

**FINAL PLAT  
 PLANNED UNIT DEVELOPMENT OF  
 SUN CITY GEORGETOWN,  
 NEIGHBORHOOD FORTY**

BEING A SUBDIVISION OF 37.041 ACRES IN THE  
 FREDERICK FOX SURVEY, ABSTRACT 229  
 WILLIAMSON COUNTY, TEXAS

142 LOTS 7 O.S. LOTS 5 BLOCKS

**OWNER:**  
 DEL WEBB TEXAS LIMITED PARTNERSHIP  
 BY: DEL WEBB SOUTHWEST CO.  
 SHANNON BARKSDALE, DIRECTOR OF LAND DEVELOPMENT  
 1501 SUN CITY BOULEVARD  
 GEORGETOWN, TEXAS 78633




TCB INC.  
 400 WEST 15th STREET, SUITE 500  
 AUSTIN, TEXAS 78701  
 512.472.4519  
 JOB NO. 60011852 JUNE 2008

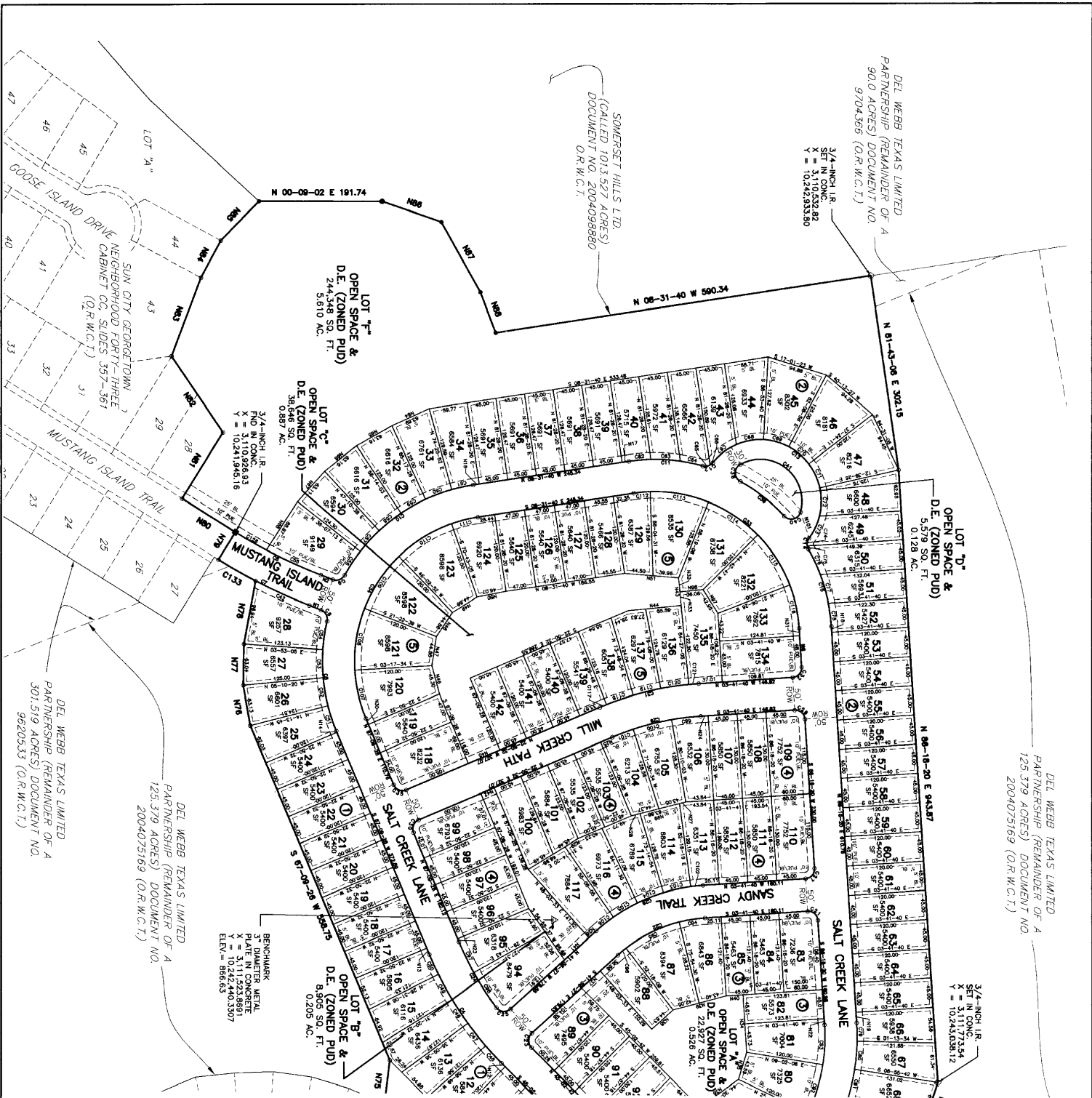
**PROPOSED ACREAGE AND USAGE**

L.F.	SQ. FT.	ACRES	DESCRIPTION / USE
6,129.35	360,786	8.282	STREET RIGHT-OF-WAY
902,228	20,712	0.476	RESIDENTIAL LOTS BLOCK 1-5
22,927	0.528		OPEN SPACE LOT * A *
8,905	0.205		OPEN SPACE LOT * B *
38,646	0.887		OPEN SPACE LOT * C *
5,379	0.128		OPEN SPACE LOT * D *
29,541	0.678		OPEN SPACE LOT * E *
244,348	5.610		OPEN SPACE LOT * F *
585	0.013		OPEN SPACE LOT * G *
1,613,523	37,041		SUN CITY GEORGETOWN NEIGHBORHOOD FORTY

RESIDENTIAL DENSITY IS 3.83 UNITS PER ACRE

SURVISOR  
 SURVCON INC.  
 400 WEST 15th STREET, SUITE 430  
 AUSTIN, TEXAS 78701  
 (512) 457-7870 FAX (512) 320-0888  
 **SURVCON INC.**  
 PROFESSIONAL SURVISORS





DEL WEBB TEXAS LIMITED PARTNERSHIP (REMAINDER OF A 90.0 ACRES) DOCUMENT NO. 9704366 (O.R.W.C.T.)

3/4-INCH I.R. SET IN CONC. X = 3,110,932.82 Y = 10,242,933.80

SOMERSET HILLS LTD. (CALLED 101.3 527 ACRES) DOCUMENT NO. 2004098880 O.R.W.C.T.

DEL WEBB TEXAS LIMITED PARTNERSHIP (REMAINDER OF A 125.379 ACRES) DOCUMENT NO. 2004075169 (O.R.W.C.T.)

3/4-INCH I.R. SET IN CONC. X = 3,110,927.54 Y = 10,243,038.12

DEL WEBB TEXAS LIMITED PARTNERSHIP (REMAINDER OF A 125.379 ACRES) DOCUMENT NO. 2004075169 (O.R.W.C.T.)

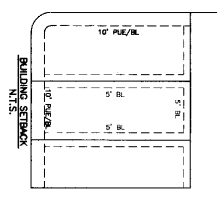
DEL WEBB TEXAS LIMITED PARTNERSHIP (REMAINDER OF A 301.519 ACRES) DOCUMENT NO. 9620533 (O.R.W.C.T.)

SEE SHEET 4

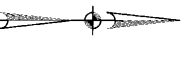
SEE SHEET 4

**LEGEND**

- INDICATES FOUND 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- INDICATES SET 3/4-INCH IRON ROD IN CONCRETE
- INDICATES FOUND 3/4-INCH IRON ROD IN CONCRETE
- INDICATES SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "SARCON INC."



SCALE: 1"=100'

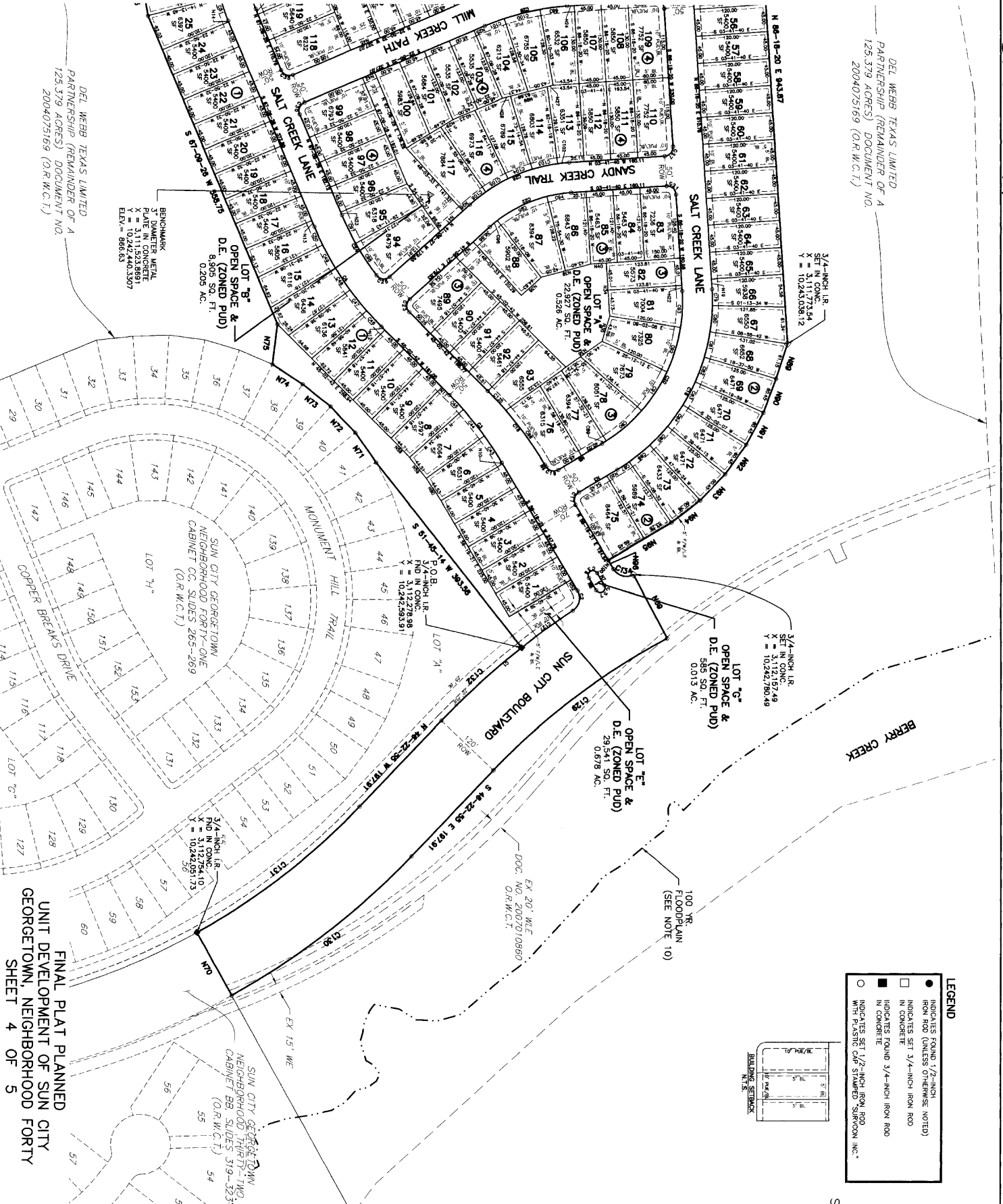


FINAL PLAT PLANNED UNIT DEVELOPMENT OF SUN CITY GEORGETOWN, NEIGHBORHOOD FORTY SHEET 3 OF 5

DEL WEBB TEXAS LIMITED  
PARTNERSHIP (REMAINDER OF A  
125.379 ACRES) DOCUMENT NO.  
2004075169 (O.R.W.C.T.)

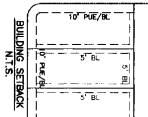
SEE SHEET 3

SEE SHEET 3

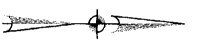


**LEGEND**

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- INDICATES SET 3/4-INCH IRON ROD IN CONCRETE
- INDICATES FOUND 3/4-INCH IRON ROD IN CONCRETE
- INDICATES SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED SURVICON, INC.



SCALE: 1" = 100'



FINAL PLAT PLANNED  
UNIT DEVELOPMENT OF SUN CITY  
GEORGETOWN, NEIGHBORHOOD  
FORTY 4 OF 5

BENCHMARK  
ST. DIAMETER METAL  
X = 3111.531861  
Y = 10242.4403307  
ELEV. = 886.63

3/4-INCH I.R.  
SET IN CONC.  
X = 3112.276888  
Y = 10242.583391

3/4-INCH I.R.  
SET IN CONC.  
X = 3112.157149  
Y = 10242.780446

3/4-INCH I.R.  
SET IN CONC.  
X = 3111.773354  
Y = 10243.02812

EX 20' WIDE  
DOC. NO. 2007010860  
O.R.W.C.T.

100 YR.  
FLOODPLAIN  
(SEE NOTE 10)

SUN CITY GEORGETOWN  
NEIGHBORHOOD THIRTY-TWO  
CABINET BB, SLIDES 319-323  
(O.R.W.C.T.)

SUN CITY GEORGETOWN  
NEIGHBORHOOD FORTY-ONE  
CABINET CC, SLIDES 265-269  
(O.R.W.C.T.)

LOT 'B'  
OPEN SPACE &  
D.E. (ZONED PUD)  
8,905 SQ. FT.  
0.205 AC.

LOT 'E'  
OPEN SPACE &  
D.E. (ZONED PUD)  
29,541 SQ. FT.  
0.678 AC.

LOT 'C'  
OPEN SPACE &  
D.E. (ZONED PUD)  
585 SQ. FT.  
0.013 AC.

LOT 'A'  
OPEN SPACE &  
D.E. (ZONED PUD)  
0.526 AC.

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