PLAT 2006100474
3 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: CAMPBELL-GEORGETOWN #1 LIMITED PARTNERSHIP
CAMPBELL-GEORGETOWN #1 GP, LLC, GENERAL PARTNER
LESTER V. BAUM, MANAGER

SUBDIVISION NAME: OAKS AT WILDWOOD FINAL PLAT

PLAT RECORDED IN: CABINET CC SLIDES 262, 263 AND 264

PROPERTY IS DESCRIBED AS: A 17.28 ACRE PARCEL OUT OF A 226.68 ACRE TRACT OUT OF THE JOSEPH FISH SURVEY, ABSTRACT 232, OF WILLIAMSON COUNTY.

Reference: VOLUME 1678 PAGE 9

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

INSTRUMENT DATE: NOVEMBER 7, 2006

FILE DATE: NOVEMBER 16, 2006

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

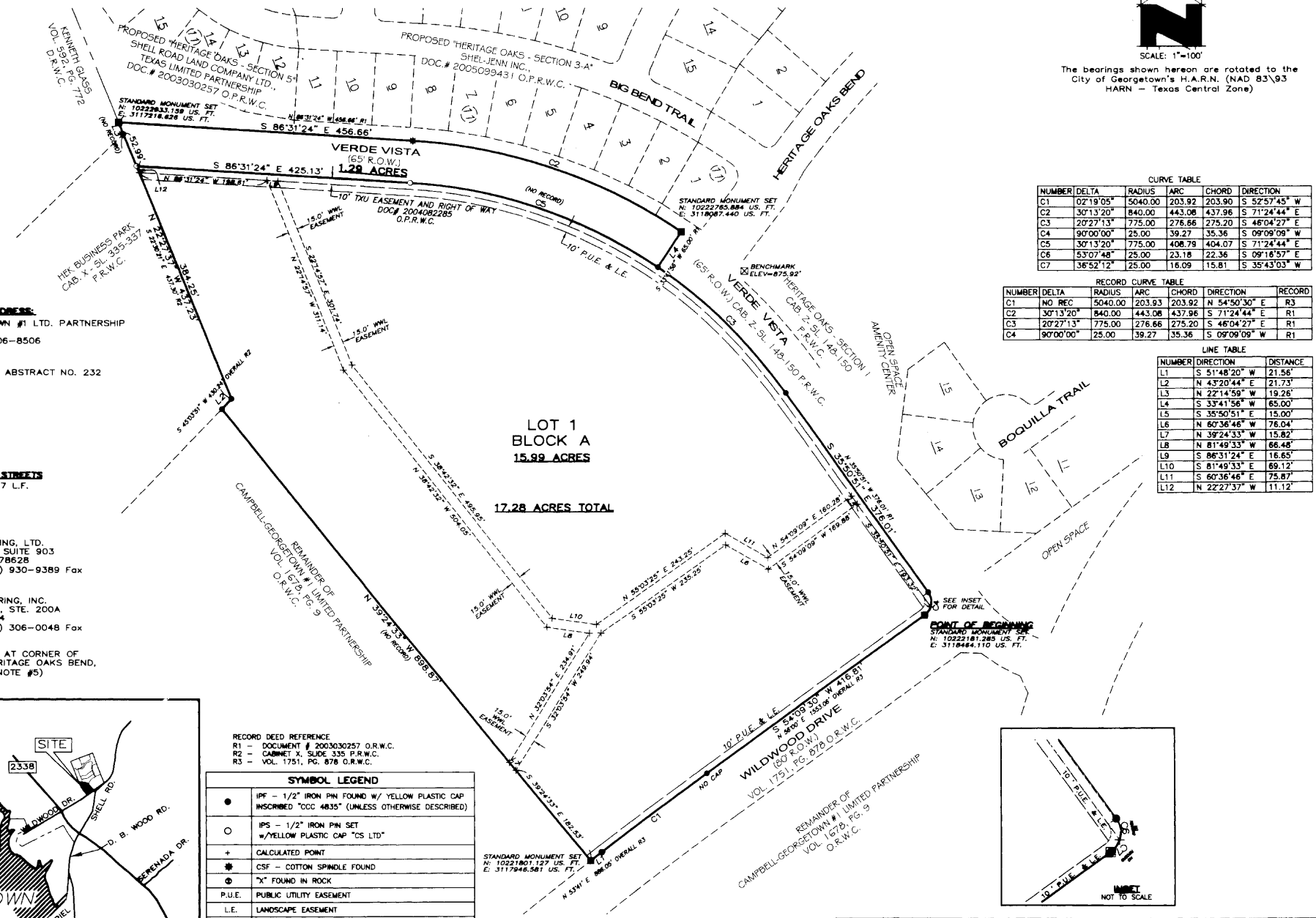
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2006100474
Nancy E. Rister
11/16/2006 03:59 PM
WEHLING $161.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

CABINET CC SLIDE 262 Doc# 2006100474

FINAL PLAT OF

THE OAKS AT WILDWOOD

17.28 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.



CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	02°19'05"	5040.00	203.92	203.90	S 52°57'45" W
C2	30°13'20"	840.00	443.08	437.96	S 71°24'44" E
C3	20°27'13"	775.00	276.66	275.20	S 46°04'27" E
C4	90°00'00"	25.00	39.27	35.36	S 09°09'09" W
C5	30°13'20"	775.00	408.79	404.07	S 71°24'44" E
C6	53°07'48"	25.00	23.18	22.36	S 09°16'57" E
C7	36°52'12"	25.00	16.09	15.81	S 35°43'03" W

RECORD CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION	RECORD
C1	NO REC	5040.00	203.93	203.92	N 54°50'30" E	R3
C2	30°13'20"	840.00	443.08	437.96	S 71°24'44" E	R1
C3	20°27'13"	775.00	276.66	275.20	S 46°04'27" E	R1
C4	90°00'00"	25.00	39.27	35.36	S 09°09'09" W	R1

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 51°48'20" W	21.56'
L2	N 43°20'44" E	21.73'
L3	N 22°14'59" W	19.26'
L4	S 33°41'56" W	65.00'
L5	S 35°50'51" E	15.00'
L6	N 60°36'46" W	76.04'
L7	N 39°24'33" W	15.82'
L8	N 81°49'33" W	66.48'
L9	S 86°31'24" E	16.65'
L10	S 81°49'33" E	69.12'
L11	S 60°36'46" E	75.87'
L12	N 22°27'37" W	11.12'

OWNER NAME AND ADDRESS:
CAMPBELL-GEORGETOWN #1 LTD. PARTNERSHIP
1225 E. CROSBY RD.
CARROLLTON, TX 75006-8506

SURVEY:
JOSEPH FISH SURVEY, ABSTRACT NO. 232

ACREAGE:
17.28 ACRES

NUMBER OF BLOCKS:
1

NUMBER OF LOTS:
1

LINEAR FEET OF NEW STREETS
VERDE VISTA – 866.87 L.F.

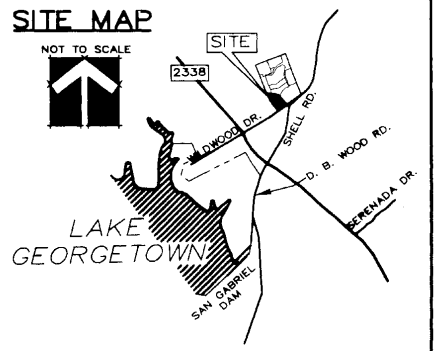
SUBMITTAL DATE:
MAY 19, 2005

SURVEYOR:
CASTLEBERRY SURVEYING, LTD.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
(512) 930-1600/(512) 930-9389 Fax

ENGINEER:
AUSTIN CIVIL ENGINEERING, INC.
2708 S. LAMAR BLVD., STE. 200A
AUSTIN, TEXAS 78704
(512) 306-0018/(512) 306-0048 Fax

BENCHMARK:
CONCRETE MONUMENT AT CORNER OF VERDE VISTA AND HERITAGE OAKS BEND, ELEV= 875.92' (SEE NOTE #5)

SITE MAP



RECORD DEED REFERENCE
R1 – DOCUMENT # 2003030257 O.R.W.C.
R2 – CABINET X, SLIDE 335 P.R.W.C.
R3 – VOL. 1751, PG. 878 O.R.W.C.

SYMBOL LEGEND	
●	IPF – 1/2" IRON PIN FOUND W/ YELLOW PLASTIC CAP INSCRIBED "CCC 4835" (UNLESS OTHERWISE DESCRIBED)
○	IPS – 1/2" IRON PIN SET W/YELLOW PLASTIC CAP "CS LTD"
+	CALCULATED POINT
✱	CSF – COTTON SPINDLE FOUND
⊕	"X" FOUND IN ROCK
P.U.E.	PUBLIC UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
WWL	WASTEWATER LINE EASEMENT
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
P.R.W.C.	PLAT RECORDS WILLIAMSON CO.

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

PHOTOGRAPHIC MYLAR

CABINET CC SLIDE 263

FINAL PLAT OF

THE OAKS AT WILDWOOD

17.28 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

SUBJECT TO:

1. Development Agreement dated September 9, 1997, recorded in Document No. 9744272, O.R.W.C., said Agreement affected by First Amendment to Development Agreement recorded in Document No. 2003034146, O.P.R.W.C. and by Second Amendment to Development Agreement recorded in Document No.'s 2003027907 and 2003034147, O.P.R.W.C.

2. Ordinance No. 2001-51 recorded in Document No. 2004007539, O.P.R.W.C., regarding the Shell Road Public Improvement District.

3. Gas supply and right-of-way easement granted to TXU Gas Company, dated September 7, 2004 and recorded in Document No. 2004082285, O.P.R.W.C.

PLAT NOTES:

1. Building setbacks will be in accordance with the City of Georgetown UDC.

2. Sidewalks will be constructed in accordance with the City of Georgetown UDC and Specifications Manual.

3. All drainage easements shall be kept clear of buildings, fences, landscaping or other obstructions.

4. No area within the boundaries of this subdivision is shown to lie within a special flood hazard area/100 year flood plain as defined by F.E.M.A.'s Flood Insurance Rate Maps (FIRM), Maps #48491C0115C, dated September 27, 1991.

5. The bearings shown hereon are rotated to the City of Georgetown's H.A.R.N. (NAD 83\93 HARN – Texas Central Zone) and based on Monument #96-009(GT08); all distances shown hereon are surface values, grid values may be determined by applying a combined scale factor (CSF) of 0.99986630; elevations are based on Monument #96-009(GT08) with an orthometric height of 695.6060' NAVD 88.

6. Noise and Avigation Easements

"There is hereby granted for the use and benefit of the public a continuing avigation easement for the free and unobstructed flight of aircraft (which term shall include any contrivance now or hereafter used for flight through the air) and the right of flight for the passage of aircraft in the air space above the surface of the Property, together with such noise and other effects as may be inherent in the operation of aircraft landing at, taking off from, or engaged in other flight activities at the Georgetown Municipal Airport.

"Grantors do hereby grant and convey an easement for the Transition Zone, as that term is defined in Section 12.36 of the City of Georgetown Code of Ordinances and as shown on this plat.

"Grantors do hereby grant and convey an easement for the Horizontal Zone, as that term is defined in Section 12.36 of the City of Georgetown Code of Ordinances and as shown on this plat.

"Grantors do hereby grant and convey an easement for the Conical Zone, as that term is defined in Section 12.36 of the City of Georgetown Code of Ordinances. (COVERS ENTIRE PROPERTY)

"Grantors hereby agree to limit the height of any structure on the property as required by Section 12.36 of the City of Georgetown Code of Ordinances."

"Grantors hereby agree that the use of the property is subject to the use restrictions set forth in Section 12.36 of the City of Georgetown Code of Ordinances."

"These easements shall be perpetual and shall be binding on Grantor and its assigns, heirs, and successors."

7. The City of Georgetown is the utility provider for this development for water, wastewater, and electric.

8. Parkland dedication requirements have been met by payment of fees in lieu of dedication of land.

9. A 10-foot Public Utility Easement is reserved along all street frontages within this plat.

10. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Environmental Quality prior to construction.

11. 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.

PERIMETER FIELD NOTES:

All that certain tract or parcel of land situated in Williamson County, Texas, out of the Joseph Fish Survey, Abstract No. 232 and being a portion of that tract described as 226.68 acres in a General Warranty Deed granted to Campbell-Georgetown #1 Limited Partnership, dated June 24, 1988, and recorded in Volume 1678, Page 9, Official Records of Williamson County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin set in concrete in the west margin of Verde Vista and the north margin of Wildwood Drive (formerly called Shell Road), being the southwest corner of Heritage Oaks, Section One, a platted subdivision recorded in Cabinet Z, Slides 148-150, Plat Records of Williamson County, Texas, and the southeast corner of this tract;

THENCE: along the north margin of said Wildwood Drive and the south line of this tract in the following three (3) courses,

1. S 54°09'30" W 416.81 feet to a ½" iron pin found with no cap,
2. 203.92 feet along a curve to the right and concave to the southeast (Δ=02°19'05", r=5040.00 feet, lc bears S 52°57'45" W 203.90 feet) to a "X" marked in a rock,
3. S 51°48'20" W 21.56 feet to a 1/2" iron pin set in concrete in the north line of Shell Road, for the southwest corner of this tract;

THENCE: along the west line of this tract in the following four (4) courses,

1. across said Campbell-Georgetown tract N 39°24'33" W 898.87 feet to a ½" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the south line Lot 1, Block A, HEK Business Park, a platted subdivision recorded in Cabinet X, Slides 335-337 of said plat records,
2. N 43°20'44" E 21.73 feet along the south line of said Lot 1, Block A to a ½" iron pin found with no cap, for the southeast corner of said Lot 1, Block A,
3. N 22°27'37" W 437.23 feet along the east line of said Lot 1, Block A to a ½" iron pin found with no cap for the southeast corner of that tract described as 9.56 acres in a Deed granted to Kenneth Glass, dated July 10, 1974, and recorded in Volume 592, Page 772, Deed records of Williamson County, Texas, and the northeast corner of said Lot 1, Block A,
4. N 22°14'59" W 19.26 feet along the east line of said Glass tract to a 1/2" iron pin set in concrete in the east margin of said Glass tract, for the southwest corner of that tract described as 118.94 acres in a Special Warranty Deed granted to Shell Road Land Company, Ltd., dated April 3, 2003, and recorded as Document No. 2003030257, said official public records, and the most northerly corner of this tract,

THENCE: along the east margin of this tract the following six (6) courses,

1. S 86°31'24" E 456.66 feet along the south margin of said Shell Road tract to a cotton spindle found,
2. 443.08 feet along a curve to the right and concave to the southwest (Δ=30°13'20", r=840.00 feet, lc bears S 71°24'44" E 437.96 feet) to a ½" iron pin set in concrete in the north line of Heritage Oaks Bend and the East line of said Verde Vista, and in the west line of said Heritage Oaks, Section One,
3. S 33°41'56" W 65.00 feet across said Verde Vista to a ½" iron pin with a yellow plastic cap inscribed "CCC 4835" found in the west line of said Verde Vista,
4. 276.66 feet along a curve to the right and concave to the southwest (Δ=20°27'13", r=775.00 feet, lc bears S 46°04'27" E 275.20 feet) to a ½" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
5. S 35°50'51" E 376.01 feet to a ½" iron pin with a yellow plastic cap inscribed "CCC 4835" found,
6. 39.27 feet along a curve to the right (Δ=90°00'00", r=25.00 feet, lc bears S 09°09'09" W 35.36 feet) to the point of Beginning and containing 17.28 acres of land.

ENGINEER'S CERTIFICATION:

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

I, B. HUNTER SHADBURNE, 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 Zone "A" Flood Area, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazards Boundary Map, Community-Panel Number 48491C 0115 C, effective date 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 shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 6th day of November, 2006 A.D.

B. HUNTER SHADBURNE
Registered Professional Engineer, No. 74382
State of Texas

SURVEYOR'S CERTIFICATION:

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

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

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

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 3rd day of November, 2006 A.D.

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

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

PHOTOGRAPHIC MYLAR

PHOTOGRAPHIC MYLAR

CABINET CC

SLIDE 264

FINAL PLAT OF
THE OAKS AT WILDWOOD
17.28 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

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

That Campbell–Georgetown #1, Limited Patnership, owner of that certain tract of land shown hereon and being a part of that tract described in a deed recorded in Volume 1678, Page 9 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 **THE OAKS AT WILDWOOD.**

TO CERTIFY WHICH, WITNESS by my hand this 7th day of November, 2006.

Campbell–Georgetown #1 Ltd. Partnership
1225 E. Crosby Rd.
Georgetown, TX 75006–8506

Before me, the undersigned authority, on this day , personally appeared Lester V. Baum, for Campbell–Georgetown #1 Ltd. Partnership, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated. hereon.

TO CERTIFY WHICH, WITNESS by my hand this 7th day of November, 2006.

Notary Public in and for the State of Texas

Mary D Morris
Printed Name or Notary and Notary Stamp

11-12-2010
Date Notary Commission Expires

MARY D. MORRIS NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-12-2010

CITY OF GEORGETOWN CERTIFICATIONS

This subdivision known as **THE OAKS AT WILDWOOD**, has been approved for filing for record according to the minutes of the meeting of the Georgetown City Council on the 25th day of July, 2006 A. D.

Gary Nelon, Mayor
City of Georgetown, Texas

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

I, Bobby Ray, Director of the Planning and Development Services Division 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.

Bobby Ray, Director
Planning and Development Services

Date

Based on the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat represented by said engineer or surveyor, I find that this plat complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. The City of Georgetown disclaims all responsibility to any member of the public for independent verifications of the representations, factual or otherwise, contained in this plat and the documents associated with it.

David Hall
Building Official

11/15/06
Date

COUNTY CLERK CERTIFICATION:

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 15TH day of NOVEMBER, 2006, A.D., at 4:01 o'clock, P.M., and duly recorded this the day of NOVEMBER 16TH, 2006 A.D., at 3:59 o'clock, P.M., in the Plat Records of said County in Cabinet CC, Slides 262, 263 AND 264.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: Deputy

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

3813 Williams Drive, Suite 803 – Georgetown, Texas 78628
(512) 930–1600/(512) 930–9389 fax
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