

2001063886 2 pgs

INSTRUMENT#

DEDICATOR: WPW CHURCHILL, Ltd., a Limited Partnership by its' General Partner WPW Churchill Management, LLC by its' President, Robert D. Wunsch

SUBDIVISION NAME: GEORGETOWN CROSSING, PHASE 2

PLAT RECORDED IN - CABINET V, SLIDES 47 and 48

PROPERTY IS DESCRIBED AS: 10.312 ac. Addison, W., Svy., Abst. 21

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

INSTRUMENT DATE: July 10, 2001

FILE DATE -August 29, 2001

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

08-29-2001 02:25 PM 2001063886 HARGETT \$106.00 NANCY E. RISTER , COUNTY CLERK WILLIAMSON COUNTY, TEXAS

Doc. # 200/063886 GEORGETOWN CROSSING PHASE 2 SCALE IN FEET POINT OF SITE. Southwestern University LEGEND. 50' ROAD ESMT. (613/218, 637/786) 1/2" REBAR FOUND LOCATION MAP (N.T.S.) CONC. HIGHWAY MON. FOUND ST. HELEN CATHOLIC CHURCH 60D NAIL FOUND CONC. MONUMENT SET BLOCK DESIGNATION GERALD ECKLEY (871/85)NORTH = 10204757.89EAST = 3142025.53 15' EL. ESMT →(1286/171) COMMERCIAL CHURCHILL FARMS SECTION SIX, PHASE ONE NEWBURY STREET LOT CURVE TABLE CHORD BEARING TANGENT NUMBER DELTA S70°43'21"E R.O.W. CURVE TABLE 50°04'10" N09°07'37"E (LANDSCAPE & DRAINAGE LOT) 28'03'34" N29'56'15"W 12.49
 375.00
 8.35
 8.35

 375.00
 56.30
 56.25

 375.00
 56.32
 56.27
 1.16,31" N07°24'54"E 4.18 60'33'16" N38'19'48"E 15.85 | 15.13 15.00 C6 8.36,09 N02'28'32"E 28.20 45'28'20" S82*06'32"E 6.29 15.00 11.90 11.59 BM LOCATION 8'36'20" N06'07'41"W 28.21 164°35'41" N38'19'49"E 369.68 50.00 143.64 99.10 375.00 68.20 68.11 375.00 4.35 4.35 315.00 121.36 120.66 325.00 46.36 46.32 BOUNDARY LINE TABLE 10°25'12" N15°38'26"W 34.19 C27 52*01'12" N17'57'26"W 7.32 15.00 13.62 | 13.16 00°39'54" N21°10'59"W 21°23'42" N02°38'41"W 2.18 61.39 NUMBER DIRECTION DISTANCE C28 29'34'07" N06'43'52"W 98.97 375.00 193.53 191.39 C10 C29 29°34'06" N06°43'53"W 85.77 325.00 167.72 | 165.87 57.50 S68*29'04"W 08°10'24" N17°25'44"W 23.22 R.O.W. LINE TABLE C11 C30 90°00'00" N23°29'04"E 23.56 21.21 15.00 15.00 23.22 323.00 46.36 46.32 24.40 50.00 45.40 43.85 24.36 50.00 45.33 43.79 17.06 50.00 32.88 32.29 24.60 50.00 31.84 31.84 S21'04'18"E 61.59 52'01'12" N47°31'32"W C12 90.00,00 N66'30'56"W 15.00 15.00 23.56 21.21 NUMBER DIRECTION DISTANCE 51°56'24" N04°27'25"E L3 S04°49'32"E 110.71 C32 90'00'00" 23.56 21.21 N23'29'04"E 15.00 15.00 L11 N08'03'10"E 108.05' 37°40'36" N49°16'15"E C33 52'01'12" N47°31'32"W 7.32 15.00 13.62 | 13.16 S59'37'08"W | 113.71' L12 N08'03'10"E 80.16' 52°23'11" S85'41'30"E C34 194'02'25' N23°29'04"E 169.33 99.25 406.04 50.00 L13 N68*29'04"E 107.84' S68'29'05"W | 25.00' C35 52'01'12" C36 05'52'52" C16 01°49'28" N69°23'48"E S85'30'20"E 13.62 13.16 L14 N68'29'04"E 96.60' 15.00
 1000.00
 60.12
 60.12

 1000.00
 70.67
 10.67

 50.00
 25.93
 25.64
 S21°30'56"E 160.00' L6 N72'01'53"E N74'03'35"E C17 03'26'42" 30.07 N71°25'30"E 1000.00 102.64 102.60 L15 N68'36'27"E 26.28' 1000.00 C18 00'36'42" 5.34 L7 N20°23'02"W |80.55' C37 254*44'33" S21*44'12"W 65.47 222.30 79.47 50.00 -019 29*42'49" N89°13'20"E 13.26 50.00 C38 78°35'17" N70°11'10"W 12.27 15.00 20.57 19.00 44'21'28" 44'21'28" 44'21'28" 20.38 20.38 S53'44'32"E 8.71 37.75 C39 02'02'07" S69'30'08"W 16.88 950.00 33.75 33.75 44*21*28" S09*23*03"E 44*21*28" S34*58*25"W 91*57*20" N78*52*11."W 50.00 58.71 | 20.38 | 50.00 | 38.71 | 37.75 | 51.74 | 50.00 | 80.25 | 71.91 PROJECT NO .: C23 014-099 DRAWING NO .: 014-99P2 BENCHMARK: BRASS DISC IN CONCRETE SET, STAMPED "GT24", ±65 LOT LINE TABLE FEET NORTH AND ±30 EAST OF THE NORTHEASTERLY CORNER OF CSA COOK-STEINMAN & ASSOCIATES, INC. PLOT DATE: THE PROPOSED SUBDIVISION AS SHOWN HEREON. NUMBER DIRECTION DISTANCE 05/10/2001 \$21'11'51'E 151,86' \$29'31'49 E 53.79' - 521'30'56"E 57.71 N=10205943.75 Consulting Engineers and Land Planning E=3142538.38 PLOT SCALE: 1"=100' Professional Land Surveying, Inc. ELEVATION=757.08 Austin, Texas Tel (512) 454-6777 Fax (512) 454-2999 Surveying and Mapping DRAWN BY: MONUMENTS ARE REFERENCED TO NAD 83/93 HARN HORIZONTAL 3018 NORTH LAMAR, SUITE 200 CONTROL DATUM - TEXAS CENTRAL ZONE AND NAVD 88 VERTICAL 510 South Congress Ave., Suite B-100 Austin, Texas 78704 512-476-7103 AUSTIN, TEXAS 78705 CONTROL DATUM. SHEET 01 OF 02

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STATE OF TEXAS § ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND/ZONING COMMISSION OF THE CITY OF KNOW ALL MEN BY THESE PRESENTS § COUNTY OF WILLIAMSON § THAT WPW CHURCHILL, LTD., A LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS' GENERAL PARTNER, WPW CHURCHILL MANAGEMENT, L.L.C., BY IT'S PRESIDENT ROBERT D. WUNSCH, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 2349, PAGE 88, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE 10.312 ACRES OF LAND 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 ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS 20 DAY JUNE OF 2001. A.D. APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS GEORGETOWN CROSSING PHASE 2. TO CERTIFY WHICH, WITNESS MY HAND THIS _______ DAY OF _______ A Y____ BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS IT IS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS 2414 EXPOSITION BLVD., SUITE 280 AUSTIN, TEXAS 78703 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 BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY PESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATIONS OF THE PEPRESENTATION, ACTUAL OR OTHERWISE, STATE OF TEXAS COUNTY OF WILLIAMSON § CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT. BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT D. WUNSCH, 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 CONSIDERATIONTHEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED. DAVID HALL, BUILDING OFFICIAL CITY OF GEORGETOWN, TEXAS GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE LO DAY OF MAY 2001 A.D. STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS § REBECCA HINOJOSA COUNTY OF WILLIAMSON **NOTARY PUBLIC** 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 DAY OF August 2001, A.D. AT 2:49 O'CLOCK A M. AND DULY RECORDED ON THE 2-9 DAY AUGUST 2001, A.D. AT 2:35 O'CLOCK P.M. IN THE PLAT REOCRDS OF SAID COUNTY IN CABINET V. BLI State of Texas Comm. Exp. 01-12-2003 STATE OF TEXAS COUNTY OF WILLIAMSON § I, ROBERT C. WATTS, JR., A 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 TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURTLOF SAID COUNTY, ATLANY OFFICE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO APPARENT GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN 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 $\frac{1}{2}$ DAY OF $\frac{1}{2}$, 2001. OF _______, 2001. **GENERAL NOTES:** 1) ZONING: REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER OF LOTS: 39 SFD, 2 ACCESS & P.U.E. LOT STATE OF TEXAS NO. (4995) NUMBER OF BLOCKS: 2 WATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN. ELECTRIC SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN STATE OF TEXAS COUNTY OF WILLIAMSON § TELEPHONE SERVICE WILL BE PROVIDED BY G.T.E. CABLE TELEVISION SERVICE WILL BE PROVIDED BY WILLIAMSON COUNTY I, JAMES M. COOK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER TRANSITION ZONE AND IS NOT ENCROACHED BY A CABLEVISIO ZONE A FLOOD AREA, AS DENOTED HEREON, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NO. 48491C0230 C, EFFECTIVE DATE PROPOSED USE: SINGLE FAMILY RESIDENTIAL DECEMBER 27, 1991, AND THAT EACH LOT CONFORMS TO THE GEORGETOWN SUBDIVISION REGULATIONS. THIS SURDIVISION IS LOCATED IN THE CITY LIMITS OF GEORGETOWN, TEXAS. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY TEXAS, THIS THE ______ DAY OF _______, 2001. TE OF TE MAXIMUM IMPERVIOUS COVER PER LOT IS-40% (30% BLDG. MAX). THE PROVISIONS OF THE CENTURY PLAN — DEVELOPMENT PLAN SHALL ALSO GOVERN THIS PROJECT. THIS PROJECT HAS BEEN ASSIGNED INTENSITY LEVEL THEFE INTENSITY LEVEL THREE. AMED M JAMES M. COOK (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE ADJACENT REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS NO. 58640 TO THE STREET_R.O.W.'S, ACROSS ALL LOTS BOUNDED BY SUCH R.O.W.'S. LINES (SETBACKS) FOR THE LOTS SHOWN HEREON ARE AS CITY OF GEORGETOWN § FOLLOWS: (UNLESS NOTED OTHERWISE): THIS SUBDIVISION, KNOWN AS GEORGETOWN CROSSING PHASE 1, HAS BEEN APPROVED FOR FILING FOR RECORD ACCORDING TO THE MINUTES OF THE MEETING OF THE CITY OF GEORGETOWN CITY COUNCIL ON THE : 25' STREET SIDE ACCORDING_TO THE MINUTES OF THE MEETING OF THE CITY OF REAR LOT LINES : 20' DAY OF **JONEY** 2000, A.D. SIDE LOT LINES : 7.5' ALL CONSTRUCTION OF STREETS DRAINAGE, WATER, WASTEWATER, AND ELECTRICAL IMPROVEMENTS FOR THIS DEVELOPMENT WILL BE ACCORDING TO THE CITY OF GEORGETOWN'S CONSTRUCTION STANDARDS AND SPECIFICATIONS. MARYELLEN KERSCH, MAYOR NDRA LEE, CITY SECRETARY CITY OF GEORGETOWN, TEXAS ITY OF GEORGETOWN, TEXAS 12) NO VEHICULAR ACCESS WILL BE PERMITTED TO STATE HIGHWAY NO. 29 OR GEORGETOWN INNER LOOP DIRECTLY FROM ANY RESIDENTIAL LOT IN THIS I, GEORGE RUSSELL, CITY MANAGER OF THE CITPLAT CONFORMS TO ALL REQUIREMENTS OF THE OF GEORGETOWN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION SUBDIVISION AS TO WHICH APPROVAL IS REQUIRED. NO FENCES SHALL BE LOCATED IN A DRAINAGE EASEMENT EXCEPT AS AUTHORIZED BY THE CITY ENGINEER. 14) A SIX FOOT FENCE WILL BE CONSTRUCTED ALONG STATE HIGHWAY 29. DEVELOPMENT, SERVICES DIVISIO COOK-STEINMAN & ASSOCIATES, INC. OF THE DEVELOPMENT SERVICES DIVISION OF THE CITY OF GEORGETOWN, UNDER THE AUTHORITY GRANTED ME IN SECTION 29035 OF THE SUBDIVISION REGULATIONS, DO HEREBY CERTIFY THAT THIS RECORD FINAL PLAT HAS BEEN APPROVED FOR FILING OF RECORD IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF STORGETOWN, AND THE CLERK OF WILLIAMSON COUNTY, TEXAS IS HEREBY AUTHORIZED TO FILE FOR RECORD THIS PLAT. Consulting Engineers and Land Planning Austin, Texas Tel (512) 454-6777 Fax (512) 454-2999 3018 NORTH LAMAR, SUITE 200 ,DIRECTOR AUSTIN, TEXAS 78705 DEVELOPMENT SERVICES DIVISION CITY OF GEORGETOWN

GEORGETOWN CROSSING PHASE 2

GENERAL NOTES CONTINUED:

- 15) NOTE: 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 FOR REVIEW AND APPROVAL.
- ALL BUILDING SLAB ELEVATIONS SHALL BE 1 FT. ABOVE ANY POINT ON THE LOT WITHIN 5 FT. OF THE PERIMETER OF THE BUILDING.
- PARKLAND FEES WILL BE PAID IN LIEU OF PARKLAND DEDICATION
- 18) SIDEWALKS WILL BE REQUIRED ALONG STATE HIGHWAY NO.

VARIANCES:

THE FOLLOWING BUILDING LINE SETBLICK VARIANCES GRANTED WITH

BLOCK 12 EMPTON STREET

(SIDE)

FIELD NOTE DESCRIPTION

TEXAS

DEPUT

GEORGETOWN 10.312 ACRES

A_DESCRIPTION OF A_10.312 ACRE TRACT OF LAND OUT OF THE WILLIAM ADDISON SURVEY ABSTRACT NO. 21 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 48.5111 ACRE TRACT OF LAND OF RECORD IN VOLUME 2349, PAGE 88 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 10.312 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

BECHNING at a 1/2" rebar found in the south right-of-way of State Highway 29 for the perthwest corner of the said 48.5111 acres, also being the northeast corner of Lot 1, Block A, St. Helen Catholic Church, a subdivision of record in Cabinet D, Slide 72 of the Plat Records of Williamson County, Texas;

THENCE North 75°29'25" East with the north line of the 48.5111 acres and the south right-of-way of State Highway 29, a distance of 592.78 feet to a 1/2" rebar with cap set for the northernmost east corner of the 48.5111 acres and the northwest corner of Lot 1, Block A, Churchill Farms Section Six, Phase One, a subdivision of record in Cabinet M, Slide 384 of the Plat Records of Williamson County, Texas;

THENCE departing State Highway 29, South 14°29'31" East over and across the 48.5111 acres with the west line of the said Lot 1, Block A, Churchill Farms Section Six, a distance of 326.69 feet to a 1/2" rebar found for the southwest corner of Lot 1, Block A, Churchill Farms Section Six;

THENCE departing Lot 1, Block A, Churchill Farms Section Six and continuing over and across the 48.5111 acres the following ten (10) courses and distances:

- 1) South 68'29'04" West, a distance of 193.40 feet to a 1/2" rebar with plastic cap set;
- 2) South 21'30'56" East, a distance of 160.00 feet to a concrete monument with plastic cap set;
- 3) South 68°29'04" West, a distance of 57.50 feet to a 1/2" rebar with plastic cap set;
- 4) South 21°30'56" East, a distance of 257.50 feet to a 1/2" rebar with plastic cap set;
- 5) South 21°04'18" East, a distance of 61.59 feet to a 1/2" rebar with plastic cap set;
- 6) South 04'49'32" East, a distance of 193.40 feet to a 1/2" rebar with plastic cap set:
- 7) South 01°27'54" West, a distance of 327.53 feet to a 1/2" rebar with plastic cap set;
- 8) South 59°37'08" West, a distance of 113.71 feet to a concrete monument with plastic cap set;

9) South 68°29'05" West, a distance of 25.00 feet to a 1/2" rebar with plastic cap set in the west line of the 48.5111 dcres and the east line of a 10.55 acre tract of land conveyed to Gerald Eckley in Volume 871, Page 85, described in Volume 637, Page 786, both of the Deed Records of Williamson County, Texas;

THENCE North 21°30'56" West with the east line of the 48.5111 acres and the west lines of the said 10.33 acres and the said Lot 1, Block A, St. Helen Catholic Church subdivision, a distance of 1300.73 feet to the POINT OF BEGINNING and containing 10.312 acres of land, more or less.



014-099 DRAWING NO .: 014-099PL PLOT DATE: 05/10/2001 PLOT SCALE: 1"=100'

PROJECT NO .:

DRAWN BY: LEA

> SHEET 02 OF 02