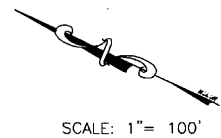
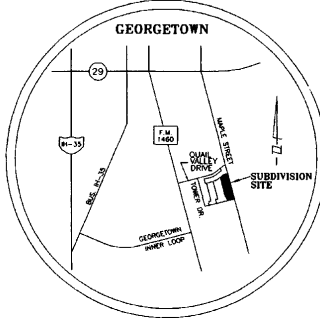
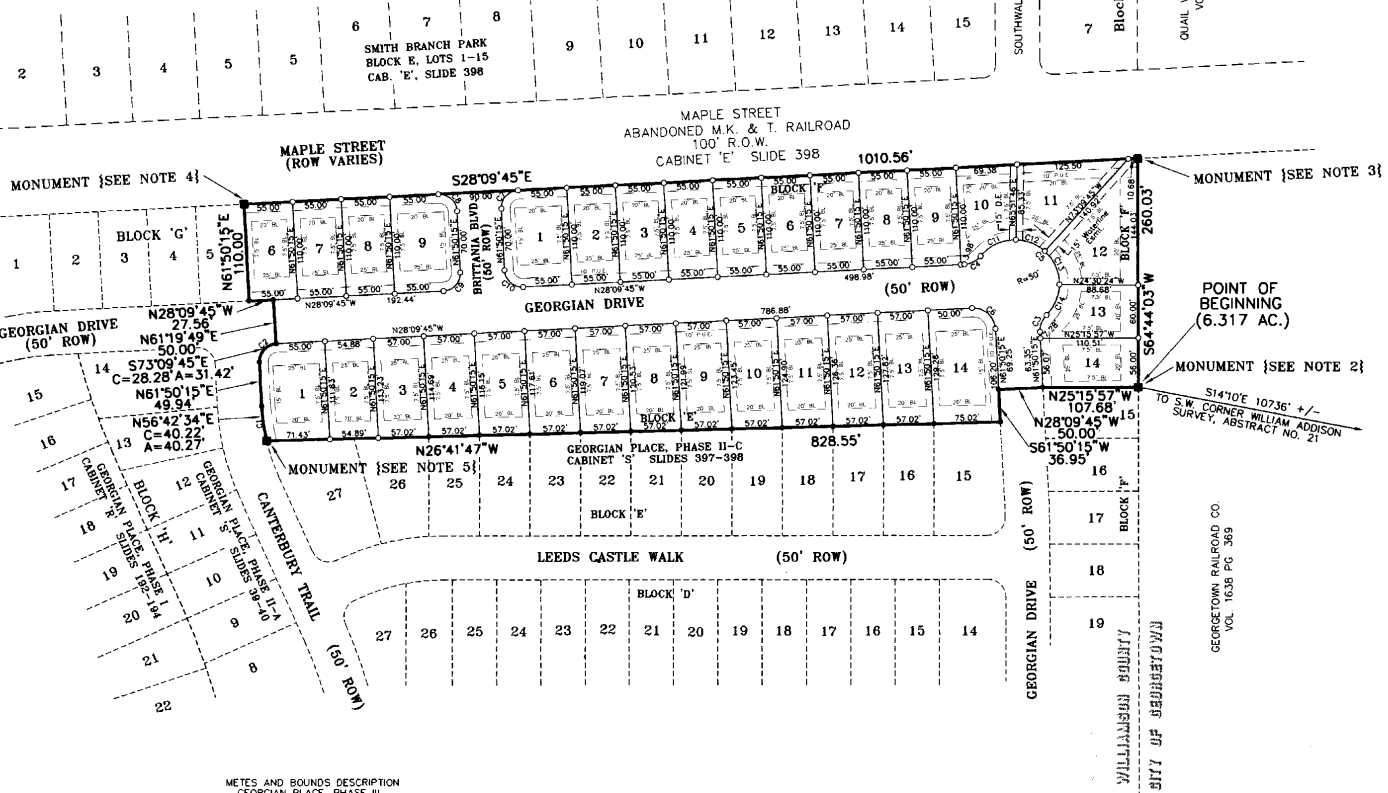
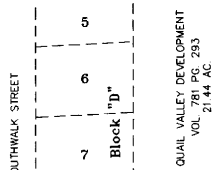


GEORGIAN PLACE, PHASE III



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	225.00	40.27	20.19	40.22	N56°42'34"E 1015.21'
C2	20.00	31.42	20.00	28.28	S73°09'45"E 80.0000'
C3	25.00	21.03	11.18	20.41	S82°55'56"W 4811.23'
C4	25.00	21.03	11.18	20.41	S52°15'28"E 4811.23'
C5	50.00	102.05	89.72	99.85	N18°50'15"E 1862.46'
C6	25.00	39.27	25.00	35.36	N18°50'15"E 80.0000'
C7	20.00	31.42	20.00	28.28	N73°09'45"W 80.0000'
C8	20.00	31.42	20.00	28.28	N18°50'15"E 80.0000'
C9	20.00	31.42	20.00	28.28	S73°09'45"E 80.0000'
C10	20.00	31.42	20.00	28.28	S18°50'15"W 80.0000'
C11	50.00	42.57	24.50	44.01	N82°14'41"W 5212.54'
C12	50.00	35.76	18.68	35.00	N63°38'59"W 4058.24'
C13	50.00	42.48	22.61	41.20	N41°09'55"E 4839.21'
C14	50.00	38.86	20.47	37.89	N87°45'37"E 4432.02'

Location Map (not to scale)



METES AND BOUNDS DESCRIPTION
GEORGIAN PLACE, PHASE III

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, SITED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 31.146 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GENIEVA PROPERTIES INC. OF RECORD IN DOCUMENT NO. 9868082 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 6.317 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found in the northerly line of that certain 236.41 Acre tract of land described in a deed to Georgetown Railroad Company of record in volume 1638 page 369 of the Williamson County, Texas Deed Records, being the southerly line of said 31.146 acre Geneva Properties, Inc. tract, being the southeast corner of Lot 15, Block "F", GEORGIAN PLACE, PHASE II-C, a subdivision of record in Document No. 2000001970, and Cabinet "S" Slides 397-398 of the Williamson County, Texas Plat Records for the southwest corner of the herein described tract, from which said POINT OF BEGINNING the southwest corner of said William Addison Survey, Abstract No. 21 bears S14°10'E 10736 feet, more or less;

THENCE with the easterly line of said GEORGIAN PLACE, PHASE II-C for the westerly line of the herein described tract the following four (4) courses and distances as enumerated below:

- 1) N25°15'57"W 107.68 feet to an iron rod found for an angle point herein,
- 2) N28°09'45"W 50.00 feet to an iron rod found for an angle point herein,
- 3) S61°50'15"W 36.95 feet to an iron rod found for an angle point herein,
- 4) N26°41'47"W 828.55 feet to a concrete monument found in the southerly line of GEORGIAN PLACE, PHASE II-A, a subdivision of record in Document No. 200000959 and Cabinet "S" Slides 39-40 of the Williamson County, Texas Plat records, being in the curving southerly right-of-way line of Canterbury Trail a fifty (50) foot wide dedicated public right-of-way as dedicated by said GEORGIAN PLACE, PHASE II-A, being the northeast corner of Lot 27, Block "E" of said GEORGIAN PLACE, PHASE II-C for the northeast corner of the herein described tract.

THENCE with the southerly line of said GEORGIAN PLACE, PHASE II-A, being the curving southerly line of said Canterbury Trail for the northerly line of the herein described tract the following six (6) courses and distances as enumerated below:

- 1) with said curve to the right, having a radius of 225.00 feet, an arc distance of 40.27 feet and whose chord bears N56°42'34"E 40.22 feet to an iron rod found at the point of tangency for an angle point herein,
- 2) N61°50'15"E 49.94 feet to an iron rod found at a point of curvature for an angle point herein,
- 3) with said curve to the right, having a radius of 20.00 feet, an arc distance 31.42 feet and whose chord bears S73°09'45"E 28.28 feet to an iron rod found for an angle point herein,
- 4) N28°09'45"W 27.56 feet to an iron rod found for an angle point herein,
- 5) N28°09'45"W 27.56 feet to an iron rod found at the southwest corner of Lot 5, Block "G", of said GEORGIAN PLACE, PHASE II-A for an angle point herein,
- 6) with the southerly line of said Lot 5, Block "G", GEORGIAN PLACE, PHASE II-A and continuing for the northerly line of the herein described tract N61°50'15"E 110.00 feet to a concrete monument set in the westerly right-of-way line of Maple Street, being the abandoned M.K. & T. Railroad, a one-hundred (100) foot wide right-of-way as shown on SMITH BRANCH PARK, a subdivision of record in Cabinet "E" Slide 398 of the Williamson County, Texas Plat Records, being the southeast corner of said Lot 5, Block "G", GEORGIAN PLACE, PHASE II-A, being the southerly line of said 31.146 acre Geneva Properties, Inc. tract for the northeast corner of the herein described tract.

THENCE with the westerly right-of-way line of said Maple Street, being the easterly line of said 31.146 acre Geneva Properties, Inc. tract for the easterly line of the herein described tract S28°09'45"E 1010.56 feet to a concrete monument set at the present northeast corner of that certain 236.41 Acre tract of land described in a deed to Georgetown Railroad Company of record in volume 1638 page 369 of the Williamson County, Texas Deed Records, being the southeast corner of said 31.146 acre Geneva Properties, Inc. tract for the southeast corner of the herein described tract.

THENCE with the northerly line of said 236.41 Acre Georgetown Railroad Company tract, being the southerly line of said 31.146 acre Geneva Properties, Inc. tract for the southerly line of the herein described tract S64°44'03"W 260.03 feet to the PLACE OF BEGINNING containing 6.317 acres of land

NOTES

NOTE 1: BRASS CAP SET IN CONCRETE Lot 5 Block "B" GEORGIAN PLACE, PHASE I
N (y) = 356,525.8338
E (x) = 2,838,758.2819
ELEVATION = 751.93'

NOTE 2: standard monument Lot 14 Block "F"
N (y) = 356,913.4538
E (x) = 2,839,579.5689

NOTE 3: standard monument Lot 12 Block "F"
N (y) = 357,024.4395
E (x) = 2,839,814.7237

NOTE 4: standard monument Lot 6 Block "G"
N (y) = 357,915.3572
E (x) = 2,839,337.7684

NOTE 5: standard monument Lot 1 Block "E"
N (y) = 357,777.7008
E (x) = 2,839,105.2029

(BEARINGS FOR THIS SUBDIVISION HAVE BEEN ROTATED TO AGREE WITH IRON PINS FOUND IN EAST LINE OF BLOCK "C", GEORGIAN PLACE, PHASE I BEARING BASIS IS TEXAS PLANE COORDINATE SYSTEM)

AREA (Ac)	# LOTS	RESID DENSITY (lots/Ac)	% IMPEROUS COVER *	ZONING	USE
6.31	32	5.1	4.3	RS	SF

(* INCLUDES BOTH STREET AND LOT IMPEROUS COVER)

- LEGEND**
- Iron Rod Found
 - Iron Rod Set
 - Benchmark Lot 5, Blk. "B"
 - Monument to be set per code
 - D.E. = Drainage Easement
 - P.U.E. = Public Utility Easement
 - B.L. = Building Line
 - R.O.W. = Right-of-Way

OWNER: GENIEVA PROPERTIES, INC.
ACREAGE: 6.317 AC.
SURVEY: WILLIAM ADDISON SURVEY, ABSTRACT NO. 21
NO. OF LOTS: 32
NO. OF BLOCKS: 3
F.E.M.A. MAP NO. 48491C0230 C
WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 27, 1991
LINEAR FEET OF NEW STREETS: 1080 L.F.
DATE: NOVEMBER 20TH, 2000.

SURVEYED BY: TRIMBLE LAND SURVEYING, INC.
1501-A WEST ANDERSON LANE, SUITE 102
AUSTIN, TEXAS 78757
ENGINEERED BY: LOCKWOOD ENGINEERS, INC.
1501-A WEST ANDERSON LANE, SUITE 102
AUSTIN, TEXAS 78757

Cabinet D Slide 1 Doc. # 2001010874

GEORGIAN PLACE PHASE III

Cabinet 0 Slide 2

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

That I, Glenn T. Dill, 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 herein, in November of 1999, and that there are no apparent discrepancies, conflicts, omissions, or errors of any kind, and that the survey numbers shown hereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Georgetown, Texas. Monumentation will be placed as shown hereon in conformance with the city ordinance prior to acceptance of the street improvements to be constructed hereon.

TO CERTIFY WHICH, WITNESS by my hand and seal of the County Court of said County, at my office in Georgetown, Texas, this the 17th day of September, 2001, A.D.

Glenn T. Dill
Glenn T. Dill
Registered Professional Land Surveyor
No. 5168
Tribble Land Surveying, Inc.
Austin, Texas 78753



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

That I, D. Scott Jones, 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 Management Administration Flood Insurance Study No. 17060-01-01, dated September 27, 1991, and that each lot conforms to the 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 right-of-ways denoted by this plat.

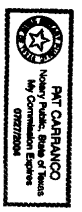


D. Scott Jones
D. Scott Jones, P.E.
Registered Professional Engineer
No. 81888
Lockwood Engineers, Inc.
1801 - West Anderson Lane, Ste. 102
Austin, Texas 78757

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

That I, George Lawson, the Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 9886082 of the Official Records of Williamson County, Texas, do hereby certify that the foregoing instrument and consideration thereon, and to the dedication to the City of Georgetown of the streets, alleys, right-of-ways, 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 GEORGIAN PLACE, PHASE III.

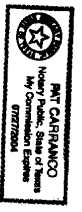
TO CERTIFY WHICH, WITNESS by my hand this the 17th day of September, 2001, A.D.



George Lawson
George Lawson
WALBURG STATE BANK
3000 West 10th Street
Georgetown, Texas 78626

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

Before me, the undersigned authority, on this day personally appeared, George Lawson, 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, in the capacity therein stated.



Matt Carranco
Notary Public in and for the State of Texas

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

That I, Nancy Risher, 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 20th day of September, 2001, A.D., at 9:28 o'clock, A.M. and duly recorded on the 20th day of September, 2001, A.D., at 9:28 o'clock, A.M. in the Plat Records of said County in Subsect. 1 of Block 1, of Georgetown Subdivision.



Nancy Risher
Nancy Risher, Clerk
City of Georgetown, Texas

Road names and assignments verified this the 17th day of September, 2001, A.D.

- NOTES
- 1. THIS PROPERTY IS DESIGNATED INTENSITY LEVEL FIVE. THE PROVISIONS IN THE GENUSIS LAND DEVELOPMENT PLAN SHALL ALSO GOVERN THIS PROJECT.
 - 2. NO FENCES OR OTHER STRUCTURES OR EASEMENTS WITHOUT THE APPROVAL OF THE CITY OF GEORGETOWN.
 - 3. CORNER LOTS THAT HAVE ACCESS TO STREETS ADJACENT TO THE 15' BUILDING SETBACK MUST HAVE GARAGE PORTION OF THE STRUCTURE SETBACK 20' FROM THE RIGHT-OF-WAY.
 - 4. THE MAXIMUM IMPERVIOUS COVER PER LOT IS 40%. THE MAXIMUM BUILDING FOOTPRINT SHALL BE 20% OF THE LOT COVERABLE PER LOT IS 30%.
 - 5. A 5' SIDEWALK IS REQUIRED ALONG ALL STREET FRONTAGES WITHIN THIS SUBDIVISION THAT ARE WITHIN 1,000' OF PARKLAND.
 - 6. A PERIMETER FENCE IS REQUIRED ALONG THE REAR LOTLINE OF LOTS 1-14. THE ENTIRE FENCE SHALL BE OF LIKE MATERIALS AND CONSTRUCTED AT THE PROPERTY LINE. MAINTENANCE TO BE PROVIDED BY THE HOMEOWNERS ASSOCIATION.

UTILITY PROVIDERS
WATER - CITY OF GEORGETOWN
WASTEWATER - CITY OF GEORGETOWN
ELECTRIC - CITY OF GEORGETOWN

WATER AVAILABILITY
Oval Valley Drive @ Tower Drive
Flow = 1280 GPM
Static Pressure = 70 PSI
Residual Pressure = 60 PSI

2200 Block of Maple Street
Flow = 1444 GPM
Static Pressure = 76 PSI
Residual Pressure = 65 PSI

Accepted and authorized for record by the City Planning and Zoning Commission of the City of Georgetown, Texas.

David F. Hall
David F. Hall, Secretary

Patrick Walsh
Patrick Walsh, Chair

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat conforms to all requirements of the Subdivision Regulations as to which approval is required upon for verification of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public for independent verifications of the representations, factual or otherwise, contained on this plat and the documents associated with it.

Date: 2/16/01
David F. Hall
David F. Hall
Building Official

PLAT MAP RECORDING SHEET

2001010874 2 PGS

INSTRUMENT # --

DEDICATORS: Geneva Properties, Inc.

SUBDIVISION NAME: GEORGIAN PLACE, PHASE III

PLAT RECORDED IN – CABINET U, SLIDES 1 and 2

PROPERTY FORMERLY KNOWN AS: 6.317 ac. Addison, W., Svy.
Abst. 21

HAND TO –City of Georgetown (David Munk 930-3575)

INSTRUMENT DATE: February 16, 2001

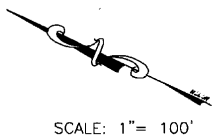
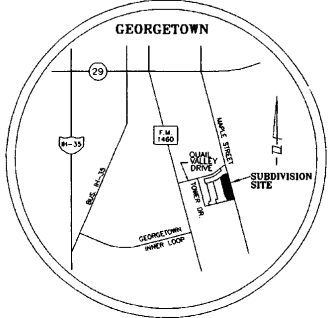
FILE DATE – February 20, 2001

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

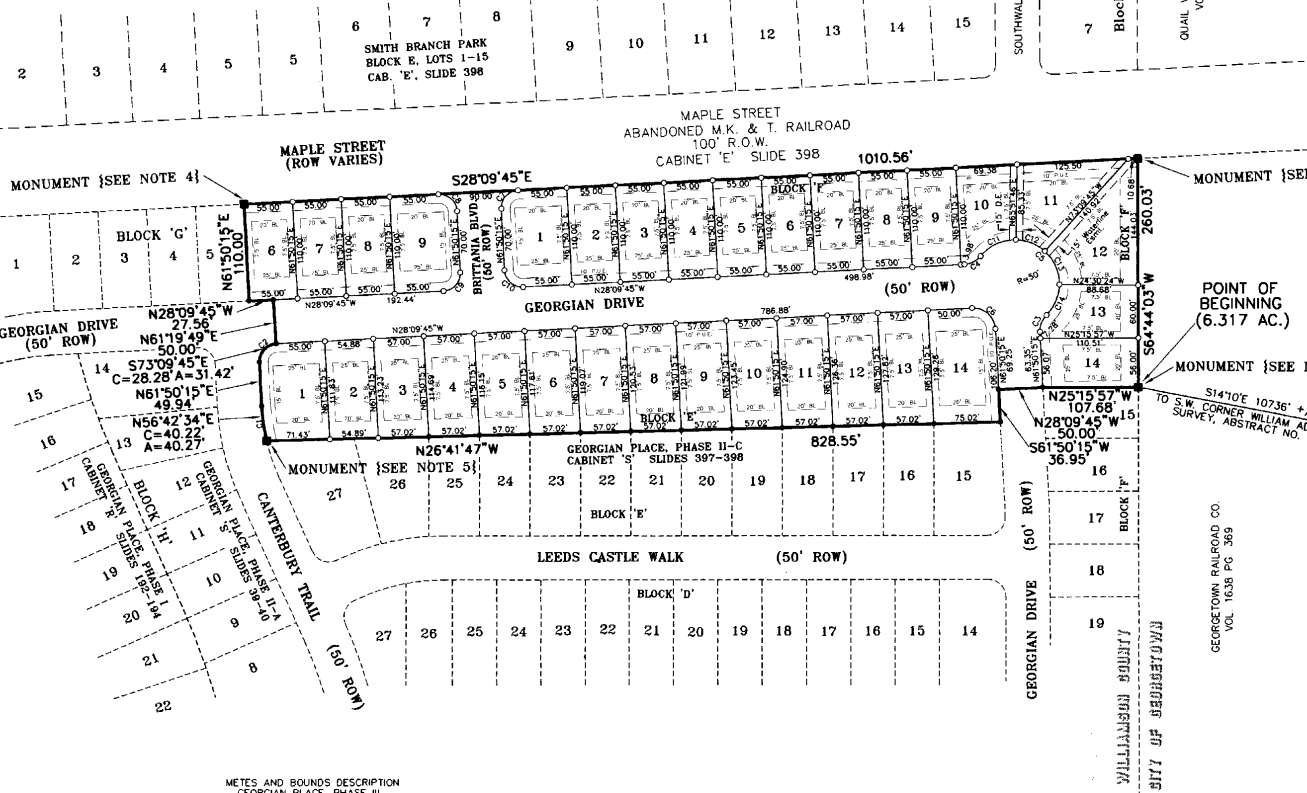
02-20-2001 10:43 AM 2001010874
HARGETT \$106.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

GEORGIAN PLACE, PHASE III



CURVE TABLE					
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Location Map (not to scale)



METES AND BOUNDS DESCRIPTION
GEORGIAN PLACE, PHASE III

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, SITED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 31.146 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GENIEVA PROPERTIES INC. OF RECORD IN DOCUMENT NO. 9868082 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 6.317 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found in the northerly line of that certain 236.41 Acre tract of land described in a deed to Georgetown Railroad Company of record in volume 1638 page 369 of the Williamson County, Texas Deed Records, being the southerly line of said 31.146 acre Geneva Properties, Inc. tract, being the southeast corner of Lot 15, Block "F", GEORGIAN PLACE, PHASE II-C, a subdivision of record in Document No. 2000001970, and Cabinet "S" Slides 397-398 of the Williamson County, Texas Plat Records for the southwest corner of the herein described tract, from which said POINT OF BEGINNING the southwest corner of said William Addison Survey, Abstract No. 21 bears S14°10'E 10736 feet, more or less;

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- 1) N25°15'57"W 107.68 feet to an iron rod found for an angle point herein,
- 2) N28°09'45"W 50.00 feet to an iron rod found for an angle point herein,
- 3) S61°50'15"W 36.95 feet to an iron rod found for an angle point herein,
- 4) N26°41'47"W 828.55 feet to a concrete monument found in the southerly line of GEORGIAN PLACE, PHASE II-A, a subdivision of record in Document No. 200000969 and Cabinet "S" Slides 39-40 of the Williamson County, Texas Plat records, being in the curving southerly right-of-way line of Canterbury Trail a fifty (50) foot wide dedicated public right-of-way as dedicated by said GEORGIAN PLACE, PHASE II-A, being the northeast corner of Lot 27, Block "E" of said GEORGIAN PLACE, PHASE II-C for the northeast corner of the herein described tract.

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 E (x) = 2,838,758.2819
 ELEVATION = 751.93'

NOTE 2: standard monument Lot 14 Block "F"
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AREA (Ac)	# LOTS	RESID DENSITY (lots/Ac)	% IMPERVIOUS COVER *	ZONING	USE
6.31	32	5.1	4.3	RS	SF

(* INCLUDES BOTH STREET AND LOT IMPERVIOUS COVER)

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OWNER: GENIEVA PROPERTIES, INC.
 ACREAGE: 6.317 AC.
 SURVEY: WILLIAM ADDISON SURVEY, ABSTRACT NO. 21
 NO. OF LOTS: 32
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 F.E.M.A. MAP NO. 48491C0230 C
 WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 27, 1991
 LINEAR FEET OF NEW STREETS: 1080 L.F.
 DATE: NOVEMBER 20TH, 2000.

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 AUSTIN, TEXAS 78757

Cabinet U Slide 1 Doc. # 2001010874

