PLAT MAP RECORDING SHEET

2002066148 3 pgs

INSTRUMENT # --

DEDICATOR: Rivery Partners, Ltd. by Pat Maloney, Jr., President

SUBDIVISION NAME: **THE RIVERY PARK**

PLAT RECORDED IN: Cabinet W, Slides 212, 213 and 214

PROPERTY IS DESCRIBED AS: 7.416 ac. Porter, N. Svy, Abst. 498 and being a part of Lot 3, The Rivery (Cabinet P, Slides 325-326)

HAND TO: City of Georgetown (Tammye Sharpe 930-3576)

INSTRUMENT DATE: August 27, 2002

FILE DATE: August 29, 2002

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

08-29-2002 01:37 PM 2002066148
HARGETT $156.00
NANCY E. RISTER ,COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Cabinet W Slide 212 Doc.# 2002066148

SUBDIVISION PLAT OF THE RIVERY PARK

SUBDIVISION OF 7.416 ACRES
AND BEING A PORTION OF THE 32.675 ACRE LOT 3
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325–326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

THE RIVERY SUBDIVISION
CABINET P , SLIDES 325 – 326
W.C.P.R.

0 50 100 150 200
1"=100'

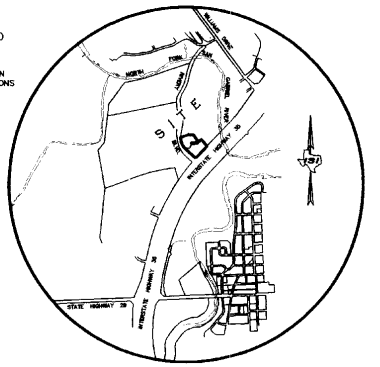
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	42°34'23"	525.00	390.10	381.19	N22°21'55"W
C2	04°39'40"	525.00	42.71	42.70	N45°58'57"W
C3	88°52'10"	25.00	38.78	35.00	S86°59'17"W
(C3)	(88°53'58")	(25.00)	(38.79)	(35.01)	(N86°54'47"E)
C4	01°05'51"	6029.58	115.50	115.48	S43°13'05"W
(C4)	(01°05'51")	(6029.58)	(115.50)	(115.50)	(N43°17'01"E)
C5	12°48'12"	525.00	117.32	117.07	N05°19'31"E
C6	60°02'35"	985.00	1032.23	985.64	N18°17'26"W
(C6)	(60°02'47")	(985.00)	(1032.29)	(985.69)	(N18°13'53"W)
<<C6>>	<<60°02'33">>	<<984.55>>	<<1031.75>>	<<985.18>>	<<N18°13'12"W>>
C7	88°44'39"	25.00	38.72	34.97	N03°49'58"W
(C7)	(88°59'30")	(25.00)	(38.83)	(35.04)	(N03°47'13"W)
<<C7>>	<<88°59'40">>	<<25.00>>	<<38.83>>	<<35.04>>	<<N03°44'38"W>>
C8	06°10'33"	6029.58	649.92	649.61	N37°36'52"E
(C8)	(06°10'33")	(6029.58)	(649.91)	(649.59)	(N37°39'39"E)
C9	01°59'12"	6029.58	209.07	209.06	N41°42'25"E
(C9)	(01°59'15")	(6029.58)	(209.15)	(209.14)	(N41°44'27"E)
C10	60°02'15"	525.00	550.12	525.30	N18°17'39"W
(C10)	(60°02'22")	(525.00)	(550.14)	(525.31)	(S18°14'47"E)
<<C11>>	<<03°05'08">>	<<6029.58>>	<<324.71>>	<<324.67>>	<<S42°17'46"W>>
C12	09°15'36"	6029.58	974.49	973.43	N39°09'24"E
(<C12>)	(<09°14'31">)	(<6029.6>)	(<972.6>)	(<971.6>)	(<N39°09'24"E>)

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD w/CAP SET EXCEPT AS NOTED
- ⊙ 1/2" IRON ROD w/CAP SET "STANDARD MONUMENT"
- ◉ 1/2" IRON ROD w/CAP SET "PERMANENT MONUMENT"
  } APPENDIX H CITY OF GEORGETOWN SUBDIVISION REGULATIONS
- ▲ P/K NAIL FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- ■ HWY MONUMENT FOUND
- △ CALCULATED POINT

(UNLESS OTHERWISE NOTED)

- (XXX) RECORD INFORMATION DOC. #9823963
- ((XXX)) RECORD INFORMATION DOC. #9859222 – PARCEL B
- <<XXX>> RECORD INFORMATION DOC. #9706624 – PARCEL 2
- (<XXX>) RECORD INFORMATION TXDOT ROW
- W.C.R.P.R. WILLIAMSON COUNTY REAL PROPERTY RECORDS
- W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- CGS COTTON GIN SPINDLE
- Ⓣ G.T.E. MANHOLE
- –x–x– WIRE FENCE



LOCATION MAP
(N.T.S.)

SCENIC EASEMENT LINE AND CURVE TABLES
(HATCHED AREAS)
Vol. 1871, Pg. 651

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	01°01'23"	6029.58	107.65	107.65	S43°16'30"W
C2	01°01'23"	6054.58	108.10	108.10	N43°16'30"E

No.	Bearing	Distance
L1	S46°06'51"E	25.00'
L2	S43°53'09"W	92.42'
L3	N47°14'11"W	25.00'
L4	N43°53'09"E	92.46'
L5	S43°53'09"W	37.01'
L6	N46°06'51"W	25.00'
L7	N43°53'10"E	41.21'
L8	S36°35'16"E	25.35'

RIVERY PARTNERS, LTD.
DOC. #9827304

REMAINDER AREA OF
LOT 3
24.96 Ac. +/–

TEMPORARY PARK ACCESS, SEE DOC. NO. 2002043151

35.817 ACRES
PARCEL B
CITY OF GEORGETOWN
DOC. #9859222

LOT 2
BLOCK "A"
3.315 Ac.

LOT 1
BLOCK "A"
4.101 Ac.

DOC. NO. 2002043150 SEE DETAIL "A"
DOC. NO. 2002043148 SEE DETAIL "B"
DOC. NO. 2002043151 SEE DETAIL "C"

N=10207443. 412
E=3128248. 647

N=10207030. 837
E=3128168. 568

N=10206980. 564
E=3128174. 781
20' P.U.E. (SEE NOTE: 12)

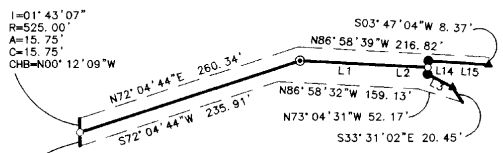
N=10206742. 012
E=3128479. 466

N=10206828. 159
E=3128558. 535

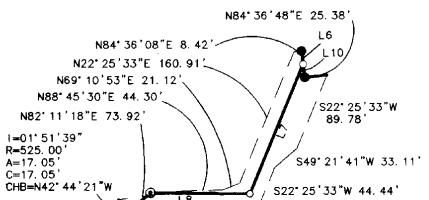
P.O.B.

N72°04'44"E 262.36'
S33°31'02"E 178.24'
N50°00'28"E 189.90'
S36°35'16"E 190.07'
S43°53'09"W 364.11'
N48°17'31"W 361.36'

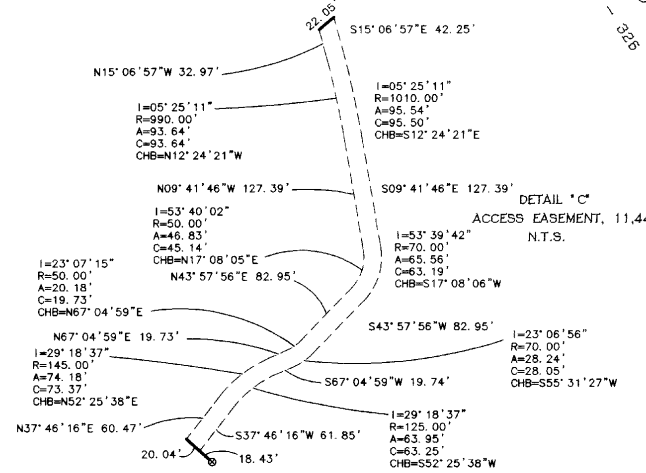
RIVERY BLVD.
INTERSTATE HIGHWAY NO. 35
THE RIVERY SUBDIVISION
CABINET P , SLIDES 325 – 326
W.C.P.R.
LOT 1
20' PUE DOC. NO. 2002046138
RIGHT-OF-WAY VARIES
20' PUE
STATE OF TEXAS–SCENIC EASEMENT Vol. 1871, Pg. 651
CITY OF GEORGETOWN WATER & WASTEWATER LINE EASEMENT Vol. 1447, Pg. 305



DETAIL "A"
D.E., 14,903 SQ.FT.
N.T.S.



DETAIL "B"
D.E., 10,412 SQ.FT.
N.T.S.



DETAIL "C"
ACCESS EASEMENT, 11,442 SQ. FT.
N.T.S.

No.	Bearing	Distance
L1	S86°58'17"E	145.17'
L2	S03°46'12"W	7.53'
L3	S62°00'26"E	32.15'
(L3)	(S62°04'28"W)	(32.15')
<<(L3)>>	<<((N61°03'56"W))>>	<<((31.26'))>>
L4	S39°37'19"W	79.95'
(L4)	(S39°40'04"W)	(79.95')
<<(L4)>>	<<(N39°39'44"E)>>	<<(80.00')>>
L5	S84°36'08"W	130.01'
(L5)	(S84°39'51"W)	(130.03')
<<(L5)>>	<<(N84°39'44"E)>>	<<(130.00')>>
L6	S07°49'31"E	15.00'
L7	S22°25'33"W	158.07'
L8	N89°28'53"W	112.71'
L9	S49°55'02"W	32.01'
L10	S07°49'31"E	15.00'
L11	N84°36'48"E	160.58'
(L11)	(N84°40'29"E)	(160.61')
<<(L11)>>	<<((S84°39'44"W))>>	<<((160.59'))>>
L12	S40°30'36"E	75.01'
(L12)	(S40°23'09"E)	(74.99')
<<((L12))>>	<<((N40°25'07"W))>>	<<((75.00'))>>
L13	S07°49'31"E	29.99'
(L13)	(S07°47'08"E)	(29.98')
<<((L13))>>	<<((N07°44'01"W))>>	<<((15.08'))>>
L14	S03°46'12"W	15.05'
(L14)	(S03°53'53"W)	(15.07')
<<((L14))>>	<<((N03°47'48"E))>>	<<((15.00'))>>
L15	N86°13'51"E	68.66'
(L15)	(N86°12'57"W)	(68.66')
<<((L15))>>	<<((S86°12'14"E))>>	<<((68.67'))>>
L16	N03°47'04"E	14.99'
(L16)	(S03°57'56"W)	(14.98')
<<((L16))>>	<<((N03°47'48"E))>>	<<((15.00'))>>
L17	N61°46'24"E	44.67'
(L17)	(S61°48'20"W)	(44.63')
<<((L17))>>	<<((N61°48'27"E))>>	<<((44.60'))>>

NOTE: THE STATE PLANE COORDINATES, AND THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83/93 HARN AND NAVD 88 DATUM AS REFERENCED IN THE HORIZONTAL AND VERICAL CONTROL FOR THE CITY OF GEORGETOWN, TEXAS, 1996. COMBINED SCALE FACTOR FOR GEORGETOWN NETWORK IS 0.99986630. ALL DISTANCES ARE SURFACE DISTANCES.

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING–URBAN DESIGN
5316 HWY. 290 WEST
SUITE # 150
AUSTIN, TEXAS 78735
PHONE:(512)892–0353 FAX:(512) 899–0655

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
5316 HWY. 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE:(512) 899–0601 FAX:(512) 899–0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.–GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

Revision Date: 08/02/02
Revision Date: 05/30/02
Revision Date: 06/25/02

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 No. Hwy 183, Bldg L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5956

Scale: 1"=100' Date: 02/28/02
Dir: ISI\24901 Book: #265
Drawn by: L.M.R.
File: 24901PL1R2.DWG
Approved by: L.R.S.
Project No.: 249-01.16

SHEET 1 OF 3

PHOTOGRAPHIC MYLAR

Cabinet W Slide 213

SUBDIVISION PLAT OF
THE RIVERY PARK

SUBDIVISION OF 7.416 ACRES
AND BEING A PORTION OF THE 32.675 ACRE LOT 3
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

GENERAL NOTES:

1) TOTAL ACREAGE: 7.416 AC.

2) NUMBER OF LOTS: 2, COMMERCIAL

3) NUMBER OF BLOCKS: 1

4) WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF GEORGETOWN. ELECTRICITY TO BE PROVIDED BY TU UTILITIES. TELEPHONE TO BE PROVIDED BY GTE. CABLE TV TO BE PROVIDED BY WILLIAMSON COUNTY CABLEVISION.

5) PROPOSED USE: COMMERCIAL DEVELOPMENT

6) DENSITY: N/A

7) SIZE OF SMALLEST LOT: 144,413 SQ. FT. (3.315 AC.)

8) THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF GEORGETOWN, TEXAS.

9) MAXIMUM TOTAL IMPERVIOUS COVER FOR LOTS 1 AND 2 SHALL BE NO MORE THAN 80%. THIS PERCENTAGE INCLUDES A TRANSFER OF 0.74 ACRES OF IMPERVIOUS COVER FROM THE REMAINDER OF LOT 3 OF THE RIVERY CONVEYANCE PLAT.

10) THE PROVISIONS OF THE CENTURY PLAN - DEVELOPMENT PLAN SHALL ALSO GOVERN THIS PROJECT. THIS PROJECT HAS BEEN ASSIGNED INTENSITY LEVEL SIX (6).

11) THE 100 YEAR FLOOD PLAIN WILL BE FULLY CONTAINED WITHIN DRAINAGE EASEMENTS OR PUBLIC RIGHT-OF-WAYS.

12) A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE ADJACENT TO THE STREET R.O.W.'S, ACROSS ALL LOTS BOUNDED BY SUCH R.O.W.'S.

13) PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, ON, OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATIONS THEREOF TO THE ENGINEERING DEPARTMENT OF THE CITY OF GEORGETOWN AND THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY FOR REVIEW AND APPROVAL.

14) ZONING OF ALL LOTS IS C-2A, USE IS COMMERICAL C-O. RESIDENTIAL USES ARE PROHIBITED BY ZONING ON THESE LOTS.

15) ALL REQUIRED SUBDIVISION INFRASTRUCTURE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN RIVERY PARTNERS, LTD. AND THE CITY OF GEORGETOWN AS APPROVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN ON MAY 28, 2002 AND WHICH AGREEMENT WAS RECORDED IN DOCUMENT #2002043144.

16) WITH EACH DETAILED DEVELOPMENT PLAN APPLICATION, EACH LOT SHALL PROVIDE STORM RUNOFF WATER QUALITY FILTRATION AND OR DETENTION AS MAY BE REQUIRED OR WAIVED BY THE CITY OR THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION (TNRCC) TO LIMIT THE DISCHARGE OF STORMWATER TO THE AMOUNT OF 25 YEAR RUNOFF BEFORE DEVELOPMENT.

17) THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. IT SHALL NOT BE THE RESPONSIBILITY OF THE CITY OR THE COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY LAWS AND REGULATIONS RELATED TO BUT NOT LIMITED TO ENVIRONMENTAL, AQUIFER AND RECHARGE ZONES, AND WATERSHEDS.

18) NO CONSTRUCTION SHALL BEGIN UNTIL THE TNRCC HAS APPROVED A WPAP PERMIT.

19) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND SHALL NOT PROHIBIT ACCESS BY THE CITY.

20) PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO LOT LINES ARE INCLUDED WITHIN THE SETBACK LINES.

21) WATER DISTRIBUTION SYSTEM WILL BE DESIGNED TO SATISFY STATE OF TEXAS FIRE FLOW STANDARDS.

22) AVIATION EASEMENTS: NOT REQUIRED

23) LANDSCAPE: SHALL BE PROVIDED WITH DDP PERMIT APPROVAL

24) UTILITY SUMMARY: MAXIMUM ALLOWABLE DEMAND (PER CENTURY PLAN INTENSITY 6)

7.416 ACRES
NICHOLAS PORTER SURVEY
THE RIVERY PARK

FN NO. 521
November 2, 2000
JOB NO. 249-01.16

FIELDNOTE DESCRIPTION

OF A 7.416 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NICHOLAS PORTER SURVEY, ABSTRACT NUMBER 497, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SOUTHERLY PORTION OF LOT 3, THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET "P", SLIDES 325-326 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; THE SAID LOT 3 HAVING BEEN CONVEYED TO RIVERY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NO. 9827304 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THE SAID 7.416 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod in the northwesterly right-of-way line of Interstate Highway No. 35, a dedicated public roadway (600 foot wide ROW) conveyed to the State of Texas by deed recorded in Volume 465, Page 258 of the said Official Records; found for the most easterly, southeast corner of the said Lot 3 of The Rivery, same being the most easterly, southwest corner of that 35.817 acre tract identified as Parcel "B" in that deed to the City of Georgetown recorded as Document No. 9859222 of the said Official Records; the said point of beginning also being the most easterly, southeast corner of the tract described herein;

THENCE, S43°53'09"W, along the northwest right-of-way line of said Interstate Highway 35, same being the southeasterly line of the said Lot 3, a distance of 364.11 feet to a 3/8 inch iron rod found for the point of curvature of a curve to the left, same being at Highway Engineer's Station No. 834+26.60 of the said Interstate Highway 35;

THENCE, along the arc of the said curve to the left having a radius of 6029.58 feet, a central angle of 01°05'51", a chord distance of 115.48 feet (chord bears S43°13'05"W), an arc distance of 115.50 feet to a 1/2 inch iron rod with a plastic surveyor's cap found for the point of reverse curvature with a curved return to the right, same being the point of intersection with the northeasterly right-of-way line of Rivery Boulevard, a dedicated public roadway (ROW varies), as dedicated to the public by the subdivision plat for the said Rivery Sudivision;

THENCE, leaving the northwesterly line of said Interstate Highway 35, along the northeasterly right-of-way line of the said Rivery Boulevard, same being the southwesterly line of the said Lot 3, the following three (3) courses and distances:

1) along the arc of the said curved return to the right having a radius of 25.00 feet, a central angle of 88°52'10", a chord distance of 35.00 feet (chord bears S86°59'17"W), an arc distance of 38.78 feet to a cotton gin spindle found for the point of tangency;

2) N48°17'31"W, a distance of 361.36 feet to a 1/2 inch iron rod with a plastic surveyor's cap found for the point of curvature of a curve to the right;

3) along the arc of the said curve to the right having a radius of 525.00 feet, a central angle of 60°02'15", a chord distance of 525.30 feet (chord bears N18°17'39"W), an arc distance of 550.12 feet to a 1/2 inch iron rod with a plastic surveyor's cap (Interstate Surveying, Inc.) set for the most northwesterly corner of the tract described herein;

THENCE, leaving the said northeasterly right-of-way line of the said Rivery Boulevard, going over, across and through the said Lot 3, the following two (2) courses and distances:

1) N72°04'44"E, a distance of 262.36 feet to a 1/2 inch iron rod with a plastic surveyor's cap (Interstate Surveying, Inc.) set for an angle point hereof;

2) S86°58'17"E, a distance of 145.17 feet to a 1/2 inch iron rod with a plastic surveyor's cap (Interstate Surveying, Inc.) set for the point of intersection with the east line of the said Lot 3, same being the west line of the above referenced 35.817 acre "Parcel B", same being the most northerly, northeast corner of the tract described herein;

THENCE, along the common line between the said Lot 3, and the said 35.817 acre tract, the following ten (10) courses and distances:

1) S03°46'12"W, a distance of 7.53 feet to a 1/2 inch iron rod found for an angle point hereof;

2) S62°00'26"E, a distance of 32.15 feet to a P/K Nail found for an angle point hereof;

3) S33°31'02"E, a distance of 178.24 feet to a P/K Nail found for an angle point hereof;

4) S39°37'19"W, a distance of 79.95 feet to a cotton gin spindle found for an angle point hereof;

5) S84°36'08"W, a distance of 130.01 feet to a 1/2 inch iron rod found for an interior ell corner hereof;

6) S07°49'31"E, a distance of 29.99 feet to a 1/2 inch iron rod found for an interior ell corner hereof;

7) N84°36'48"E, a distance of 160.58 feet to a 1/2 inch iron rod found for an angle point hereof;

8) N50°00'28"E, a distance of 189.90 feet to a P/K Nail found for an exterior ell corner hereof;

9) S40°30'36"E, a distance of 75.01 feet to a 1/2 inch iron rod found for an angle point hereof;

10) S36°35'16"E, a distance of 190.07 feet to the POINT OF BEGINNING, containing 7.416 acres of land area, more or less, within these metes and bounds.

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
5316 HWY. 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING-URBAN DESIGN
5316 HWY. 290 WEST
SUITE # 150
AUSTIN, TEXAS 78735
PHONE: (512)892-0353 FAX: (512) 899-0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.-GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

Revision Date: 05/30/02
Revision Date: 06/25/02
Revision Date: 08/02/02 (NOTE #9)

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 No. Hwy 183, Bldg L-4 Austin, Texas 78750
(512) 219-5955 FAX 219-5966

Scale: 1"=100' Date: 02/28/02
Dir: ISI\24901 Book: #265
Drawn by: L.M.R.
File: 24901PL2R2.DWG
Approved by: L.R.S.
Project No.: 249-01.16

PHOTOGRAPHIC MYLAR

Cabinet W Slide 214

SUBDIVISION PLAT OF
THE RIVERY PARK

SUBDIVISION OF 7.416 ACRES
AND BEING A PORTION OF THE 32.675 ACRE LOT 3
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

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

THAT WE, RIVERY PARTNERS, LTD., ACTING HEREIN BY AND THROUGH ITS AGENT, PAT MALONEY, JR., PRESIDENT, BEING THE OWNER OF THAT CERTAIN 7.416 ACRE TRACT OR PARCEL OF LAND SHOWN HEREON, BEING OUT OF AND PART OF THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 498, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 7.416 ACRES BEING A PORTION OF LOT 3, THE RIVERY, A SUBDIVISION OF RECORD IN CABINET "P", SLIDES 325-326 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAID LOT 3 HAVING BEEN CONVEYED TO US BY DEED RECORDED DOCUMENT NO. 9827304, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 7.416 ACRE PORTION OF THE SAID LOT 3, AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC OF 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 HEREAFTER AS "THE RIVERY PARK".

TO CERTIFY TO WHICH, WITNESS BY MY HAND THIS THE 30th DAY OF July, 2002

PAT MALONEY, JR.
PRESIDENT
RIVERY PARTNERS, LTD.
239 EAST COMMERCE STREET
SAN ANTONIO, TEXAS 78205

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

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT MALONEY, 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, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30th DAY OF July, 2002 A.D.

Denise A. Thornton

PRINTED NAME: Denise A. Thornton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DENISE A. THORNTON
MY COMMISSION EXPIRES
May 14, 2004

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

I, BLAINE J. MILLER, 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, TRAVIS COUNTY, TEXAS, THIS THE 27 DAY OF June 2002

Blaine J. Miller

BLAINE J. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5121 - STATE OF TEXAS

STATE OF TEXAS
BLAINE JUSTIN MILLER
5121
REGISTERED
PUBLIC SURVEYOR

THE SUBDIVISION, KNOWN AS "THE RIVERY PARK" HAS BEEN APPROVED FOR FILING FOR RECORD ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN CITY COUNCIL ON THE 13th DAY OF FEBRUARY 2001, A.D.

ATTEST:

Gary Nelon — Sandra D. Lee

GARY NELON, MAYOR
CITY OF GEORGETOWN, TEXAS

SANDRA LEE, CITY SECRETARY
CITY OF GEORGETOWN, TEXAS

I, TOM YANTIS, CITY MANAGER OF THE CITY OF GEORGETOWN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH APPROVAL IS REQUIRED.

DATE: 8-27-02 Tom Yantis

TOM YANTIS, CITY MANAGER
CITY OF GEORGETOWN, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF GEORGETOWN, TEXAS.

DATE: Robert Seamans

~~MARJORIE HERBERT, CHAIR~~
Robert Seamans, Secretary

DATE: Amelia Sondgeroth

AMELIA SONDGEROTH, SECRETARY

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 COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DATE: 8/27/02

DAVID HALL BUILDING OFFICIAL

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF August, 2002, A.D., AT 12:50 O'CLOCK P M., AND DULY RECORDED ON THE 29 DAY OF August, 2002, A.D., AT 1:37 O'CLOCK P M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET W, AT SLIDE(S) 212, 213+214 AND AS DOCUMENT NUMBER 2002066148

TO CERTIFY TO WHICH:

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY: Willie Hargett, DEPUTY

THE TRACT OF LAND BEING SUBDIVIDED AS REPRESENTED IN THIS SUBDIVISION PLAT IS LOCATED WITH THE CORPORATE LIMITS OF THE CITY OF GEORGETOWN AT THE TIME OF THE RECORDING OF THE SUBDIVISION PLAT OF THE LAND DESCRIBED HEREIN, AND REPRESENTATION AFFIXED HERETO.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS 8th DAY OF AUGUST 2002

A. Clay Shell

AUTHORIZED ADDRESS COORDINATOR

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

I, RICHARD H. MALONE, P.E., 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 THE F.E.M.A. FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48491C0230 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 SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 5TH DAY OF July 2002

Richard H. Malone

RICHARD H. MALONE, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 41865
STATE OF TEXAS

STATE OF TEXAS
RICHARD H. MALONE
41865
REGISTERED
PROFESSIONAL ENGINEER

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
5316 HWY. 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING-URBAN DESIGN
5316 HWY. 290 WEST
SUITE # 150
AUSTIN, TEXAS 78735
PHONE: (512)892-0353 FAX: (512) 899-0655

Revision Date: 05/30/02
Revision Date: 06/25/02

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.-GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 No. Hwy 183, Bldg L-4 Austin, Texas 78750
(512) 219-5955 FAX 219-5966

Scale: 1"=100'	Date: 02/28/02
Dir: ISI\24901	Book: #265
Drawn by: L.M.R.	
File: 24901PL3R2.DWG	
Approved by: L.R.S.	
Project No.: 249-01.16	

SHEET 3 OF 3

PHOTOGRAPHIC MYLAR

PLAT 2005012659
4 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: **Rivery Partners, Ltd., owner, by Pat Maloney, Jr., President, General Partner**

SUBDIVISION NAME: **The Rivery Park II**

PLAT RECORDED IN: Cabinet AA, Slides 20, 21, 22 and 23

PROPERTY IS DESCRIBED AS:

75.379 acres
Nicholas Porter Survey, Abstract No. 497
J.B. Pulsifer Survey, Abstract No. 496

Reference No.: 9827304 (1998027304)
2002098515

HAND TO: City of Georgetown
Paula 930-8477

INSTRUMENT DATE: February 8, 2005

FILE DATE: February 22, 2005

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2005012659
Nancy E. Rister
02/22/2005 10:50 AM
DVITEK $211.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Cabinet AA Slide 20 Doc. 2005012659

SUBDIVISION PLAT OF THE RIVERY PARK II

A RESUBDIVISION OF 75.379 ACRES
AND BEING A 25.233 ACRE PORTION OF THE 32.675 ACRE LOT 3,
A 2.582 ACRE PORTION RIVERY BLVD. AND ALL OF THE 47.564 ACRE LOT 2
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325–326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

0 50 100 150 200
1"=100'

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD w/CAP SET EXCEPT AS NOTED
- ⊙ 1/2" IRON ROD w/CAP SET "STANDARD MONUMENT"
- ◉ 1/2" IRON ROD w/CAP SET "PERMANENT MONUMENT" (APPENDIX H CITY OF GEORGETOWN SUBDIVISION REGULATIONS)
- ▲ P/K NAIL FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- ■ HWY MONUMENT FOUND
- △ CALCULATED POINT

(UNLESS OTHERWISE NOTED)

(XXX)	RECORD INFORMATION CAB. P, SLIDE 325
W.C.R.P.R.	WILLIAMSON COUNTY REAL PROPERTY RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
CGS	COTTON GIN SPINDLE
A.E.	ACCESS EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°48'13"	117.32'	525.00'	N05°19'23"E	117.07'
C2	27°02'52"	472.07'	1000.00'	N01°40'15"W	467.70'
C3	13°05'49"	166.75'	729.50'	S03°19'41"E	166.39'
C4	31°20'46"	275.00'	502.66'	S07°27'00"W	271.59'
C5	90°21'26"	47.31'	30.00'	N34°37'21"E	42.56'
C6	13°21'56"	233.27'	1000.00'	N06°02'06"W	232.74'
C7	2°28'37"	43.23'	1000.00'	N13°57'23"W	43.23'
C8	2°19'51"	29.68'	729.50'	N02°03'23"E	29.68'
C9	12°36'50"	160.60'	729.50'	N09°31'45"E	160.28'
C10	21°46'20"	277.21'	729.50'	S14°06'30"W	275.54'
C11	9°09'29"	116.60'	729.50'	N20°24'54"E	116.48'
C12	11°12'20"	195.57'	1000.00'	N06°15'02"E	195.26'
C13	10°45'58"	137.07'	729.50'	N04°29'31"W	136.87'
C14	19°47'20"	288.22'	834.50'	S15°05'59"W	286.79'
C15	7°51'33"	39.16'	285.50'	S09°08'04"W	39.13'
C16	16°43'50"	91.84'	314.50'	S04°41'56"W	91.51'
C17	6°53'33"	101.83'	846.50'	S07°06'45"E	101.77'
C18	25°03'00"	298.18'	682.00'	S67°16'42"W	295.81'
C19	12°29'03"	148.60'	682.00'	S73°33'41"W	148.31'
C20	12°33'58"	149.58'	682.00'	S61°02'11"W	149.28'
C21	14°51'13"	216.34'	834.50'	S12°37'54"W	215.73'
C22	4°56'08"	71.88'	834.50'	S22°31'35"W	71.86'
C23	5°19'24"	154.02'	1657.82'	N12°32'12"W	153.96'
C24	4°28'01"	129.25	1657.82'	N12°57'53"W	129.22'
C25	0°51'22"	24.77'	1657.82'	N10°18'11"W	24.77'
C26	1°11'22"	17.57'	846.50'	S04°15'40"E	17.57'
C27	5°42'11"	84.26'	846.50'	S07°42'26"E	84.22'

35.817 ACRES
PARCEL B
CITY OF GEORGETOWN
DOC. #9859222

35.817 ACRES
PARCEL B
CITY OF GEORGETOWN
DOC. #9859222

NOTE: THE STATE PLANE COORDINATES, AND THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83/93 HARN AND NAVD 88 DATUM AS REFERENCED IN THE HORIZONTAL AND VERICAL CONTROL FOR THE CITY OF GEORGETOWN, TEXAS, 1996. COMBINED SCALE FACTOR FOR GEORGETOWN NETWORK IS 0.99986630. ALL DISTANCES ARE SURFACE DISTANCES.

LOCATION MAP
(N.T.S.)

REMAINDER LOT 3
[THE RIVERY SUBDIVISION]
[CABINET P, SLIDES 325–326]

LOT 4
20.42 AC.

3.01 AC.
LOT 3

LOT 2
2.79 AC.

BLOCK "A"

LOT 1
0.80 AC.

LOT 2
BLOCK "A"
THE RIVERY PARK
DOC. # 2002066148
CAB. "W", SLIDES 212–214
W.C.P.R.

LOT 7
0.52 AC.

LOT 6
0.55 AC.

LOT 5
0.53 AC.

4.23 AC.
LOT 3

1.63 AC.
LOT 2

1.41 AC.
LOT 1

RIVERY BLVD.
ROW VARIES

HACIEA LOS LOBOS BLVD.
DOC. NO. 2002043147
64' ROW

SLOPE & UITLITY EASEMENT
DOC. # 2002098517

SLOPE & UITLITY EASEMENT
DOC. # 2002098518

15' ACCESS & UTILITY EASEMENT
DOC. NO. _____

20' P.U.E. DOC. # 2002046138

20' P.U.E. DOC. # 2002043146

20' WW EASEMENT

LCRA EASEMENT VOL. 2443, PG. 607

26.823 ACRES
PARCEL A
TEXAS PARKS & RECREATION FOUNDATION
DOC. #9659297

N. 10209221.328
E. 3128857.557

N. 10209276.043
E. 3128867.331

N. 10208584.545
E. 3127918.206

N=10207443.412
E=3128248.647

SEE SHEET 2

THE RIVERY PHASE ONE
CABINET X, SLIDES 193–196

LOT 1
BLOCK "B"

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING–URBAN DESIGN
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512)892–0353 FAX: (512) 899–0655

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512) 899–0601 FAX: (512) 899–0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.–GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

REVISION DATE: 12/03/04

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5965
Austin, Texas 78750 FAX 219-5966

Scale: 1"=100'	Date: 10/28/04
Disk: \JSI\33901	Book: 320,324
Drawn by: BJM	
File: 33901PL1R.DWG	
Approved by: BJM	
Project No.: 339-01.16	

SHEET 1 OF 4

PHOTOGRAPHIC MYLAR

Cabinet AA Slide 21 Doc. 2005012657

SUBDIVISION PLAT OF THE RIVERY PARK II

A RESUBDIVISION OF 75.379 ACRES
AND BEING A 25.233 ACRE PORTION OF THE 32.675 ACRE LOT 3,
A 2.582 ACRE PORTION RIVERY BLVD. AND ALL OF THE 47.564 ACRE LOT 2
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

0 50 100 150 200
1"=100'

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD w/CAP SET EXCEPT AS NOTED
- ⊙ 1/2" IRON ROD w/CAP SET "STANDARD MONUMENT" (APPENDIX H CITY OF GEORGETOWN SUBDIVISION REGULATIONS)
- ◉ 1/2" IRON ROD w/CAP SET "PERMANENT MONUMENT" (APPENDIX H CITY OF GEORGETOWN SUBDIVISION REGULATIONS)
- ▲ P/K NAIL FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- ■ HWY MONUMENT FOUND
- △ CALCULATED POINT

(UNLESS OTHERWISE NOTED)

(XXX)	RECORD INFORMATION CAB. P SLIDES 325
W.C.R.P.R.	WILLIAMSON COUNTY REAL PROPERTY RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
CGS	COTTON GIN SPINDLE
A.E.	ACCESS EASEMENT

NUM	DISTANCE	BEARING
L1	19.64'	N02°00'18"E
(L1)	(19.55')	(N03°54'35"E)
L2	36.44'	N63°16'44"E
(L2)	(36.43')	(N63°22'10"E)
L3	46.89'	N73°03'19"E
(L3)	(46.92')	(N72°55'21"E)
L4	110.57'	N37°52'59"E
(L4)	(110.65')	(N37°45'03"E)
L5	103.44'	N45°46'56"W
L6	30.02'	S02°37'36"W
(L6)	(30.00')	(S02°38'08"W)
L7	55.67'	S01°55'59"E
(L7)	(55.72')	(S01°51'55"E)
L8	14.94'	S09°53'53"W
(L8)	(15.09')	(S10°05'33"W)
L9	138.73'	N80°03'20"W
(L9)	(138.71')	(N80°00'52"W)
L10	15.06'	S10°00'10"W
(L10)	(15.06')	(S10°02'38"W)
L11	104.16'	N68°55'19"W
(L11)	(104.14')	(S68°52'38"E)
L12	44.67'	S61°46'24"W
(L12)	(44.63')	(S61°48'20"W)
L13	14.99'	S03°47'04"W
(L13)	(14.98')	(S03°57'56"W)
L14	68.66'	N86°13'51"W
(L14)	(68.66')	(N86°12'57"W)
L15	7.52'	S03°46'12"W
(L15)		(S03°53'53"W)
L16	20.75'	S75°31'33"W
L17	20.80'	N75°32'08"E
L18	28.04'	S34°17'35"W
L19	66.26'	N10°11'52"W
L20	41.31'	N65°24'17"W
L21	65.26'	S80°43'49"W

NOTE: 100 YEAR FLOOD-PLAIN DELINEATION SHOWN HEREON IS GRAPHICALLY DRAWN FROM FLOOD INSURANCE RATE MAP, WILLIAMSON COUNTY TEXAS AND INCORPORATED AREAS, PANEL 230 OF 400, MAP NO. 48491C0230C EFFECTIVE DATE: SEPTEMBER 27, 1991

26.823 ACRES
PARCEL A
TEXAS PARKS & RECREATION FOUNDATION
DOC. #9659297

96.3224 ACRES
GEORGETOWN COUNTRY CLUB
VOL. 232, PG. 578

[LOT 2]
[THE RIVERY SUBDIVISION]
[CABINET P, SLIDES 325-326]

RIVERY PARTNERS, LTD.
DOC. #9827304

6.53 AC.
LOT 4

4.23 AC.
LOT 3

8.80 AC.
LOT 6

2.67 AC.
LOT 5

1.63 AC.
LOT 2

1.41 AC.
LOT 1

17.80 AC.
LOT 7

BLOCK "B"

BLOCK "A"

LOT 1

LOT 6

LOT 1

BLOCK "B"

THE RIVERY PHASE ONE
CABINET X, SLIDES 193-196

20' WW EASEMENT

20' WW EASEMENT

20' P.U.E.

DOC. NO. 2002041346

RIVERY BOULEVARD

64' ROW
DOC. NO. 2002043147

HACIA LOS LOBOS BOULEVARD

N 10208156.881
E 3127002.214

SEE SHEET 1

SEE SHEET 3

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.-GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
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Austin, Texas 78750 FAX 219-5966

Revision Date: 12/03/04
Scale: 1"=100' Date: 10/25/04
Disk: \JSI\33901 Book: 320,324
Drawn by: BJM
File: 33901PL2R.DWG
Approved by: BJM
Project No.: 339-01.16

SHEET 2 OF 4

PHOTOGRAPHIC MYLAR

Cabinet AA Slide 22 Doc. 2005012459

DESCRIPTION

A 75.379 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NICHOLAS PORTER SURVEY ABSTRACT NUMBER 497 AND THE J.B. PULSIFER SURVEY, ABSTRACT NUMBER 496, SITUATED IN WILLIAMSON COUNTY, TEXAS, ALL OF LOT 2, THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET P, SLIDES 325-326, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO RIVERY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 9827304, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNT, TEXAS, 25.233 ACRES OUT OF LOT 3 OF SAID THE RIVERY SUBDIVISION, CONVEYED TO RIVERY PARTNERS LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 9827304 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 2.582 ACRES CONVEYED TO RIVERY PARTNERS LTD., BY DEED RECORDED AS DOCUMENT NUMBER 2002098515 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at the south west corner of Lot 2, of said The Rivery Subdivision and the northwest corner of Lot 1, of said The Rivery Subdivision, same being in the east line of a 96.3224 acre tract conveyed to Georgetown Country Club, recorded in Volume 232, Page 578, of the Official Records of Williamson County, Texas, for the most westerly corner hereof;

THENCE, along the west line of said Lot 2 and the east line of said 96.3224 acre tract, the following nine (9) courses and distances:

1) N02°00'22"E, a distance of 19.64 feet, to a P-K nail found for an angle point hereof;

2) N09°56'06"E, a distance of 289.09 feet, to a P-K nail found for an angle point hereof;

3) N32°20'41"E, a distance of 208.15 feet, to a 1/2 inch iron rod found for an angle point hereof;

4) N29°48'01"E, a distance of 163.60 feet, to a 1/2 inch iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

5) N14°36'54"E, a distance of 204.32 feet, to a P-K nail found for an angle point hereof;

6) N44°01'05"E, a distance of 162.13 feet, to a P-K nail found for an angle point hereof;

7) N63°16'44"E, a distance of 36.44 feet, to a 1/2 inch iron rod found for an angle point hereof;

8) N73°03'18"E, a distance of 46.89 feet, to a 1/2 inch iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof; and

9) N37°53'00"E, a distance of 110.57 feet, to a 1/2 inch iron found for the northwest corner of said Lot 2, the east corner of said 96.3224 acre tract, the southwest corner of a 26.823 acre tract conveyed to Texas Parks and Recreation Foundation as Parcel A, recorded in Document Number 9659297, of the of Official Records of Williamson County, Texas, for the northwest corner hereof;

THENCE, along the north line of said Lot 2 and the south line of said 26.823 acres, the following three (3) courses and distances:

1) N77°41'27"E, a distance of 635.67 feet, to a 1/2 inch iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

2) N74°04'27"E, a distance of 347.96 feet, to a 1/2 inch iron rod found for an angle point hereof; and

3) N80°02'37"E, a distance of 971.26 feet, to a 1/2 inch iron rod found for the northeast corner of said Lot 2 and angle point hereof;

THENCE, leaving the north line of said Lot 2 and south line of said 26.823 acre tract, across Rivery Boulevard, S45°46'56"E, a distance of 103.44 feet, to a 1/2 inch iron rod found for the north west corner of said Lot 3, and an angle point hereof;

THENCE, along the east line of said Lot 3, same being the west line of a 35.817 acre tract conveyed to the City of Georgetown as Parcel B, recorded in Document Number 985922, of the Official Records of Williamson County, Texas, the following twentytwo (22) courses and distances:

1) N86°10'52"E, a distance of 237.35 feet, to a P-K nail found for an angle point hereof;

2) S61°27'55"E, a distance of 251.97 feet, to a 1/2 inch iron rod found for an angle point hereof;

3) S26°45'02"E, a distance of 320.03 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

4) S11°15'41"W, a distance of 167.55 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

5) S38°43'54"W, a distance of 179.92 feet, to a cotton gin spindle found for an angle point hereof;

6) N86°54'57"W, a distance of 194..86 feet to a P-K nail found for an angle point herof;

7) S02°37'36"W, a distance of 30.02 feet, to a P-K nail found for an angle point hereof;

8) S58°20'24"E, a distance of 177.97 feet, to a cotton gin spindle found for an angle point hereof;

9) S01°55'59"E, a distance of 55.67 feet, to a 1/2 inch iron rod found for an angle point hereof;

10) S28°26'53"W, a distance of 347.86 feet, to a cotton gin spindle found for an angle point herof;

11) S70°09'48"W, a distance of 244.64 feet, to a 1/2 inch iron rod found for an angle point hereof;

12) S09°53'53"W, a distance of 14.94 feet, to a 1/2 inch iron rod found for an angle point hereof;

13) N80°03'20"W, a distance of 138.73 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

14) S10°00'10"W, a distance of 15.06 feet, to a 1/2 inch iron rod found for an angle point hereof;

15) S68°55'19"E, a distance of 104.16 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

16) S67°41'15"E, a distance of 200.30 feet, to a P-K nail found for an angle point hereof;

17) S09°34'03"E, a distance of 143.93 feet, to a cotton gin spindle found for an angle point hereof;

18) S18°33'43"W, a distance of 274.80 feet, to a P-K nail found for an angle point hereof;

19) S61°46'24"W, a distance of 44.67 feet, to a P-K nail found for an angle point hereof;

20) S03°47'04"W, a distance of 14.99 feet, to a P-K nail found for an angle point hereof;

21) N86°13'51"W, a distance of 68.67 feet, to a 1/2 inch iron found for an angle point hereof; and

22) S03°48'03"W, a distance of 7.52 feet, to a 1/2 inch iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

THENCE, leaving the east line of said Lot 3 and west line of said 35.817 acre tract, across said Lot 3, the following two (2) courses and distances:

1) N86°58'39"W, a distance of 145.18 feet, to a 1/2 iron rod with brass disk found in concrete for an angle point hereof; and

2) S72°04'44"W, a distance of 262.36 feet, to a 1/2 iron rod found with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found in the east line of Rivery Boulevard for the most southerly southwest corner hereof;

THENCE, along the east line of Rivery Boulevard and the west line of said Lot 3, along a curve to the right, having a radius of 525.00 feet, a delta angle of 12°48'12", a chord distance of 117.07 feet (chord bears N05°19'23"E), an arc distance of 117.32 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

Thence, leaviong the east line of River Boulevard and the west line of said Lot 3, through Rivery Boulevard, the following five (5) courses and distances:

1) N11°51'11"E, a distance of 111.00 feet, a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for a point of tangency hereof;

2) along a curve to the left, having a radius of 1000.00 feet, a delta angle of 27°02'52", a chord distance of 467.70 feet (chord bears N01°40'15"W), an arc distance of 472.07 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for a point of tangency hereof;

3) N15°11'42"W, a distance of 220.61 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for a point of curvature hereof;

4) along a curve to the right, having a radius of 1657.82 feet, a delta angle of 05°19'24", a chord distance of 153.97 feet (chord bears N12°32'00"W), an arc distance of 154.03 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for a point of compound curvature hereof; and

5) along a curve to the right, having a radius of 729.50 feet, a delta angle of 13°03'33", a chord distance of 165.91 feet (chord bears N03°20'43"W), an arc distance of 166.27 feet, to a a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set, in the east line of said Lot 2, for an angle point hereof;

THENCE, along the east line of said Lot 2 and the west line of Rivery Boulevard, along a curve to the left, having a radius of 502.66 feet, a delta angle of 31°20'46", a chord distance of 271.59 feet (chord bears S07°27'00"W), an arc distance of 275.00 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for the southeast corner of said Lot 2 for an ell corner hereof;

THENCE, leaving the west line of Rivery Boulevard, along the common line between said Lot 2 and Lot 1 of said The Rivery Subdivision, S79°48'16"W, a distance of 2159.49 feet, to the POINT OF BEGINNING, containing 75.379 acres of land area, more or less, within these metes and bounds.

SUBDIVISION PLAT OF
THE RIVERY PARK II

A RESUBDIVISION OF 75.379 ACRES
AND BEING A 25.233 ACRE PORTION OF THE 32.675 ACRE LOT 3,
A 2.582 ACRE PORTION RIVERY BLVD. AND ALL OF THE 47.564 ACRE LOT 2
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

GENERAL NOTES:

1) TOTAL ACREAGE: 75.379 AC.

2) NUMBER OF LOTS: 14

3) NUMBER OF BLOCKS: 2

4) WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF GEORGETOWN. ELECTRICITY TO BE PROVIDED BY CITY OF GEORGETOWN. TELEPHONE TO BE PROVIDED BY GTE. CABLE TV TO BE PROVIDED BY WILLIAMSON COUNTY CABLEVISION.

6) SIZE OF SMALLEST LOT: 22,586 SQ. FT. (0.52 AC.)

7) THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF GEORGETOWN, TEXAS.

9) THE 100 YEAR FLOOD PLAIN IS FULLY CONTAINED WITHIN DRAINAGE EASEMENTS OR PUBLIC RIGHT-OF-WAYS.

10) A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE ADJACENT TO THE STREET R.O.W.'S, ACROSS ALL LOTS BOUNDED BY SUCH R.O.W.'S.

11) PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, ON, OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATIONS THEREOF TO THE ENGINEERING DEPARTMENT OF THE CITY OF GEORGETOWN ~~AND THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY~~ FOR REVIEW AND APPROVAL.

12) EXISTING ZONING OF ALL LOTS IS C-3. PROPOSED USE SHALL BE AS PERMITTED IN C-3 ZONE DISTRICT.

15) BLOCK B WASTEWATER SERVICE ALL LOTS MAY REQUIRE INTERNAL GRINDER PUMPS AND FORCE MAINS FROM WITHIN LOT TO WW STUB AT R.O.W. LINE.

16) BLOCK A, LOTS 1, 2, 3, 5 & 6 WASTEWATER SERVICES TO LOTS MAY REQUIRE INTERNAL GRINDER PUMPS AND FORCE MAINS FROM WITHIN LOT TO WW LINE IN RIGHT-OF-WAY. A PORTION OF LOT 7 MAY REQUIRE GRINDER PUMP AND FORCE MAIN SERVICE.

17) NO TREE SURVEY OR TREE PROTECTION PLAN SHALL BE REQUIRED AT THE TIME OF PRELIMINARY PLAT APPLICATION. THERE SHALL BE NO REMOVAL OF ANY EXISTING TREES UNTIL A TREE SURVEY AND PROTECTION PLAN SHALL BE FILED AND APPROVED IN ACCORDANCE WITH THE FOLLOWING TERMS. THE TREE PROTECTION PLAN SHALL PROVIDE THAT 15,246 SQUARE FEET PER ACRE ON AVERAGE OF THE GROSS SITE OR PER LOT SHALL BE COVERED BY TREE CANOPY, OF WHICH NO LESS THAN 30% OR 4,574 SQUARE FEET PER ACRE SHALL BE EXISTING PROTECTED TREES. THE CALCULATIONS FOR TREE CANOPY SHALL BE BASED UPON ACTUAL CANOPY OR THE MATURE CANOPY CALCULATIONS AS ESTABLISHED IN THE TABLE ATTACHED TO THIS PLAT. A TREE SURVEY AND A TREE PROTECTION PLAN SHALL BE PROVIDED (1) FOR THE WHOLE PROPERTY AT THE TIME OF SUBMITTAL OF THE FIRST DETAILED DEVELOPMENT PLAN (OR SITE PLAN) IF THE OWNER CHOOSES TO APPLY THE STANDARDS ON A GROSS SITE AREA; OR (2) WITH EACH DETAILED DEVELOPMENT PLAN (OR SITE PLAN) IF THE OWNER CHOOSES TO APPLY THE STANDARD ON A LOT BY LOT BASIS.

18) THE MAXIMUM ALLOWED GROSS SITE AREA IMPERVIOUS COVER SHALL BE 65% EXCLUSIVE OF PUBLIC ROADWAY, WITHOUT NECESSITY OF SATISFYING WAIVER REQUIREMENTS OF THE SUBDIVISION REGULATIONS RELATED TO IMPROVED WATER QUALITY. OWNER SHALL MAINTAIN AND PROVIDE UPDATED CALCULATIONS OF IMPERVIOUS COVER USAGE WITH EACH SUBSEQUENT DETAILED DEVELOPMENT PLAN OR SITE PLAN SUBMITTAL FOR AN APPROVAL FROM THE CITY.

19) EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNERS.

20) TREE CANOPY TREE LIST

BOTANICAL NAME	COMMON NAME	MATURE CANOPY (ft 2)	MINATURE PLANTING BED (ft 2)
ACER BARBATUM	CADDO MAPLE	707	175
ACER BUERGERIANUM	TRIDENT MAPLE	707	175
CARYA ILLIOENSIS	PECAN	1256	225
CEDRUS ATLANTICA	ATLAS CEDAR	1256	225
CERCIS TEXENSIS	TEXAS REDBUD	314	100
DIOSPYROS TEXANA	TEXAS PERSIMMON	79	25
ILEX DECIDUA	POSSUMHAW HOLLY	79	25
ILEX VOMITORIA	PAUPON HOLLY	79	25
KALMIA LATIFOLIA OR SOPHORA SECUNDIFORA	TEXAS MOUTAIN LAUREL	79	25
KOELREUTERIA PANICULATA	GOLDEN RAINTREE	314	100
LAGERSTOEMIA SPP.	CRAPE MYRTLE	79	25
MACLURA PODIFERA	BOIS D' ARC (FAN D' ARC)	491	150
MALUS SPP.	CRABAPPLE	314	100
PINUS ELDERICA	AFGHAN PINE	314	100
PINUS NIGRA	AUSTRIAN PINE	707	175
PINUS THUNBERGII	JAPANESE BLACK PINE	314	100
PISTACIA CHINENSIS	CHINESE PISTACHE	1256	225
PLANUS OCCIDENTALIS	TEXAS SYCAMORE	1256	225
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	314	100
PRUNUS MEXICANA	MEXICAN PLUM	314	100
QUERCUS MACROCARPA	BUR OAK	1256	225
QUERCUS MUHLENBERGII	CHINQUAPIN OAK	1256	225
QUERCUS SINUATE	TEXAS RED OAK	314	100
QUERCUS VIRGINIANA	LIVE OAK	1256	225
TAXODIUM DISTICHUM	BALD CYPRESS	1256	225
ULMUS CRASSIFOLIA	CEDAR ELM	707	175

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING-URBAN DESIGN
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512)892-0353 FAX: (512) 899-0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.-GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5965
Austin, Texas 78750 FAX 219-5966

REV.: 12/03/04

Scale: 1"=100'	Date: 10/28/04
Dir: \ISI\33901	Book: 320,324
Drawn by: BJM	
File: 33901PLJR.DWG	
Approved by: BJM	
Project No.: 339-01.16	

SHEET 3 OF 4

PHOTOGRAPHIC MYLAR

Cabinet AA Slide 23 Doc. 200501265?

SUBDIVISION PLAT OF
THE RIVERY PARK II

A RESUBDIVISION OF 75.379 ACRES
AND BEING A 25.233 ACRE PORTION OF THE 32.675 ACRE LOT 3,
A 2.582 ACRE PORTION RIVERY BLVD. AND ALL OF THE 47.564 ACRE LOT 2
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

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

THAT WE, RIVERY PARTNERS, LTD., ACTING HEREIN BY AND THROUGH ITS AGENT, PAT MALONEY, JR., PRESIDENT, BEING THE OWNER OF A 75.379 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NICHOLAS PORTER SURVEY, ABSTRACT NUMBER 497 AND THE J.B. PULSIFER SURVEY, ABSTRACT NUMBER 496, SITUATED IN WILLIAMSON COUNTY, TEXAS, ALL OF LOT 2, THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET P, SLIDES 325-326, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO RIVERY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 9827304, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNT, TEXAS, 25.241 ACRES OF LOT 3 OF SAID THE RIVERY SUBDIVISION, CONVEYED TO RIVERY PARTNERS LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 9827304 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, COUNTY, TEXAS, AND 2.582 ACRES OUT OF SAID THE RIVERY SUBDIVISION, CONVEYED TO RIVERY PARTNERS LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 200209515 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, COUNTY, TEXAS., DO HEREBY DEDICATE TO THE PUBLIC OF 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 KNOW HEREAFTER AS "THE **RIVERY PARK II** ".

TO CERTIFY TO WHICH, WITNESS BY MY HAND THIS THE 19th DAY OF January, 2005

PAT MALONEY, JR.
PRESIDENT
RIVERY PARTNERS, LTD.
239 EAST COMMERCE STREET
SAN ANTONIO, TEXAS 78205

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

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT MALONEY, 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. IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF January, 2005 A.D.

PRINTED NAME: Elizabeth Sheffield
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ELIZABETH SHEFFIELD
Notary Public, State of Texas
My Commission Expires
AUGUST 2, 2005

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

I, BLAINE J. MILLER, 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, TRAVIS COUNTY, TEXAS, THIS THE 12TH DAY OF January 2005

BLAINE J. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5121 - STATE OF TEXAS

STATE OF TEXAS
BLAINE JUSTIN MILLER
5121
REGISTERED PUBLIC SURVEYOR

THE SUBDIVISION, KNOWN AS "THE RIVERY PARK II" HAS BEEN APPROVED FOR FILING FOR RECORD ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN CITY COUNCIL ON THE 10TH DAY OF DECEMBER, 2002, A.D.

ATTEST:

GARY NELSON, MAYOR
CITY OF GEORGETOWN, TEXAS — DATE 2/3/05

SANDRA LEE, CITY SECRETARY
CITY OF GEORGETOWN, TEXAS — DATE 2/3/05

I, PAUL E. BRANDENBURG, CITY MANAGER OF THE CITY OF GEORGETOWN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH APPROVAL IS REQUIRED.

DATE: 2/4/05
PAUL E. BRANDENBURG, CITY MANAGER
CITY OF GEORGETOWN, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF GEORGETOWN, TEXAS.

DATE:
JOHNNY ANDERSON, CHAIR

DATE: 2/4/05 for
AMELIA SONDGEROTH, SECRETARY

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 COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DATE: 2-8-05
DAVID HALL BUILDING OFFICIAL

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF February, 2005, A.D., AT 3:00 O'CLOCK P M., AND DULY RECORDED ON THE 22nd DAY OF February, 2005, A.D., AT 10:59 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET AA, AT SLIDE(S) 323 AND AS DOCUMENT NUMBER 200501265?

TO CERTIFY TO WHICH:

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS.

BY: _____, DEPUTY

THE TRACT OF LAND BEING SUBDIVIDED AS REPRESENTED ON THIS SUBDIVISION PLAT IS LOCATED WITH THE CORPORATE LIMITS OF THE CITY OF GEORGETOWN AT THE TIME OF THE RECORDING OF THE SUBDIVISION PLAT OF THE LAND DESCRIBED HEREIN, AND REPRESENTATION AFFIXED HERETO.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS 8 DAY OF February, 2005

AUTHORIZED ADDRESS COORDINATOR

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

I, RICHARD H. MALONE, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREON, AND AS DEFINED BY THE F.E.M.A. FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48491C0230 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 SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 17TH DAY OF January, 2005

RICHARD H. MALONE, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 41865
STATE OF TEXAS

STATE OF TEXAS
Richard H. Malone
41865
PROFESSIONAL ENGINEER

CITY OF GEORGETOWN NOTES

1) SIDEWALKS AND BUILDING SETBACKS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE ORDINANCE AT THE TIME OF DEVELOPMENT.

2) THE CENTURY PLAN-DEVELOPMENT PLAN REQUIREMENTS APPLY TO THIS DEVELOPMEN WITH THE INTENSITY LEVELS 4, 5 AND 6.

3) PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THIS PLAT, AN APPLICATION FOR A FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE APPROVED.

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

NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT BY THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR ALL LOTS CONTAINING 100-YEAR FLOOD PLAIN.

4) TRAFFIC IMPACT ANALYSIS REQUIREMENTS FOR THIS DEVELOPMENT HAVE BEEN MET BY THE PAYMENT OF FEES FOR ROADWAY IMPROVEMENTS.

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING-URBAN DESIGN
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512)892-0353 FAX: (512) 899-0655

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.-GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

REV. 12/03/04

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5966

Scale: 1"=100' Date: 10/28/04
DISK: \IS\33901 Book: 320,324
Drawn by: BJM
File: 33901PL4.DWG
Approved by: BJM
Project No.: 339-01.16

SHEET 4 OF 4

PHOTOGRAPHIC MYLAR

PLAT 2011047662
2 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: NOVAK BROTHERS TEXAS BROWNSTONES, LLC
JEFFREY NOVAK, CEO

SUBDIVISION NAME: BROWNSTONE AT THE SUMMIT, PHASE 1

PROPERTY IS DESCRIBED AS: 0.604 ACRES OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NUMBER 497, IN WILLIAMSON COUNTY, BEING A PORTION OF LOT 4, BLOCK A, RIVERY PARK II.

Reference: 2011024262
CABINET AA, SLIDES 20 – 23

HAND TO: CITY OF GEORGETOWN; AVERY CRAFT, (512) 931-7748

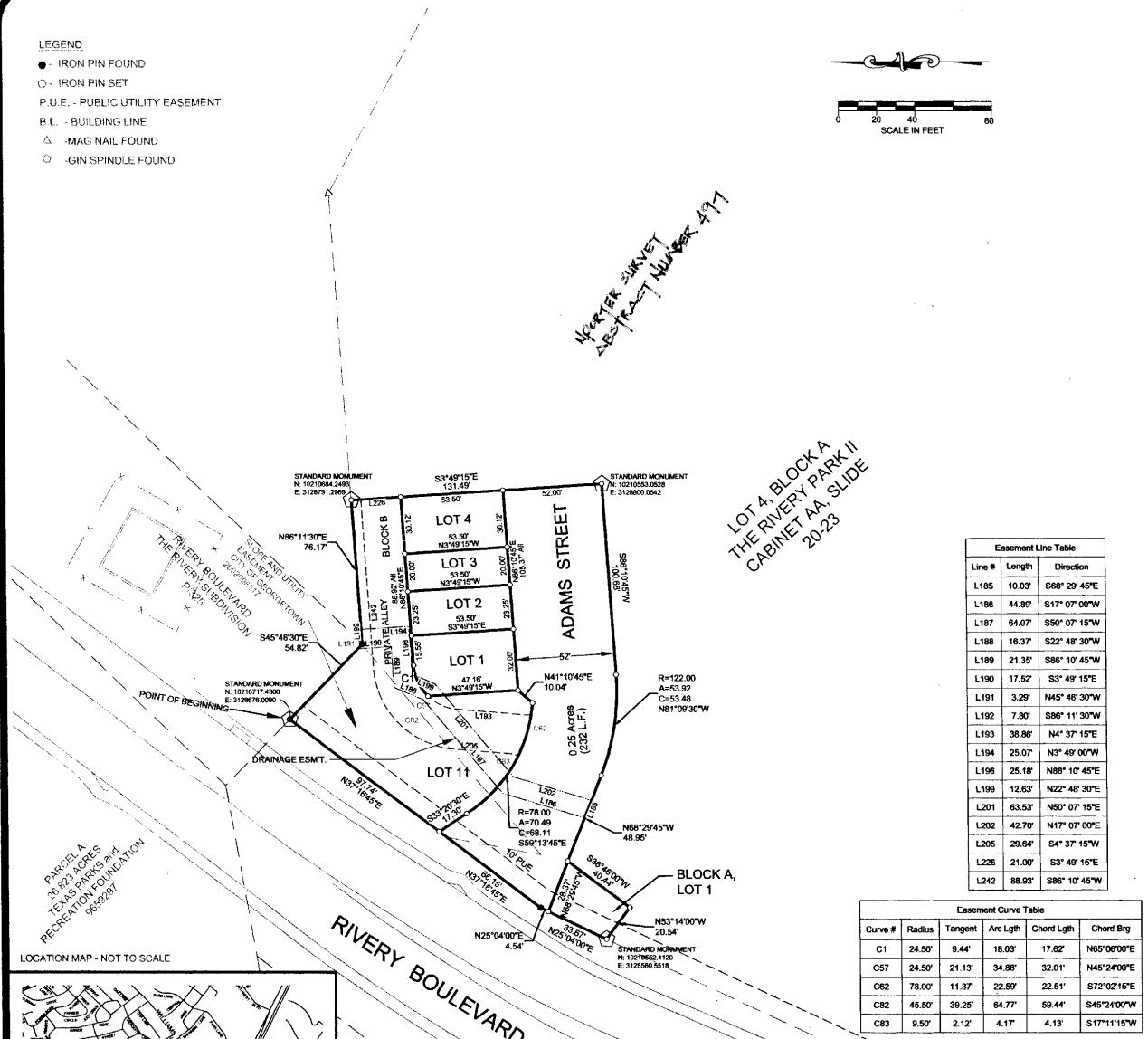
INSTRUMENT DATE: JUNE 22, 2011

FILE DATE: JULY 21, 2011

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2011047662
Nancy E. Rister
07/21/2011 01:59 PM
WEHLING $111.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Doc #2011047662



Easement Line Table		
Line #	Length	Direction
L185	10.03'	S68° 29' 45"E
L186	44.89'	S17° 07' 00"W
L187	64.07'	S50° 07' 15"W
L188	16.37'	S22° 48' 30"W
L189	21.35'	S86° 10' 45"W
L190	17.52'	S3° 49' 15"E
L191	3.29'	N45° 46' 30"W
L192	7.80'	S86° 11' 30"W
L193	38.86'	N4° 37' 15"E
L194	25.07'	N3° 49' 00"W
L196	25.18'	N86° 10' 45"E
L199	12.63'	N22° 48' 30"E
L201	63.53'	N50° 07' 15"E
L202	42.70'	N17° 07' 00"E
L205	29.64'	S4° 37' 15"W
L226	21.00'	S3° 49' 15"E
L242	88.93'	S86° 10' 45"W

Easement Curve Table					
Curve #	Radius	Tangent	Arc Lgth	Chord Lgth	Chord Brg
C1	24.50'	9.44'	18.03'	17.62'	N65°06'00"E
C57	24.50'	21.13'	34.88'	32.01'	N45°24'00"E
C62	78.00'	11.37'	22.59'	22.51'	S72°02'15"E
C82	45.50'	39.25'	64.77'	59.44'	S45°24'00"W
C83	9.50'	2.12'	4.17'	4.13'	S17°11'15"W

GENERAL NOTES:

1. Total Acres: 0.604 AC.
2. Number of lots: 6
3. Number of blocks: 2
4. Area of smallest lot: 892 SQ. FT.
5. Proposed Adams Street R.O.W. : 0.25 Acres (232 L.F.)
6. Building setbacks will be in accordance with the Summit at the Rivery Planned Unit Development.
7. Sidewalks will be constructed and street trees planted in accordance with the Summit at the Rivery Planned Unit Development.
8. Utilities provided by the City of Georgetown are water, wastewater, and electric.
9. Structures / obstructions are prohibited in drainage easements.
10. There are no areas within the boundaries of this subdivision in the 100-year flood plain as defined by FIRM Map Number 48491C0290E and C0295E, effective date of September 26, 2008.
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.
12. A 10-foot Public Utility Easement is reserved along Rivery Boulevard.
13. The monuments of this plat have been rotated to the NAD 83/93 HARN – Texas Central Zone and NAVD 88.
14. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Pollution Abatement Plan is required by the Texas Commission on Environmental Quality prior to construction.
15. Impervious coverage requirements will be shared throughout the entire Summit development in accordance with the Summit at the Rivery PUD and as computed in the agreement recorded in Document #2011026648 of the Official Records of Williamson County.
16. Tree preservation requirements will be shared throughout the entire Summit development in accordance with the Summit at the Rivery Planned Unit Development and as computed in the agreement recorded in Document #2011026648 of the Official Records of Williamson County.
17. No tree survey or tree protection plan shall be required at the time of preliminary plat application. There shall be no removal of any existing trees until a tree survey and protection plan shall be filed and approved in accordance with the following terms. The tree protection plan shall provide that 15,246 square feet per acre on average of the gross site or per lot shall be covered by tree canopy, of which no less than 30% of 4,574 square feet per acre shall be existing protected trees. The calculations for the tree canopy shall be based upon actual canopy or the mature canopy calculations as established in the table attached to this plat. A tree survey and a tree protection plan shall be provided (1) for the whole property at the time of submittal of the first Detailed Development (Or Site Plan) if the owner chooses to apply the standards on a gross site area; or (2) with each Detailed Development Plan (Or Site Plan) if the owner chooses to apply the standard on a Lot by Lot Basis. (Note # 17 from Plat filed in Cabinet AA, Slide 20-23)
18. 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 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, being further described as Horizontal Zone 939.
    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.
19. Lot 1, Block A and Lot 11, Block B in this plat are owned and maintained by the homeowner's association for open space, alley ways and mail service.
20. Utility and service providers shall have access through the private alleys in the shared access easement.
21. This subdivision is subject to all general notes and restrictions appearing on the Rivery Park II plat, recorded in Cabinet AA, Slides 20-23, of the Plat Records of Williamson County.
22. Parkland requirements for this development will be met through fees in lieu of land.

OWNERS:
Novak Brothers Texas
Brownstones, LLC
807 Rock Street Suite 103
Georgetown, TX 78626

SURVEYOR:
Steger Bizzell
1978 S. Austin Ave.
Georgetown, TX 78626
(512) 930-9412

ENGINEER:
BWM GROUP
102 East Main Street
Round Rock, TX 78664
(512) 238-8912

Brownstone at the Summit Phase 1

Phase 1 of a Replat of Lots 4, 5, 6, and 7, Block A,
The Rivery Park II,
A Subdivision of Record in Cabinet AA, Slides 20-23,
Williamson County, Texas

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819 DATE: 22-Jun-11 SHEET 1 of 2

DRAWN BY: Lynn Haag	REVIEWED BY:	APPROVED BY:

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Doc.#20110047662

Legal Description Phase 1

BEING 0.804 of an acre of land, being a portion of Lot 4, Block A, of The Rivery Park II, a subdivision of record in Cabinet AA, Slides 20-23 of the Plat Records of Williamson County, Texas. Surveyed on the ground in the month of December, 2010, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found at the Northeast corner of Rivery Boulevard as shown on the plat of the above-referenced The Rivery Park II, being on the south line of Rivery Boulevard as shown on the plat of The Rivery Subdivision, a subdivision of record in Cabinet P, Slide 325, of the Plat Records of Williamson County, Texas, marking the Northwest corner of the above-referenced Lot 4, for the Northwest corner hereof;

THENCE, S 45°46'30" E, 54.82 feet to an iron pin found marking the Southeast corner of the said Rivery Boulevard as shown on the plat of The Rivery Subdivision, being the most northerly Southwest corner of that certain tract of land, called 35.817 acres, as conveyed to the City of Georgetown by deed recorded as Document No. 9859222 of the Official Records of Williamson County, Texas, for an interior corner of the said Lot 4, and an interior corner hereof;

THENCE, along the north line of the said Lot 4, being the south line of the said 35.817 acre City of Georgetown tract N 86°11'30" E, 76.17 feet to a point for the Northeast corner hereof;

THENCE, S 03°49'15" E, 131.49 feet to a point, for the Southeast corner hereof;

THENCE, S 86°10'45" W, 100.68 feet to an iron pin set at the beginning of a curve to the right, (Radius=122.00, Long Chord bears N 81°09'30" W, 53.48 feet) along the said curve, an arc distance of 53.92 feet to an iron pin set;
N 68°29'45" W, 48.95 feet to a point; S 36°46'00" W, 40.44 feet to a point and N 53°14'00" W, 20.54 feet to a point on the east line of the said Rivery Boulevard, as shown on the Rivery Park II, being the west line of the said Lot 4, for the Southwest corner hereof;

THENCE, along the said east line of Rivery Boulevard N 25°04'00" E, 38.21 feet to an iron pin found and N 37°16'45" E, 163.89 feet to the Place of BEGINNING and containing 0.604 of an acre of land.

Note: Basis of Bearing GPS observation Texas Central State Plane.

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

I, Brian F. Peterson, 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 Georgetown, Williamson County, Texas, this 22nd day of June 2011.

Brian F. Peterson
Registered Professional Surveyor No. 3967
State of Texas

STATE OF TEXAS
REGISTERED
BRIAN F. PETERSON
3967
PROFESSIONAL
LAND SURVEYOR

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

I, Carl Schoental, 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 herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0230C, effective date September 27, 1991, 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 Georgetown, Williamson County, Texas, this 28th day of March 2011.

Carl Schoental
Registered Professional Engineer No.98880
State of Texas

STATE OF TEXAS
CARL LEE SCHOENTHAL
98880
LICENSED
PROFESSIONAL ENGINEER

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

I, Jeffrey Novak, Novak Brothers Texas Brownstones LLC, CEO, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2011024262 of the Official Public Records of Williamson County, Texas, and 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 Brownstone at the Summit Phase 1.

TO CERTIFY WHICH, WITNESS my hand this 22 day of June, 2011.

Novak Brothers Texas Brownstone LLC
807 Rock Street, Suite 103
Georgetown, TX 78626

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

Before me, the undersigned authority, on this day personally appeared Jeffrey Novak, known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 22nd day of June, 2011.

Notary Public in and for the State of Texas
My Commission expires on: 23 day of May 12

LYNN L. KABELLA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES
05-23-2012

I, Elizabeth Cook, Community Development Director of the City of Georgetown, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Elizabeth Cook, Community Development Director — 7-15-11 Date
City of Georgetown, Texas

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Dave Hall, Flood Plain Coordinator — 7/6/2011 Date
City of Georgetown, Texas

This subdivision, known as Brownstone at the Summit Phase 1, has been approved for filing for record ~~according to the minutes of the meeting of the Georgetown Planning and Zoning Commission on the 5th day of April, 2011.~~

Ercel Brashear, Chairman — Annette Montgomery, Secretary
Planning & Zoning Commission — Planning & Zoning Commission
City of Georgetown, Texas — City of Georgetown, Texas

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 21 day of JULY, 2011 A.D., at 11:40 o'clock, A.M., and duly recorded this the 21 day of JULY, 2011 A.D., at 1:55 o'clock, P.M., in the Plat Records of said County in DOCUMENT NUMBER 2011047662.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas
By: WILLIAM WEHLING Deputy

COUNTY CLERK WILLIAMSON COUNTY, TEXAS

Brownstone at the Summit Phase 1

Phase 1 of a Replat of Lots 4, 5, 6, and 7, Block A,
The Rivery Park II,
A Subdivision of Record in Cabinet AA, Slides 20-23,
Williamson County, Texas

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819 DATE: 22-Jun-11 SHEET 2 of 2

DRAWN BY: Lynn Haag	REVIEWED BY:	APPROVED BY:

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PLAT 2013070833
2 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: BRAE GROUP LTD
NOVAK BROTHERS LLC, GENERAL PARTNER
JEFF NOVAK, MANAGING MEMBER
NOVAK BROTHERS TEXAS BROWNSTONES, LLC
JEFF NOVAK, PRESIDENT

SUBDIVISION NAME: BROWNSTONE AT THE SUMMIT PHASES 2, 3, AND 4

PROPERTY IS DESCRIBED AS: 1.023 ACRES OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NUMBER 497, IN WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF LOT 4, BLOCK A, OF THE RIVERY PARK II SUBDIVISION

Reference: 2007090686
2011024262
CABINET AA SLIDE 20

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

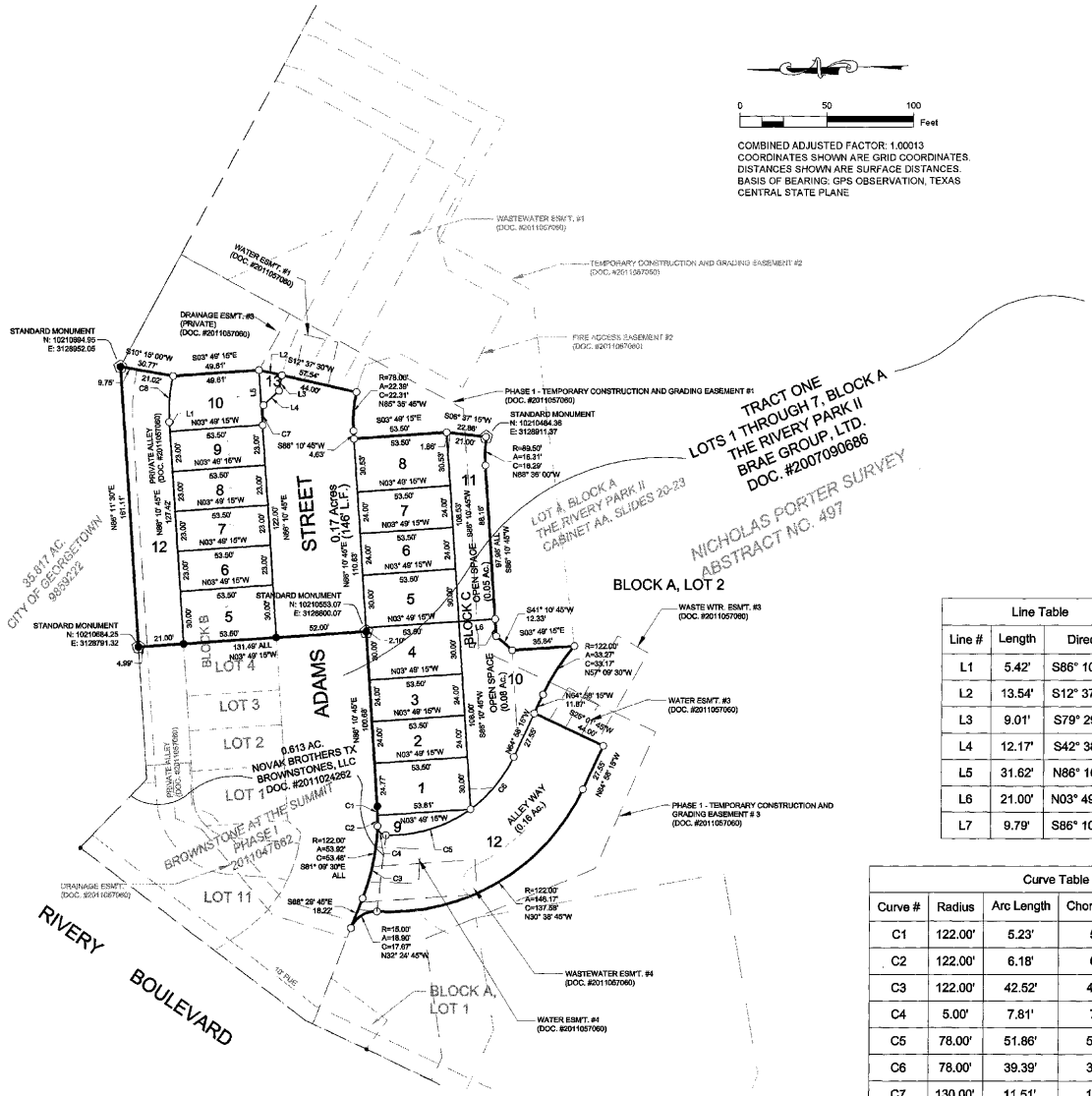
INSTRUMENT DATE: JULY 11, 2013

FILE DATE: JULY 26, 2013

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2013070833
Nancy E. Rister
07/26/2013 09:37 AM
CPHELPS $161.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

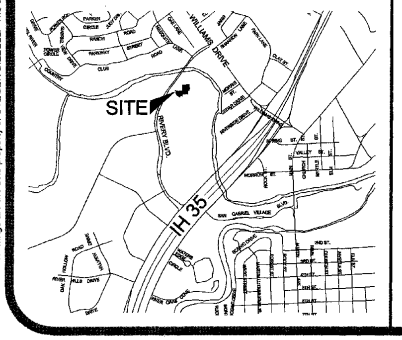
Doc # 2013070833



Line Table		
Line #	Length	Direction
L1	5.42'	S86° 10' 45"W
L2	13.54'	S12° 37' 30"W
L3	9.01'	S79° 29' 30"E
L4	12.17'	S42° 38' 15"E
L5	31.62'	N86° 10' 45"E
L6	21.00'	N03° 49' 15"W
L7	9.79'	S86° 10' 45"W

Curve Table				
Curve #	Radius	Arc Length	Chord Length	Direction
C1	122.00'	5.23'	5.23'	S87° 24' 30"W
C2	122.00'	6.18'	6.17'	N89° 54' 45"W
C3	122.00'	42.52'	42.30'	S78° 28' 45"E
C4	5.00'	7.81'	7.04'	S46° 47' 45"W
C5	78.00'	51.86'	50.91'	S16° 59' 30"E
C6	78.00'	39.39'	38.97'	N50° 30' 15"W
C7	130.00'	11.51'	11.50'	S87° 26' 45"E
C8	89.50'	26.59'	26.49'	N85° 22' 15"W

LOCATION MAP - NOT TO SCALE



LEGEND

● - IRON PIN FOUND

O - IRON PIN SET

P.U.E. - PUBLIC UTILITY EASEMENT

B.L. - BUILDING LINE

GENERAL NOTES:

1. Total Acres: 1.023 AC.
2. Number of lots: 20
3. Number of blocks: 2
4. Area of smallest lot: 183 SQ. FT.
5. Proposed Adams Street R.O.W.: 0.17 Ac. (146 L.F.)
6. Building setbacks will be in accordance with the Summit at the Rivery Planned Unit Development.
7. Sidewalks will be constructed and street trees planted in accordance with the Summit at the Rivery Planned Unit Development.
8. Utilities provided by the City of Georgetown are water, wastewater, and electric.
9. All structures/obstructions are prohibited in drainage easements.
10. There are no areas within the boundaries of this subdivision in the 100-year flood plain as defined by FIRM Map Number 48491C0290E and 48491C0295E, effective date of September 26, 2008.
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.
12. The monuments of this plat have been rotated to the NAD 83/93 HARN – Texas Central Zone and NAVD 88.
13. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Pollution Abatement Plan is required by the Texas Commission on Environmental Quality prior to construction.
14. Impervious coverage requirements will be shared throughout the entire Summit development in accordance with the Summit at the Rivery PUD and as computed in the agreement recorded in Document #2011026648 of the Official Records of Williamson County.
15. Tree preservation requirements will be shared throughout the entire Summit development in accordance with the Summit at the Rivery Planned Unit Development and as computed in the agreement recorded in Document #2011026648 of the Official Records of Williamson County.
16. No tree survey or tree protection plan shall be required at the time of preliminary plat application. There shall be no removal of any existing trees until a tree survey and protection plan shall be filed and approved in accordance with the following terms. The tree protection plan shall provide that 15,246 square feet per acre on average of the gross site or per lot shall be covered by tree canopy, of which no less than 30% of 4,574 square feet per acre shall be existing protected trees. The calculations for the tree canopy shall be based upon actual canopy or the mature canopy calculations as established in the table attached to this plat. A tree survey and a tree protection plan shall be provided (1) for the whole property at the time of submittal of the first Detailed Development (Or Site Plan) if the owner chooses to apply the standards on a gross site area; or (2) with each Detailed Development Plan (Or Site Plan) if the owner chooses to apply the standard on a Lot by Lot Basis. (Note # 17 from Plat filed in Cabinet AA, Slide 20-23)
17. 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 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, being further described as Horizontal Zone 939.
    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.
18. Lots 9, 10, 11, and 12, of Block C and Lot 12, of Block B in this plat are owned and maintained by the homeowner's association for open space, alley ways and mail service.
19. Utility and service providers shall have access through the private alleys in the shared access easement, green space, and common areas.
20. This subdivision is subject to all general notes and restrictions appearing on the Rivery Park II plat, recorded in Cabinet AA, Slides 20-23, of the Plat Records of Williamson County.
21. Parkland requirements for this development will be met through fees in lieu of land.
22. No obstructions or landscaping other than grass is permitted within electric easements in green space lots.

OWNERS:
Novak Brothers Texas
Brownstones, LLC
201 Adams St.
Georgetown, TX 78628

ENGINEER/SURVEYOR:
Steger Bizzell
1978 S. Austin Ave.
Georgetown, TX 78626
(512) 930-9412

FINAL PLAT
BROWNSTONE AT THE SUMMIT
PHASES 2, 3, AND 4

Phases 2, 3, and 4 of a Replat of Lots 4, 5, 6, and 7, Block A,
The Rivery Park II,
A Subdivision of Record in Cabinet AA, Slides 20-23,
Williamson County, Texas

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819 DATE: 8-Apr-13 SHEET 1 of 2

DRAWN BY: DLP | REVIEWED BY: JMC | APPROVED BY: BFP

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Doc # 2013070833

LEGAL DESCRIPTION PHASES 2, 3, AND 4

BEING 1.023 acres of land, situated in the Nicholas Porter Survey, Abstract No. 497, in Williamson County, Texas, said land being a portion of Lot 4, Block A, of The Rivery Park II, a subdivision of record in Cabinet AA, Slides 20-23, of the Plat Records of Williamson County, Texas. Surveyed on the ground in the month of November, 2011, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at a concrete monument found on the north line of the above-referenced Lot 4, being the south line of that certain tract of land, called 35.817 acres, as conveyed to the City of Georgetown by deed recorded as Document No. 9859222 of the Official Records of Williamson County, Texas, marking the Northeast corner of Brownstone at the Summit Phase I, a subdivision of record as Document No. 2011047662 of the Official Public Records of Williamson County, Texas, for the most northerly Northwest corner hereof;

THENCE, along the north line of the said Lot 4, being the south line of the said 35.817 acres City of Georgetown tract, N 86°11'30" E, 181.11 feet to an iron pin found for the Northeast corner hereof;

THENCE, S 10°15'00" W, 30.77 feet to an iron pin set; S 3°49'15" E, 49.61 feet to an iron pin set; S 12°37'30" W, 57.54 feet to an iron pin set along a curve to the left (Radius = 78.00 feet, Long Chord bears N 85°35'45" W 22.31 feet), an arc distance of 22.39 feet to an iron pin set S 86°10'45" W, 4.63 feet to an iron pin set; S 3°49'15" E, 53.50 feet to an iron pin set and S 6°37'15" W, 22.86 feet to an iron pin set for the Southeast corner hereof;

THENCE, along a curve to the left, (Radius = 89.50 feet, Long Chord bears N 88°36'00" W, 16.29 feet), an arc distance of 16.31 feet to an iron pin set and S 86°10'45" W, 97.96 feet to an iron pin set for an interior corner hereof;

THENCE, S 41°10'45" W, 12.33 feet to an iron pin set and S 3°49'15" E, 35.84 feet to an iron pin set for a southerly corner hereof;

THENCE, along a curve to the left (Radius = 122.00 feet, Long Chord bears N 57°09'30" W, 33.17 feet) an arc distance of 33.27 feet to an iron pin set and N 64°58'15" W, 11.87 feet to an iron pin set for an interior corner hereof;

THENCE, S 25°01'45" W, 44.00 feet to an iron pin set for the most southerly corner hereof;

THENCE, N 64°58'15" W, 27.56 feet to an iron pin set at the beginning of a curve to the right, (Radius = 122.00 feet, Long Chord bears N 30°38'45" W, 137.58 feet); Thence, along the said curve for an arc distance of 146.17 feet to an iron pin set at the beginning of a curve to the left, (Radius = 15.00 feet, Long Chord bears N 32°24'45" W, 17.67 feet); Thence, along the said curve for an arc distance of 18.90 feet to an iron pin set on the south line of the said Brownstone at the Summit Phase I, for the most Westerly corner hereof;

THENCE, along the said south line of Brownstone at the Summit Phase I, S 68°29'45" E, 18.22 feet to an iron pin set at the beginning of a curve to the left, (Radius = 122.00 feet, Long Chord bears S 81°09'30" E, 53.48 feet); Thence, along the said curve for an arc difference of 53.92 feet to an iron pin set; Thence, N 86°10'45" E, 100.68 feet to an iron pin found marking the Southeast corner of the said Brownstone at the Summit Phase I, for an interior corner hereof;

THENCE, N 3°49'15" W, 131.49 feet to the Place of BEGINNING and containing 1.023 acres of land.

STATE OF TEXAS
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, Brian F. Peterson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and there are no apparent discrepencies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this

the 8th day of July, 2013 A.D.

Brian F. Peterson
Registered Professional Land Surveyor, No. 3967
State of Texas

Project No. 21819-1.023

STATE OF TEXAS REGISTERED BRIAN F. PETERSON 3967 PROFESSIONAL LAND SURVEYOR

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

I, James M. Cummins, 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 herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Numbers 48491C0290E and 48491C0295E, 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 Georgetown, Williamson County, Texas,

this 8th day of July, 2013.

James M Cummins
Registered Professional Engineer No. 105952
State of Texas

STATE OF TEXAS JAMES M. CUMMINS 105952 LICENSED PROFESSIONAL ENGINEER

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

Brae Group Ltd., a Texas limited partnership, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2007060686 of the Official Public Records of Williamson County, Texas, and 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 Brownstone at the Summit Phases 2, 3, and 4.

TO CERTIFY WHICH, WITNESS by my hand this 11 day of July, 2013.

Brae Group Ltd, a Texas limited partnership
By Novak Brothers LLC General Partner
By Jeff Novak
Its Managing Member
201 Adams St.
Georgetown, TX 78628

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, Managing Member of Novak Brothers LLC, acting in its capacity as General Partner of Brae Group, Ltd. a Texas limited partnership, on behalf of said partnership , known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 11 day of July, 2013.

Notary Public in and for the State of Texas
My Commission expires on: 23 day of May 2017

JODI LYNNELLE NOVAK Notary Public, State of Texas My Commission Expires May 23, 2017

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

Novak Brothers Texas Brownstones, LLC, a Texas limited liability company, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2011024262 of the Official Public Records of Williamson County, Texas, and 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 Brownstone at the Summit Phases 2, 3, and 4.

TO CERTIFY WHICH, WITNESS by my hand this 11 day of July, 2013.

Novak Brothers Texas Brownstones LLC
By Jeff Novak
Its President
201 Adams St.
Georgetown, TX 78628

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, President of Novak Brothers Brownstones, LLC, a Texas limited liability company, on behalf of said Company, known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 11 day of July, 2013

Notary Public in and for the State of Texas
My Commission expires on: 23 day of May 2017

JODI LYNNELLE NOVAK Notary Public, State of Texas My Commission Expires May 23, 2017

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

5-N Investments, LLC, a Texas limited liability company, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2012034963 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 Brownstone at the Summit Phases 2, 3, and 4.

TO CERTIFY WHICH, WITNESS by my hand this 11 day of July, 2013.

5-N Investments, LLC, a Texas limited liability company
by Novak Brothers, LLC, General Partner
By: Jeff Novak
Its Managing Member
201 Adams St.
Georgetown, TX 78628

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, Managing Member of Novak Brothers, LLC acting in its capacity as General Partner of 5-N Investments, LLC, a Texas limited liability company, on behalf of said company, known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 11 day of July, 2013

Notary Public in and for the State of Texas
My Commission expires on: 23 day of May 2017

JODI LYNNELLE NOVAK Notary Public, State of Texas My Commission Expires May 23, 2017

I, Andrew Spurgin, Planning Director of the City of Georgetown, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Andrew Spurgin, Planning Director
City of Georgetown, Texas

7-19-13
Date

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 complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Dave Hall, Flood Plain Coordinator
City of Georgetown, Texas

7-15-2013
Date

This subdivision, known as Brownstone at the Summit Phases 2, 3, and 4, has been approved for filing for record according to the minutes of the meeting of the Georgetown Planning and Zoning Commission on the 5th day of April, 2011.

Roland Peña Chairman
Planning & Zoning Commission
City of Georgetown, Texas

John Horne, Secretary
Planning & Zoning Commission
City of Georgetown, Texas

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 26th day of July, 2013 A.D., at 1:16 o'clock, A M., and duly recorded this the 26th day of July, 2013 A.D., at 1:57 o'clock, A M., in the Plat Records of said County in [redacted]
Doc # 2013070833
TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas
By: Connie Phelps Deputy

COUNTY COURT WILLIAMSON COUNTY TEXAS

FINAL PLAT
BROWNSTONE AT THE SUMMIT
PHASES 2, 3, AND 4

Phases 2, 3, and 4 of a Replat of Lots 4, 5, 6, and 7, Block A,
The Rivery Park II,
A Subdivision of Record in Cabinet AA, Slides 20-23,
Williamson County, Texas

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-161 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819 DATE: 2-Jul-13 SHEET 2 of 2

DRAWN BY:	REVIEWED BY:	APPROVED BY:

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L:\PROJECTS 2006\21819 - Novak\DRAWINGS\PLAT\Final Plat - Phases 2-4.dwg, Phase 2-Dedication, 7/8/2013 3:53:04 PM, 1:1

PLAT 2013116146
4 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: NOVAK BROTHERS TEXAS BROWNSTONE, LLC
BRAE GROUP, LTD
JEFF NOVAK, PRESIDENT

SUBDIVISION NAME: SUMMIT AT RIVERY PARK, PHASES 5 AND 6

PROPERTY IS DESCRIBED AS: 24.07 ACRES OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NUMBER 497, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 4 AND ALL OF LOTS 1, 2, 3, 5, 6 AND 7, BLOCK A, OF THE RIVERY PARK II AND LOT 2, BLOCK A, OF THE RIVERY PARK.

Reference: CABINET AA, SLIDE 20 (2005012659)
CABINET W, SLIDE 212 (2002066148)
2007090686

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

INSTRUMENT DATE: OCTOBER 30, 2013

FILE DATE: DECEMBER 19, 2013

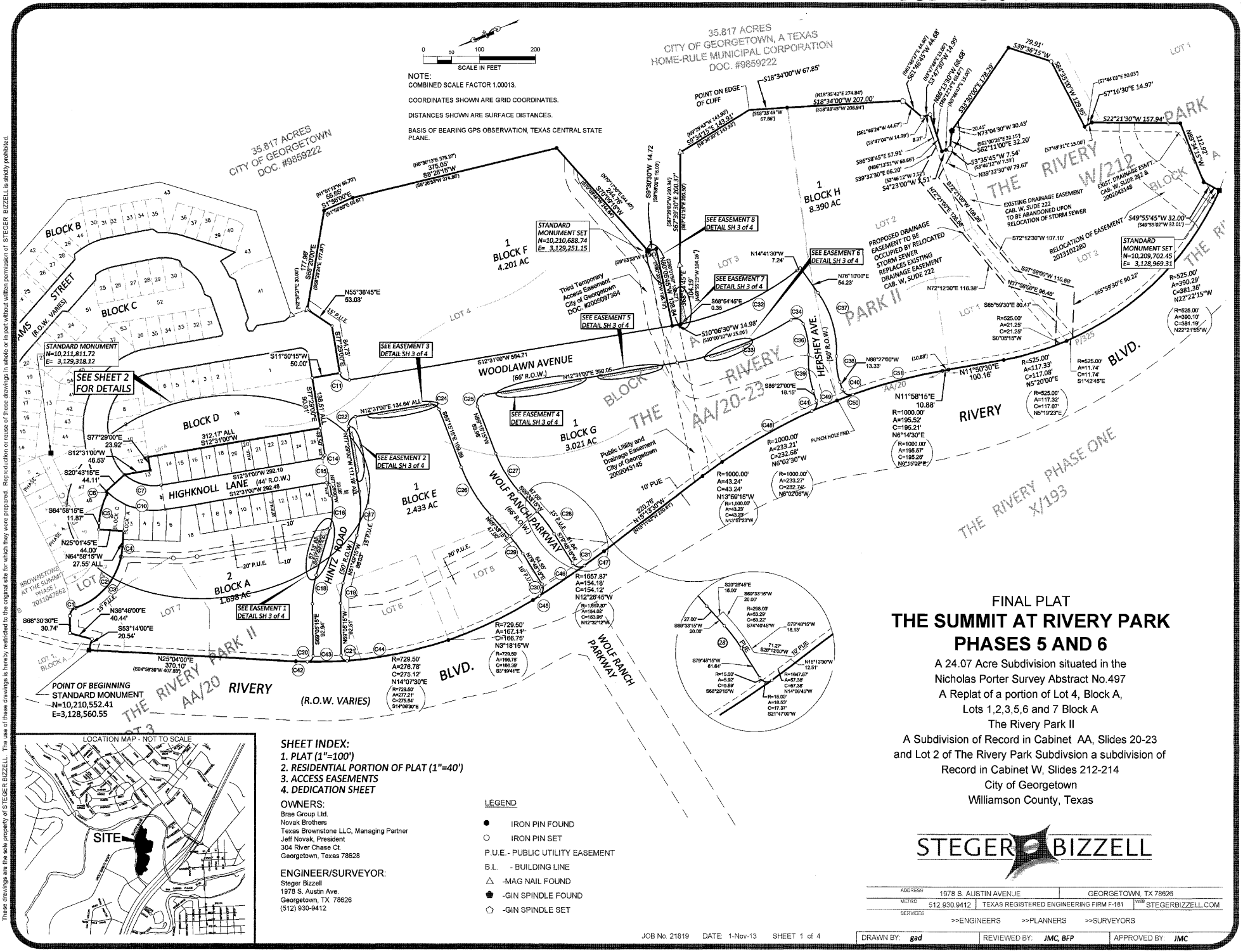
DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2013116146

Nancy E. Rister

12/20/2013 08:16 AM
CPHELPS $316.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Doc# 2013116146



SHEET INDEX:

1. *PLAT (1"=100')*
2. *RESIDENTIAL PORTION OF PLAT (1"=40')*
3. *ACCESS EASEMENTS*
4. *DEDICATION SHEET*

OWNERS:
Brae Group Ltd.
Novak Brothers
Texas Brownstone LLC, Managing Partner
Jeff Novak, President
304 River Chase Ct.
Georgetown, Texas 78628

ENGINEER/SURVEYOR:
Steger Bizzell
1978 S. Austin Ave.
Georgetown, TX 78626
(512) 930-9412

LEGEND

- ● IRON PIN FOUND
- ○ IRON PIN SET
- P.U.E. - PUBLIC UTILITY EASEMENT
- B.L. - BUILDING LINE
- △ -MAG NAIL FOUND
- ⬟ -GIN SPINDLE FOUND
- ⬠ -GIN SPINDLE SET

FINAL PLAT

THE SUMMIT AT RIVERY PARK PHASES 5 AND 6

A 24.07 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
Lots 1,2,3,5,6 and 7 Block A
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
and Lot 2 of The Rivery Park Subdivsion a subdivision of
Record in Cabinet W, Slides 212-214
City of Georgetown
Williamson County, Texas

STEGER BIZZELL

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JOB No. 21819 DATE: 1-Nov-13 SHEET 1 of 4

DRAWN BY: gad	REVIEWED BY: JMC, BFP	APPROVED BY: JMC

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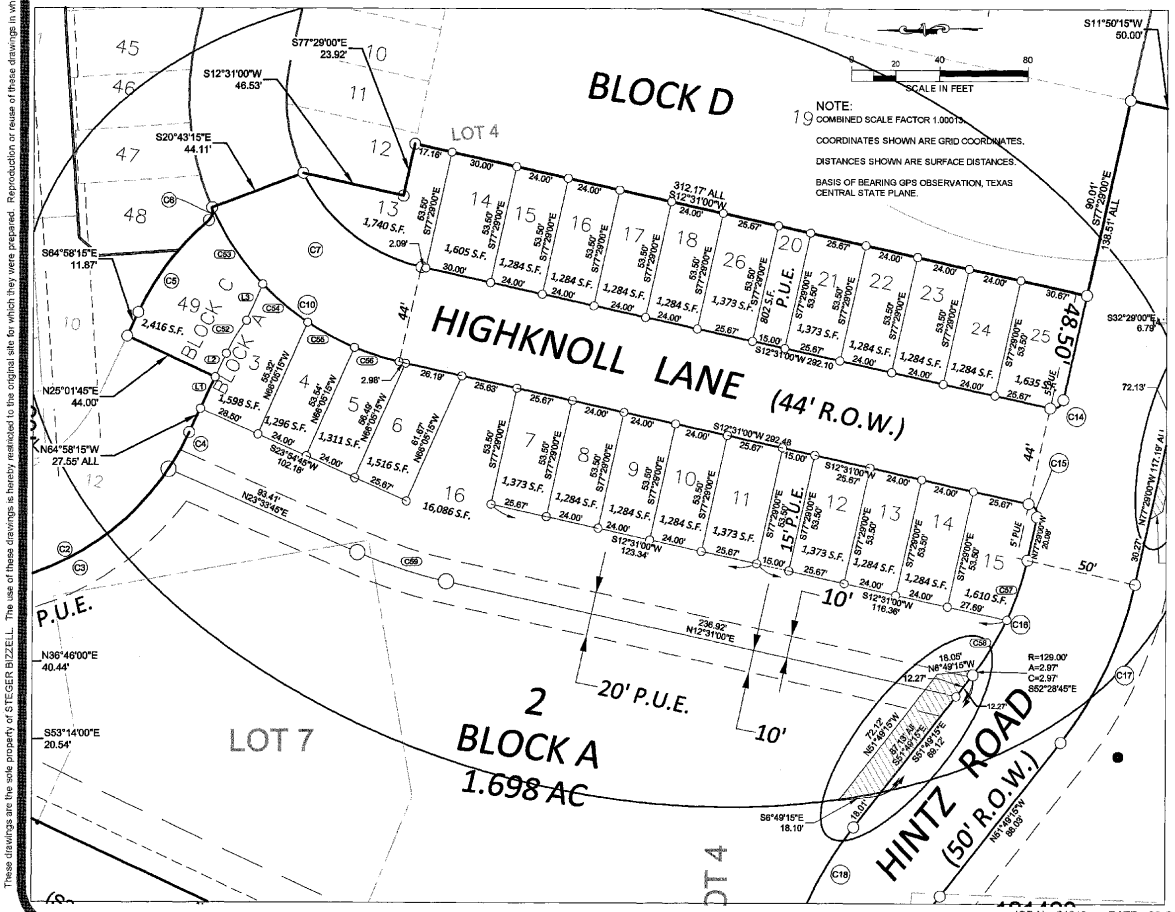
Doc # 2013116146

Curve Table				
Curve #	Radius	Length	Chord	Ch Brg
C1	15.00	18.90	17.67	N32° 24' 45"W
C2	122.00	146.17	137.58	S30° 38' 45"E
C3	122.00	127.24	121.55	S26° 12' 00"E
C4	122.00	18.93	18.92	S60° 40' 15"E
C5	122.00	52.68	52.27	N52° 34' 15"W
C6	5.00	6.21	5.82	S76° 17' 15"E
C7	78.00	70.73	68.34	S38° 09' 45"W
C10	122.00	113.87	109.78	S39° 15' 30"W
C11	15.00	23.56	21.21	S57° 31' 00"W
C14	5.00	7.85	7.07	S32° 29' 00"E
C15	5.00	7.94	7.13	N57° 03' 00"E
C15	5.00	7.94	7.13	N57° 03' 00"E
C16	129.00	57.78	57.29	N64° 39' 00"W
C17	179.00	79.26	78.62	N64° 47' 45"W
C18	171.00	51.54	51.34	S60° 27' 15"E
C19	121.00	36.47	36.33	N60° 27' 15"W
C20	11.08	15.73	14.44	S22° 52' 00"E
C21	10.00	16.25	14.52	S64° 20' 45"W
C22	15.00	23.56	21.21	N32° 29' 00"W
C24	15.00	20.48	18.93	N51° 38' 00"E

Curve Table				
Curve #	Radius	Length	Chord	Ch Brg
C25	15.00	26.64	23.28	N38° 22' 00"W
C26	283.00	104.67	104.07	N80° 09' 00"E
C27	217.00	80.26	79.80	S80° 09' 00"W
C28	283.00	50.61	50.54	S74° 40' 45"W
C29	217.00	38.81	38.76	N74° 40' 45"E
C30	16.02	23.22	21.24	S55° 08' 15"E
C31	15.00	24.45	21.84	S33° 05' 45"W
C32	499.99	230.82	228.78	S02° 38' 30"E
C33	566.00	218.35	217.00	N01° 28' 00"E
C34	15.00	25.97	22.85	N40° 01' 15"E
C36	125.00	55.50	55.05	S77° 39' 15"E
C37	175.00	118.81	116.54	N84° 23' 00"W
C38	125.00	46.94	46.67	N75° 41' 30"W
C39	175.00	65.72	65.33	S75° 41' 30"E
C40	15.00	23.87	21.43	S47° 57' 15"W
C41	13.84	22.54	20.13	S44° 18' 30"E
C42	729.50	20.86	20.86	S24° 10' 15"W
C43	729.50	71.00	70.97	S20° 34' 00"W
C44	729.50	184.91	184.42	S10° 31' 00"W
C45	1657.87	13.75	13.75	S10° 01' 15"E

Curve Table				
Curve #	Radius	Length	Chord	Ch Brg
C46	1657.87	96.98	96.97	S11° 56' 00"E
C47	1657.87	43.44	43.44	S14° 21' 30"E
C48	1000.00	184.27	184.01	N07° 26' 45"W
C49	1000.00	48.94	48.93	N00° 45' 45"W
C50	1000.00	30.04	30.04	N01° 30' 15"E
C51	1000.00	165.48	165.29	N07° 06' 15"E
C52	78.00	17.50	17.46	S58° 32' 45"E
C53	122.00	41.75	41.54	S58° 11' 30"W
C54	122.00	26.78	26.73	S40° 06' 00"W
C55	122.00	24.10	24.07	S28° 09' 00"W
C56	122.00	21.24	21.21	S17° 30' 15"W
C57	146.52	28.63	28.59	S71° 19' 30"E
C58	146.68	29.14	29.09	S56° 05' 30"E
C59	220.05	42.42	42.36	N18° 02' 30"E

Line Table		
Line #	Length	Direction
L1	15.61	S64° 58' 15"E
L2	11.84	S64° 54' 00"E
L3	18.01	S66° 05' 15"E



1. Total Acres: 24.07 AC.
2. Number of lots: 33
3. Number of blocks: 7
4. Area of smallest lot: 562 SQ. FT.
5. Building setbacks will be in accordance with The Summit at Rivery Park Planned Unit Development.
6. Sidewalks will be constructed and street trees planted in accordance with the Summit at Rivery Park Planned Unit Development.
7. Utilities provided by the City of Georgetown are water, wastewater, and electric.
8. Structures / obstructions are prohibited in drainage easements.
9. There are no areas within the boundaries of this subdivision in the 100-year flood plain as defined by FIRM Map Number 48491C0290E and C0295E, effective date of September 26, 2008.
10. 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.
11. The monuments of this plat have been rotated to the NAD 83/93 HARN – Texas Central Zone and NAVD 88.
12. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Pollution Abatement Plan is required by the Texas Commission on Environmental Quality prior to construction.
13. Impervious coverage allowances shall be shared throughout the entire Summit development in accordance with the Summit at the Rivery PUD. Each subsequent subdivision, site plan or residential building permit submittal shall provide a table listing a running calculation of total impervious coverage constructed within the boundaries of this Preliminary Plat to date, the impervious coverage proposed with the submitted improvements, the new calculation of total impervious coverage, and the impervious coverage allowance remaining. It is understood that impervious coverage constructed on earlier development within the boundaries of this Preliminary Plat shall affect impervious coverage available or later development within this Preliminary Plat.
14. The tree canopy requirements of note 16 shall be shared throughout the entire Summit development in accordance with the Summit at the Rivery PUD. Each subsequent subdivision, site plan or residential building permit submittal shall provide a table listing a running calculation of total tree canopy (indicating the amount that is from preserved existing protected trees) within the boundaries of this Preliminary Plat to date, tree canopy proposed with the submitted improvements (indicating the amount that is to be preserved existing protected trees), the new calculation of total tree canopy (indicating the amount that is from existing protected trees), and the remaining total tree canopy still needed (indicating the amount remaining for existing protected trees). It is understood that lack of tree canopy and/or the removal of existing protected trees during earlier development within the boundaries of this Preliminary Plat shall be required to be off-set during later development within this Preliminary Plat, potentially affecting developable area.
15. No tree survey or tree protection plan shall be required at the time of preliminary plat application. There shall be no removal of any existing trees until a tree survey and protection plan shall be filed and approved in accordance with the following terms. The tree protection plan shall provide that 15,246 square feet per acre on average of the gross site or per lot shall be covered by tree canopy, of which no less than 30% of 4,574 square feet per acre shall be existing protected trees. The calculations for the tree canopy shall be based upon actual canopy or the mature canopy calculations as established in the table attached to this plat. A tree survey and a tree protection plan shall be provided (1) for the whole property at the time of submittal of the first Detailed Development (Or Site Plan) If the owner chooses to apply the standards on a gross site area; or (2) with each Detailed Development Plan (Or Site Plan) if the owner chooses to apply the standard on a Lot by Lot Basis. (Note # 17 from Plat filed in Cabinet AA, Slide 20-23)
16. 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 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, being further described as Horizontal Zone 939.
    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.
17. Utility and service providers shall have access through the private alleys in the shared access easement.
18. This subdivision is subject to all general notes and restrictions appearing on the Rivery Park II plat, recorded in Cabinet AA, Slides 20-23 and Rivery Park plat, recorded in Cabinet W, Slides 212-214, of the Plat Records of Williamson County.
19. Parkland requirements for this development will be met through fees in lieu of land.
20. Subject to easements shown in document No.2002043148, 2002043150 and 2002043145.
21. Linear footage and acreage of new streets:
    Highknoll Lane - 516 lf, 0.95 Ac.
    Hintz Road - 641 lf, 0.75 Ac.
    Woodlawn Avenue - 882 lf, 1.34 Ac.
    Wolf Ranch Parkway - 378 lf, 0.58 Ac.
    Hershey Avenue - 176 lf, 0.21 Ac.
22. Lot 49, Block C is reserved for a private street extension and is a shared access easement.
23. Lot 15, Block A; and Lots 26 and 27, Block D are owned and maintained by the homeowner's association and are reserved for open space.

FINAL PLAT

THE SUMMIT AT RIVERY PARK PHASES 5 AND 6

A 24.07 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
Lots 1,2,3,5,6 and 7 Block A
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
and Lot 2 of The Rivery Park Subdivsion a subdivision of
Record in Cabinet W, Slides 212-214
City of Georgetown
Williamson County, Texas

STEGER BIZZELL

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JOB No. 21819 DATE: 29-Oct-13 SHEET 2 of 4

DRAWN BY: gad | REVIEWED BY: JMC, BFP | APPROVED BY: JMC

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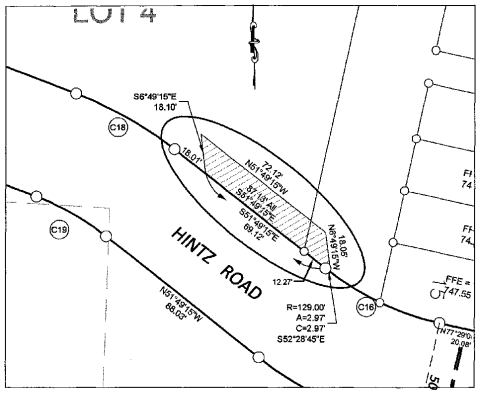
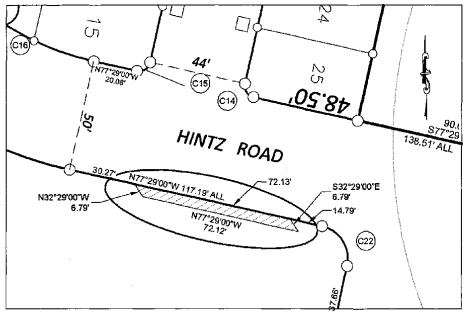
L:\PROJECTS 2006\21819 - Novak\DRAWINGS\PLAT\Final Plat - Phases 5-6.dwg, Page 2, 10/29/2013 11:49:22 AM, 1:1

Doc# 2013116146



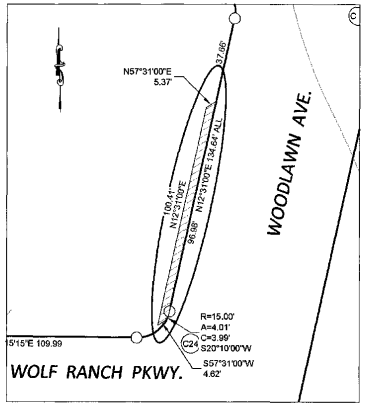
ACCESS EASEMENT 1

SCALE: 1"=40'



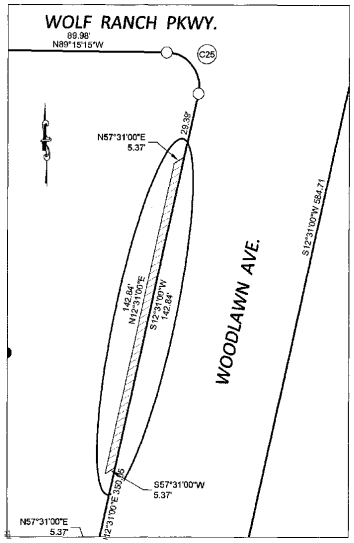
ACCESS EASEMENT 2

SCALE: 1"=40'



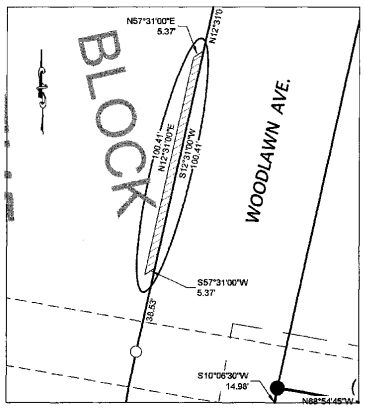
ACCESS EASEMENT 3

SCALE: 1"=40'



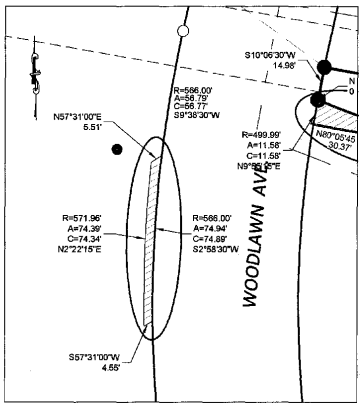
ACCESS EASEMENT 4

SCALE: 1"=40'



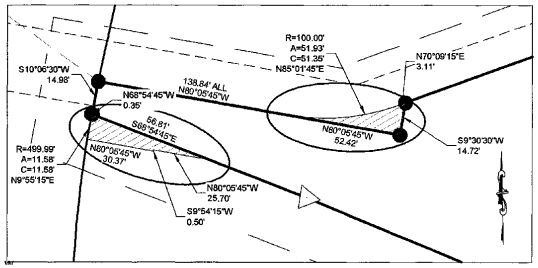
ACCESS EASEMENT 5

SCALE: 1"=40'



ACCESS EASEMENT 6

SCALE: 1"=40'



ACCESS EASEMENT 7 & 8

SCALE: 1"=40'

FINAL PLAT

THE SUMMIT AT RIVERY PARK PHASES 5 AND 6

A 24.07 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
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JOB No. 21819 DATE: 29-Oct-13 SHEET 3 of 4

DRAWN BY: gad | REVIEWED BY: JMC, BFP | APPROVED BY: JMC

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L:\PROJECTS 2006\21819 - Novak\DRAWINGS\PLAT\Final Plat - Phases 5-6.dwg, Easements, 10/29/2013 11:49:49 AM, 1:1

Doc# 2013116146

BEING 24.07 acres of land, situated in the Nicholas Porter Survey, Abstract No. 497, in Williamson County, Texas, being a portion of Lot 4, Block A, and all of Lots 1,2,3,5,6, and 7, Block A, of The Rivery Park II, a subdivision of record in Cabinet AA, Slides 20-23, of the Plat Records of Williamson County, Texas, and Lot 2, Block A, of The Rivery Park, a subdivision of record in Cabinet W, Slides 212-214, of the Plat Records of Williamson County, Texas. Surveyed on the ground in the month of July, 2012, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows

;

BEGINNING at a Standard Monument found on the east line of Rivery Boulevard as shown on the above-referenced plat of The Rivery Park II, being the west line of the above-referenced Lot 4, Block A, of The Rivery Park II, marking the Southwest corner of Lot 1, Block A, of the Brownstone at the Summit, Phase I, a subdivision of record as Document No. 2011047662 of the Official Public Records of Williamson County, Texas, for the most westerly Northwest corner hereof

;

THENCE, S 53°14'00" E, 20.54 feet to an iron pin set for the Southeast corner of the said Lot 1, Block A, of the Brownstone at the Summit, Phase I, for an interior corner hereof;

THENCE, N 36°46'00" E, 40.44 feet to an iron pin set on the south line of Adams Street, as shown on the said plat of Brownstone at the Summit, Phase I, for the Northeast corner of the said Lot 1, Block A, of the said Brownstone at the Summit, Phase I, for a northwesterly corner hereof;

THENCE, along the said south line of Adams Street, S 68°30'30" E, 30.74 feet to an iron pin set for a northeasterly corner hereof;

THENCE, along a curve to the right, (Radius = 15.00 feet, Long Chord bears S 32°24'38" E, 17.67 feet), an arc distance of 18.90 feet to an iron pin set at the beginning of a curve to the left, (Radius = 122.00 feet, Long Chord bears S 30°38'48" E, 137.58 feet);
Thence, along the said curve for an arc distance of 146.17 feet to an iron pin set;
Thence, S 64°58'15" E, 27.55 feet to an iron pin set;
Thence, N 25°01'00" E, 43.96 feet to an iron pin set;
Thence, S 64°58'15" E, 11.87 feet to an iron pin set at the beginning of a curve to the right, (Radius = 122.00 feet, Long Chord bears S 52°34'16" E, 52.27 feet);
Thence, along the said curve for an arc distance of 52.68 feet to an iron pin set at the beginning of a curve to the left, (Radius = 5.00 feet, Long Chord bears S 76°17'19" E, 5.82 feet);
Thence, along the said curve for an arc distance of 6.21 feet to an iron pin set;
Thence, S 20°43'15" E, 44.11 feet to an iron pin set;
S 12°31'00" W, 46.53 feet to an iron pin set;
S 77°29'00" E, 23.92 feet to an iron pin set;
S 12°31'00" W, 312.17 feet to an iron pin set;
S 77°29'00" E, 90.01 feet to an iron pin set;
S 11°50'15" W, 50.00 feet to an iron pin set;
S 77°29'00" E, 84.73 feet to an iron pin set at the beginning of a curve to the right,
Thence, N 55°38'45" E, 53.03 feet to a mag nail found on the east line of the said Lot 4, Block A, of The Rivery Park II, being the west line of that certain tract of land, called 35.817 acres, as conveyed to the City of Georgetown of record as Document No. 9859222 of the Official Records of Williamson County, Texas for a northwesterly corner hereof;

THENCE, along the said west line of the said 35.817 acre City of Georgetown tract, being the said east line of Lot 4, Block A, The Rivery Park II, as follows;
S 58°20'00" E, 177.96 feet to an iron pin found;
S 01°56'00" E, 55.65 feet to an iron pin found;
S 08°26'15" W, 375.05 feet to an iron pin found;
S 70°09'15" W, 244.76 feet to an iron pin found;
S 09°30'30" W, 14.72 feet to an iron pin found;
N 80°05'45" W, 138.84 feet to an iron pin found marking a corner of the said Lot 4, Block A, of The Rivery Park II being a corner of the above-referenced Lot 3, Block A, of The Rivery Park II, and continuing along the north and east lines of the said Lot 3, Block A, of The Rivery Park II.
S 10°06'30" W, 14.98 feet to an iron pin found;
S 68°54'45" E, 104.19 feet to a mag nail found;
S 67°39'30" E, 200.37 feet to a mag nail found;
S 09°34'15" E, 143.91 feet to a point on the edge of a cliff;
S 18°34'00" W, at 67.85 feet pass an iron pin found marking the Southeast corner of the said Lot 3, Block A, of The Rivery Park II, being the Northeast corner of the above-referenced Lot 2, Block A, of The Rivery Park II, and continuing along the east and south lines of the said Lot 2, Block A, of The Rivery Park II, for a total distance of 274.85 feet, in all, to a gin spindle set;
S 61°46'45" W, 44.68 feet to an iron pin set;
S 03°47'30" W, 14.99 feet to an iron pin set;
N 86°13'30" W, 68.68 feet to an iron pin found;
S 04°23'00" W, 7.51 feet to an iron pin found marking the Southeast corner of the said Lot 2, Block A, of The Rivery Park II, being the Northeast corner of the above-referenced Lot 2, Block A, of The Rivery Park, and continuing along the east line of the said Lot 2, Block A, of The Rivery Park;
S 03°35'45" W, 7.54 feet to a gin spindle set;
S 62°11'00" E, 32.20 feet to a gin spindle found;
S 33°30'00" E, 178.29 feet to an iron pin found;
S 39°36'15" W, 79.91 feet to an iron pin set;
S 84°35'00" W, 129.95 feet to an iron pin found; and
S 07°16'30" E, 14.97 feet to an iron pin found marking the Southeast corner of the said Lot 2, Block A, of The Rivery Park, being a northerly corner of Lot 1, Block A, of The Rivery Park, for the Southeast corner hereof;

THENCE, along the south line of the said Lot 2 , Block A, of The Rivery Park, being the north line of the said Lot 1, Block A, of The Rivery Park, as follows;
S 22°21'30" W, 157.84 feet to an iron pin found;
N 89°34'15" W, 112.92 feet to an iron pin found; and
S 48°55'45" W, 32.00 feet to an iron pin found on the east line of Rivery Boulevard as shown on the plat of The Rivery Subdivision, a subdivision of record in Cabinet P, Slide 325, of the Plat Records of Williamson County, Texas marking the Southwest corner of the said Lot 2, Block A, of The Rivery Park, being the Northwest corner of the said Lot 1, Block A, of The Rivery Park, for the Southwest corner hereof;

THENCE, along the said east line of Rivery Boulevard as shown on the said The Rivery Subdivision, along the west line of the said Lot 2, Block A, of The Rivery Park along a curve to the right, (Radius = 525.00 feet, Long Chord bears N 22°22'15" W, 381.36 feet), an arc distance of 390.29 feet to an iron pin found marking the Northwest corner of the said Lot 2, Block A, of The Rivery Park, being the Southwest corner of the above-referenced Lot 1, Block A, of The Rivery Park II, continuing along the west line of the said Lot 1, Block A, of The Rivery Park II, along a curve to the right, (Radius = 525.00 feet, Long Chord bears N 05°20'00" E, 117.08 feet), an arc distance of 117.33 feet to an iron pin found;
Thence, N 11°50'30" E, 100.16 feet to an iron pin found marking the Northwest corner of the said Lot 1, Block A, of The Rivery Park II, being the Southwest corner of Lot 2, Block A, of the said The Rivery Park II, and continuing along the said west line of Lot 2, Block A, of the said The Rivery Park II,
N 11°58'15" E, 10.88 feet to an iron pin found,
leaving the said east line of Rivery Boulevard as shown on the said The Rivery Subdivision, and passing through the said Rivery Boulevard as shown on the said The Rivery Subdivision, along the east line of Rivery Boulevard as shown as the west line of The Rivery Park II, along a curve to the left, (Radius = 1,000.00 feet, Long Chord bears N 06°14'30" E, 195.21 feet), an arc distance of 195.52 feet to an iron pin found marking the Northwest corner of the said Lot 2, Block A, of The Rivery Park II, being the Southwest corner of Lot 3, Block A, of the said The Rivery Park II, continuing along the west line of the said Lot 3, Block A, of The Rivery Park II, along a curve to the left, (Radius = 1,000.00 feet, Long Chord bears N 06°02'30" W, 232.68 feet), an arc distance of 233.21 feet to an iron pin found marking the Northwest corner of the said Lot 3, Block A, of The Rivery Park II, being the Southwest corner of the said Lot 4, Block A, of The Rivery Park II, and continuing along the west line of the said Lot 4, Block A, of The Rivery Park II,along a curve to the left, (Radius = 1,000.00 feet, Long Chord bears N 13°59'15" W, 43.24 feet), an arc distance of 43.24 feet to an iron pin found;
Thence, N 15°13'30" W, 220.76 feet to an iron pin found at the beginning of a curve to the right (Radius = 1,657.87 feet, Long Chord bears N 12°26'45" W, 154.12 feet);
Thence, along the said curve passing a northwesterly corner of the said Lot 4, Block A, of the said The Rivery Park II, being the Southwest corner of the above-referenced Lot 5, Block A, of the said The Rivery Park II, and continuing along the west line of said Lot 5, Block A, of The Rivery Park II, for a total arc distance of 154.18 feet, in all, to an iron pin found at the beginning of a curve to the right, (Radius = 729.50 feet, Long Chord bears N 03°18'15" W, 166.75 feet).
Thence, along the said curve passing the Northwest corner of the said Lot 5, Block A, of The Rivery Park II, being a southeasterly corner of the said Lot 4, Block A, of The Rivery Park II, for a total arc distance of 167.11 feet, in all, to an iron pin found marking a northwesterly corner of the said Lot 4, Block A, of The Rivery Park II, being the Southwest corner of the above-referenced Lot 6, Block A, of The Rivery Park II, continuing along the west line of the said Lot 6, Block A, of The Rivery Park II, being the east line of Rivery Boulevard as shown on the plat of The Rivery Park II, along a curve to the right, (Radius = 729.50 feet, Long Chord bears N 14°07'30" E, 275.12 feet) passing the Northwest corner of the said Lot 6, Block A, of The Rivery Park II, being a southwesterly corner of the said Lot 4, Block A, of The Rivery Park II for a total arc distance of 276.78 feet, in all, to an iron pin found;
Thence, N 25°04'00" E, passing a northwesterly corner of the said Lot 4, Block A, of The Rivery Park II, being the Southwest corner of the above-referenced Lot 7, Block A, of the said The Rivery Park II, passing the Northwest corner of the said Lot 7, Block A, of The Rivery Park II, being a southwesterly corner of the said Lot 4, Block A, of The Rivery Park II, for a total distance of 370.10 feet, in all, to the Place of BEGINNING and containing 24.07 acres of land.

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

I, Brian F. Peterson, 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 Georgetown, Williamson County, Texas, this 30th day of October , 2013.

Brian F. Peterson
Registered Professional Surveyor No. 3967
State of Texas

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

I, Jeff Novak,President of Novak Brothers Texas Brownstone LLC, Managing Partner of Brae Group, Ltd. sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2007090686 of the Official Public Records of Williamson County, Texas, do hereby subdivide said tract as shown hereon, and do hereby state that there are no lienholders on said tract, 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 SUMMIT AT RIVERY PARK PHASES 5 AND 6.

TO CERTIFY WHICH, WITNESS by my hand this 30th day of October, 2013.

Jeff Novak, President
Novak Brothers Texas Brownstone LLC
201 Adams Street
Georgetown, Texas 78628

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 30th day of October 2013.

Notary Public in and for the State of Texas
My Commission expires on: 12th day of December

BRANDY MILLER BRODERICK
Notary Public, State of Texas
My Commission Expires
December 12, 2014

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

I James M. Cummins, 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 herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0290E,and 48491C2095E 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 Georgetown, Williamson County, Texas, this 30th day of October , 2013.

James M. Cummins
Registered Professional Engineer No.105952
State of Texas

STATE OF TEXAS
JAMES M. CUMMINS
105952
LICENSED
PROFESSIONAL ENGINEER

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 complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Dave Hall, Flood Plain Coordinator
City of Georgetown

12-18-2013
Date

I, Andrew Spurgin, Director of Planning and Development Services of the City of Georgetown,under the authority granted me in Section 3.08.040 of the Unified Development Code, in accordance with the Texas Local Government Code §212.016 do hereby certify this plat as approved for filing of record with the County Clerk ofWilliamson County, Texas.

Andrew Spurgin, Director
Planning and Development Services

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 20th day of Dec, 2013 A.D., at 9:00 o'clock, A M., and duly recorded this the 20th day of Dec, 2013 A.D., at 9:16 o'clock, A M., in the Plat Records of said County Doc # 2013116146

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: Connie Phelps Deputy
Connie Phelps

WILLIAMSON COUNTY, TEXAS COUNTY COURT SEAL

FINAL PLAT
THE SUMMIT AT RIVERY PARK PHASES 5 AND 6

A 24.07 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
Lots 1,2,3,5,6 and 7 Block A
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
and Lot 2 of The Rivery Park Subdivsion a subdivision of
Record in Cabinet W, Slides 212-214
City of Georgetown
Williamson County, Texas

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819 DATE: 29-Oct-13 SHEET 4 of 4

DRAWN BY: gad | REVIEWED BY: JMC, BFP | APPROVED BY: JMC

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J:\PROJECTS 2006\21819 - Novak\DRAWINGS\PLAT\Final Plat - Phases 5-6.dwg, Dedication, 10/30/2013 9:29:54 AM, 1:1

2016076297 PLAT Total Pages: 4

PLAT MAP RECORDING SHEET

DEDICATOR(s):

NOVAK BROTHERS TEXAS BROWNSTONE LLC

SUBDIVISION NAME: SUMMIT AT RIVERY PARK PHASE 7

PROPERTY IS DESCRIBED AS: 0.722 ACRES NICHOLAS PORTER SURVEY ABSTRACT NO 497

SUBMITTED BY: CITY OF GEORGETOWN

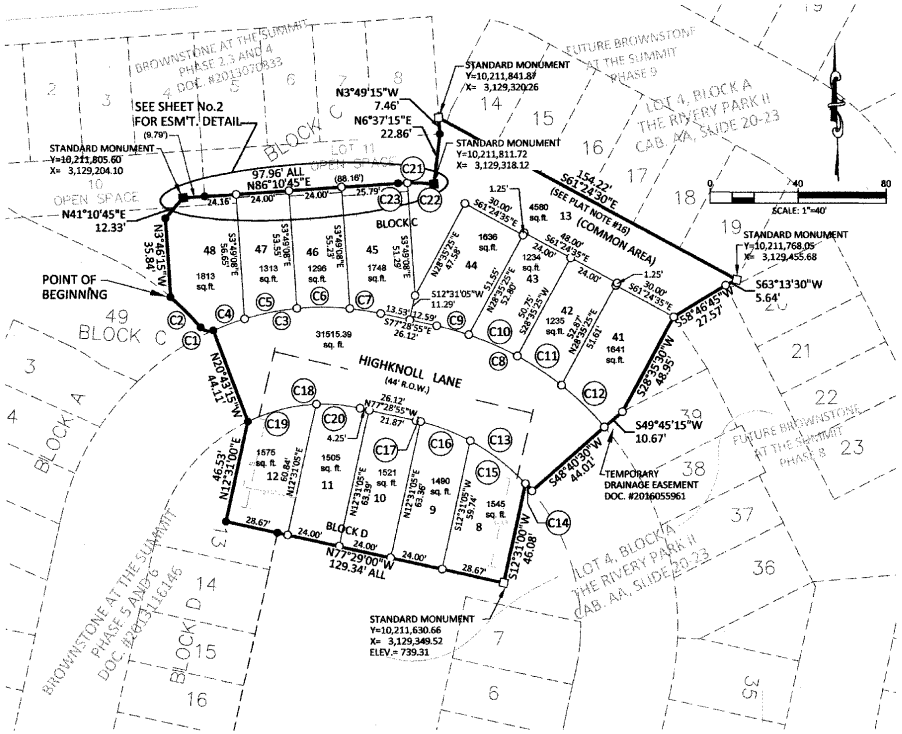
DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016076297

PLAT Fee: $241.00
08/19/2016 12:05 PM Cphelps

Nancy E. Rister, County Clerk
Williamson County, Texas

Doc#2016076297

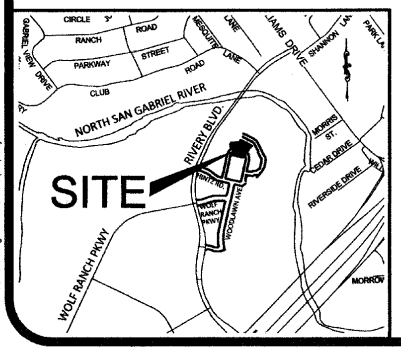


Curve Table						
Curve #	Delta	Radius	Tangent	Arc	Chord	Ch Brg
C1	072°08'38"	5.00'	3.64'	6.30'	5.89'	S76°17'16"E
C2	009°07'39"	122.00'	9.74'	19.44'	19.41'	N44°46'50"W
C3	036°31'16"	122.00'	40.25'	77.76'	76.45'	S84°15'27"W
C4	007°08'43"	122.00'	7.62'	15.21'	15.20'	S69°34'38"W
C5	011°22'02"	122.00'	12.16'	24.24'	24.20'	S78°49'45"W
C6	011°18'04"	122.00'	12.09'	24.10'	24.06'	N89°48'50"W
C7	006°40'30"	122.00'	7.11'	14.21'	14.20'	N80°49'22"W
C8	037°14'13"	139.40'	46.96'	90.60'	89.01'	S58°51'44"E
C9	006°14'06"	139.40'	7.59'	15.17'	15.16'	N74°21'48"W
C10	009°54'46"	139.40'	12.09'	24.12'	24.09'	N68°17'22"W
C11	009°54'54"	139.40'	12.09'	24.12'	24.09'	N56°22'33"W
C12	011°10'28"	139.40'	13.64'	27.19'	27.14'	N45°49'52"W

Curve Table						
Curve #	Delta	Radius	Tangent	Arc	Chord	Ch Brg
C13	037°44'03"	95.40'	32.60'	62.83'	61.70'	N58°36'47"W
C14	002°40'36"	95.40'	2.23'	4.46'	4.46'	N41°04'06"W
C15	019°09'48"	95.40'	16.10'	31.91'	31.76'	N52°00'18"W
C16	014°37'03"	95.40'	12.24'	24.34'	24.27'	N68°53'43"W
C17	000°59'57"	122.00'	1.06'	2.13'	2.13'	S76°50'35"E
C18	038°22'37"	78.00'	27.14'	52.24'	51.27'	S83°19'46"W
C19	023°42'21"	78.00'	16.37'	32.27'	32.04'	S75°59'40"W
C20	014°40'15"	78.00'	10.04'	19.97'	19.92'	N84°49'03"W
C21	010°26'30"	89.50'	8.18'	16.31'	16.29'	S88°35'53"E
C22	007°44'53"	89.50'	6.06'	12.10'	12.09'	N87°15'29"W
C23	002°41'37"	89.50'	2.10'	4.21'	4.21'	S87°32'52"W

1. Total Acres: 0.722 AC.
2. Number of lots: 14
3. Number of blocks: 2
4. Area of smallest lot: 1,234 SQ. FT.
5. Building setbacks will be in accordance with The Summit at Rivery Park Planned Unit Development.
6. Sidewalks will be constructed and street trees planted in accordance with the Summit at Rivery Park Planned Unit Development.
7. Utilities provided by the City of Georgetown are water, wastewater, and electric.
8. Structures / obstructions are prohibited in drainage easements.
9. There are no areas within the boundaries of this subdivision in the 100-year flood plain as defined by FIRM Map Number 48491C0290E and C0295E, effective date of September 26, 2008.
10. 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.
11. Bearings and Coordinates shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83-2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet. Coordinates shown hereon are grid values represented in U.S. Survey Feet. The plat grid-to-surface combined adjustment factor is 1.00013.
12. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Pollution Abatement Plan is required by the Texas Commission on Environmental Quality prior to construction.
13. Impervious coverage allowances shall be in accordance with the P.U.D.
14. The tree canopy requirements shall be in accordance with the P.U.D.
15. 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 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, being further described as Horizontal Zone 939.
    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.
16. Utility and service providers shall have access through the private alleys in the shared access easement, green space and common areas.
17. This subdivision is subject to all general notes and restrictions appearing on the Rivery Park II plat, recorded in Cabinet AA, Slides 20-23 and Rivery Park plat, recorded in Cabinet W, Slides 212-214, of the Plat Records of Williamson County.
18. Parkland requirements for this development will be met through fees in lieu of land.
19. Subject to easements shown in document No.2002043148, 2002043150 and 2002043145.
20. Linear footage and acreage of new streets: Highknoll Lane - 166 lf, 0.17 Ac.
21. 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 that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
22. 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.
23. Neither the City of Georgetown nor Williamson County assumes any responsibility for the accuracy of 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.
24. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.

LOCATION MAP - NOT TO SCALE



OWNERS:
Novak Brothers
Texas Brownstone LLC
Jeff Novak, President
204 Adams St.
Georgetown, Texas 78628

ENGINEER/SURVEYOR:
Steger Bizzell
1978 S. Austin Ave.
Georgetown, TX 78626
(512) 930-9412

LEGEND
● - IRON PIN FOUND
O - IRON PIN SET
P.U.E. - PUBLIC UTILITY EASEMENT
B.L. - BUILDING LINE

FINAL PLAT
THE SUMMIT AT RIVERY PARK
PHASE 7
A 0.722 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
City of Georgetown
Williamson County, Texas

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819 Phase 7 DATE: Feb., 2016 SHEET 1 of 3

DRAWN BY:	REVIEWED BY: PJS	APPROVED BY: TST

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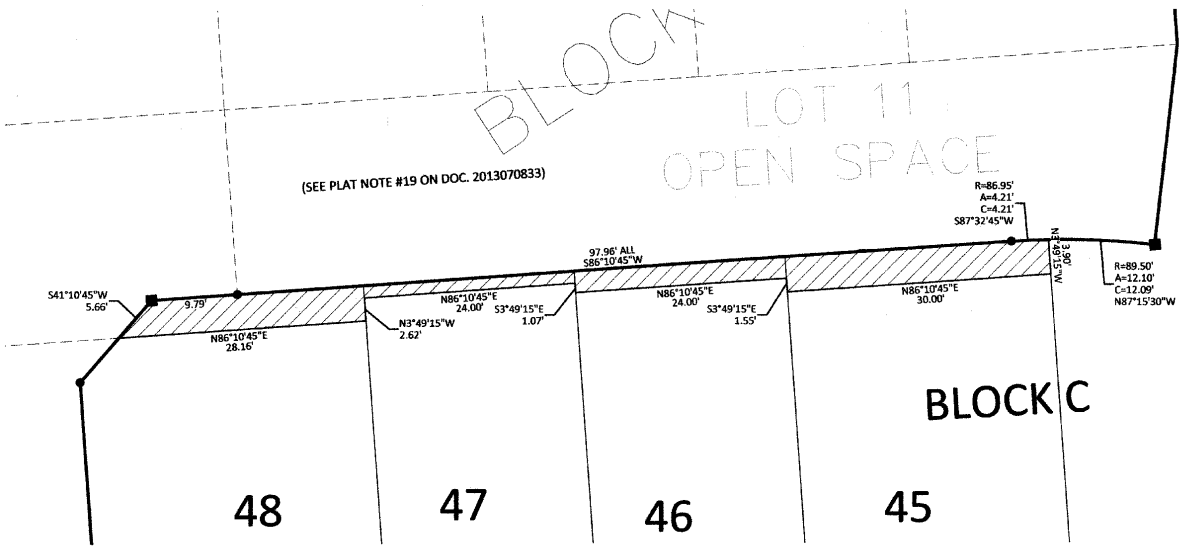
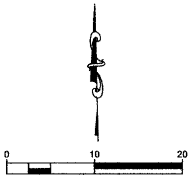
L:\PROJECTS 2016\21819 Phase 7\DRAWINGS\PLAT\Final Plat Phase 7.dwg, Greg

Doc #2016076297



ELECTRIC EASEMENT DETAIL

(SEE PLAT NOTE #16)



SCALE: 1"=10'

FINAL PLAT

THE SUMMIT AT RIVERY PARK PHASE 7

A 0.722 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
City of Georgetown
Williamson County, Texas

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 | WEB STEGERBIZZELL.COM
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DRAWN BY: | REVIEWED BY: PJS | APPROVED BY: TST

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L:\PROJECTS 2006\21819 Phase 7\DRAWINGS\PLAT\Final Plat Phase 7.dwg, 3/31/2016 1:55:47 PM, CAROL

Doc# 2016076297

Perimeter Field Notes

BEING 0.722 of an acre of land, situated in the Nicholas Porter Survey, Abstract No. 497, in Williamson County, Texas, said land being a portion of that certain Lot 4, Block A, of The Rivery Park II, a subdivision of record in Cabinet AA, Slides 20-23, of the Plat Records of Williamson County, Texas. Surveyed on the ground in the month of June, 2014, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found on the Northeast line of Lot 49, Block C, of Brownstone at the Summit Phases 5 and 6, a subdivision of record as Document No. 2013116146 of the Official Public Records of Williamson County, Texas, marking the most southerly corner of Lot 10, Block C, of Brownstone at the Summit Phases 2, 3, and 4, a subdivision of record as Document No. 2013070833 of the Official Public Records of Williamson County, Texas, for the most northerly Southwest corner hereof;

Thence, along the east line of the said Lot 10, Block C, of Brownstone at the Summit, Phases 2, 3 and 4, N 3°46'15" W, 35.84 feet to an iron pin found and N 41°10'45" E, 12.33 feet to a concrete monument found marking an interior corner of the said Lot 10, Block C, of Brownstone at the Summit Phases 2, 3, and 4, for the most westerly Northwest corner hereof;

THENCE, N 86°10'45" E, at 9.79 feet pass an iron pin found marking the most easterly Southeast corner of the said Lot 10, Block C, of Brownstone at the Summit Phases 2, 3, and 4, being the Southwest corner of Lot 11, Block C, of the said Brownstone at the Summit Phases 2, 3, and 4, and continuing along the south line of the said Lot 11, Block C, of the Brownstone at the Summit Phases 2, 3, and 4, for a total distance of 97.96 feet, in all, to an iron pin found at the beginning of a curve to the right, (Radius = 89.50 feet, Long Chord bears S 88°35'53" E, 16.29 feet) and along the said curve for an arc distance of 16.31 feet to a concrete monument found marking the Southeast corner of the said Lot 11, Block C, of the Brownstone at the Summit Phases 2, 3, and 4, for an interior corner hereof;

THENCE, N 6°37'15" E, 22.86 feet to an iron pin found marking the Northeast corner of the said Lot 11, Block C, of the Brownstone at the Summit Phases 2, 3, and 4, being the Southeast corner of Lot 8, Block C, of the said Brownstone at the Summit Phases 2, 3, and 4, and continuing along the east line of the said Lot 8, Block C, of the Brownstone at the Summit Phases 2, 3, and 4, N 3°49'15" W, 7.46 feet to a concrete monument set for the most northerly Northwest corner hereof;

THENCE, S 61°24'30" E, 154.22 feet to a concrete monument set for the most easterly corner hereof;

THENCE, S 63°13'30" W, 5.64 feet to an iron pin set; S 58°46'45" W, 27.57 feet to an iron pin set; S 28°35'30" W, 48.95 feet to an iron pin set ; S 49°45'15" W, 10.67 feet to an iron pin set; and S 48°40'30" W, 44.01 feet to an iron pin set for a southerly corner hereof;

THENCE, along a curve to the left, (Radius = 95.40 feet, Long Chord bears N 41°04'08" W, 4.46 feet), an arc distance of 4.46 feet to an iron pin set for an interior corner hereof;

THENCE, S 12°31'00" W, 46.08 feet to a concrete monument set for the Southeast corner hereof;

THENCE, N 77°29'00" W, at 105.42 feet pass an iron pin found marking the Northeast corner of Lot 13, Block D, of the said Brownstone at the Summit Phases 5 and 6, for a total distance of 129.34 feet, in all, to an iron pin found marking an interior corner of the said Lot 13, Block D, of the Brownstone at the Summit Phases 5 and 6, for the most southerly Southwest corner hereof;

THENCE, N 12°31'00" E, 46.53 feet to an iron pin found marking the most northerly corner of the said Lot 13, Block D, of Brownstone at the Summit Phases 5 and 6, at the most easterly corner of Highknoll Lane as shown on the plat of Brownstone at the Summit Phases 5 and 6, crossing said Highknoll Lane, N 20°43'15" W, 44.11 feet to an iron pin found marking the Northeast corner of the said Highknoll Lane as shown on the plat of Brownstone at the Summit Phases 5 and 6, marking the most easterly corner of the said Lot 49, Block C, of Brownstone at the Summit Phases 5 and 6, for an interior corner hereof;

THENCE, along the Northeast line of the said Lot 49, Block C, of Brownstone at the Summit Phases 5 and 6, as follows; along a curve to the right, (Radius = 5.00 feet, Long Chord bears N 76°17'19" W, 5.89 feet), an arc distance of 6.30 feet to an iron pin found at the beginning of a curve to the left, (Radius = 122.00 feet, Long Chord bears N 44°46'50" W, 19.41 feet), and along the said curve for an arc distance of 19.44 feet to the Place of BEGINNING and containing 0.722 of an acre of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane

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

I, Patrick J. Stevens, 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 Georgetown, Williamson County, Texas, this 28 day of June, 2016.

Patrick J. Stevens
Registered Professional Surveyor No. 5784
State of Texas

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

I, James M. Cummins, 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 herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0290E,and 48491C0295E 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 Georgetown, Williamson County, Texas, this 26TH day of JUNE, 2016.

James M. Cummins
Registered Professional Engineer No.105952
State of Texas

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

I, Jeff Novak,President of Novak Brothers Texas Brownstone LLC, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2007090686 of the Official Public Records of Williamson County, Texas, do hereby subdivide said tract as shown hereon, and do hereby state that there are no lienholders on said tract, 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 SUMMIT AT RIVERY PARK PHASE 7.

TO CERTIFY WHICH, WITNESS by my hand this 28 day of June, 2016.

Jeff Novak, President
Novak Brothers Texas Brownstone LLC
204 Adams Street
Georgetown, Texas 78628

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 28th day of June, 2016.

Notary Public in and for the State of Texas
My Commission expires on: 11/22 day of 2018

State of Texas
Notary Public
Jennifer Sparks
My Commission Expires 11/22/2018

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 complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Dave Hall, Flood Plain Coordinator
City of Georgetown

8/18/2016
Date

I, Sofia Nelson, Director of Planning and Development Services of the City of Georgetown,under the authority granted me in Section 3.08.040 of the Unified Development Code, in accordance with the Texas Local Government Code §212.016 do hereby certify this plat as approved for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson, Director
Planning and Development Services
Jordan Maddox for Sofia Nelson

This subdivision to be known as THE SUMMIT AT RIVERY PARK PHASE 7 has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Georgetown Planning and Zoning Commission on the 6th day of November 2012 A.D.

Josh Schroeder, Chairman
7/19/16
Date

Scott Rankin, Secretary
Kevin Pitts, Vice Chair
7/19/16
Date

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 was filed for record in my office on the 19th day of August, 2016, A.D., at 11:35 o'clock, a. m. and duly recorded on the 19th day of August, 2016, A.D., at 12:05 o'clock, p.m. in the Plat Records of said County in Document No. 2016076297.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas the date last shown above written.

Nancy Rister, Clerk
County Court of Williamson County, Texas
By: Connie Phelps Deputy
Connie Phelps

FINAL PLAT
THE SUMMIT AT RIVERY PARK PHASE 7

A 0.722 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
City of Georgetown
Williamson County, Texas

STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626	
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700	WEB STEGERBIZZELL.COM
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS		

JOB No. 21819 Phase 7 DATE: June, 2016 SHEET 3 of 3

DRAWN BY:	REVIEWED BY: PJS	APPROVED BY: TST

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2017109231 PLAT Total Pages: 3

PLAT MAP RECORDING SHEET

DEDICATOR(s):

BRAE GROUP LTD
NOVAK BROTHERS LLC
NOVAK BROTHERS TEXAS BROWNSTONES LLC

SUBDIVISION NAME: SUMMIT AT RIVERY PARK PHASES 8 AND 9

PROPERTY IS DESCRIBED AS: 1.836 ACRES NICHOLAS PORTER SURVEY ABSTRACT NO 497 REPLAT OF A PORTION OF LOT 4 BLOCK A RIVERY PARK II

SUBMITTED BY: CITY OF GEORGETOWN

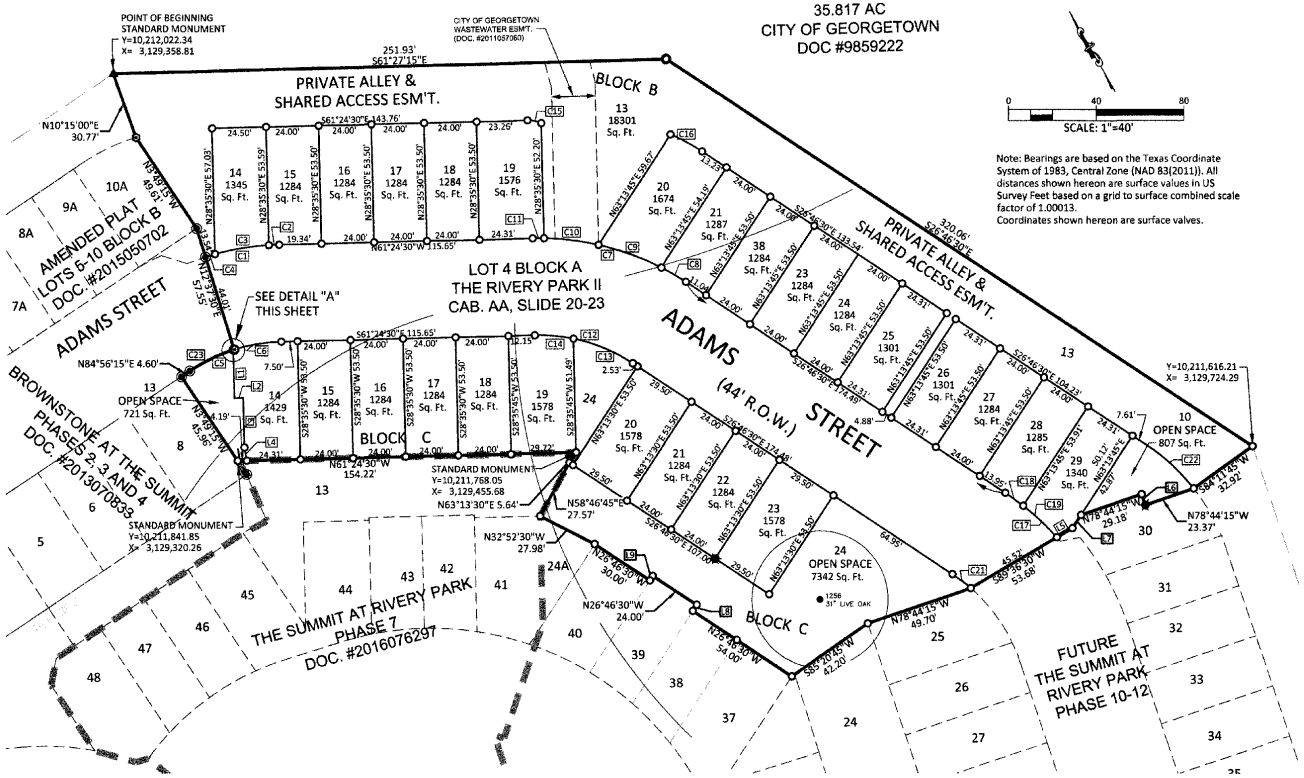
DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017109231

PLAT Fee: $166.00
11/28/2017 02:12 PM CPHELPS

Nancy E. Rister, County Clerk
Williamson County, Texas

DOC #2017109231



GENERAL NOTES:

1. Total Acres: 1.836 AC.
2. Number of lots: 30
3. Number of blocks: 2
4. Area of smallest lot: 721 SQ. FT.
5. Building setbacks will be in accordance with the Summit at the Rivery Planned Unit Development.
6. Sidewalks will be constructed and street trees planted in accordance with the Summit at the Rivery Planned Unit Development.
7. Utilities provided by the City of Georgetown are water, wastewater, and electric.
8. All structures/obstructions are prohibited in drainage easements.
9. There are no areas within the boundaries of this subdivision in the 100-year flood plain as defined by FIRM Map Number 48491C0290E and 48491C0295E, effective date of September 26, 2008.
10. 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.
11. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Pollution Abatement Plan is required by the Texas Commission on Environmental Quality prior to construction.
12. Impervious coverage requirements will be shared throughout the entire Summit development in accordance with the Summit at the Rivery PUD and as computed in the agreement recorded in Document #2011026648 of the Official Records of Williamson County.
13. Tree preservation requirements will be shared throughout the entire Summit development in accordance with the Summit at the Rivery Planned Unit Development and the City Council approved tree preservation plan.
14. 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 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, being further described as Horizontal Zone 939.
    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.
15. Utility and service providers shall have access through the private alleys in the shared access easement, green space, and common areas.
16. This subdivision is subject to all general notes and restrictions appearing on the Rivery Park II plat, recorded in Cabinet AA, Slides 20-23, of the Plat Records of Williamson County, and Final Plat Brownstone at the Summit Phases 2, 3 and 4 as recarded in Doc. #2013070833 of the Official Public Records of Williamson County, Texas, except when in conflict with the PUD or when they have been removed through the replatting process and replaced herein.
17. Parkland requirements for this development will be met through fees in lieu of land.
18. No obstructions or landscaping other than grass is permitted within electric easements in green space lots.
19. Linear footage and acreage of new street: Adams Street - 399 L.F., 0.40 Ac.
20. Onsite drainage is private and will be maintained by HOA.
21. The monuments of this plat have been rotated to the NAD-83/93 HARN-Texas Central Zone and NAVD-88.

Curve Table				
Curve #	Length	Radius	Chord	Ch Brg
C1	A=33.96	R=122.00'	C33.86'	N69°22'13"W
C2	A=4.67	R=122.00'	C4.67'	N62°29'27"W
C3	A=24.78	R=122.00'	C24.74'	N69°24'22"W
C4	A=4.51	R=122.00'	C4.51'	N76°17'09"W
C5	A=22.01	R=78.00'	C21.94'	S85°44'04"E
C6	A=22.11	R=78.00'	C22.03'	S69°31'48"E

Curve Table				
Curve #	Length	Radius	Chord	Ch Brg
C7	A=73.75	R=122.00'	C72.63'	N44°05'32"W
C8	A=12.99	R=122.00'	C12.98'	N29°49'29"W
C9	A=30.38	R=122.00'	C30.31'	N40°00'34"W
C10	A=25.19	R=122.00'	C25.14'	N53°03'32"W
C11	A=5.19	R=122.00'	C5.19'	N60°11'30"W
C12	A=47.15	R=78.00'	C46.44'	N44°05'32"W

Curve Table				
Curve #	Length	Radius	Chord	Ch Brg
C13	A=29.42	R=78.00'	C29.25'	N37°34'54"W
C14	A=17.73	R=78.00'	C17.69'	N54°53'57"W
C15	A=6.45	R=14.50'	C6.40'	S48°39'30"E
C16	A=16.36	R=91.50'	C16.33'	N31°53'45"W
C17	A=31.08	R=122.00'	C30.99'	N19°28'38"W
C18	A=10.07	R=122.00'	C10.07'	N24°24'38"W

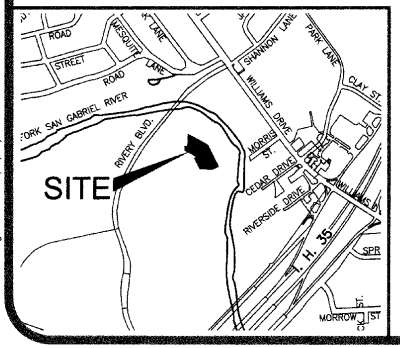
Curve Table				
Curve #	Length	Radius	Chord	Ch Brg
C19	A=21.01	R=122.00'	C20.98'	N17°06'47"W
C21	A=10.55	R=78.00'	C10.54'	N22°53'59"W
C22	A=29.36	R=91.50'	C29.23'	S17°33'23"E
C23	A=22.42	R=78.00'	C22.34'	N85°35'08"W

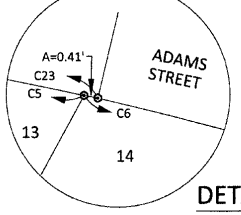
HERITAGE TREE SCHEDULE

1256 31" LIVE OAK

Line Table		
Line #	Length	Direction
L1	21.93'	S28°35'30"W
L2	4.00'	S61°24'30"E
L3	22.45'	S28°35'30"W
L4	6.08'	S19°07'45"W
L5	8.16'	N89°36'30"E
L6	5.19'	N11°15'45"E
L7	7.25'	S63°13'45"W
L8	3.30'	N63°13'30"E
L9	2.37'	S63°13'30"W

LOCATION MAP - NOT TO SCALE





DETAIL "A"
NOT TO SCALE

OWNERS:
Brae Group Ltd.
Novak Brothers Texas Brownstone LLC,
Managing Partner
Jeff Novak, President
202 Adams Street
Georgetown, Texas 78628

ENGINEER/SURVEYOR:
Steger Bizzell
1978 S. Austin Ave.
Georgetown, TX 78626
(512) 930-9412

LEGEND
- ● - 1/2" IRON ROD WITH CAP FOUND (UNLESS STATED OTHERWISE)
- ○ - 1/2" IRON PIN WITH CAP STAMPED "RPLS 5784" OR "STEGER BIZZELL" SET (UNLESS STATED OTHERWISE)
- ◉ - 1/2" IRON PIN WITH CAP STAMPED "RPLS 5784" FOUND
- ▲ MAG NAIL FOUND
- ✱ COTTON SPINDLE SET
- ⊙ "X" IN CONCRETE FOUND

STATE OF TEXAS REGISTERED MIGUEL ANGEL ESCOBAR 5630 PROFESSIONAL LAND SURVEYOR

11/13/2017

FINAL PLAT

THE SUMMIT AT RIVERY PARK PHASES 8 AND 9

A 1.836 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
City of Georgetown
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ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

CASE No. FP-2017-006

JOB No. 21819-9-10 DATE: OCT., 2017 SHEET 1 of 2 | DRAWN BY: gad | REVIEWED BY: | APPROVED BY:

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Doc # 2017109231

Perimeter Description

BEING 1.836 acres of land, situated in the Nicholas Porter Survey, Abstract No. 497, patented in conflict with the Orville Perry Survey, Abstract No.10, in Williamson County, Texas, said land being a portion of Lot 4, Block A, of The Rivery Park II, a subdivision of record in Cabinet AA, Slide 20-23, of the Plat Records of Williamson County, Texas. Surveyed on the ground in the month of July, 2015, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at a concrete monument found on the north line of the above-referenced Lot 4, being the south line of that certain tract of land, called 35.817 acres, as conveyed to the City of Georgetown by deed recorded as Document No. 9859222 of the Official Records of Williamson County, Texas, being the most northerly corner of Brownstone at the Summit Phases 2, 3 and 4, a subdivision of record as Document No. 2013070833 of the Official Public Records of Williamson County, Texas, for the most northerly corner hereof;

THENCE, along the Northeast line of the said Lot 4, being the Southwest line of the said 35.817 acre City of Georgetown tract, S 61°27'15" E, 251.93 feet to an iron pin found and S 28°46'30" E, 320.06 feet to a iron pin found for the most easterly corner hereof;

THENCE, S 84°08'30" W, 32.92 feet to an iron pin set; S 78°44'15" W, 23.37 feet to an iron pin set; N 11°15'45" E, 5.19 feet to an iron pin set; N 78°44'15" W, 29.18 feet to an iron pin set; S 83°13'45" W, 7.25 feet to an iron pin set; S 89°36'30" W, 53.68 feet to an iron pin set; N78°44'15" W, 49.70 feet to an iron pin set; S 85°20'45" W, 42.20 feet to an iron pin set for the most southerly corner hereof;

THENCE, N 26°46'30" W, 54.00 feet to an iron pin set; N 63°13'30" E, 3.30 feet to an iron pin set; N 26°46'30" W, 24.00 feet to an iron pin set; S 63°13'30" W, 2.37 feet to an iron pin set; N 26°46'30" W, 30.00 feet to an iron pin set; N 32°52'30" W, 27.98 feet to an iron pin set; N 58°46'45" E, 27.57 feet to an iron pin set; N63°13'30"E, 5.64 feet to a concrete monument set; and N 61°24'30" W, 154.22 feet to an iron pin set on the east line of Lot 8, Block C, of the said Brownstone at the Summit Phases 2, 3 and 4, for the Southwest corner hereof;

THENCE, along the east line of the said Brownstone at the Summit Phases 2, 3 and 4, as follows; N 3°49'15" W, 45.96 feet to an iron pin found; N 84°56'15" E, 4.60 feet to an iron pin found at the beginning of a curve to the right (Radius = 78.00 feet, Long Chord bears S 85°35'15" E, 22.34 feet), an arc distance of 22.42 feet to an iron pin found; N 12°37'30" E, 57.55 feet to an iron pin found; N 3°49'15" W, 49.61 feet to an iron pin found and N 10°15'00" E, 30.77 feet to the PLACE OF BEGINNING and containing 1.836 acres of land within these metes and bounds.

Note: Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD 83(2011)). All distances shown hereon are surface values in US Survey Feet based on a grid to surface combined scale factor of 1.00013. Coordinates shown hereon are surface values. All iron pins set with cap stamped "STEGER BIZZELL" or "RPLS 5784".

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

I, Miguel A Escobar, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 13TH day of NOVEMBER, 2017, A.D.

Miguel A. Escobar, LSLS, RPLS
Texas Registration No. 5630
State of Texas

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

I, James M. Cummins, 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 herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Numbers 48491C0290E and 48491C0295E, 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 Georgetown, Williamson County, Texas.
this 2ND day of NOVEMBER, 2017.

James M. Cummins
Registered Professional Engineer No. 105952
State of Texas

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

Brae Group Ltd., a Texas limited partnership, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2007090686 of the Official Public Records of Williamson County, Texas, and 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 THE SUMMIT AT RIVERY PARK PHASES 8 AND 9.

TO CERTIFY WHICH, WITNESS by my hand this 18TH day of October, 2017.

Brae Group Ltd., a Texas limited partnership
By Novak Brothers LLC General Partner
By Jeff Novak
Its Managing Member
201 Adams St.
Georgetown, TX 78628

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, Managing Member of Novak Brothers LLC, acting in its capacity as General Partner of Brae Group, Ltd. a Texas limited partnership, on behalf of said partnership , known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 18 day of October, 2017.

Notary Public in and for the State of Texas
My Commission expires on: 23 day of MAY, 2020

LYNN KABELLA
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP 05-23-2020
NOTARY ID 12653380-2

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

Novak Brothers Texas Brownstones, LLC, a Texas limited liability company, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2011024262 of the Official Public Records of Williamson County, Texas, and 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 THE SUMMIT AT RIVERY PARK PHASES 8 AND 9.

TO CERTIFY WHICH, WITNESS by my hand this 18TH day of October, 2017.

Novak Brothers Texas Brownstones LLC
By Jeff Novak
Its President
201 Adams St.
Georgetown, TX 78628

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, President of Novak Brothers Brownstones, LLC, a Texas limited liability company, on behalf of said Company, known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 18 day of October, 2017

Notary Public in and for the State of Texas
My Commission expires on: 23 day of MAY, 2020

LYNN KABELLA
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP 05-23-2020
NOTARY ID 12653380-2

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

5-N Investments, LLC, a Texas limited liability company, Lien Holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2012034963 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 THE SUMMIT AT RIVERY PARK PHASES 8 AND 9.

TO CERTIFY WHICH, WITNESS by my hand this 18 day of October, 2017.

5-N Investments, LLC, a Texas limited liability company
by Novak Brothers, LLC, General Partner
By: Jeff Novak
Its Managing Member
201 Adams St.
Georgetown, TX 78628

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, Managing Member of Novak Brothers, LLC acting in its capacity as General Partner of 5-N Investments, LLC, a Texas limited liability company, on behalf of said company, known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 18 day of October, 2017.

Notary Public in and for the State of Texas
My Commission expires on: 23 day of MAY, 2020

LYNN KABELLA
NOTARY PUBLIC-STATE OF TEXAS
COMM EXP 05-23-2020
NOTARY ID 12653380-2

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 complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Glen Holcomb, Flood Plain Coordinator, Building Official — 11-15-17
Glen Holcomb — Date
City of Georgetown

I, Sofia Nelson, Planning Director of the City of Georgetown, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson, Planning Director — 11.15.17 Date
City of Georgetown, Texas

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 was filed for record in my office on the 28TH day of NOV, 2017 A.D., at 2:00 o'clock, P.m. and duly recorded on the 28TH day of NOV, 2017, A.D., at 2:13 o'clock, P.m. in the Plat Records of said County in Document No. 2017109231.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas the date last shown above written.

Nancy Rister, Clerk
County Court of Williamson County, Texas
By: Connie Phelps Deputy
Connie Phelps

FINAL PLAT
THE SUMMIT AT RIVERY PARK PHASES 8 AND 9

A 1.836 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
City of Georgetown
Williamson County, Texas

STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700	WEB STEGERBIZZELL.COM
SERVICES	>>ENGINEERS	>>PLANNERS	>>SURVEYORS

CASE No. FP-2017-006

JOB No. 21819-9-10 DATE: OCT., 2017 SHEET 2 of 2

DRAWN BY: gad	REVIEWED BY:	APPROVED BY:

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2018009050 PLAT Total Pages: 4

PLAT MAP RECORDING SHEET

DEDICATOR(s):

NOVAK BROTHERS TEXAS BROWNSTONE LLC

SUBDIVISION NAME: SUMMITT AT RIVERY PARK PHASES 10 - 12

PROPERTY IS DESCRIBED AS: 3.684 ACRES NICHOLAS PORTER SURVEY ABSTRACT NO 497

SUBMITTED BY: CITY OF GEORGETOWN

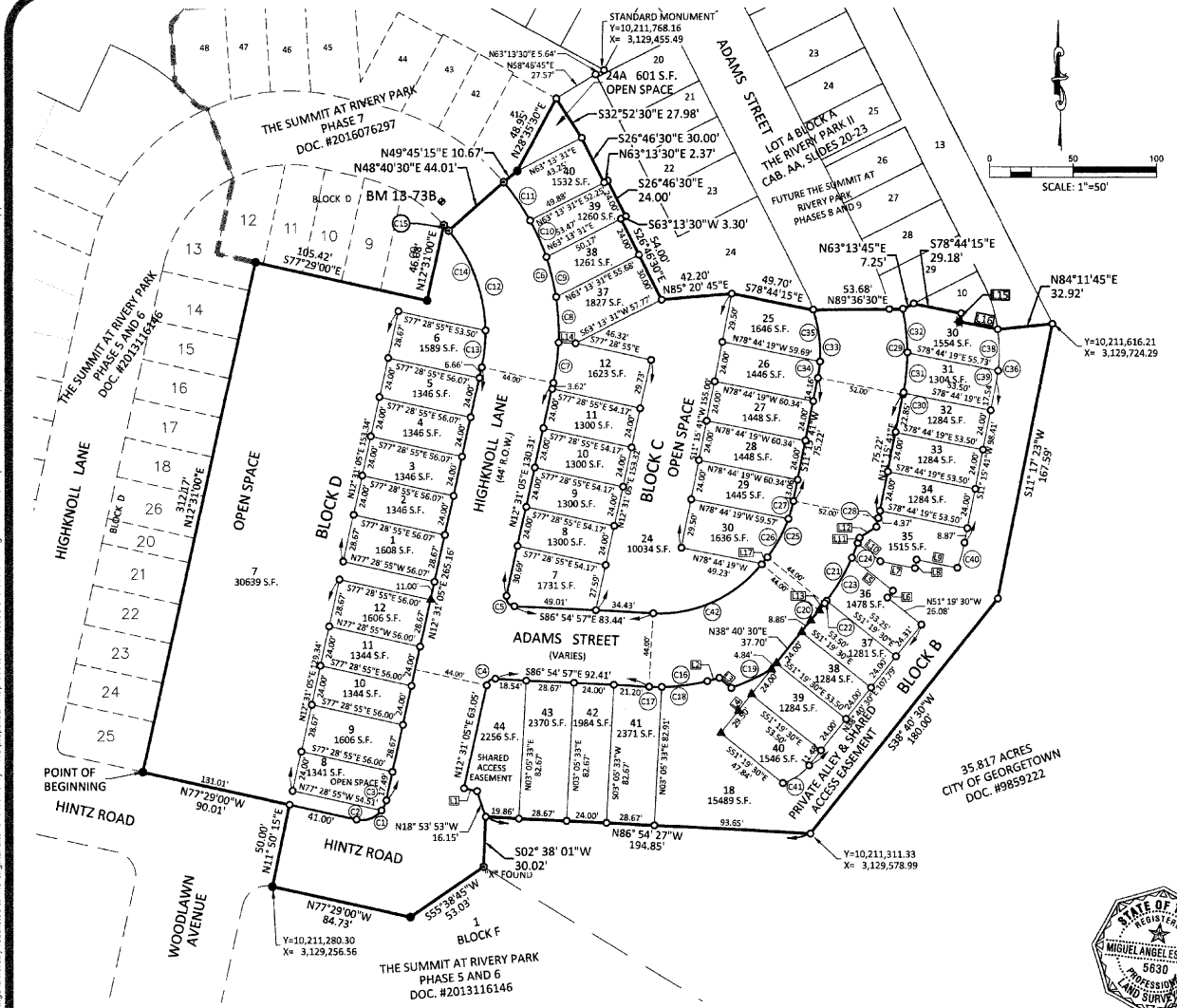
DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2018009050

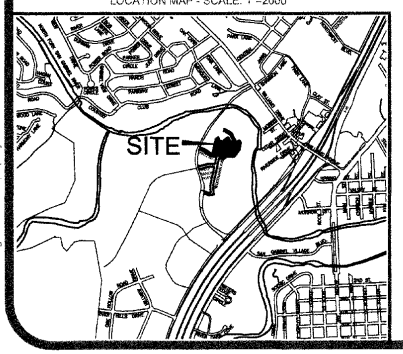
PLAT Fee: $241.00
02/01/2018 03:01 PM CPHELPS

Nancy E. Rister, County Clerk
Williamson County, Texas

Doc #2018009050



1. Total Acres: 3.684 AC.
2. Number of lots: 46
3. Number of blocks: 3
4. Area of smallest lot: 601 SQ. FT.
5. Building setbacks will be in accordance with The Summit at Rivery Park Planned Unit Development.
6. Sidewalks will be constructed and street trees planted in accordance with the Summit at Rivery Park Planned Unit Development.
7. Utilities provided by the City of Georgetown are water, wastewater, and electric.
8. Structures / obstructions are prohibited in drainage easements.
9. There are no areas within the boundaries of this subdivision in the 100-year flood plain as defined by FIRM Map Number 48491C0290E and 48491C0295E, effective date of September 26, 2008.
10. 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.
11. Monuments of this plat have been rotated to NAD 83/93 HARN-Texas Central Zone and NAVD 88. Bearings are based on the Texas Coordinate System of 1983. Central Zone (NAD 83 (2011)). All distances and coordinates shown hereon are surface values in US Survey Feet based on a grid to surface combined scale factor of 1.00013.
12. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Pollution Abatement Plan is required by the Texas Commission on Environmental Quality prior to construction.
13. Impervious coverage allowances shall be in accordance with the P.U.D.
14. The tree canopy requirements shall be in accordance with the P.U.D.
15. 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 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, being further described as Horizontal Zone 939. 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.
16. Utility and service providers shall have access through the private alleys in the shared access easement, green space and common areas.
17. This subdivision is subject to all general notes and restrictions appearing on the Rivery Park II plat, recorded in Cabinet AA, Slides 20-23 and Rivery Park plat, recorded in Cabinet W, Slides 212-214, of the Plat Records of Williamson County.
18. Parkland requirements for this development will be met through fees in lieu of land.
19. Linear footage and acreage of new streets: Highknoll Lane - 387 lf, 0.40 Ac., Hintz Road - 108 lf, 0.12 Ac. and Adams Street - 352 lf, 0.39 Ac.
20. 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 that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
21. 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.
22. Neither the City of Georgetown nor Williamson County assumes any responsibility for the accuracy of 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.
23. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
24. This plat is subject to the provisions of the City of Georgetown Water Conservation Ordinance.
25. The subdivision subject to this application is subject to the Water Quality regulations of the City of Georgetown.
26. A Geologic Assessment, in accordance with the City of Georgetown Water Quality Regulations, was completed on 12-12-2016. Any springs and streams as identified in the Geologic Assessment are shown herein.



BENCHMARK #13-73B - SQUARE CHISEL SET ON BACK OF CURB LOCATED ON THE SOUTH SIDE OF HIGHKNOLL LANE AND IN LINE WITH THE EAST FACE OF BUILDING 11.
PROJECT ELEV = 738.92 (NAVD88 ELEV = 738.32)

LEGEND
- ● - 1/2" IRON ROD FOUND
- ◉ - 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5784"
- ○ - 1/2" IRON ROD SET WITH CAP STAMPED "STEGER BIZZELL"
- ▲ P.K. NAIL FOUND
- ● - COTTON SPINDLE FOUND
- ■ - STANDARD MONUMENT FOUND

P.U.E. - PUBLIC UTILITY EASEMENT
B.L. - BUILDING LINE
- ◬ MAG NAIL SET WITH WASHER STAMPED "STEGER BIZZELL"
- ⊙ "X" SET IN CONCRETE, OR AS NOTED
- ✲ COTTON SPINDLE SET

SHEET INDEX

SHT. 1	PLAT AND NOTES
SHT. 2	CURVE AND LINE TABLES
SHT. 3	DEDICATION PAGE

OWNERS:
Novak Brothers
Texas Brownstone LLC
Jeff Novak, President
204 Adams St.
Georgetown, Texas 78628

ENGINEER/SURVEYOR:
Steger Bizzell
1978 S. Austin Ave.
Georgetown, TX 78626
(512) 930-9412

STATE OF TEXAS REGISTERED MIGUEL ANGEL ESCOBAR 5630 PROFESSIONAL LAND SURVEYOR
12/19/2017

FINAL PLAT
THE SUMMIT AT RIVERY PARK PHASES 10-12

A 3.684 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
City of Georgetown
Williamson County, Texas

STEGER BIZZELL
FP-2017-022
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-161 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819-8 DATE: August 29, 2017 SHEET 1 of 3 DRAWN BY: gad REVIEWED BY: APPROVED BY:

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Doc# 2018009050

Curve Table					
Curve #	Delta	Radius	Length	Chord	Ch Brg
C1	090°00'00"	15.00'	23.56'	21.21'	N57°31'05"E
C2	064°16'46"	15.00'	16.83'	15.96'	S70°22'42"W
C3	025°43'14"	15.00'	6.73'	6.68'	S25°22'42"W
C4	080°33'59"	5.00'	7.03'	6.47'	N52°48'04"E
C5	099°26'01"	5.00'	8.68'	7.63'	N37°11'56"W
C6	052°45'43"	139.40'	128.37'	123.88'	N13°51'47"W
C7	010°03'18"	139.40'	24.46'	24.43'	N07°29'26"E
C8	011°15'06"	139.40'	27.38'	27.33'	N03°09'46"W
C9	010°08'02"	139.40'	24.66'	24.62'	N13°51'20"W
C10	009°53'22"	139.40'	24.06'	24.03'	N23°52'01"W
C11	011°25'56"	139.40'	27.81'	27.77'	N34°31'40"W
C12	052°15'52"	95.40'	87.02'	84.04'	N13°36'50"W
C13	013°20'28"	95.40'	22.21'	22.16'	S05°50'55"W
C14	041°36'01"	95.40'	69.27'	67.75'	S21°37'21"E
C15	002°40'36"	95.40'	4.46'	4.46'	S41°04'08"E

Curve Table					
Curve #	Delta	Radius	Length	Chord	Ch Brg
C16	016°27'05"	122.00'	35.03'	34.91'	N84°51'31"E
C17	003°30'40"	122.00'	7.48'	7.48'	S88°40'17"E
C18	012°56'25"	122.00'	27.55'	27.50'	N83°06'10"E
C19	011°40'15"	130.00'	26.48'	26.43'	N65°02'22"E
C20	003°39'14"	122.00'	7.78'	7.78'	N40°33'31"E
C21	019°21'48"	122.00'	41.23'	41.03'	S29°03'00"W
C22	000°55'08"	122.00'	1.96'	1.96'	N38°16'20"E
C23	014°01'16"	122.00'	29.86'	29.78'	N30°48'08"E
C24	004°25'24"	122.00'	9.42'	9.42'	N21°34'48"E
C25	027°28'13"	78.00'	37.40'	37.04'	S24°59'48"W
C26	019°24'31"	78.00'	26.42'	26.30'	S29°01'38"W
C27	008°03'42"	78.00'	10.97'	10.97'	S15°17'32"W
C28	002°25'31"	130.00'	5.50'	5.50'	N12°28'27"E
C29	022°42'22"	130.00'	51.52'	51.18'	N00°05'30"W
C30	000°30'21"	130.00'	1.15'	1.15'	N11°15'41"E

Curve Table					
Curve #	Delta	Radius	Length	Chord	Ch Brg
C31	010°38'54"	130.00'	24.16'	24.13'	N05°25'11"E
C32	011°33'08"	130.00'	26.21'	26.17'	N05°40'07"W
C33	030°17'11"	78.00'	41.23'	40.75'	S03°52'54"E
C34	007°14'48"	78.00'	9.87'	9.86'	S07°26'50"W
C35	023°01'59"	78.00'	31.36'	31.15'	S07°26'48"E
C36	019°38'52"	91.50'	31.38'	31.22'	N01°27'33"E
C38	015°36'08"	91.50'	24.92'	24.84'	N00°33'49"W
C39	004°02'44"	91.50'	6.46'	6.45'	N09°15'37"E
C40	009°39'52"	92.01'	15.52'	15.50'	N16°10'13"E
C41	034°53'19"	31.50'	19.18'	18.89'	N56°07'10"E
C42	054°36'03"	78.00'	74.38'	71.59'	S85°45'59"W

THERE IS NO CURVE NUMBER 37 IN THIS DRAWING

Line Table		
Line #	Direction	Length
L1	N77°28'55"W	8.00'
L2	N74°52'27"E	7.49'
L3	S49°38'07"E	9.39'
L4	S38°40'30"W	48.66'
L5	N51°19'30"W	31.25'
L6	N38°40'30"E	5.19'
L7	S78°44'19"E	21.11'
L8	N11°15'41"E	5.19'
L9	S78°44'19"E	25.00'
L10	S51°19'30"E	17.21'

Line Table		
Line #	Direction	Length
L11	N18°34'25"E	3.38'
L12	N57°21'25"E	12.04'
L13	N38°43'54"E	5.41'
L14	S87°32'13"E	10.15'
L15	S11°15'45"W	5.19'
L16	S78°44'15"E	23.37'
L17	N38°43'54"E	5.02'

STATE OF TEXAS REGISTERED MIGUEL ANGEL ESCOBAR 5830 PROFESSIONAL LAND SURVEYOR

12/18/2017

FINAL PLAT

THE SUMMIT AT RIVERY PARK PHASES 10-12

A 3.684 Acre Subdivision situated in the
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FP-2017-022

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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819-8 DATE: August 29, 2017 SHEET 2 of 3

DRAWN BY: gad REVIEWED BY: APPROVED BY:

L:\PROJECTS 2005\21819-8-Phase 8\CAD\Final Plat\Final Plat.DWG, Curve Table, 11/1/2017 10:44:58 AM

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Doc #2018009050

PERIMETER DESCRIPTION

BEGINNING, at a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the north right of way line of Hintz Rd., a 50.00 foot wide roadway, as dedicated on the recorded map of THE SUMMIT AT RIVERY PARK PHASES 5 AND 6, a map of which is recorded in Document No. 2013116146, of the Official Public Records of Williamson County, Texas for the southeast corner of Lot 25, Block D, said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6, for the western most southwest corner of the herein described tract;

THENCE, North 12°31'00" East, with an east line of said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6, a distance of 312.17 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the south boundary line of Lot 12, Block D, THE SUMMIT AT RIVERY PARK PHASE 7, a map of which is recorded in Document No. 2016076297, said Official Public Records, for a corner of said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6 and the northwest corner of the herein described tract;

THENCE, with said south and east boundary line of THE SUMMIT AT RIVERY PARK PHASE 7, the following six (6) courses and distances:

1. South 77°29'00" East, a distance of 105.42 feet, to a concrete monument found for the southeast corner of said THE SUMMIT AT RIVERY PARK PHASE 7;
2. North 12°31'05" East, a distance of 46.08 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
3. with said non-tangent curve to the right, an arc distance of 4.46 feet, feet, having a radius of 95.40 feet, feet, a central angle of 2°40'48.00", and a chord that bears South 41°04'08" East, a chord distance of 4.46 feet, feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
4. North 48°40'36" East, a distance of 44.01 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
5. North 49°45'22" East, a distance of 10.67 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found;
6. North 28°35'25" East, a distance of 48.95 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found for the north corner of the herein described tract, from which point a concrete monument found for the northeast corner of said THE SUMMIT AT RIVERY PARK PHASE 7 bears North 58°46'45" East, 27.57 feet and North 63°13'30" East, 5.64 feet;

THENCE, over and across Lot 4, Block A, THE RIVERY PARK II, a map of which is recorded in Cabinet AA, Slides 20-23, of the Plat Records of Williamson County, Texas, the following fourteen (14) courses and distances:

1. South 32°52'28" East, a distance of 27.98 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
2. South 26°46'29" East, a distance of 30.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
3. North 63°13'31" East, a distance of 2.37 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
4. South 26°46'29" East, a distance of 24.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
5. South 63°13'31" West, a distance of 3.30 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
6. South 26°46'29" East, a distance of 54.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
7. North 85°20'45" East, a distance of 42.20 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
8. South 78°44'19" East, a distance of 49.70 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
9. North 89°36'23" East, a distance of 53.68 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
10. North 63°13'44" East, a distance of 7.25 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
11. South 78°44'19" East, a distance of 29.18 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
12. South 11°15'41" West, a distance of 5.19 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
13. South 78°44'19" East, a distance of 23.37 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", set;
14. North 84°08'32" East, a distance of 32.89 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the east line of said Lot 4, same line being a west line of that certain 35.817 acre tract of land conveyed to the City of Georgetown, of record in Document #9859222, said Official Public Records, for the northeast corner of the herein described tract;

THENCE, with the common line of said Lot 4 and said City of Georgetown Tract, the following four (4) courses and distances:

1. South 11°16'34" West, a distance of 167.61 feet, to a 1/2 inch iron rod found;
2. South 38°40'30" West, a distance of 180.00 feet, to a cotton spindle found for the southeast corner of the herein described tract;
3. North 86°54'27" West, a distance of 194.85 feet, to a PK nail found;
4. South 02°38'01" West, a distance of 30.02 feet, to a PK nail found on the north boundary line of Lot 1, Block F, said THE SUMMIT AT RIVERY PARK PHASES 5 AND 6;

THENCE, South 55°38'45" West, with the north line of said Lot 1, a distance of 53.03 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found for a corner of said Lot 1;

THENCE, North 77°29'00" West, continuing with the north line of said Lot 1, a distance of 84.73 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found on the eastern boundary of said Hintz Road, for a corner of said Lot 1 and the southernmost southwest corner of the herein described tract;

THENCE, North 12°31'05" East, with said eastern boundary of Hintz Road, a distance of 50.00 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784", found for a corner of said Hintz Road;

THENCE, North 77°28'55" West, with the northern right-of-way line of Hintz Road, a distance of 90.61 feet, to the **POINT OF BEGINNING**, and containing 3.684 acres of land, more or less, within these metes and bounds.

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

I, Jeff Novak, President of Novak Brothers Texas Brownstone LLC, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2007090686 of the Official Public Records of Williamson County, Texas, do hereby subdivide said tract as shown hereon, and do hereby state that there are no lienholders on said tract, 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 SUMMIT AT RIVERY PARK PHASES 10-12.

TO CERTIFY WHICH, WITNESS by my hand this 9 day of JANUARY, 2017.

Jeff Novak, President
Novak Brothers Texas Brownstone LLC
204 Adams Street
Georgetown, Texas 78628

LYNN KABELLA
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP 05-23-2020
NOTARY ID 12653380-2

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 9 day of JANUARY, 2017.

Notary Public in and for the State of Texas
My Commission expires on: 5 day of 2020

LYNN KABELLA
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP 05-23-2020
NOTARY ID 12653380-2

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

I, Miguel A. Escobar, 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 Georgetown, Williamson County, Texas, this 10th day of DECEMBER, 2017.

Miguel A. Escobar
Registered Professional Surveyor No. 5630
State of Texas

STATE OF TEXAS
REGISTERED
MIGUEL ANGEL ESCOBAR
5630
PROFESSIONAL
LAND SURVEYOR

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

I, James M. Cummins, 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 herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0290E and 48491C0295E 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 Georgetown, Williamson County, Texas, this 11TH day of DECEMBER, 2017.

James M. Cummins
Registered Professional Engineer No.105952
State of Texas

STATE OF TEXAS
JAMES M. CUMMINS
105952
LICENSED
PROFESSIONAL ENGINEER

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 complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Glen Holcomb — 1-30-2017
~~Flood Plain Coordinator~~ Building Official — Date
City of Georgetown
GLEN HOLCOMB

I, Sofia Nelson, Director of Planning and Development Services of the City of Georgetown,under the authority granted me in Section 3.08.040 of the Unified Development Code, in accordance with the Texas Local Government Code §212.016 do hereby certify this plat as approved for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson, Director
Planning and Development Services

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate was filed for record in my office on the 13th day of February, 2018, A.D., at 3:01 o'clock, P.m. and duly recorded on the 13th day of February, 2018, A.D., at 3:01 o'clock, P.m. in the Plat Records of said County in Document No. 2018009050.

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.

COUNTY COURT WILLIAMSON COUNTY, TEXAS

Nancy Rister, Clerk
County Court of Williamson County, Texas
Connie Phelps
By: _____ Deputy
Connie Phelps

FINAL PLAT

THE SUMMIT AT RIVERY PARK PHASES 10-12

A 3.684 Acre Subdivision situated in the
Nicholas Porter Survey Abstract No.497
A Replat of a portion of Lot 4, Block A,
The Rivery Park II
A Subdivision of Record in Cabinet AA, Slides 20-23
City of Georgetown
Williamson County, Texas

STEGER BIZZELL

FP-2017-022

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819-8 DATE August 29, 2017 SHEET 3 DRAWN BY: gad REVIEWED BY: APPROVED BY:

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L:\PROJECTS 2006\21819-8-Phase 8\CAD\Final Plat\Final Plat.DWG, Dedication, 11/1/2017 10:45:03 AM

2018063263 PLAT Total Pages: 3

PLAT MAP RECORDING SHEET

DEDICATOR(s):

BRAE GROUP LTD
NOVAK BROTHERS LLC

SUBDIVISION NAME: SUMMIT AT RIVERY PARK PHASES 8-12 LOTS 24A AND 39A BLOCK C AMENDED

PROPERTY IS DESCRIBED AS: SEE INSTRUMENT

SUBMITTED BY: CITY OF GEORGETOWN

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2018063263

PLAT Fee: $166.00
07/18/2018 11:13 AM CPHELPS

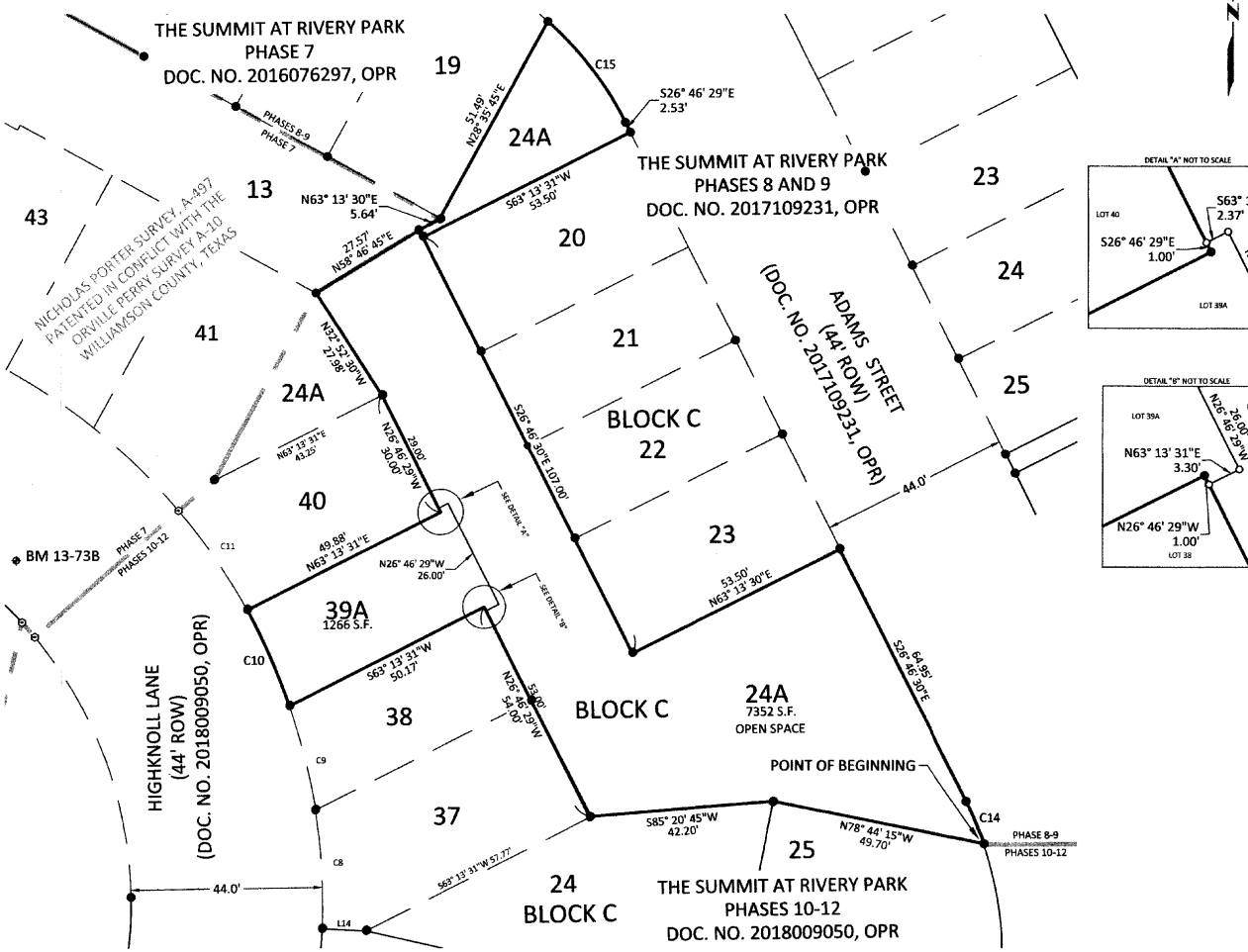
Nancy E. Rister, County Clerk
Williamson County, Texas

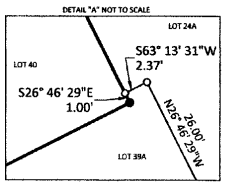
Doc# 20180632163

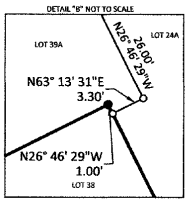
Line Table		
Line #	Direction	Length
L14	S87°32'13"E	10.15'

Curve Table					
Curve #	Delta	Radius	Length	Chord	Ch Brg
C8	011°15'06"	139.40'	27.38'	27.33'	N03°09'46"W
C9	010°08'02"	139.40'	24.66'	24.62'	N13°51'20"W
C10	009°53'22"	139.40'	24.06'	24.03'	N23°52'01"W

Curve Table					
Curve #	Delta	Radius	Length	Chord	Ch Brg
C11	011°25'56"	139.40'	27.81'	27.77'	N34°31'40"W
C14	007°45'00"	78.00'	10.55'	10.54'	S22°53'59"E
C15	021°38'50"	78.00'	29.42'	29.25'	S37°34'54"E



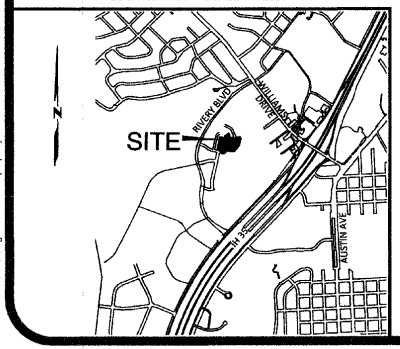




GRAPHIC SCALE: 1" = 20'

1. Total Acres: 0.1978 Ac (8618 Sq. Ft.)
2. Number of lots: 2
3. Number of blocks: 1
4. Area of smallest lot: 1266 SQ. FT.
5. Building setbacks will be in accordance with The Summit at Rivery Park Planned Unit Development.
6. Sidewalks will be constructed and street trees planted in accordance with the Summit at Rivery Park Planned Unit Development.
7. Utilities provided by the City of Georgetown are water, wastewater, and electric.
8. Structures / obstructions are prohibited in drainage easements.
9. There are no areas within the boundaries of this subdivision in the 100-year flood plain as defined by FIRM Map Number 48491C0290E and 48491C0295E, effective date of September 26, 2008.
10. 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 $\frac{1}{2}$ inch per foot for a distance of at least 10 feet.
11. Monuments of this plat have been rotated to NAD 83/93 HARN-Texas Central Zone and NAVD 88. Bearings are based on the Texas Coordinate System of 1983. Central Zone (NAD 83 (2011)). All distances and coordinates shown hereon are surface values in US Survey Feet based on a grid to surface combined scale factor of 1.00013.
12. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Pollution Abatement Plan is required by the Texas Commission on Environmental Quality prior to construction.
13. Impervious coverage allowances shall be in accordance with the P.U.D.
14. The tree canopy requirements shall be in accordance with the P.U.D.
15. 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 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, being further described as Horizontal Zone 939. 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.
16. Utility and service providers shall have access through the private alleys in the shared access easement, green space and common areas.
17. This subdivision is subject to all general notes and restrictions appearing on the Rivery Park II plat, recorded in Cabinet AA, Slides 20-23 and Rivery Park plat, recorded in Cabinet W, Slides 212-214, of the Plat Records, and Document No. 2017109231, 2018009050, Official Public Records of Williamson County.
18. Parkland requirements for this development will be met through fees in lieu of land.
19. Intentionally deleted.
20. 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 that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
21. 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.
22. Neither the City of Georgetown nor Williamson County assumes any responsibility for the accuracy of 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.
23. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
24. This plat is subject to the provisions of the City of Georgetown Water Conservation Ordinance.
25. The subdivision subject to this application is subject to the Water Quality regulations of the City of Georgetown.
26. A Geologic Assessment, in accordance with the City of Georgetown Water Quality Regulations, was completed on 12-12-2016. Any springs and streams as identified in the Geologic Assessment are shown herein.

LOCATION MAP - SCALE: 1"=2000'



BENCHMARK #13-73B - SQUARE CHISEL SET ON BACK OF CURB LOCATED ON THE SOUTH SIDE OF HIGHKNOLL LANE AND IN LINE WITH THE EAST FACE OF BUILDING 11.
PROJECT ELEV = 738.92 (NAVD88 ELEV = 738.32)

OWNERS:
Brae Group Ltd.
1500 Rivery Blvd, Ste 2200
Georgetown, Texas 78628

ENGINEER/SURVEYOR:
Steger Bizzell
1978 S. Austin Ave.
Georgetown, TX 78626
(512) 930-9412

SHEET INDEX
SHT. 1 PLAT AND NOTES
SHT. 2 DEDICATION PAGE

STATE OF TEXAS
REGISTERED
MIGUEL ANGEL SEDDAR
6810
PROFESSIONAL
LAND SURVEYOR
6/21/2018

LEGEND
- o 1/2" IRON ROD SET WITH CAP STAMPED "STEGER BIZZELL"
- ● 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5784, OR STEGER BIZZELL" (UNLESS OTHERWISE NOTED)
- ● COTTON SPINDLE FOUND
- ⊕ "X" FOUND IN CONCRETE
- P.U.E. - PUBLIC UTILITY EASEMENT
- B.L. - BUILDING LINE

FINAL PLAT OF LOTS 24A AND 39A, BLOCK C, THE SUMMIT AT RIVERY PARK PHASES 8-12 SUBDIVISION

AN AMENDED PLAT OF LOT 24, BLOCK C, THE SUMMIT AT RIVERY PARK PHASES 8 & 9, AND LOT 39, BLOCK C, THE SUMMIT AT RIVERY PARK PHASES 10-12 SITUATED IN THE NICHOLAS PORTER SURVEY, A-497
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

STEGER BIZZELL

FP-2018-023

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB No. 21819-8 DATE: JUNE 20, 2018 SHEET 1 of 2

DRAWN BY: SMF | REVIEWED BY: AER | APPROVED BY:

These drawings are the sole property of STEGER BIZZELL. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER BIZZELL is strictly prohibited.

\\NAS\JOBS\2019\19-0-21819-8\Survey\Plat\NAD\21819-8 PLAT-1.dwg, 6/20/2018 1:01:47 PM, ANDRAU, PLAT-1 (General Documentation).pc3

Doc# 2018063263

Perimeter Description

BEING 0.1978 acres of land, situated in the Nicholas Porter Survey, Abstract No. 497, patented in conflict with the Orville Perry Survey, Abstract No. 10, in Williamson County, Texas, said land being a portion of Lot 4, Block A, of The Rivery Park II, a subdivision of record in Cabinet AA, Slide 20-23, of the Plat Records of Williamson County, Texas, also being all of Lot 24, Block C, THE SUMMIT AT RIVERY PARK PHASES 8 AND 9, a subdivision of record in Document No. 2017109231, Official Public Records, Williamson County, Texas, and all of Lot 39, Block C, THE SUMMIT AT RIVERY PARK PHASES 10-12, a subdivision of record in Document No. 2018009050, Official Public Records, Williamson County, Texas.

BEGINNING at 1/2 inch iron rod found with cap in the west right-of-way line of Adams Street, having a right-of-way width of 44 feet, of record in Document No. 2017109231, said Official Public Records, at the northeast corner of Lot 25, said SUMMIT AT RIVERY PARK PHASES 10-12 subdivision, for the southeast corner hereof;

THENCE, N78°44'15" W, with the north line of said Lot 25, and the south line of this tract, a distance of 49.70 feet, to an 1/2 inch iron rod found with cap at the northwest corner of said Lot 25, being the northeast corner of Lot 24, Block C, said SUMMIT AT RIVERY PARK PHASES 10-12 subdivision, for an angle point in the south line of this tract;

THENCE, S 85°20'45" W, with the north line of said Lot 24, Block C, said SUMMIT AT RIVERY PARK PHASES 10-12 subdivision, a distance of 42.20 feet, to an 1/2 inch iron rod found with cap, being an angle point in the north line of said Lot 24, Block C, said SUMMIT AT RIVERY PARK PHASES 10-12 subdivision, being the west corner of Lot 37, Block C, said SUMMIT AT RIVERY PARK PHASES 8 AND 9 subdivision and being the southwest corner hereof;

THENCE, with the west line hereof, the following six (6) courses:

1. North 26°46'29" West, with the northeast line of Lots 37 and 38, Block C, of said SUMMIT AT RIVERY PARK PHASES 10-12, a distance of 54.00 feet, to a 1/2 inch iron rod found with cap, for the north corner of said Lot 38;
2. South 63°13'31" West, with the northwest line of said Lot 38, a distance of 50.17 feet, to a 1/2 inch iron rod found with cap, in the east line of Highknoll Lane, having a right-of-way width of 44 feet, of record in Document No. 2018009050, Official Public Records, Williamson County, Texas, for the west corner of said Lot 38;
3. with a non-tangent curve to the left, with the east right-of-way line of said Highknoll Lane, an arc distance of 24.06 feet, having a radius of 139.40 feet, a central angle of 009°53'22", and a chord that bears North 23°52'01" West, a chord distance of 24.03 feet, to a 1/2 inch iron rod found with cap for the south corner of lot 40, Block C, said SUMMIT AT RIVERY PARK PHASES 10-12;
4. North 63°13'31" East, with the southeast line of said Lot 40, a distance of 49.88 feet, to a 1/2 inch iron rod found with cap for the east corner of said Lot 40;
5. North 26°46'29" West, with the northeast line of said Lot 40, a distance of 30.00 feet, to a 1/2 inch iron rod found with cap, being the north corner of said Lot 40 and the east corner of Lot 24A , Block C, of said SUMMIT AT RIVERY PARK PHASES 10-12;
6. North 32°52'30" West, with the northeast line of said Lot 24A, a distance of 27.98 feet, to a 1/2 inch iron rod found with cap, being the east corner of Lot 41, Block C, of THE SUMMIT AT RIVERY PARK PHASE 7, a subdivision of record in Document No. 2016076297, Official Public Records, Williamson County, Texas, being the north corner of said Lot 24A, and being a corner of Lot 13, Block C, of said SUMMIT AT RIVERY PARK PHASE 7, for the northwest corner hereof;

THENCE, with a southeast line of said Lot 13, being the northwest line of this tract, the following two (2) courses:

1. North 58°46'45" East, a distance of 27.57 feet to a 1/2 inch iron rod found with cap;
2. North 63°13'30" East, a distance of 5.64 feet to a 1/2 inch iron rod found with cap at the south corner of Lot 19, said SUMMIT AT RIVERY PARK PHASES 8 AND 9, and an angle in the northwest line hereof;

THENCE, North 28°35'45" East, with the southeast line of said Lot 19, continuing with the northwest line hereof, a distance of 51.49 feet, to a 1/2 inch iron rod found with cap in the west right-of-way line of said Adams Street, for the east corner of said Lot 19;

THENCE, with the west right-of-way line of said Adams Street, the following two (2) courses:

1. with a curve to the right, an arc distance of 29.42 feet, having a radius of 78.00 feet, a central angle of 021°36'50", and a chord that bears South 37°34'54" East, a chord distance of 29.25 feet, to a 1/2 inch iron rod found with cap;
2. South 26°46'29" East, a distance of 2.53 feet, to a 1/2 inch iron rod found with cap at the north corner of Lot 20, said SUMMIT AT RIVERY PARK PHASES 8 AND 9, being an east corner hereof;

THENCE, South 63°13'31" West, with the northwest line of said Lot 20, a distance of 53.50 feet, to a 1/2 inch iron rod found with cap, for the west corner of said Lot 20, being an interior ell corner hereof;

THENCE, South 26°46'30" East, with the southwest lines of Lots 20, 21, 22, and 23, Block C, of said SUMMIT AT RIVERY PARK PHASES 8 AND 9, a distance of 107.00 feet, to a 1/2 inch iron rod found with cap, for the south corner of said Lot 23, being an interior ell corner hereof;

THENCE, North 63°13'30" East, with the southeast line of said Lot 20, a distance of 53.50 feet, to a 1/2 inch iron rod found with cap on the west right-of-way line of said Adams Street, for the east corner of said Lot 23, for a northeast corner hereof;

THENCE, South 26°46'30" East, with the west right-of-way line of said Adams Street, a distance of 64.95 feet to a 1/2 inch iron rod found with cap;

THENCE, continuing with said west right-of-way line of said Adams Street, with a curve to the right, an arc distance of 10.55 feet, having a radius of 78.00 feet, a central angle of 007°45'00", and a chord that bears South 22°53'59" East, a chord distance of 10.54 feet, to the PLACE OF BEGINNING and containing 0.1978 acres (8618 square feet) of land within these metes and bounds.

Note: Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD 83(2011)). All distances shown hereon are surface values in US Survey Feet based on a grid to surface combined scale factor of 1.00013. All caps are stamped "STEGER BIZZELL" or "RPLS 5784".

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

I, James M. Cummins, 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 herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0290E,and 48491C0295E 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 Georgetown, Williamson County, Texas, this 21ST day of JUNE, 2018.

James M. Cummins
Registered Professional Engineer No.105952
State of Texas

STATE OF TEXAS OF JAMES M. CUMMINS 105952 LICENSED PROFESSIONAL ENGINEER

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

Brae Group Ltd., a Texas limited partnership, owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2007090686 of the Official Public Records of Williamson County, Texas, and 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 LOTS 24A, AND 39A, BLOCK C, THE SUMMIT AT RIVERY PARK PHASES 8 -12 SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this 26 day of June, 2018.

Brae Group, Ltd., a Texas limited partnership

By: Novak Brothers, LLC, a Texas limited liability company, its general partner

By:
Name: Jeffrey L. Novak
Title: Vice President
1500 Rivery Blvd, Ste 2200
Georgetown, Texas 78628

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

Before me, the undersigned authority, on this day personally appeared Jeff Novak, known to 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.

GIVEN UNDER MY HAND AND SEAL of office this 26 day of June, 2018.

Notary Public in and for the State of Texas
My Commission expires on: 5-3-20

LYNN KABELLA
NOTARY PUBLIC-STATE OF TEXAS
COMM. EXP. 05-23-2020
NOTARY ID 12653380-2

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

We, Vista Bank, Lien Holder of the certain 0.1978 acre tract of land shown hereon and described in a deed recorded in Document No. 2007090688, of the Official Records of Williamson County, Texas, do hereby consent to the amendment 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 LOTS 24A, AND 39A, BLOCK C, THE SUMMIT AT RIVERY PARK PHASES 8 -12 SUBDIVISION

TO CERTIFY WHICH, WITNESS by my hand this 2 day of July, 2018.

Brian Pierce
Vista Bank
4621 50th. Street
Lubbock TX 79414

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Brian Pierce, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 2nd day of July, 2018.

Notary Public in and for the State of Texas
My Commission expires on: 04-03-2022

JENNIFER HEARRON
Notary Public, State of Texas
Notary ID# 129585094
My Commission Expires 04-03-2022

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

I, Miguel A. Escobar, 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 Georgetown, Williamson County, Texas, this 21ST day of JUNE, 2018.

Miguel A. Escobar
Registered Professional Surveyor No. 5630
State of Texas

STATE OF TEXAS REGISTERED MIGUEL ANGEL ESCOBAR 5630 PROFESSIONAL LAND SURVEYOR

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 complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Glenn Holcomb, Chief Building Official
City of Georgetown

7-10-18
Date

I, Sofia Nelson, Director of Planning Department of the City of Georgetown, under the authority granted me in Section 3.08.040 of the Unified Development Code, in accordance with the Texas Local Government Code §212.016 do hereby certify this plat as approved for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson, Director
Planning Department

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate was filed for record in my office on the 18th day of July, 2018, A.D., at 11:00 o'clock, A.m. and duly recorded on the 18th day of July, 2018, A.D., at 11:18 o'clock, A. m. in the Plat Records of said County in Document No. 2018063263.

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.

COUNTY COURT WILLIAMSON COUNTY, TEXAS

Nancy Rister, Clerk
County Court of Williamson County, Texas
By: Connie Phelps Deputy
Connie Phelps

FINAL PLAT OF LOTS 24A AND 39A, BLOCK C, THE SUMMIT AT RIVERY PARK PHASES 8-12 SUBDIVISION

AN AMENDED PLAT OF LOT 24, BLOCK C, THE SUMMIT AT RIVERY PARK PHASES 8 & 9, AND LOT 39, BLOCK C, THE SUMMIT AT RIVERY PARK PHASES 10-12 SITUATED IN THE NICHOLAS PORTER SURVEY, A-497 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

STEGER BIZZELL

FP-2018-023

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626	
METRO 512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700	WEB	STEGERBIZZELL.COM
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS		

JOB No. 21819-8 DATE: JUNE 20, 2018 SHEET 2 of 2

DRAWN BY: SMF	REVIEWED BY:	APPROVED BY:

These drawings are the sole property of STEGER BIZZELL. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER BIZZELL is strictly prohibited

I:\PROJECTS\21819-8 COUNTY LINE\CAD\PLAT\21819-8 LOT 24 AND 39 REVISED PLAT-1.DWG, 6/20/2018 3:30:01 PM, SMF (General Documentation).pc3

Cabinet AA Slide 20 Doc. 2005012659

SUBDIVISION PLAT OF THE RIVERY PARK II

A RESUBDIVISION OF 75.379 ACRES
AND BEING A 25.233 ACRE PORTION OF THE 32.675 ACRE LOT 3,
A 2.582 ACRE PORTION RIVERY BLVD. AND ALL OF THE 47.564 ACRE LOT 2
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325–326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

0 50 100 150 200
1"=100'

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD w/CAP SET EXCEPT AS NOTED
- ⊙ 1/2" IRON ROD w/CAP SET "STANDARD MONUMENT"
- ◉ 1/2" IRON ROD w/CAP SET "PERMANENT MONUMENT" (APPENDIX H CITY OF GEORGETOWN SUBDIVISION REGULATIONS)
- ▲ P/K NAIL FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- ■ HWY MONUMENT FOUND
- △ CALCULATED POINT

(UNLESS OTHERWISE NOTED)

(XXX)	RECORD INFORMATION CAB. P, SLIDE 325
W.C.R.P.R.	WILLIAMSON COUNTY REAL PROPERTY RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
CGS	COTTON GIN SPINDLE
A.E.	ACCESS EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	12°48'13"	117.32'	525.00'	N05°19'23"E	117.07'
C2	27°02'52"	472.07'	1000.00'	N01°40'15"W	467.70'
C3	13°05'49"	166.75'	729.50'	S03°19'41"E	166.39'
C4	31°20'46"	275.00'	502.66'	S07°27'00"W	271.59'
C5	90°21'26"	47.31'	30.00'	N34°37'21"E	42.56'
C6	13°21'56"	233.27'	1000.00'	N06°02'06"W	232.74'
C7	2°28'37"	43.23'	1000.00'	N13°57'23"W	43.23'
C8	2°19'51"	29.68'	729.50'	N02°03'23"E	29.68'
C9	12°36'50"	160.60'	729.50'	N09°31'45"E	160.28'
C10	21°46'20"	277.21'	729.50'	S14°06'30"W	275.54'
C11	9°09'29"	116.60'	729.50'	N20°24'54"E	116.48'
C12	11°12'20"	195.57'	1000.00'	N06°15'02"E	195.26'
C13	10°45'58"	137.07'	729.50'	N04°29'31"W	136.87'
C14	19°47'20"	288.22'	834.50'	S15°05'59"W	286.79'
C15	7°51'33"	39.16'	285.50'	S09°08'04"W	39.13'
C16	16°43'50"	91.84'	314.50'	S04°41'56"W	91.51'
C17	6°53'33"	101.83'	846.50'	S07°06'45"E	101.77'
C18	25°03'00"	298.18'	682.00'	S67°16'42"W	295.81'
C19	12°29'03"	148.60'	682.00'	S73°33'41"W	148.31'
C20	12°33'58"	149.58'	682.00'	S61°02'11"W	149.28'
C21	14°51'13"	216.34'	834.50'	S12°37'54"W	215.73'
C22	4°56'08"	71.88'	834.50'	S22°31'35"W	71.86'
C23	5°19'24"	154.02'	1657.82'	N12°32'12"W	153.96'
C24	4°28'01"	129.25	1657.82'	N12°57'53"W	129.22'
C25	0°51'22"	24.77'	1657.82'	N10°18'11"W	24.77'
C26	1°11'22"	17.57'	846.50'	S04°15'40"E	17.57'
C27	5°42'11"	84.26'	846.50'	S07°42'26"E	84.22'

35.817 ACRES
PARCEL B
CITY OF GEORGETOWN
DOC. #9859222

35.817 ACRES
PARCEL B
CITY OF GEORGETOWN
DOC. #9859222

NOTE: THE STATE PLANE COORDINATES, AND THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83/93 HARN AND NAVD 88 DATUM AS REFERENCED IN THE HORIZONTAL AND VERICAL CONTROL FOR THE CITY OF GEORGETOWN, TEXAS, 1996. COMBINED SCALE FACTOR FOR GEORGETOWN NETWORK IS 0.99986630. ALL DISTANCES ARE SURFACE DISTANCES.

LOCATION MAP
(N.T.S.)

REMAINDER LOT 3
[THE RIVERY SUBDIVISION]
[CABINET P, SLIDES 325–326]

LOT 4
20.42 AC.

3.01 AC.
LOT 3

LOT 2
2.79 AC.

BLOCK "A"

LOT 1
0.80 AC.

LOT 2
BLOCK "A"
THE RIVERY PARK
DOC. # 2002066148
CAB. "W", SLIDES 212–214
W.C.P.R.

LOT 7
0.52 AC.

LOT 6
0.55 AC.

LOT 5
0.53 AC.

4.23 AC.
LOT 3

1.63 AC.
LOT 2

1.41 AC.
LOT 1

RIVERY BLVD.
ROW VARIES

HACIEA LOS LOBOS BLVD.
DOC. NO. 2002043147
64' ROW

SLOPE & UITLITY EASEMENT
DOC. # 2002098517

SLOPE & UITLITY EASEMENT
DOC. # 2002098518

15' ACCESS & UTILITY EASEMENT
DOC. NO. _____

20' P.U.E. DOC. # 2002046138

20' P.U.E. DOC. # 2002043146

20' WW EASEMENT

LCRA EASEMENT VOL. 2443, PG. 607

26.823 ACRES
PARCEL A
TEXAS PARKS & RECREATION FOUNDATION
DOC. #9659297

N. 10209221.328
E. 3128857.557

N. 10209276.043
E. 3128867.331

N. 10208584.545
E. 3127918.206

N=10207443.412
E=3128248.647

SEE SHEET 2

THE RIVERY PHASE ONE
CABINET X, SLIDES 193–196

LOT 1
BLOCK "B"

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING–URBAN DESIGN
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512)892–0353 FAX: (512) 899–0655

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512) 899–0601 FAX: (512) 899–0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.–GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

REVISION DATE: 12/03/04

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5965
Austin, Texas 78750 FAX 219-5966

Scale: 1"=100'	Date: 10/28/04
Disk: \JSI\33901	Book: 320,324
Drawn by: BJM	
File: 33901PL1R.DWG	
Approved by: BJM	
Project No.: 339-01.16	

SHEET 1 OF 4

PHOTOGRAPHIC MYLAR

Cabinet AA Slide 21 Doc. 2005012657

SUBDIVISION PLAT OF THE RIVERY PARK II

A RESUBDIVISION OF 75.379 ACRES
AND BEING A 25.233 ACRE PORTION OF THE 32.675 ACRE LOT 3,
A 2.582 ACRE PORTION RIVERY BLVD. AND ALL OF THE 47.564 ACRE LOT 2
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

0 50 100 150 200
1"=100'

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD w/CAP SET EXCEPT AS NOTED
- ⊙ 1/2" IRON ROD w/CAP SET "STANDARD MONUMENT" (APPENDIX H CITY OF GEORGETOWN SUBDIVISION REGULATIONS)
- ◉ 1/2" IRON ROD w/CAP SET "PERMANENT MONUMENT" (APPENDIX H CITY OF GEORGETOWN SUBDIVISION REGULATIONS)
- ▲ P/K NAIL FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- ■ HWY MONUMENT FOUND
- △ CALCULATED POINT

(UNLESS OTHERWISE NOTED)

(XXX)	RECORD INFORMATION CAB. P SLIDES 325
W.C.R.P.R.	WILLIAMSON COUNTY REAL PROPERTY RECORDS
W.C.P.R.	WILLIAMSON COUNTY PLAT RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
CGS	COTTON GIN SPINDLE
A.E.	ACCESS EASEMENT

NUM	DISTANCE	BEARING
L1	19.64'	N02°00'18"E
(L1)	(19.55')	(N03°54'35"E)
L2	36.44'	N63°16'44"E
(L2)	(36.43')	(N63°22'10"E)
L3	46.89'	N73°03'19"E
(L3)	(46.92')	(N72°55'21"E)
L4	110.57'	N37°52'59"E
(L4)	(110.65')	(N37°45'03"E)
L5	103.44'	N45°46'56"W
L6	30.02'	S02°37'36"W
(L6)	(30.00')	(S02°38'08"W)
L7	55.67'	S01°55'59"E
(L7)	(55.72')	(S01°51'55"E)
L8	14.94'	S09°53'53"W
(L8)	(15.09')	(S10°05'33"W)
L9	138.73'	N80°03'20"W
(L9)	(138.71')	(N80°00'52"W)
L10	15.06'	S10°00'10"W
(L10)	(15.06')	(S10°02'38"W)
L11	104.16'	N68°55'19"W
(L11)	(104.14')	(S68°52'38"E)
L12	44.67'	S61°46'24"W
(L12)	(44.63')	(S61°48'20"W)
L13	14.99'	S03°47'04"W
(L13)	(14.98')	(S03°57'56"W)
L14	68.66'	N86°13'51"W
(L14)	(68.66')	(N86°12'57"W)
L15	7.52'	S03°46'12"W
(L15)		(S03°53'53"W)
L16	20.75'	S75°31'33"W
L17	20.80'	N75°32'08"E
L18	28.04'	S34°17'35"W
L19	66.26'	N10°11'52"W
L20	41.31'	N65°24'17"W
L21	65.26'	S80°43'49"W

NOTE: 100 YEAR FLOOD-PLAIN DELINEATION SHOWN HEREON IS GRAPHICALLY DRAWN FROM FLOOD INSURANCE RATE MAP, WILLIAMSON COUNTY TEXAS AND INCORPORATED AREAS, PANEL 230 OF 400, MAP NO. 48491C0230C EFFECTIVE DATE: SEPTEMBER 27, 1991

26.823 ACRES
PARCEL A
TEXAS PARKS & RECREATION FOUNDATION
DOC. #9659297

96.3224 ACRES
GEORGETOWN COUNTRY CLUB
VOL. 232, PG. 578

[LOT 2]
[THE RIVERY SUBDIVISION]
[CABINET P, SLIDES 325-326]

RIVERY PARTNERS, LTD.
DOC. #9827304

6.53 AC.
LOT 4

4.23 AC.
LOT 3

8.80 AC.
LOT 6

2.67 AC.
LOT 5

1.63 AC.
LOT 2

1.41 AC.
LOT 1

17.80 AC.
LOT 7

BLOCK "B"

BLOCK "A"

LOT 1

LOT 6

LOT 1

BLOCK "B"

THE RIVERY PHASE ONE
CABINET X, SLIDES 193-196

20' WW EASEMENT

20' WW EASEMENT

20' P.U.E.

DOC. NO. 2002041346

RIVERY BOULEVARD

64' ROW
DOC. NO. 2002043147

HACIA LOS LOBOS BOULEVARD

N 10208156.881
E 3127002.214

SEE SHEET 1

SEE SHEET 3

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.-GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
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INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5966

Revision Date: 12/03/04
Scale: 1"=100' Date: 10/25/04
Disk: \JSI\33901 Book: 320,324
Drawn by: BJM
File: 33901PL2R.DWG
Approved by: BJM
Project No.: 339-01.16

SHEET 2 OF 4

PHOTOGRAPHIC MYLAR

Cabinet AA Slide 22 Doc. 2005012459

DESCRIPTION

A 75.379 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NICHOLAS PORTER SURVEY ABSTRACT NUMBER 497 AND THE J.B. PULSIFER SURVEY, ABSTRACT NUMBER 496, SITUATED IN WILLIAMSON COUNTY, TEXAS, ALL OF LOT 2, THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET P, SLIDES 325-326, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO RIVERY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 9827304, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNT, TEXAS, 25.233 ACRES OUT OF LOT 3 OF SAID THE RIVERY SUBDIVISION, CONVEYED TO RIVERY PARTNERS LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 9827304 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 2.582 ACRES CONVEYED TO RIVERY PARTNERS LTD., BY DEED RECORDED AS DOCUMENT NUMBER 2002098515 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at the south west corner of Lot 2, of said The Rivery Subdivision and the northwest corner of Lot 1, of said The Rivery Subdivision, same being in the east line of a 96.3224 acre tract conveyed to Georgetown Country Club, recorded in Volume 232, Page 578, of the Official Records of Williamson County, Texas, for the most westerly corner hereof;

THENCE, along the west line of said Lot 2 and the east line of said 96.3224 acre tract, the following nine (9) courses and distances:

1) N02°00'22"E, a distance of 19.64 feet, to a P-K nail found for an angle point hereof;

2) N09°56'06"E, a distance of 289.09 feet, to a P-K nail found for an angle point hereof;

3) N32°20'41"E, a distance of 208.15 feet, to a 1/2 inch iron rod found for an angle point hereof;

4) N29°48'01"E, a distance of 163.60 feet, to a 1/2 inch iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

5) N14°36'54"E, a distance of 204.32 feet, to a P-K nail found for an angle point hereof;

6) N44°01'05"E, a distance of 162.13 feet, to a P-K nail found for an angle point hereof;

7) N63°16'44"E, a distance of 36.44 feet, to a 1/2 inch iron rod found for an angle point hereof;

8) N73°03'18"E, a distance of 46.89 feet, to a 1/2 inch iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof; and

9) N37°53'00"E, a distance of 110.57 feet, to a 1/2 inch iron found for the northwest corner of said Lot 2, the east corner of said 96.3224 acre tract, the southwest corner of a 26.823 acre tract conveyed to Texas Parks and Recreation Foundation as Parcel A, recorded in Document Number 9659297, of the of Official Records of Williamson County, Texas, for the northwest corner hereof;

THENCE, along the north line of said Lot 2 and the south line of said 26.823 acres, the following three (3) courses and distances:

1) N77°41'27"E, a distance of 635.67 feet, to a 1/2 inch iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

2) N74°04'27"E, a distance of 347.96 feet, to a 1/2 inch iron rod found for an angle point hereof; and

3) N80°02'37"E, a distance of 971.26 feet, to a 1/2 inch iron rod found for the northeast corner of said Lot 2 and angle point hereof;

THENCE, leaving the north line of said Lot 2 and south line of said 26.823 acre tract, across Rivery Boulevard, S45°46'56"E, a distance of 103.44 feet, to a 1/2 inch iron rod found for the north west corner of said Lot 3, and an angle point hereof;

THENCE, along the east line of said Lot 3, same being the west line of a 35.817 acre tract conveyed to the City of Georgetown as Parcel B, recorded in Document Number 985922, of the Official Records of Williamson County, Texas, the following twentytwo (22) courses and distances:

1) N86°10'52"E, a distance of 237.35 feet, to a P-K nail found for an angle point hereof;

2) S61°27'55"E, a distance of 251.97 feet, to a 1/2 inch iron rod found for an angle point hereof;

3) S26°45'02"E, a distance of 320.03 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

4) S11°15'41"W, a distance of 167.55 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

5) S38°43'54"W, a distance of 179.92 feet, to a cotton gin spindle found for an angle point hereof;

6) N86°54'57"W, a distance of 194..86 feet to a P-K nail found for an angle point herof;

7) S02°37'36"W, a distance of 30.02 feet, to a P-K nail found for an angle point hereof;

8) S58°20'24"E, a distance of 177.97 feet, to a cotton gin spindle found for an angle point hereof;

9) S01°55'59"E, a distance of 55.67 feet, to a 1/2 inch iron rod found for an angle point hereof;

10) S28°26'53"W, a distance of 347.86 feet, to a cotton gin spindle found for an angle point herof;

11) S70°09'48"W, a distance of 244.64 feet, to a 1/2 inch iron rod found for an angle point hereof;

12) S09°53'53"W, a distance of 14.94 feet, to a 1/2 inch iron rod found for an angle point hereof;

13) N80°03'20"W, a distance of 138.73 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

14) S10°00'10"W, a distance of 15.06 feet, to a 1/2 inch iron rod found for an angle point hereof;

15) S68°55'19"E, a distance of 104.16 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

16) S67°41'15"E, a distance of 200.30 feet, to a P-K nail found for an angle point hereof;

17) S09°34'03"E, a distance of 143.93 feet, to a cotton gin spindle found for an angle point hereof;

18) S18°33'43"W, a distance of 274.80 feet, to a P-K nail found for an angle point hereof;

19) S61°46'24"W, a distance of 44.67 feet, to a P-K nail found for an angle point hereof;

20) S03°47'04"W, a distance of 14.99 feet, to a P-K nail found for an angle point hereof;

21) N86°13'51"W, a distance of 68.67 feet, to a 1/2 inch iron found for an angle point hereof; and

22) S03°48'03"W, a distance of 7.52 feet, to a 1/2 inch iron rod with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found for an angle point hereof;

THENCE, leaving the east line of said Lot 3 and west line of said 35.817 acre tract, across said Lot 3, the following two (2) courses and distances:

1) N86°58'39"W, a distance of 145.18 feet, to a 1/2 iron rod with brass disk found in concrete for an angle point hereof; and

2) S72°04'44"W, a distance of 262.36 feet, to a 1/2 iron rod found with plastic surveyor's cap (INTERSTATE SURVEYING, INC.) found in the east line of Rivery Boulevard for the most southerly southwest corner hereof;

THENCE, along the east line of Rivery Boulevard and the west line of said Lot 3, along a curve to the right, having a radius of 525.00 feet, a delta angle of 12°48'12", a chord distance of 117.07 feet (chord bears N05°19'23"E), an arc distance of 117.32 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for an angle point hereof;

Thence, leaviong the east line of River Boulevard and the west line of said Lot 3, through Rivery Boulevard, the following five (5) courses and distances:

1) N11°51'11"E, a distance of 111.00 feet, a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for a point of tangency hereof;

2) along a curve to the left, having a radius of 1000.00 feet, a delta angle of 27°02'52", a chord distance of 467.70 feet (chord bears N01°40'15"W), an arc distance of 472.07 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for a point of tangency hereof;

3) N15°11'42"W, a distance of 220.61 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for a point of curvature hereof;

4) along a curve to the right, having a radius of 1657.82 feet, a delta angle of 05°19'24", a chord distance of 153.97 feet (chord bears N12°32'00"W), an arc distance of 154.03 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for a point of compound curvature hereof; and

5) along a curve to the right, having a radius of 729.50 feet, a delta angle of 13°03'33", a chord distance of 165.91 feet (chord bears N03°20'43"W), an arc distance of 166.27 feet, to a a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set, in the east line of said Lot 2, for an angle point hereof;

THENCE, along the east line of said Lot 2 and the west line of Rivery Boulevard, along a curve to the left, having a radius of 502.66 feet, a delta angle of 31°20'46", a chord distance of 271.59 feet (chord bears S07°27'00"W), an arc distance of 275.00 feet, to a 1/2 inch iron rod with a plastic surveyor's cap (INTERSTATE SURVEYING, INC.) set for the southeast corner of said Lot 2 for an ell corner hereof;

THENCE, leaving the west line of Rivery Boulevard, along the common line between said Lot 2 and Lot 1 of said The Rivery Subdivision, S79°48'16"W, a distance of 2159.49 feet, to the POINT OF BEGINNING, containing 75.379 acres of land area, more or less, within these metes and bounds.

SUBDIVISION PLAT OF
THE RIVERY PARK II

A RESUBDIVISION OF 75.379 ACRES
AND BEING A 25.233 ACRE PORTION OF THE 32.675 ACRE LOT 3,
A 2.582 ACRE PORTION RIVERY BLVD. AND ALL OF THE 47.564 ACRE LOT 2
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

GENERAL NOTES:

1) TOTAL ACREAGE: 75.379 AC.

2) NUMBER OF LOTS: 14

3) NUMBER OF BLOCKS: 2

4) WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF GEORGETOWN. ELECTRICITY TO BE PROVIDED BY CITY OF GEORGETOWN. TELEPHONE TO BE PROVIDED BY GTE. CABLE TV TO BE PROVIDED BY WILLIAMSON COUNTY CABLEVISION.

6) SIZE OF SMALLEST LOT: 22,586 SQ. FT. (0.52 AC.)

7) THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF GEORGETOWN, TEXAS.

9) THE 100 YEAR FLOOD PLAIN IS FULLY CONTAINED WITHIN DRAINAGE EASEMENTS OR PUBLIC RIGHT-OF-WAYS.

10) A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE ADJACENT TO THE STREET R.O.W.'S, ACROSS ALL LOTS BOUNDED BY SUCH R.O.W.'S.

11) PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, ON, OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATIONS THEREOF TO THE ENGINEERING DEPARTMENT OF THE CITY OF GEORGETOWN ~~AND THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY~~ FOR REVIEW AND APPROVAL.

12) EXISTING ZONING OF ALL LOTS IS C-3. PROPOSED USE SHALL BE AS PERMITTED IN C-3 ZONE DISTRICT.

15) BLOCK B WASTEWATER SERVICE ALL LOTS MAY REQUIRE INTERNAL GRINDER PUMPS AND FORCE MAINS FROM WITHIN LOT TO WW STUB AT R.O.W. LINE.

16) BLOCK A, LOTS 1, 2, 3, 5 & 6 WASTEWATER SERVICES TO LOTS MAY REQUIRE INTERNAL GRINDER PUMPS AND FORCE MAINS FROM WITHIN LOT TO WW LINE IN RIGHT-OF-WAY. A PORTION OF LOT 7 MAY REQUIRE GRINDER PUMP AND FORCE MAIN SERVICE.

17) NO TREE SURVEY OR TREE PROTECTION PLAN SHALL BE REQUIRED AT THE TIME OF PRELIMINARY PLAT APPLICATION. THERE SHALL BE NO REMOVAL OF ANY EXISTING TREES UNTIL A TREE SURVEY AND PROTECTION PLAN SHALL BE FILED AND APPROVED IN ACCORDANCE WITH THE FOLLOWING TERMS. THE TREE PROTECTION PLAN SHALL PROVIDE THAT 15,246 SQUARE FEET PER ACRE ON AVERAGE OF THE GROSS SITE OR PER LOT SHALL BE COVERED BY TREE CANOPY, OF WHICH NO LESS THAN 30% OR 4,574 SQUARE FEET PER ACRE SHALL BE EXISTING PROTECTED TREES. THE CALCULATIONS FOR TREE CANOPY SHALL BE BASED UPON ACTUAL CANOPY OR THE MATURE CANOPY CALCULATIONS AS ESTABLISHED IN THE TABLE ATTACHED TO THIS PLAT. A TREE SURVEY AND A TREE PROTECTION PLAN SHALL BE PROVIDED (1) FOR THE WHOLE PROPERTY AT THE TIME OF SUBMITTAL OF THE FIRST DETAILED DEVELOPMENT PLAN (OR SITE PLAN) IF THE OWNER CHOOSES TO APPLY THE STANDARDS ON A GROSS SITE AREA; OR (2) WITH EACH DETAILED DEVELOPMENT PLAN (OR SITE PLAN) IF THE OWNER CHOOSES TO APPLY THE STANDARD ON A LOT BY LOT BASIS.

18) THE MAXIMUM ALLOWED GROSS SITE AREA IMPERVIOUS COVER SHALL BE 65% EXCLUSIVE OF PUBLIC ROADWAY, WITHOUT NECESSITY OF SATISFYING WAIVER REQUIREMENTS OF THE SUBDIVISION REGULATIONS RELATED TO IMPROVED WATER QUALITY. OWNER SHALL MAINTAIN AND PROVIDE UPDATED CALCULATIONS OF IMPERVIOUS COVER USAGE WITH EACH SUBSEQUENT DETAILED DEVELOPMENT PLAN OR SITE PLAN SUBMITTAL FOR AN APPROVAL FROM THE CITY.

19) EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNERS.

20) TREE CANOPY TREE LIST

BOTANICAL NAME	COMMON NAME	MATURE CANOPY (ft 2)	MINATURE PLANTING BED (ft 2)
ACER BARBATUM	CADDO MAPLE	707	175
ACER BUERGERIANUM	TRIDENT MAPLE	707	175
CARYA ILLIOENSIS	PECAN	1256	225
CEDRUS ATLANTICA	ATLAS CEDAR	1256	225
CERCIS TEXENSIS	TEXAS REDBUD	314	100
DIOSPYROS TEXANA	TEXAS PERSIMMON	79	25
ILEX DECIDUA	POSSUMHAW HOLLY	79	25
ILEX VOMITORIA	PAUPON HOLLY	79	25
KALMIA LATIFOLIA OR SOPHORA SECUNDIFORA	TEXAS MOUTAIN LAUREL	79	25
KOELREUTERIA PANICULATA	GOLDEN RAINTREE	314	100
LAGERSTOEMIA SPP.	CRAPE MYRTLE	79	25
MACLURA PODIFERA	BOIS D' ARC (FAN D' ARC)	491	150
MALUS SPP.	CRABAPPLE	314	100
PINUS ELDERICA	AFGHAN PINE	314	100
PINUS NIGRA	AUSTRIAN PINE	707	175
PINUS THUNBERGII	JAPANESE BLACK PINE	314	100
PISTACIA CHINENSIS	CHINESE PISTACHE	1256	225
PLANUS OCCIDENTALIS	TEXAS SYCAMORE	1256	225
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	314	100
PRUNUS MEXICANA	MEXICAN PLUM	314	100
QUERCUS MACROCARPA	BUR OAK	1256	225
QUERCUS MUHLENBERGII	CHINQUAPIN OAK	1256	225
QUERCUS SINUATE	TEXAS RED OAK	314	100
QUERCUS VIRGINIANA	LIVE OAK	1256	225
TAXODIUM DISTICHUM	BALD CYPRESS	1256	225
ULMUS CRASSIFOLIA	CEDAR ELM	707	175

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING-URBAN DESIGN
7500 RIALTO BLVD.
BLDG. 1, SUITE 240
AUSTIN, TEXAS 78735
PHONE: (512)892-0353 FAX: (512) 899-0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.-GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5965
Austin, Texas 78750 FAX 219-5966

REV.: 12/03/04

Scale: 1"=100'	Date: 10/28/04
Dir: \ISI\33901	Book: 320,324
Drawn by: BJM	
File: 33901PLJR.DWG	
Approved by: BJM	
Project No.: 339-01.16	

SHEET 3 OF 4

PHOTOGRAPHIC MYLAR

Cabinet AA Slide 23 Doc. 200501265?

SUBDIVISION PLAT OF
THE RIVERY PARK II

A RESUBDIVISION OF 75.379 ACRES
AND BEING A 25.233 ACRE PORTION OF THE 32.675 ACRE LOT 3,
A 2.582 ACRE PORTION RIVERY BLVD. AND ALL OF THE 47.564 ACRE LOT 2
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

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

THAT WE, RIVERY PARTNERS, LTD., ACTING HEREIN BY AND THROUGH ITS AGENT, PAT MALONEY, JR., PRESIDENT, BEING THE OWNER OF A 75.379 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE NICHOLAS PORTER SURVEY, ABSTRACT NUMBER 497 AND THE J.B. PULSIFER SURVEY, ABSTRACT NUMBER 496, SITUATED IN WILLIAMSON COUNTY, TEXAS, ALL OF LOT 2, THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET P, SLIDES 325-326, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO RIVERY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 9827304, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNT, TEXAS, 25.241 ACRES OF LOT 3 OF SAID THE RIVERY SUBDIVISION, CONVEYED TO RIVERY PARTNERS LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 9827304 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, COUNTY, TEXAS, AND 2.582 ACRES OUT OF SAID THE RIVERY SUBDIVISION, CONVEYED TO RIVERY PARTNERS LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NUMBER 200209515 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, COUNTY, TEXAS., DO HEREBY DEDICATE TO THE PUBLIC OF 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 KNOW HEREAFTER AS "THE **RIVERY PARK II** ".

TO CERTIFY TO WHICH, WITNESS BY MY HAND THIS THE 19th DAY OF January, 2005

PAT MALONEY, JR.
PRESIDENT
RIVERY PARTNERS, LTD.
239 EAST COMMERCE STREET
SAN ANTONIO, TEXAS 78205

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

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT MALONEY, 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. IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF January, 2005 A.D.

PRINTED NAME: Elizabeth Sheffield
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ELIZABETH SHEFFIELD
Notary Public, State of Texas
My Commission Expires
AUGUST 2, 2005

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

I, BLAINE J. MILLER, 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, TRAVIS COUNTY, TEXAS, THIS THE 12TH DAY OF January 2005

BLAINE J. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5121 - STATE OF TEXAS

STATE OF TEXAS
BLAINE JUSTIN MILLER
5121
REGISTERED PUBLIC SURVEYOR

THE SUBDIVISION, KNOWN AS "THE RIVERY PARK II" HAS BEEN APPROVED FOR FILING FOR RECORD ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN CITY COUNCIL ON THE 10TH DAY OF DECEMBER, 2002, A.D.

ATTEST:

GARY NELSON, MAYOR
CITY OF GEORGETOWN, TEXAS — DATE 2/3/05

SANDRA LEE, CITY SECRETARY
CITY OF GEORGETOWN, TEXAS — DATE 2/3/05

I, PAUL E. BRANDENBURG, CITY MANAGER OF THE CITY OF GEORGETOWN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH APPROVAL IS REQUIRED.

DATE: 2/4/05
PAUL E. BRANDENBURG, CITY MANAGER
CITY OF GEORGETOWN, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF GEORGETOWN, TEXAS.

DATE:
JOHNNY ANDERSON, CHAIR

DATE: 2/4/05 for
AMELIA SONDGEROTH, SECRETARY

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 COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DATE: 2-8-05
DAVID HALL BUILDING OFFICIAL

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF February, 2005, A.D., AT 3:00 O'CLOCK P M., AND DULY RECORDED ON THE 22nd DAY OF February, 2005, A.D., AT 10:59 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET AA, AT SLIDE(S) 323 AND AS DOCUMENT NUMBER 200501265?

TO CERTIFY TO WHICH:

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS.

BY: _____, DEPUTY

THE TRACT OF LAND BEING SUBDIVIDED AS REPRESENTED ON THIS SUBDIVISION PLAT IS LOCATED WITH THE CORPORATE LIMITS OF THE CITY OF GEORGETOWN AT THE TIME OF THE RECORDING OF THE SUBDIVISION PLAT OF THE LAND DESCRIBED HEREIN, AND REPRESENTATION AFFIXED HERETO.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS 8 DAY OF February, 2005

AUTHORIZED ADDRESS COORDINATOR

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

I, RICHARD H. MALONE, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREON, AND AS DEFINED BY THE F.E.M.A. FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48491C0230 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 SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 17TH DAY OF January, 2005

RICHARD H. MALONE, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 41865
STATE OF TEXAS

STATE OF TEXAS
Richard H. Malone
41865
PROFESSIONAL ENGINEER

CITY OF GEORGETOWN NOTES

1) SIDEWALKS AND BUILDING SETBACKS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE ORDINANCE AT THE TIME OF DEVELOPMENT.

2) THE CENTURY PLAN-DEVELOPMENT PLAN REQUIREMENTS APPLY TO THIS DEVELOPMEN WITH THE INTENSITY LEVELS 4, 5 AND 6.

3) PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THIS PLAT, AN APPLICATION FOR A FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE APPROVED.

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

NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT BY THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR ALL LOTS CONTAINING 100-YEAR FLOOD PLAIN.

4) TRAFFIC IMPACT ANALYSIS REQUIREMENTS FOR THIS DEVELOPMENT HAVE BEEN MET BY THE PAYMENT OF FEES FOR ROADWAY IMPROVEMENTS.

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING-URBAN DESIGN
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MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
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AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.-GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

REV. 12/03/04

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 N HWY 183, BLDG L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5966

Scale: 1"=100' Date: 10/28/04
DISK: \IS\33901 Book: 320,324
Drawn by: BJM
File: 33901PL4.DWG
Approved by: BJM
Project No.: 339-01.16

SHEET 4 OF 4

PHOTOGRAPHIC MYLAR

Cabinet W Slide 212 Doc.# 2002066148

SUBDIVISION PLAT OF THE RIVERY PARK

SUBDIVISION OF 7.416 ACRES
AND BEING A PORTION OF THE 32.675 ACRE LOT 3
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325–326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

THE RIVERY SUBDIVISION
CABINET P , SLIDES 325 – 326
W.C.P.R.

0 50 100 150 200
1"=100'

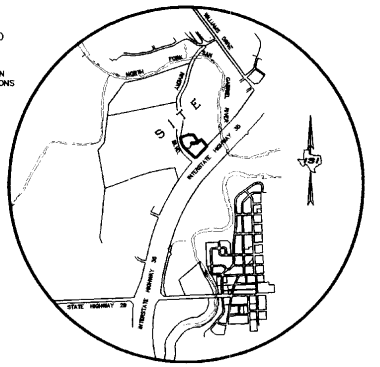
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	42°34'23"	525.00	390.10	381.19	N22°21'55"W
C2	04°39'40"	525.00	42.71	42.70	N45°58'57"W
C3	88°52'10"	25.00	38.78	35.00	S86°59'17"W
(C3)	(88°53'58")	(25.00)	(38.79)	(35.01)	(N86°54'47"E)
C4	01°05'51"	6029.58	115.50	115.48	S43°13'05"W
(C4)	(01°05'51")	(6029.58)	(115.50)	(115.50)	(N43°17'01"E)
C5	12°48'12"	525.00	117.32	117.07	N05°19'31"E
C6	60°02'35"	985.00	1032.23	985.64	N18°17'26"W
(C6)	(60°02'47")	(985.00)	(1032.29)	(985.69)	(N18°13'53"W)
<<C6>>	<<60°02'33">>	<<984.55>>	<<1031.75>>	<<985.18>>	<<N18°13'12"W>>
C7	88°44'39"	25.00	38.72	34.97	N03°49'58"W
(C7)	(88°59'30")	(25.00)	(38.83)	(35.04)	(N03°47'13"W)
<<C7>>	<<88°59'40">>	<<25.00>>	<<38.83>>	<<35.04>>	<<N03°44'38"W>>
C8	06°10'33"	6029.58	649.92	649.61	N37°36'52"E
(C8)	(06°10'33")	(6029.58)	(649.91)	(649.59)	(N37°39'39"E)
C9	01°59'12"	6029.58	209.07	209.06	N41°42'25"E
(C9)	(01°59'15")	(6029.58)	(209.15)	(209.14)	(N41°44'27"E)
C10	60°02'15"	525.00	550.12	525.30	N18°17'39"W
(C10)	(60°02'22")	(525.00)	(550.14)	(525.31)	(S18°14'47"E)
<<C11>>	<<03°05'08">>	<<6029.58>>	<<324.71>>	<<324.67>>	<<S42°17'46"W>>
C12	09°15'36"	6029.58	974.49	973.43	N39°09'24"E
(<C12>)	(<09°14'31">)	(<6029.6>)	(<972.6>)	(<971.6>)	(<N39°09'24"E>)

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD w/CAP SET EXCEPT AS NOTED
- ⊙ 1/2" IRON ROD w/CAP SET "STANDARD MONUMENT"
- ◉ 1/2" IRON ROD w/CAP SET "PERMANENT MONUMENT"
  } APPENDIX H CITY OF GEORGETOWN SUBDIVISION REGULATIONS
- ▲ P/K NAIL FOUND
- ⊗ COTTON GIN SPINDLE FOUND
- ■ HWY MONUMENT FOUND
- △ CALCULATED POINT

(UNLESS OTHERWISE NOTED)

- (XXX) RECORD INFORMATION DOC. #9823963
- ((XXX)) RECORD INFORMATION DOC. #9859222 – PARCEL B
- <<XXX>> RECORD INFORMATION DOC. #9706624 – PARCEL 2
- (<XXX>) RECORD INFORMATION TXDOT ROW
- W.C.R.P.R. WILLIAMSON COUNTY REAL PROPERTY RECORDS
- W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- CGS COTTON GIN SPINDLE
- Ⓣ G.T.E. MANHOLE
- –x–x– WIRE FENCE



LOCATION MAP
(N.T.S.)

SCENIC EASEMENT LINE AND CURVE TABLES
(HATCHED AREAS)
Vol. 1871, Pg. 651

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	01°01'23"	6029.58	107.65	107.65	S43°16'30"W
C2	01°01'23"	6054.58	108.10	108.10	N43°16'30"E

No.	Bearing	Distance
L1	S46°06'51"E	25.00'
L2	S43°53'09"W	92.42'
L3	N47°14'11"W	25.00'
L4	N43°53'09"E	92.46'
L5	S43°53'09"W	37.01'
L6	N46°06'51"W	25.00'
L7	N43°53'10"E	41.21'
L8	S36°35'16"E	25.35'

RIVERY PARTNERS, LTD.
DOC. #9827304

REMAINDER AREA OF
LOT 3
24.96 Ac. +/–

TEMPORARY PARK ACCESS, SEE DOC. NO. 2002043151

35.817 ACRES
PARCEL B
CITY OF GEORGETOWN
DOC. #9859222

LOT 2
BLOCK "A"
3.315 Ac.

LOT 1
BLOCK "A"
4.101 Ac.

DOC. NO. 2002043150 SEE DETAIL "A"
DOC. NO. 2002043148 SEE DETAIL "B"
DOC. NO. 2002043151 SEE DETAIL "C"

N=10207443. 412
E=3128248. 647

N=10207030. 837
E=3128168. 568

N=10206980. 564
E=3128174. 781
20' P.U.E. (SEE NOTE: 12)

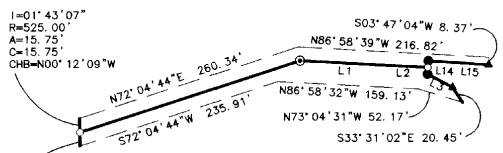
N=10206742. 012
E=3128479. 466

N=10206828. 159
E=3128558. 535

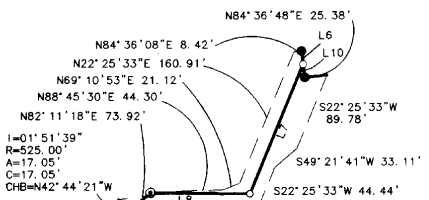
P.O.B.

N72°04'44"E 262.36'
S33°31'02"E 178.24'
N50°00'28"E 189.90'
S36°35'16"E 190.07'
S43°53'09"W 364.11'
N48°17'31"W 361.36'

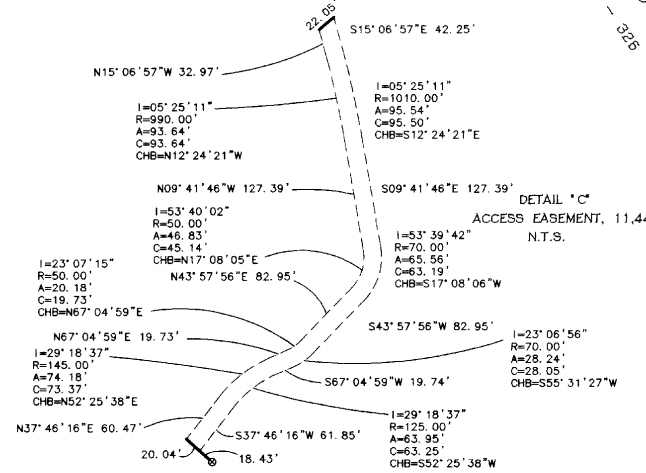
RIVERY BLVD.
INTERSTATE HIGHWAY NO. 35
THE RIVERY SUBDIVISION
CABINET P , SLIDES 325 – 326
W.C.P.R.
LOT 1
20' PUE DOC. NO. 2002046138
RIGHT-OF-WAY VARIES
20' PUE
STATE OF TEXAS–SCENIC EASEMENT Vol. 1871, Pg. 651
CITY OF GEORGETOWN WATER & WASTEWATER LINE EASEMENT Vol. 1447, Pg. 305



DETAIL "A"
D.E., 14,903 SQ.FT.
N.T.S.



DETAIL "B"
D.E., 10,412 SQ.FT.
N.T.S.



DETAIL "C"
ACCESS EASEMENT, 11,442 SQ. FT.
N.T.S.

No.	Bearing	Distance
L1	S86°58'17"E	145.17'
L2	S03°46'12"W	7.53'
L3	S62°00'26"E	32.15'
(L3)	(S62°04'28"W)	(32.15')
<<(L3)>>	<<((N61°03'56"W))>>	<<((31.26'))>>
L4	S39°37'19"W	79.95'
(L4)	(S39°40'04"W)	(79.95')
<<(L4)>>	<<(N39°39'44"E)>>	<<(80.00')>>
L5	S84°36'08"W	130.01'
(L5)	(S84°39'51"W)	(130.03')
<<(L5)>>	<<(N84°39'44"E)>>	<<(130.00')>>
L6	S07°49'31"E	15.00'
L7	S22°25'33"W	158.07'
L8	N89°28'53"W	112.71'
L9	S49°55'02"W	32.01'
L10	S07°49'31"E	15.00'
L11	N84°36'48"E	160.58'
(L11)	(N84°40'29"E)	(160.61')
<<(L11)>>	<<((S84°39'44"W))>>	<<((160.59'))>>
L12	S40°30'36"E	75.01'
(L12)	(S40°23'09"E)	(74.99')
<<((L12))>>	<<((N40°25'07"W))>>	<<((75.00'))>>
L13	S07°49'31"E	29.99'
(L13)	(S07°47'08"E)	(29.98')
<<((L13))>>	<<((N07°44'01"W))>>	<<((15.08'))>>
L14	S03°46'12"W	15.05'
(L14)	(S03°53'53"W)	(15.07')
<<((L14))>>	<<((N03°47'48"E))>>	<<((15.00'))>>
L15	N86°13'51"E	68.66'
(L15)	(N86°12'57"W)	(68.66')
<<((L15))>>	<<((S86°12'14"E))>>	<<((68.67'))>>
L16	N03°47'04"E	14.99'
(L16)	(S03°57'56"W)	(14.98')
<<((L16))>>	<<((N03°47'48"E))>>	<<((15.00'))>>
L17	N61°46'24"E	44.67'
(L17)	(S61°48'20"W)	(44.63')
<<((L17))>>	<<((N61°48'27"E))>>	<<((44.60'))>>

NOTE: THE STATE PLANE COORDINATES, AND THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83/93 HARN AND NAVD 88 DATUM AS REFERENCED IN THE HORIZONTAL AND VERICAL CONTROL FOR THE CITY OF GEORGETOWN, TEXAS, 1996. COMBINED SCALE FACTOR FOR GEORGETOWN NETWORK IS 0.99986630. ALL DISTANCES ARE SURFACE DISTANCES.

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING–URBAN DESIGN
5316 HWY. 290 WEST
SUITE # 150
AUSTIN, TEXAS 78735
PHONE:(512)892–0353 FAX:(512) 899–0655

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
5316 HWY. 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE:(512) 899–0601 FAX:(512) 899–0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.–GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

Revision Date: 08/02/02
Revision Date: 05/30/02
Revision Date: 06/25/02

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 No. Hwy 183, Bldg L-4 (512) 219-5955
Austin, Texas 78750 FAX 219-5956

Scale: 1"=100' Date: 02/28/02
Dir: ISI\24901 Book: #265
Drawn by: L.M.R.
File: 24901PL1R2.DWG
Approved by: L.R.S.
Project No.: 249-01.16

SHEET 1 OF 3

PHOTOGRAPHIC MYLAR

Cabinet W Slide 213

SUBDIVISION PLAT OF
THE RIVERY PARK

SUBDIVISION OF 7.416 ACRES
AND BEING A PORTION OF THE 32.675 ACRE LOT 3
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

GENERAL NOTES:

1) TOTAL ACREAGE: 7.416 AC.

2) NUMBER OF LOTS: 2, COMMERCIAL

3) NUMBER OF BLOCKS: 1

4) WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF GEORGETOWN. ELECTRICITY TO BE PROVIDED BY TU UTILITIES. TELEPHONE TO BE PROVIDED BY GTE. CABLE TV TO BE PROVIDED BY WILLIAMSON COUNTY CABLEVISION.

5) PROPOSED USE: COMMERCIAL DEVELOPMENT

6) DENSITY: N/A

7) SIZE OF SMALLEST LOT: 144,413 SQ. FT. (3.315 AC.)

8) THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF GEORGETOWN, TEXAS.

9) MAXIMUM TOTAL IMPERVIOUS COVER FOR LOTS 1 AND 2 SHALL BE NO MORE THAN 80%. THIS PERCENTAGE INCLUDES A TRANSFER OF 0.74 ACRES OF IMPERVIOUS COVER FROM THE REMAINDER OF LOT 3 OF THE RIVERY CONVEYANCE PLAT.

10) THE PROVISIONS OF THE CENTURY PLAN - DEVELOPMENT PLAN SHALL ALSO GOVERN THIS PROJECT. THIS PROJECT HAS BEEN ASSIGNED INTENSITY LEVEL SIX (6).

11) THE 100 YEAR FLOOD PLAIN WILL BE FULLY CONTAINED WITHIN DRAINAGE EASEMENTS OR PUBLIC RIGHT-OF-WAYS.

12) A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE ADJACENT TO THE STREET R.O.W.'S, ACROSS ALL LOTS BOUNDED BY SUCH R.O.W.'S.

13) PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, ON, OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATIONS THEREOF TO THE ENGINEERING DEPARTMENT OF THE CITY OF GEORGETOWN AND THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY FOR REVIEW AND APPROVAL.

14) ZONING OF ALL LOTS IS C-2A, USE IS COMMERICAL C-O. RESIDENTIAL USES ARE PROHIBITED BY ZONING ON THESE LOTS.

15) ALL REQUIRED SUBDIVISION INFRASTRUCTURE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN RIVERY PARTNERS, LTD. AND THE CITY OF GEORGETOWN AS APPROVED BY THE CITY COUNCIL OF THE CITY OF GEORGETOWN ON MAY 28, 2002 AND WHICH AGREEMENT WAS RECORDED IN DOCUMENT #2002043144.

16) WITH EACH DETAILED DEVELOPMENT PLAN APPLICATION, EACH LOT SHALL PROVIDE STORM RUNOFF WATER QUALITY FILTRATION AND OR DETENTION AS MAY BE REQUIRED OR WAIVED BY THE CITY OR THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION (TNRCC) TO LIMIT THE DISCHARGE OF STORMWATER TO THE AMOUNT OF 25 YEAR RUNOFF BEFORE DEVELOPMENT.

17) THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. IT SHALL NOT BE THE RESPONSIBILITY OF THE CITY OR THE COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY LAWS AND REGULATIONS RELATED TO BUT NOT LIMITED TO ENVIRONMENTAL, AQUIFER AND RECHARGE ZONES, AND WATERSHEDS.

18) NO CONSTRUCTION SHALL BEGIN UNTIL THE TNRCC HAS APPROVED A WPAP PERMIT.

19) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND SHALL NOT PROHIBIT ACCESS BY THE CITY.

20) PUBLIC UTILITY EASEMENTS SHOWN ADJACENT TO LOT LINES ARE INCLUDED WITHIN THE SETBACK LINES.

21) WATER DISTRIBUTION SYSTEM WILL BE DESIGNED TO SATISFY STATE OF TEXAS FIRE FLOW STANDARDS.

22) AVIATION EASEMENTS: NOT REQUIRED

23) LANDSCAPE: SHALL BE PROVIDED WITH DDP PERMIT APPROVAL

24) UTILITY SUMMARY: MAXIMUM ALLOWABLE DEMAND (PER CENTURY PLAN INTENSITY 6)

7.416 ACRES
NICHOLAS PORTER SURVEY
THE RIVERY PARK

FN NO. 521
November 2, 2000
JOB NO. 249-01.16

FIELDNOTE DESCRIPTION

OF A 7.416 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE NICHOLAS PORTER SURVEY, ABSTRACT NUMBER 497, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SOUTHERLY PORTION OF LOT 3, THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET "P", SLIDES 325-326 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; THE SAID LOT 3 HAVING BEEN CONVEYED TO RIVERY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED AS DOCUMENT NO. 9827304 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; THE SAID 7.416 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod in the northwesterly right-of-way line of Interstate Highway No. 35, a dedicated public roadway (600 foot wide ROW) conveyed to the State of Texas by deed recorded in Volume 465, Page 258 of the said Official Records; found for the most easterly, southeast corner of the said Lot 3 of The Rivery, same being the most easterly, southwest corner of that 35.817 acre tract identified as Parcel "B" in that deed to the City of Georgetown recorded as Document No. 9859222 of the said Official Records; the said point of beginning also being the most easterly, southeast corner of the tract described herein;

THENCE, S43°53'09"W, along the northwest right-of-way line of said Interstate Highway 35, same being the southeasterly line of the said Lot 3, a distance of 364.11 feet to a 3/8 inch iron rod found for the point of curvature of a curve to the left, same being at Highway Engineer's Station No. 834+26.60 of the said Interstate Highway 35;

THENCE, along the arc of the said curve to the left having a radius of 6029.58 feet, a central angle of 01°05'51", a chord distance of 115.48 feet (chord bears S43°13'05"W), an arc distance of 115.50 feet to a 1/2 inch iron rod with a plastic surveyor's cap found for the point of reverse curvature with a curved return to the right, same being the point of intersection with the northeasterly right-of-way line of Rivery Boulevard, a dedicated public roadway (ROW varies), as dedicated to the public by the subdivision plat for the said Rivery Sudivision;

THENCE, leaving the northwesterly line of said Interstate Highway 35, along the northeasterly right-of-way line of the said Rivery Boulevard, same being the southwesterly line of the said Lot 3, the following three (3) courses and distances:

1) along the arc of the said curved return to the right having a radius of 25.00 feet, a central angle of 88°52'10", a chord distance of 35.00 feet (chord bears S86°59'17"W), an arc distance of 38.78 feet to a cotton gin spindle found for the point of tangency;

2) N48°17'31"W, a distance of 361.36 feet to a 1/2 inch iron rod with a plastic surveyor's cap found for the point of curvature of a curve to the right;

3) along the arc of the said curve to the right having a radius of 525.00 feet, a central angle of 60°02'15", a chord distance of 525.30 feet (chord bears N18°17'39"W), an arc distance of 550.12 feet to a 1/2 inch iron rod with a plastic surveyor's cap (Interstate Surveying, Inc.) set for the most northwesterly corner of the tract described herein;

THENCE, leaving the said northeasterly right-of-way line of the said Rivery Boulevard, going over, across and through the said Lot 3, the following two (2) courses and distances:

1) N72°04'44"E, a distance of 262.36 feet to a 1/2 inch iron rod with a plastic surveyor's cap (Interstate Surveying, Inc.) set for an angle point hereof;

2) S86°58'17"E, a distance of 145.17 feet to a 1/2 inch iron rod with a plastic surveyor's cap (Interstate Surveying, Inc.) set for the point of intersection with the east line of the said Lot 3, same being the west line of the above referenced 35.817 acre "Parcel B", same being the most northerly, northeast corner of the tract described herein;

THENCE, along the common line between the said Lot 3, and the said 35.817 acre tract, the following ten (10) courses and distances:

1) S03°46'12"W, a distance of 7.53 feet to a 1/2 inch iron rod found for an angle point hereof;

2) S62°00'26"E, a distance of 32.15 feet to a P/K Nail found for an angle point hereof;

3) S33°31'02"E, a distance of 178.24 feet to a P/K Nail found for an angle point hereof;

4) S39°37'19"W, a distance of 79.95 feet to a cotton gin spindle found for an angle point hereof;

5) S84°36'08"W, a distance of 130.01 feet to a 1/2 inch iron rod found for an interior ell corner hereof;

6) S07°49'31"E, a distance of 29.99 feet to a 1/2 inch iron rod found for an interior ell corner hereof;

7) N84°36'48"E, a distance of 160.58 feet to a 1/2 inch iron rod found for an angle point hereof;

8) N50°00'28"E, a distance of 189.90 feet to a P/K Nail found for an exterior ell corner hereof;

9) S40°30'36"E, a distance of 75.01 feet to a 1/2 inch iron rod found for an angle point hereof;

10) S36°35'16"E, a distance of 190.07 feet to the POINT OF BEGINNING, containing 7.416 acres of land area, more or less, within these metes and bounds.

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
5316 HWY. 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
PHONE: (512) 899-0601 FAX: (512) 899-0655

GARCIA DESIGN INC.
LANDSCAPE ARCHITECTURE
PLANNING-URBAN DESIGN
5316 HWY. 290 WEST
SUITE # 150
AUSTIN, TEXAS 78735
PHONE: (512)892-0353 FAX: (512) 899-0655

OWNER: RIVERY PARTNERS, LTD
BY: PAT MALONEY, Jr.-GENERAL PARTNER
239 EAST COMMERCE ST
SAN ANTONIO, TX. 78205

Revision Date: 05/30/02
Revision Date: 06/25/02
Revision Date: 08/02/02 (NOTE #9)

INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
13740 No. Hwy 183, Bldg L-4 Austin, Texas 78750
(512) 219-5955 FAX 219-5966

Scale: 1"=100' Date: 02/28/02
Dir: ISI\24901 Book: #265
Drawn by: L.M.R.
File: 24901PL2R2.DWG
Approved by: L.R.S.
Project No.: 249-01.16

PHOTOGRAPHIC MYLAR

Cabinet W Slide 214

SUBDIVISION PLAT OF
THE RIVERY PARK

SUBDIVISION OF 7.416 ACRES
AND BEING A PORTION OF THE 32.675 ACRE LOT 3
OF THE RIVERY SUBDIVISION, A SUBDIVISION OF RECORD IN
CABINET P, SLIDES 325-326 (DOC #9823963) OF THE
WILLIAMSON COUNTY PLAT RECORDS

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

THAT WE, RIVERY PARTNERS, LTD., ACTING HEREIN BY AND THROUGH ITS AGENT, PAT MALONEY, JR., PRESIDENT, BEING THE OWNER OF THAT CERTAIN 7.416 ACRE TRACT OR PARCEL OF LAND SHOWN HEREON, BEING OUT OF AND PART OF THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 498, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 7.416 ACRES BEING A PORTION OF LOT 3, THE RIVERY, A SUBDIVISION OF RECORD IN CABINET "P", SLIDES 325-326 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAID LOT 3 HAVING BEEN CONVEYED TO US BY DEED RECORDED DOCUMENT NO. 9827304, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 7.416 ACRE PORTION OF THE SAID LOT 3, AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC OF 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 HEREAFTER AS "THE RIVERY PARK".

TO CERTIFY TO WHICH, WITNESS BY MY HAND THIS THE 30th DAY OF July, 2002

PAT MALONEY, JR.
PRESIDENT
RIVERY PARTNERS, LTD.
239 EAST COMMERCE STREET
SAN ANTONIO, TEXAS 78205

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

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT MALONEY, 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, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30th DAY OF July, 2002 A.D.

Denise A. Thornton

PRINTED NAME: Denise A. Thornton
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DENISE A. THORNTON
MY COMMISSION EXPIRES
May 14, 2004

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

I, BLAINE J. MILLER, 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, TRAVIS COUNTY, TEXAS, THIS THE 27 DAY OF June 2002

Blaine J. Miller

BLAINE J. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5121 - STATE OF TEXAS

STATE OF TEXAS
BLAINE JUSTIN MILLER
5121
REGISTERED
PUBLIC SURVEYOR

THE SUBDIVISION, KNOWN AS "THE RIVERY PARK" HAS BEEN APPROVED FOR FILING FOR RECORD ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN CITY COUNCIL ON THE 13th DAY OF FEBRUARY 2001, A.D.

ATTEST:

Gary Nelon — Sandra D. Lee

GARY NELON, MAYOR
CITY OF GEORGETOWN, TEXAS

SANDRA LEE, CITY SECRETARY
CITY OF GEORGETOWN, TEXAS

I, TOM YANTIS, CITY MANAGER OF THE CITY OF GEORGETOWN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH APPROVAL IS REQUIRED.

DATE: 8-27-02 Tom Yantis

TOM YANTIS, CITY MANAGER
CITY OF GEORGETOWN, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF GEORGETOWN, TEXAS.

DATE: Robert Seamans

~~MARJORIE HERBERT, CHAIR~~
Robert Seamans, Secretary

DATE: Amelia Sondgeroth

AMELIA SONDGEROTH, SECRETARY

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 COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

DATE: 8/27/02

DAVID HALL BUILDING OFFICIAL

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTIFICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF August, 2002, A.D., AT 12:50 O'CLOCK P M., AND DULY RECORDED ON THE 29 DAY OF August, 2002, A.D., AT 1:37 O'CLOCK P M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET W, AT SLIDE(S) 212, 213+214 AND AS DOCUMENT NUMBER 2002066148

TO CERTIFY TO WHICH:

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY: Willie Hargett, DEPUTY

THE TRACT OF LAND BEING SUBDIVIDED AS REPRESENTED IN THIS SUBDIVISION PLAT IS LOCATED WITH THE CORPORATE LIMITS OF THE CITY OF GEORGETOWN AT THE TIME OF THE RECORDING OF THE SUBDIVISION PLAT OF THE LAND DESCRIBED HEREIN, AND REPRESENTATION AFFIXED HERETO.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS 8th DAY OF AUGUST 2002

A. Clay Shell

AUTHORIZED ADDRESS COORDINATOR

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

I, RICHARD H. MALONE, P.E., 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 THE F.E.M.A. FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48491C0230 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 SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 5TH DAY OF July 2002

Richard H. Malone

RICHARD H. MALONE, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 41865
STATE OF TEXAS

STATE OF TEXAS
RICHARD H. MALONE
41865
REGISTERED
PROFESSIONAL ENGINEER

MALONE/WHEELER INC.
ENGINEERING & DEVELOPMENT CONSULTANTS
5316 HWY. 290 WEST
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AUSTIN, TEXAS 78735
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LANDSCAPE ARCHITECTURE
PLANNING-URBAN DESIGN
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Revision Date: 05/30/02
Revision Date: 06/25/02

OWNER: RIVERY PARTNERS, LTD
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INTERSTATE SURVEYING, INC.
Professional Surveying & Mapping Services
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Scale: 1"=100'	Date: 02/28/02
Dir: ISI\24901	Book: #265
Drawn by: L.M.R.	
File: 24901PL3R2.DWG	
Approved by: L.R.S.	
Project No.: 249-01.16	

SHEET 3 OF 3

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