY
ABSTRACT 10

NUMBER OF BLOCKS:	7
TOTAL NUMBER OF LOTS:	31
PARKLAND LOTS:	1
WATER QUALITY POND LOTS:	1
OPEN SPACE LOTS:	3
AMENITY LOTS:	1
DEVELOPMENT LOTS:	25
LINEAR FEET OF NEW STREETS:	
LOCAL ROADS:	1,380 LF
COLLECTOR ROADS:	1,450 LF
SUBMITTAL DATE:	JANUARY 19, 2016

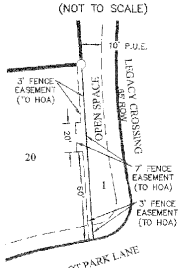
BASIS OF BEARING OF THIS SURVEY HEREON IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83/93 HARN, TEXAS CENTRAL ZONE.

COMBINED SCALE FACTOR IS 0.99996000159993 6
DATUM IS NAVD 88

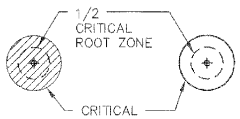
BENCHMARK DESCRIPTION AND ELEVATION:
BENCHMARK 1
CUT SQUARE ON CURB INLET
GRID NORTHING: 10205102.1
GRID EASTING: 3124439.1
ELEVATION: 827.92'

BENCHMARK 2
CUT SQUARE ON CURB INLET
GRID NORTHING: 10206771.2
GRID EASTING: 3124770.1
ELEVATION: 795.24'

FENCE EASEMENT (TO HOA) DETAIL "A" (NOT TO SCALE)



TREE LEGEND



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100811-01

FP-2016-006

SHEET 1 of 4

WOLF RANCH WEST, SECTION 1A, PHASE 1
SURVEY JOB No. 50790-02

Date: Sep 09, 2016, 11:49am User ID: shammi
File: H:\survey\CIVIL\50790-02\Plat\PLAT50790-01.dwg

Doc# 2016085214

FINAL PLAT
OF
WOLF RANCH WEST, SECTION 1A, PHASE 1

A 20.831 ACRE, OR 907,382 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A CALLED 78.189 ACRE TRACT, TRACT 1, CONVEYED TO H4WR, PHASE 1, LLC RECORDED IN DOCUMENT NO. 2015102164 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ORVILLE PERRY SURVEY, ABSTRACT 10, IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1349.75'	3°12'28"	N01°38'40"W	75.56'	75.57'
C2	884.05'	3°12'28"	N01°38'40"W	49.49'	49.50'
C3	2031.91'	10°12'56"	N2°51'34"E	361.80'	362.28'
C4	1967.91'	2°02'47"	N6°56'38"E	70.28'	70.29'
C5	25.00'	90°00'00"	S26°21'02"W	35.36'	39.27'
C6	25.00'	104°00'03"	N71°39'00"W	39.40'	45.38'
C7	475.00'	8°09'32"	S02°16'13"W	67.58'	67.64'
C8	425.00'	1°19'02"	N86°09'52"W	9.77'	9.77'
C9	475.00'	36°32'52"	S75°02'30"W	297.88'	302.99'
C10	367.50'	27°26'04"	S9°13'23"E	174.29'	175.97'
C11	25.00'	90°00'49"	S40°40'46"E	35.46'	39.42'
C12	275.00'	21°08'51"	N83°34'24"E	100.93'	101.50'
C13	325.00'	39°15'04"	N53°22'27"E	218.32'	222.64'
C14	375.00'	10°32'31"	S24°44'00"W	68.90'	69.00'
C15	325.00'	23°00'41"	N30°58'05"E	129.65'	130.53'
C16	1967.91'	4°38'46"	S3°35'57"W	159.52'	159.57'
C17	25.00'	87°29'30"	S47°31'45"W	34.47'	38.18'
C18	25.00'	83°43'38"	N38°04'49"W	33.37'	36.53'
C19	432.50'	54°01'18"	N52°55'39"W	392.64'	407.78'
C20	25.00'	83°43'37"	N67°47'10"W	33.37'	36.53'
C21	475.00'	2°50'27"	N57°48'12"E	23.55'	23.55'
C22	25.00'	78°50'24"	N19°46'14"E	31.75'	34.40'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	172.00'	89°51'22"	S25°16'43"W	242.94'	269.74'
C24	205.00'	9°01'30"	S74°43'08"W	32.25'	32.29'
C25	25.00'	90°00'00"	N34°13'54"E	35.36'	39.27'
C26	432.50'	15°15'45"	S3°06'14"E	114.82'	115.21'
C27	25.00'	90°00'00"	N40°30'21"W	35.36'	39.27'
C28	475.00'	1°10'45"	N86°05'42"W	9.77'	9.77'
C29	25.00'	90°00'00"	N46°29'39"E	35.36'	39.27'
C30	325.00'	21°14'48"	N83°37'23"E	119.83'	120.52'
C31	25.00'	89°45'08"	S49°22'13"W	35.26'	39.16'
C32	367.50'	15°15'45"	S3°06'14"E	97.61'	97.90'
C33	367.50'	67°03'20"	S44°17'46"E	405.97'	420.10'
C34	25.00'	98°23'40"	N52°58'44"E	37.85'	42.93'
C35	375.00'	15°40'50"	S11°37'19"W	102.31'	102.63'
C36	325.00'	15°40'50"	S11°37'19"W	88.67'	88.99'
C37	25.00'	92°30'24"	S42°28'18"E	36.12'	40.36'
C38	432.50'	2°56'20"	S12°04'16"E	19.67'	19.67'
C39	25.00'	83°43'28"	N28°29'18"E	33.37'	36.53'
C40	25.00'	83°22'35"	S62°57'41"E	36.38'	40.74'
C41	121.99'	86°16'56"	S27°03'01"W	166.89'	183.78'
C42	155.00'	9°01'30"	S74°43'08"W	24.39'	24.42'
C43	25.00'	90°00'00"	N55°46'06"W	35.36'	39.27'
C44	1947.91'	0°43'19"	S1°38'09"W	24.54'	24.54'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°43'30"W	71.00'
L2	S76°43'46"W	73.53'
L3	N88°43'30"W	161.95'
L4	N3°47'00"E	38.40'
L5	N86°13'00"W	50.00'
L6	S3°47'00"W	30.74'
L7	N85°10'58"W	125.03'
L8	N60°51'38"W	96.84'
L9	N46°09'34"W	71.63'
L10	N29°37'12"W	76.26'
L11	N21°15'28"W	93.39'
L12	S70°21'02"W	110.01'
L13	S56°58'53"W	51.39'
L14	N33°39'01"W	50.00'
L15	N42°48'27"W	67.20'
L16	N9°06'14"W	104.99'
L17	N3°10'22"W	71.26'

LINE TABLE		
LINE #	BEARING	LENGTH
L18	N23°40'55"E	77.79'
L19	N46°13'42"E	71.24'
L20	N60°15'11"E	71.28'
L21	N39°51'29"E	67.05'
L22	N60°45'05"E	85.61'
L23	N60°03'13"E	65.55'
L24	N84°50'46"E	86.45'
L25	N3°50'16"W	117.27'
L26	N85°50'21"W	26.01'
L27	N4°29'38"E	50.01'
L28	N33°24'58"W	135.37'
L29	N51°07'11"E	59.79'
L30	S22°56'27"E	91.49'
L31	S4°29'39"W	70.13'
L32	S85°30'38"E	85.00'
L33	S17°00'01"E	50.00'
L34	S14°15'28"W	29.40'

LINE TABLE		
LINE #	BEARING	LENGTH
L35	S41°46'34"W	130.08'
L36	S35°06'23"W	75.57'
L37	S59°59'45"E	125.36'
L38	S70°33'18"E	50.00'
L39	N42°28'25"E	89.98'
L40	S88°43'30"E	66.07'
L41	N43°43'30"W	35.36'
L42	N19°38'58"W	3.38'
L43	N70°12'23"E	104.48'
L44	N79°13'54"E	34.91'
L45	N10°46'06"W	10.43'
L46	N4°29'38"E	53.31'
L47	N85°30'21"W	40.23'
L48	S85°30'21"E	40.23'
L49	S4°29'39"W	53.32'
L51	S3°46'54"W	19.18'
L52	N46°16'30"E	35.36'

LINE TABLE		
LINE #	BEARING	LENGTH
L53	S1°16'30"W	115.00'
L54	S10°46'06"E	64.39'
L55	N79°13'54"E	125.36'
L56	N79°13'54"E	34.91'
L57	N14°13'10"W	73.37'
L58	N30°42'22"W	63.37'
L59	N49°03'22"W	63.40'
L60	N64°05'02"W	87.11'
L61	N88°43'30"W	200.50'
L62	S1°16'30"W	50.21'
L63	S88°43'30"E	10.13'
L64	N88°43'30"W	33.72'
L65	N1°16'30"E	17.17'
L66	S88°43'30"E	3.75'
L67	N1°16'30"E	60.21'

BLOCK A	
LOT #	AREA (SQ. FT.)
BLOCK A LOT 1	31,371
BLOCK A LOT 2	11,006
BLOCK A LOT 3	12,475
BLOCK A LOT 4	12,317
BLOCK A LOT 5	14,212

BLOCK B	
LOT #	AREA (SQ. FT.)
BLOCK B LOT 1	6,237
BLOCK B LOT 14	12,233
BLOCK B LOT 15	10,112
BLOCK B LOT 16	12,251
BLOCK B LOT 17	10,763
BLOCK B LOT 18	10,609
BLOCK B LOT 19	12,213
BLOCK B LOT 20	11,155

BLOCK C	
LOT #	AREA (SQ. FT.)
BLOCK C LOT 1	38,412

BLOCK F	
LOT #	AREA (SQ. FT.)
BLOCK F LOT 20	14,540
BLOCK F LOT 21	13,403
BLOCK F LOT 22	12,543
BLOCK F LOT 23	12,224
BLOCK F LOT 24	12,748
BLOCK F LOT 25	10,939
BLOCK F LOT 26	12,182

BLOCK H	
LOT #	AREA (SQ. FT.)
BLOCK H LOT 1	113,058

BLOCK I	
LOT #	AREA (SQ. FT.)
BLOCK I LOT 5	116,300
BLOCK I LOT 6	17,237
BLOCK I LOT 7	18,230
BLOCK I LOT 8	16,028
BLOCK I LOT 9	15,176
BLOCK I LOT 10	17,067
BLOCK I LOT 11	17,030
BLOCK I LOT 12	19,401

BLOCK K	
LOT #	AREA (SQ. FT.)
BLOCK K LOT 2	97,702

Section 1A, Phase 1 Credit Trees				
Tree #	Common Name	Total DBH (inches)	Type	Removed Tree
220	POST OAK	25.00	Single-Trunk	
221	LIVE OAK	22.00	Single-Trunk	
222	LIVE OAK	19.00	Single-Trunk	
223	LIVE OAK	22.00	Single-Trunk	
227	POST OAK	18.00	Single-Trunk	
518	LIVE OAK	20.50	Double-Trunk	

Wolf Ranch Section 1A Mitigation Calculations	
Total Inches Removed =	386.25
Total Credit Tree Inches =	193.13
Total Inches to be Mitigated =	193.13
Mitigation Fee per Inch =	$200
Total Mitigation Fee =	$38,625.00

Section 1A, Phase 1 Heritage Trees				
Tree #	Common Name	Total DBH (inches)	Type	Removed Tree
13	LIVE OAK	31.50	Single-Trunk	
14	LIVE OAK	52.30	Multi-Trunk	
15	LIVE OAK	40.60	Multi-Trunk	
16	LIVE OAK	31.00	Double-Trunk	
17	LIVE OAK	39.80	Multi-Trunk	
18	LIVE OAK	33.80	Multi-Trunk	
19	LIVE OAK	27.30	Double-Trunk	x
20	LIVE OAK	26.00	Single-Trunk	
21	LIVE OAK	28.00	Single-Trunk	
25	LIVE OAK	27.80	Single-Trunk	
26	LIVE OAK	30.00	Multi-Trunk	
40	LIVE OAK	30.00	Single-Trunk	
41	LIVE OAK	30.00	Multi-Trunk	
66	LIVE OAK	26.00	Single-Trunk	x
67	LIVE OAK	36.20	Multi-Trunk	x
68	LIVE OAK	30.00	Double-Trunk	x
69	LIVE OAK	32.00	Multi-Trunk	x
219	LIVE OAK	27.00	Single-Trunk	
228	LIVE OAK	31.00	Multi-Trunk	

Wolf Ranch Section 1A Tree Calculations									
	Total			Preserved			Removed		
	Trees	Inches	Percent (Inches)	Trees	Inches	Percent (Inches)	Trees	Inches	Percent (Inches)
Single-Trunk	28	890.10	100.00%	22	718.60	80.73%	6	171.50	19.27%
Double-Trunk	9	302.15	100.00%	6	217.35	71.93%	3	84.80	28.07%
Multi-Trunk	21	765.55	100.00%	17	635.60	83.03%	4	129.95	16.97%
Heritage Total	58	1,957.80	100.00%	45	1,571.55	80.27%	13	386.25	19.73%

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FIRM REGISTRATION # 100864-00

Date: Sep 09, 2016, 11:48am User ID: dharwell
File: H:\survey\CIVIL\50790-02\Plat\PLAT\FP-2016-006-01.dwg

Doc # 2016085214

FINAL PLAT OF WOLF RANCH WEST, SECTION 1A, PHASE 1

A 20.831 ACRE, OR 907,382 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A CALLED 78.189 ACRE TRACT, TRACT 1, CONVEYED TO H4WR, PHASE 1, LLC RECORDED IN DOCUMENT NO. 2015102164 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ORVILLE PERRY SURVEY, ABSTRACT 10, IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 20.831 ACRE, OR 907,382 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A CALLED 138.521 ACRE TRACT, TRACT 1, CONVEYED TO H4 WR, LP, A TEXAS LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2014081688 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ORVILLE PERRY SURVEY, ABSTRACT 10, IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS. SAID 20.831 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMMENCING at a found cotton gin spindle being a southwest corner of said 138.521 acre tract same being a point in the west right of way line of Wolf Ranch Parkway, a called 5.772 acre tract recorded in Document No. 2005083780 of the Official Public Records of Williamson County, Texas;

THENCE with the east line of said called 138.521 acre tract, same being the west right of way line of said Wolf Ranch Parkway the following five (5) courses and distances:

1. **N 02°13'01" W**, a distance of **177.35 feet** to a found ½" iron rod being a point of tangent curvature,
2. along the arc of a curve to the right, said curve having **radius of 1349.75 feet**, a **central angle** of 03°12'28", a **chord bearing** and **distance** of **N 00°38'46" W, 75.56 feet**, an **arc length** of **75.57 feet**, to a found ½" iron rod being a point of compound curvature;
3. along the arc of a curve to the left, said curve having **radius** of **884.05 feet**, a **central angle** of 03°12'28", a **chord bearing** and **distance** of **N 00°38'46" W, 49.49 feet**, an **arc length** of **49.50 feet** to a found ½" iron rod with yellow cap marked "Pape-Dawson", a point of reverse curvature,
4. along the arc of a curve the right, said curve having **radius** of **2031.91 feet**, a **central angle** of **10°12'56"**, a **chord bearing** and **distance** of **N 02°51'34" E, 361.80 feet**, an **arc length** of **362.28 feet** to a found ½" iron rod with yellow cap marked "Pape Dawson" being a point of reverse curvature and,
5. along the arc of a curve to the right, said curve having a **radius** of **1967.91 feet**, a **central angle** of 2°02'47", a **chord bearing** and **distance** of **N 06°56'38" E, 70.28 feet**, an **arc length** of **70.29 feet** to a found ½" iron rod with yellow cap marked "Pape-Dawson" and the **POINT OF BEGINNING** of herein described tract;

THENCE departing the east line of said called 138.521 acre tract, same being the west right of way line of said Wolf Ranch Parkway, the following fifty-nine (59) courses and distances:

1. **N 66°12'42" W**, a distance of **175.56 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
2. **N 88°43'30" W**, a distance of **71.00 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
3. **S 76°43'46" W**, a distance of **73.53 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
4. **N 88°43'30" W**, a distance of **161.95 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
5. **N 03°47'00" E**, a distance of **38.40 feet** to a set ½" iron rod with yellow cap marked "Pape Dawson",
6. **N 86°13'00" W**, a distance of **50.00 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
7. **S 03°47'00" W**, a distance of **30.74 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
8. **N 85°18'59" W**, a distance of **125.03 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
9. **N 68°51'38" W**, a distance of **96.84 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
10. **N 52°49'38" W**, a distance of **186.78 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
11. **N 46°05'34" W**, a distance of **71.63 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
12. **N 29°37'12" W**, a distance of **76.26 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
13. **N 21°15'28" W**, a distance of **93.39 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
14. **S 70°21'02" W**, a distance of **110.01 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
15. along the arc of a curve to the left, said curve having **radius** of **25.00 feet**, a **central angle** of **90°00'00"**, a **chord bearing** and **distance** of **S 25°21'02" W, 35.36 feet**, an **arc length** of **39.27 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
16. **S 66°58'53" W**, a distance of **51.39 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
17. along the arc of a curve to the left, said curve having **a radius** of **25.00 feet**, **a central angle** of **104°00'03"**, a **chord bearing** and **distance** of **N 71°29'00" W, 39.40 feet**, an **arc length** of **45.38 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
18. **N 33°30'01" W**, a distance of **50.00 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
19. along the arc of a curve to the left, said curve having a **radius** of **475.00 feet**, a **central angle** of **8°09'32"**, a **chord bearing** and **distance** of **S 52°16'13" W, 67.58 feet**, **an arc length** of **67.64 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
20. **N 42°48'27" W**, a distance of **67.20 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
21. **N 89°06'14" W**, a distance of **104.99 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
22. **N 03°10'22" W**, a distance of **71.26 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
23. **N 23°46'35" E**, a distance of **77.79 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
24. **N 46°13'42" E**, a distance of **71.34 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
25. **N 50°15'11" E**, a distance of **71.28 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
26. **N 59°31'29" E**, a distance of **67.05 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
27. **N 60°45'05" E**, a distance of **65.61 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
28. **N 80°03'13" E**, a distance of **65.55 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
29. **N 84°50'46" E**, a distance of **86.45 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
30. **N 03°50'16" W**, a distance of **117.27 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
31. **N 88°30'21" W**, a distance of **26.01 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of curvature;
32. along the arc of a curve to the left, said curve having **radius** of **425.00 feet**, a **central angle** of **01°19'02"**, a **chord bearing** and **distance** of **N 86°09'52" W, 9.77 feet**, an **arc length** of **9.77 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson";
33. **N 04°29'38" E**, a distance of **50.01 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature;
34. along the arc of a curve to the left, said curve having a **radius** of **475.00 feet**, a **central angle** of **36°32'52"**, a **chord bearing** and **distance** of **S 75°02'38" W, 297.88 feet**, an **arc length** of **302.99 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
35. **N 33°24'56" W**, a distance of **135.37 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson";
36. **N 51°07'11" E**, a distance of **69.79 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson";
37. **N 50°54'09" E**, a distance of **420.89 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson";
38. **S 22°56'27" E**, a distance of **91.49 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of curvature;
39. along the arc of a curve to the right, said curve having **radius** of **367.50 feet**, a **central angle** of **27°26'04"**, a **chord bearing** and **distance** of **S 09°13'23" E, 174.29 feet**, an **arc length** of **175.97 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson";
40. **S 64°29'39" W**, a distance of **70.15 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson";
41. **S 85°30'36" E**, a distance of **65.00 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
42. along the arc of a curve to the left, said curve having a **radius** of **25.00 feet**, a central angle of **90°20'49"**, a **chord bearing** and **distance** of **S 40°40'46" E, 35.46 feet**, an arc length of **39.42 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of compound curvature,
43. along the arc of a curve to the left, said curve having **radius** of **275.00 feet**, a **central angle** of **21°08'51"**, a **chord bearing** and **distance** of **N 83°34'24" E, 100.93 feet**, an **arc length** of **101.50 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
44. **S 17°00'01" E**, a distance of **50.00 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
45. along the arc of a curve to the left, said curve having a **radius** of **325.00 feet**, a **central angle** of **39°15'04"**, a **chord bearing** and **distance** of **N 83°23'29" E, 218.03 feet**, an **arc length** of **222.64 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
46. **S 56°15'04" E**, a distance of **153.07 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
47. **S 14°15'28" W**, a distance of **29.46 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
48. **S 19°48'26" E**, a distance of **149.13 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
49. **S 34°27'57" W**, a distance of **127.57 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
50. **S 41°46'34" W**, a distance of **130.08 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
51. **S 35°06'33" W**, a distance of **75.57 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson".
52. **S 59°59'45" E**, a distance of **125.36 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
53. along the arc of a curve to the left, said curve having a **radius** of **375.00 feet**, a **central angle** of **10°32'31"**, a **chord bearing** and **distance** of **S 24°44'00" W, 68.90 feet**, an **arc length** of **69.00 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
54. **S 70°32'16" E**, a distance of **50.00 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of non-tangent curvature,
55. along the arc of a curve to the right, said curve having a **radius** of **325.00 feet**, a **central angle** of **23°09'41"**, a **chord bearing** and **distance** of **N 30°58'05" E, 129.65 feet**, an **arc length** of **131.33 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangency,
56. **N 42°28'25" E**, a distance of **89.98 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
57. **S 47°31'35" E**, a distance of **201.49 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson",
58. **N 37°21'44" E**, a distance of **174.80 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and,
59. **S 88°43'30" E**, a distance of **66.07 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" being in the east line of said called 138.521 acre tract, same being the west right of way line of said Wolf Ranch Parkway,

THENCE with the east line of said called 138.521 acre tract, same being the west right of way line of said Wolf Ranch Parkway the following two (2) bearings and distances:

1. **S 01°16'39" W**, a distance of **444.97 feet** to a set ½" iron rod with yellow cap marked "Pape-Dawson" and a point of tangent curvature,
2. along a tangent curve to the right, said curve having a **radius** of **1967.91 feet**, a **central angle** of **4°36'45"**, a **chord bearing** and **distance** of **S 03°35'52" W, 159.52 feet**, an **arc length** of **159.57 feet** to the **POINT OF BEGINNING** and containing 20.831 acres in the City of Georgetown, Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey plat prepared by Pape Dawson Engineers, Inc. under Job No. 50790-02 by Pape Dawson Engineers, Inc.

PLAT NOTES

1. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT BETWEEN THE WOLF LEGACY, L.P. AND THE CITY OF GEORGETOWN UNDER DOCUMENT NUMBER 2014095878, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON AUGUST 12, 2014 AND EXECUTED ON AUGUST 26, 2014.
2. THIS SUBDIVISION IS SUBJECT TO THE CITY OF GEORGETOWN ORDINANCE NUMBER 2014-102 AMENDING THE OFFICIAL ZONING MAP TO BE REZONED FROM AGRICULTURE (AG) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS WOLF RANCH HILLWOOD RESIDENTIAL, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON DECEMBER 9, 2014.
3. WATER, WASTEWATER AND ELECTRIC PROVIDED BY CITY OF GEORGETOWN.
4. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
5. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0290E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
6. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION, WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR APPROVAL AND APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. 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.
8. PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY THE DEVELOPMENT AGREEMENT BETWEEN THE WOLF LEGACY, L.P. AND THE CITY OF GEORGETOWN, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON AUGUST 12, 2014 AND WAS EXECUTED ON AUGUST 26, 2014.
9. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT TO EXHIBIT H-7 OF THE CITY OF GEORGETOWN ORDINANCE NO. 2014-102 AMENDING THE OFFICIAL ZONING MAP TO BE REZONED FROM AGRICULTURE (AG) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) KNOWN AS WOLF RANCH HILLWOOD RESIDENTIAL, APPROVED BY THE CITY OF GEORGETOWN CITY COUNCIL ON DECEMBER 9, 2014.
10. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
11. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN-TEXAS CENTRAL ZONE AND NAVD 88.
12. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 60% PER EXHIBIT H-3 OF THE DEVELOPMENT AGREEMENT BETWEEN THE WOLF LEGACY, L.P. AND THE CITY OF GEORGETOWN UNDER DOCUMENT NUMBER 2014095878, APPROVED BY THE CITY OF GEORGETOWN ON AUGUST 12, 2014 AND EXECUTED ON AUGUST 26, 2014.
13. 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 CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/ OR REPLACEMENT OF THE IMPROVEMENTS.
14. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/ OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
15. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF THE REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN 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 CITY AND/OR COUNTY
16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE, ADOPTED APRIL 22, 2014, AS ORDINANCE 2014-023.
17. THIS SUBDIVISION IS SUBJECT TO THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS FOR PROPERTIES OVER THE EDWARDS AQUIFER RECHARGE ZONE. WATER QUALITY PONDS WITHIN THIS SUBDIVISION SHALL REMOVE 85% TSS.
18. THE 8' TRAIL ALONG WOLF RANCH PARKWAY WILL BE BUILT IN CONJUNCTION WITH EACH PHASE. THE PORTION OF 8' TRAIL WITHIN PHASE 1 IS TO BE CONSTRUCTED CONCURRENTLY WITH THE CONSTRUCTION OF PHASE 1. THE PORTION OF 8' TRAIL WITHIN PHASE 2 IS TO BE CONSTRUCTED CONCURRENTLY WITH THE CONSTRUCTION OF PHASE 2. THE PORTION OF 8' TRAIL WITHIN PHASE 3 IS TO BE CONSTRUCTED CONCURRENTLY WITH THE CONSTRUCTION OF PHASE 3.
19. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON NOV. 2013. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
20. THE CERTIFICATE OF OCCUPANCY FOR THE FUTURE AMENITY CENTER TO BE LOCATED ON BLOCK K, LOT 1 IS CONTINGENT UPON THE RECEIPT BY THE CITY OF GEORGETOWN OF PAID INVOICES FROM AN ARBORIST FOR WORK DONE ON SITE TOTALING $11,587.50.
21. THE 10 FOOT PEDERNALES ELECTRIC COOPERATIVE EASEMENT INCLUDE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS TO OR FROM SAID RIGHT-OF-WAY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES OR CABLE AND APPURTENANCES; THE RIGHT TO PLACE NEW OR ADDITIONAL CABLE OR CABLES IN SAID SYSTEM AND TO CHANGE THE SIZES THEREOF; THE RIGHT TO RELOCATE WITHIN THE LIMITS OF SAID RIGHT-OF-WAY OR SYSTEM; THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR SYSTEM OR THEIR APPURTENANCES; THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING SAID SYSTEM.

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 100288-00

WOLF RANCH WEST, SECTION 1A, PHASE 1
SURVEY JOB No. 50790-02

Date: Sep 09, 2016, 11:48am User ID: alhenrie
File: H:\survey\CAD\LS\50790-02\Plat\PLAT50790-01.dwg

Doc # 2016085214

FINAL PLAT
OF
WOLF RANCH WEST,
SECTION 1A, PHASE 1

A 20.831 ACRE, OR 907,382 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A CALLED 78.189 ACRE TRACT, TRACT 1, CONVEYED TO H4WR, PHASE 1, LLC RECORDED IN DOCUMENT NO. 2015102164 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE ORVILLE PERRY SURVEY, ABSTRACT 10, IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT H4WR PHASE 1, LLC AS THE OWNER OF THAT CERTAIN 78.189 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015102164 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS WOLF RANCH WEST, SECTION 1A, PHASE 1 SUBDIVISION.

H4WR PHASE 1, LLC

BRIAN CARLOCK, SENIOR VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF Travis §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 6 DAY OF Sept, 2016, BY, Brian Carlock, AS OWNER OF

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Shannon Dear

MY COMMISSION EXPIRES: 1/22/18

SHANNON SUSAN DEAR
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 01-22-2018
NOTARY ID 10935492

ENGINEER'S CERTIFICATION

I, MICHAEL S. FISHER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (WOLF RANCH WEST, SECTION 1A, PHASE 1) IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE "A" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER **48491C0280E**, EFFECTIVE DATE **SEPTEMBER 26, 2008**, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 8 DAY OF SEPTEMBER, 2016.

MICHAEL S. FISHER
REGISTERED PROFESSIONAL ENGINEER NO. 87704
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
7800 SHOAL CREEK BOULEVARD, SUITE 220 WEST
AUSTIN, TEXAS, 78757

STATE OF TEXAS
MICHAEL S. FISHER
87704
LICENSED
PROFESSIONAL ENGINEER
9/8/16

SURVEYOR'S CERTIFICATION

I, PARKER GRAHAM, 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 PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 8th DAY OF SEPTEMBER, 2016.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
7800 SHOAL CREEK BOULEVARD, SUITE 220 WEST
AUSTIN, TEXAS, 78757

STATE OF TEXAS
PARKER GRAHAM
5556
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2015102165 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOW HEREON, AND DO HEREBY CONSENT TO THE DEDICATION 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 WOLF RANCH WEST, SECTION 1A, PHASE 1.

LIENHOLDER NAME: TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

BY:

NAME: Jocelyn L Ansley

TITLE: SVP

THE STATE OF TEXAS §
COUNTY OF Dallas §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7 DAY OF Sept, 2016, BY, Jocelyn Ansley, AS SVP OF TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, ON BEHALF OF SAID ASSOCIATION.

NOTARY PUBLIC, STATE OF TEXAS

SHANNON SUSAN DEAR
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 01-22-2018
NOTARY ID 10935492

PRINTED NAME: Shannon Dear

MY COMMISSION EXPIRES: 1/22/18

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 SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44 FLOOD PREVENTION OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND OTHER DOCUMENTS ASSOCIATED WITH IT.

DAVE HALL, BUILDING OFFICIAL
CITY OF GEORGETOWN, TEXAS

DATE: 9/9/2016

CERTIFIED FLOODPLAIN MANAGER
CFM
DAVID HALL
CFM0013-GEOR

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

SOFIA NELSON, PLANNING DIRECTOR

DATE: 9/12/16

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 13th DAY OF Sept A.D. 2016, AT 10:33 O'CLOCK A.M. AND DULY RECORDED ON THE 13th DAY OF Sept, A.D., 2016, AT 2:34 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY. IN DOCUMENT NO. 2016085214. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: Connie Phelps
DEPUTY Connie Phelps

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711
SUITE 220 WEST | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

FP-2016-006

SHEET 4 of 4

WOLF RANCH WEST, SECTION 1A, PHASE 1

SURVEY JOB NO. 50790-02

Date: Aug 29, 2016, 8:38am User ID: VJurchak
File: H:\survey\CIVIL\50790\02\Plat\PLOT50790-01.dwg

2017035815 AFF Total Pages: 1

CORRECTION AFFIDAVIT
LOT 1, BLOCK D
LAKESIDE PHASE ONE

COUNTY OF WILLIAMSON §

STATE OF TEXAS §

WHEREAS, a Scrivener's error was discovered on the final plat of **LAKESIDE PHASE ONE,** as recorded in Document No. 2015109715 of the Official Public Records of Williamson County, Texas as follows:

And **WHEREAS**, the distance shown on the plat for the shared driveway easement detail of 25 feet was in error and;

WHEREAS, the above Scrivener's error is desirous to be corrected to include the following distance as 20 feet:

THEREFORE, by this instrument, the above mentioned Scrivener's error has been corrected as stated on this the 24th day of April, 2017.

BY: Paul C. Sauve, Jr.
Registered Professional Land Surveyor
State of Texas No. 2518

STATE OF TEXAS REGISTERED PAUL C. SAUVE, JR. 2518 PROFESSIONAL LAND SURVEYOR

COUNTY OF TRAVIS §

STATE OF TEXAS §

Before me, the undersigned Notary Public, on this day personally appeared Paul C. Sauve, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Witness my hand and seal of office this 24th day of April, 2016 A.D.

Notary Public in and for Travis County, Texas

NOTARY PUBLIC STATE OF TEXAS KATHRYN J WILCOX My Commission Expires June 19, 2017

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017035815

AFF Fee: $21.00
04/24/2017 03:11 PM Mbarrick

Nancy E. Rister, County Clerk
Williamson County, Texas

Paul C Suave Jr
11209 Cherisse Dr
Austin, TX 78739

19