PLAT

2 PGS

### PLAT MAP RECORDING SHEET

DEDICATOR: ANDICE DEVELOPMENT CORPORATION ROBERT BUFFKIN

SUBDIVISION NAME: WOODLAKE PHASE 6

PLAT RECORDED IN: CABINET FF, SLIDES 363 AND 364

PROPERTY IS DESCRIBED AS: 5.182 ACRES OUT OF THE JOSEPH FISH

SURVEY, ABSTRACT NUMBER 232, IN

WILLIAMSON COUNTY, BEING A PORTION OF THE REMAINDER OF A 118.34 ACRE TRACT.

Reference: 1996036558

HAND TO: CITY OF GEORGETOWN; CATHY KRENEK, (512) 931-7748

**INSTRUMENT DATE: MARCH 24, 2009** 

FILE DATE: JUNE 4, 2009

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2009039231

Leven E. Ritur

06/04/2009 08:34 AM
WEHLING \$111.00
NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

 NUMBER DIRECTION
 DISTANCE

 L1
 N 52\*40\*52\* W 42.55\*

 L4
 \$ 53\*17\*51\* E 35.06\*

 L5
 \$ 47\*54\*52\* E 64.00\*

VICINITY MAP 1"=2000" LINE TABLE

### WOODLAKE PHASE တ



LOT ONE
WOODLAKE PHASE ONE
(15.B41 AC)
CAB. 'X', SLIDE 350
P.R.W.C.

# | NUMBER DELTA ANGLE | ARC LENGTH | CHORD LENGTH | CG | 8617552" | 20.012" | 27.35" | S | C7 | G971652" | 249.97" | 449.87" | S | C7 | G971652" | 249.97" | 449.87" | S | C7 | G971653" | 60.12" | 80.11" | S | C7 | G971633" | 10.12" | 80.11" | S | C7 | G971633" | 10.12" | 80.11" | S | C7 | G971633" | 10.12" | S | C7 | G971633" | 10.12" | S | C7 | G971633" | 10.12" | S | C7 | G971633" | S | C7 | G971633" | S | C7 | G9716335" | S

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ν	×	RON	8	₹	NYAH	8	<b>NSULTI</b>	S O	₹	1/2" IRON ROD WITH HAYNIE CONSULTING CAP FOUND			
	×	RON	8	FOUN	1/2" IRON ROD FOUND (UNLESS STATED)	ESS	STATE	9					

DRAINAGE & STORM SEWER EASEMENT
PUBLIC UTILITY EASEMENT
RECORD INFORMATION
PLAT RECORDS WILLIAMSON COUNTY
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY 1/2" IRON ROD W/ HAYNIE CONSULTING ACCESS EASEMENT CAP F.

P.U.E. B.L. A.O.

**CURVE TABLE** 

2-5 ACRE 1-2 ACRE UNDER 1 ACRE LOTS BY SIZE CATEGORY

RADIUS 20.01° 570.00° 5571.16° 30.54° 3534.00° 5571.16° 5571.16°

ENGINEER & SURVEYOR:
HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664 OWNER: ANDICE DEVELO

NUMBER OF BLOCKS:
TOTAL NUMBER OF LOTS:
BUILDABLE LOTS:
L.F. OF NEW STREET: JOSEPH FISH SURVEY ABSTRACT NO. 232

DATE: APRIL 7, 2009

5.182 TOTAL ACRES 0.00 ACRES OF RIGI 5.182 ACRES OF DEV





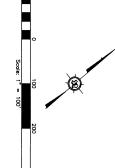
THE SOUTHERLY LINE OF THE REMAINDER OF SAID 20.00 NORTHERLY LINE HEREOF, A DISTANCE OF 229.89 FEET CONTAINING 5.182 ACRES OF LAND, MODE OR LESS.

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THENCE N 62'07'20" E, ALONG ACRE TRACT, AND BEING THE TO THE POINT OF BEGINNING OTHER TO THE POINT OF BEGINNING THE	ROWNTH-MYNIE CONSULTING CAP SET REMANDER OF SAU IT 1834 ACRET TRACT S. N. 45'880'E. A. DISTANCE OF 703.44 FEET OTIS S. N. 47'840'W, A. DISTANCE OF 108.85 FEE OTIS S. OSSULTING CAP SET IN THE SOUTHER, CONSULTING CAP SET TRACT. SEING A POINT IN THE OTIS OF SAU DI 18.84 ACRET TRACT. SEING A POINT IN THE OTIS	THENCE DEPARTING THE MONTH
THENCE, NEGTORE E, ALONG THE SOUTHERN LINE OF THE REMANDER OF SUID 2500 THENCE TRACE, ADSTANCE OF THE METHOD THE METHOD TO THE POINT OF BEGINNING, CONTAINING 5 192 ACRES OF LAND, AGRE OR LESS.  TO THE POINT OF BEGINNING, CONTAINING 5 192 ACRES OF LAND, AGRE OR LESS.	ROD WITH HAYNE CONSULTING CAP SET FOR AN INTERIOR CORNER IN THE REMANDER OF SAID 1814 ACCE TRACK IN A 1814 TO A 1/2 INCH ROD WITH HAYNE CONSULTING CAP SET, AND SET OF 1824 FEET TO A 1/2 INCH ROD WOTH HAYNE CONSULTING CAP SET, IN THE SOUTHERS LY LINE OF THE REMANDER OF SAID 2200 ACME TRACT, BENGA FORT IN THE KORTHERS Y LINE OF THE REMANDER OF SAID 2200 ACME TRACT, BENGA FORT IN THE KORTHERS Y LINE OF THE REMANDER OF SAID OF SAID THACK THAT THACK THE THACK THE SAID THACK THE SAID THACK THE SAID THACK THE SAID THACK THACK THACK THE SAID THACK T	THENCE DEPARTING THE NORTHERLY ROW OF SAID WOODLAKE DRIVE AND ALONG ITE HAD AND THE SAIT SHOULD BE AND ALONG ITE HAD AND THE SAIT SHOULD BE AND ALONG SHOULD BE AND ALONG SHOULD BE AND ALONG SHOULD BE AND ALONG THE SAIT SHOULD BE AND ALONG THE SAIT SHOULD BE ALONG THE SAIT SH

FINAL PLAT OF WOODLAKE PHASE 6

AGNÓE SADO CHEME TO THE LETT HAVINGA RADULE OF 384A MO FEET, ACENTRAL MAGELEO FOTTERS, AN AGCLEGATHOUS POS 12 FEET, ANDA CHOOSE MANUE BEARS SAT-YEZZYM, ADISTANCE OF 80.11 FEET TO A 1/2 NICHI RON ROO WITH HAVING CONSULTINGA CALIFACE TO THE ROHT, AND BEING THE INTERESECTION OF THE MORIT, AND BEING THE INTERESECTION OF THE MORTHERLY ROW, OF SADO WAGOOLAKE PROPE AND THE CASTERIALY ROW OF MORDELAND DROVE (80). '13'20" W, A DISTANCE OF 335,34 FEET TO A 1/2 INCH IRON ROD WITH HAYNIE SULTING CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE DESCRIPTION CHECKED BY: CAA RAWN BY: CAA SCALE: 1"-100" 08 NO: 570-08-01



THENCE, MOMB SAID CLARKE TO THE RIGHT HAWNER A PAULIS OF 5571.16 FEET, A CENTRAL ANGLE OF 8 VESTOR," AN EAC LEARTH OF 46.88 FEET, MAD A CHORD WHICH EACHS 550°CTE, A DISTANCE OF A CLARKE TO A. 12 NICHI RICH ROD, WITH THE MOST COLOR FOR THE RICH TO THE CHORD THE THE TO THE CHORD THE TO THE CHORD THE TOWN OF THE CHORD OF THE WESTERLY ROUN OF 50.00 MILLIAMS DRIVE AND THE MOST THE CHORD T THENCE, S. 53\*775" E, DEPARTING THE SOUTHERLY LINE OF THE REMAINDER OF SAID ZOO ACRE TRACT, ALONG THE WESTERLY R.O.W. OF SAID WILLMARS DRIVE, BEING THE EASTERLY LINE HERCE, A DISTANCE OF 53.66 FEET O. A 1/2 INCH HEROW ROD WITH TADOT CAP FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, 

HAYNIE CONSULTING, INC.

## WOODLAKE PHASE

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STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

ANDGE EDECLOMENT DO. A TEXAS CORPORATION, SOLE OWERFOR THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS BERGINES. AS EAR OF BOYTRON OF THE CERTAIN TRACT OF THAN DAY DESCRIBED AS DEED RECORDED IN DOCUMENT NO. 198603550 OF THE OFFICIAL RECORDS OF MULLIAMSON COUNTY, TEXAS, DO HEREBY SUBBOVIOR SHAD THANCT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY TO THE OFFICIAL PLAT OF THE REQUIREMENTS AND THE OFFICIAL TO THE OFFICIAL PLATE SHOWN HEREON, AND DO HEREBY THAN SHOWN HEREON TO RECORD THE OFFICIAL PLATE OF THE OFFICIAL PLATE SHOWN HEREON TO RECORD THE OFFICIAL PLATE OF THE OFFICIAL PLATE OFFICIAL PLATE OFFICIAL PLATE OFFI THE OFFICIAL PLATE OFFI THE OFFI T

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 24 TO DAY OF MACH

2009

TO THE TO THE FORM ANDICE DEVELOPMENT CORPORATION.
TEMS CORPORATION,
ROBERT BUFFORM
ROBERT BUFFORM

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT BUFFKIN, KNOWN TO ME TO BE THE PERSON WHOSE KNAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWNLEDGED TO ME THAT THEY EXCUTED THE AUM FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED STATE OF TEXAS §
COUNTY OF WILLIAMSON §

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS  $2^{4+}$  DAY OF MQYCL? , 2019. ONLY PUBLIC IN AND FOR THE STATE OF TEXAS
OT ARY PUBLIC IN AND FOR THE STATE OF TEXAS
OF COMMISSION EXPIRES 22.03: 2010

Carric E. Rampy

CARRIE E. RAMPY
My Commission Expires
December 03, 2010

I, <u>ELLUABETH COOK</u>, DIRECTOR OF THE PLANNING AND DEVELOPMENT SERVICES DIVISION OF THE CITY OF BEFORETOWN, UNDER THE AUTHORTY GRANTED MEIN SECTION 3.28 GAO OF THE UNIFED BEFELOPMENT COOK, IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNENT COOK EXTRAINS, SO HEREBY GERTIFY THIS PLAY AS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON CON INTY TEXAS.

6-2-09

STATE OF TEXAS S
COUNTY OF WILLIAMSON S

AND DEVELOPMENT SERVICES Make Cook

KNOW ALL MEN BY THESE PRESENTS

FIRST STATE BANK CENTRAL TEMS, ACTING HERRIN THROUGH TOTAL MACKET.

TRINSTEE, LIEN HOLDER OF THE CERTIAN TRACT OF LWO SHOWN HEREON AND DESCRIBED IN DEED
OF TRUST RECORACID IN DOCUMENT NO ZWOTWISH OF THE OFFICIAL PRILID RECORDS OF
OF TRUST RECORACID IN DOCUMENT AND ZWOTWISH OF THE OFFICIAL PRILID RECORDS OF
MILLWASON COUNTY, TEMS, DO HEREON CONSISTING TO A SHOWN
HEREON, AND DO PHERE HEREON LAND DO HEREON DOCUMENT TO ALL TAY NOTE
TRUSTEE, MALEYS, ROWN HEREON, AND DO HEREON DOCUMENTS AND THAT OF THE OTHY OF GENDELTOWN THE
THE THE MALEYS, ROWN HEREON, AND DO HEREON TO SHOWN HEREON TO RAISE
THE MALEYS ROWN HEREON, AND DO HEREON TO SHOWN HEREON TO RAISE
THE MALEYS ROWN HEREON, AND DO HEREON TO SHOWN HEREON TO RAISE
THE MALEYS ROWN HEREON, AND DO HEREON TO SHOW HEREON TO RAISE
THE MALEYS ROWN HEREON, AND DO HEREON TO THE OTH TO THE OTH OF THE MALEYS. COMMENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN APPROVE AND CAMERIT TO ALL PLAT NOTE HEREBY DEDICATE TO THE ECTY OF GEORGETOWN THE MENTS AND PHILD CHACES SHOWN HERCON FOR SLOT GETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS

DOMA MACHITZ. TRUSTER FIRST STATE BANK CENTRAL TEXAS P.O. BOX 6136 MPLE, TEXAS 76503-6136 S BY MY HAND IS THE LOW DAY OF A POLL

STATE OF TEXAS

COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOLLA MALE AND AND THE FORECOME OF THE F

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS LOS DAY OF Apail 

HOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES BLOCKS

PRINTED NAME



BEARING BASIS OF THE PLAT SHOWN HERGON IS PROVIDED BY LOWER COLORADO RWER ALTINGATY (LORA), GRS SUB-HAMP, DATA, MONINIEMT, ARBON RATEOTRATOR, E-FOLVAROZO BE LETAMBRIS AND IS REFERENCED TO THE MAD BASIS HAMN CONTROL DATING, GEDID MODEL DATA, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZOME, AND NAVID BY METRICAL CONTROL LANDING, AND THE MAD DISTANCES SHOWNLISTED ARE RELATIVE TO TEXAS CENTRAL ZONE GRID.

BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE.

SIDEWALKS WILL BE CONSTRUCTED AND STREET TREES PLANTED IN ACCORDANCE WITH THE CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE AND SPECIFICATIONS MANUAL

UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: <u>CITY OF GEORGETOWN</u>, WASTEWATER: <u>CITY OF GEORGETOWN</u>, ELECTRIC; <u>PEDERNALES ELECTRIC COOPERATIVE</u>.

IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE. THE SLAB ELEVATION APOULD BE BILIT AT LAKEST ONE FOOT ABOVE THE SURREQUINDING ORDAND, AND THE GROWIND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT TOR A DISTANCE OF AT LEAST 10 FEET. 5. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.

TIMOTHY E HAVING TIMOTH

DATE 3-17-09 TO CERTIFY WHICH, WITNESS BY MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS DAY OF 17 DAY-CA. 2007.

I, INDOINY E INVINE, REGISTRED PROFESSOMAL LAND SUPPEYOR IN THE STATE OF TEXAS, DO HERREY CERTIFY THAT THIS PLAT IS IT THE AND CORRECTLY MADE THAT AND CATHAL SUPPRINCADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, COPRILLYRING OF HER PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THE RE ARE NO APPARENT DISCREPANCIES, ROOM-LEGAL CHILD THAT AND THAT THE CORRECT WORK OR ROADS IN LYCOLE EXCEPT AS SHOWN ON THE COORDENANCE OF THE CORRECT MONOMERE WOMENETS SHOWN THEREON WERE REPORTED Y CALCED UNDER MY SUPPRINCION NEEDS TO THAT THE CORRECT MONOMERE THE CORP OF THE

STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

A. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG THE FRONTAGE OF WOODLAKE & MORELAND
DEVICE AND A SECOT PUBLIC UTILITY AND ACCESS EASEMENT IS RESERVED ALONG THE FRONTAGE OF
WILLIAMS DRIVE WITHIN THIS PLAT.

STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THE FOLLOWING IMPERVIOUS COVERAGE NOTE SHALL APPLY TO ALL LOTS WITHIN THIS PLAT. MAXIMUM IMPERVIOUS COVER FOR EACH LOT SHALL BE 50-65% BASED ON ALLOWED WAIVERS.

THE EXISTING TRAFFIC IMPACT ANALYSIS (T.I.A.) FOR THE OVERALL WOODLAKE SUBDIVISION MUST BE UPGRADED WITH THE DEVELOPMENT OF EACH OF THE LOTS OF THIS SUBDIVISION.

MINIMUM FINISHED FLOOR ELEVATION FOR ANY STRUCTURE ON ALL LOTS SHALL BE 901.00 BASED ON THE POLLOWING BENCHMARK:

'X' CUT IN STORM SEWER INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF MORELAND DRIVE AND SUNDAY SCHOOL DRIVE, ELEVATION = 900.35 FEET

ACCESS TO WILLIAMS DRIVE WILL BE GRANTED ONLY THROUGH THE ACCESS EASEMENT BETWEEN LOTS ONE AND THO, AND ACCESS TO WOODLAKE DRIVE WILL BE GRANTED ONLY THROUGH THE ACCESS EVERIENT TO BETWEEN LOTS THREE UND PURE. ACCESSION, TO TO PROVIDE ACCESS BETWEEN THE LOTS AND TO MORELAND DRIVE MAY BE CONSIDERED DURING THE SITE PLAN PROCESS.

STATE OF TEXAS S
COUNTY OF WILLIAMSON S

THE SUBDIVISION, KNOWN AS WOODLAKE PHASE 6, HAS BEEN APPROVED FOR FILING FOR RECORD ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN CITY COUNCIL ON THE  $\frac{22 \, nd}{120}$  DAY OF  $\frac{10 \, LY}{10}$  2008.

NANCY RISTER, JLERK
COUNTY COURT OF MILIAMSON COUNTY, TEXAS

STATE OF TEXAS §

Citate

CERTIFY WHICH, WITNESS BY MY HAND AND SEAL AT WILLIAM ORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

I MAYOY RISTRE, COUNTY CLERKO F WILLIAMSON COUNTY, TEXAS DO HEREXY CERTIFY THAT THE FOREIGNING INSTRUMENT UN MOTHOR ON THE 30°C. DAY OF 1014 E. 2007 AD AT 11.20°C. DOUGH OF AND SHILL POR PECUADOR AND SHILL POR PECUADOR. AND SHILL POR PECUADOR AND SHILL POR 1014 F. 2007 AD AT 11.20°C. DOUGH OF AND SHILL POR PECUADOR. AND SHILL POR PECUADOR AND SHILL POR PECUADOR. AND SHILL POR SHILL P

KNOW ALL MEN BY THESE PRESENTS

FINAL PLAT OF

**WOODLAKE PHASE 6** 

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STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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ASED UPON THE ABOVE REPRESENTATIONS OF THE ENAMERS OR SURVEYON MADE SEAL IS A NO ATTER ARDINION THE PAY AN A REPRESENTED BY THE SUB ENAMERS OR SURVEYOR OF THE OWN FIRST AND THE SUB ENAMERS OR SURVEYOR OF THE OWN FIRST AND THE SUB CERTIFICATION IS AND E SUB-CELL OF THE SUB-CELL OF THE CONTROL OF THE CONTRO

FIELD BOOK: SCALE: 1"=100"

RAWN BY: CAA

I IMODINE I HAYME REGISTRED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HERRENC GETTRY THAT THIS SUBDIVISION IS IN THE EMPAISS AUTHER RECHARGE ZOTE. AND IS NOT EMPONOCHED BY A ZONE THAT THAT SUBDIVISION IS IN THE EMPONESS AUTHER RECHARGE ZOTE. BEFECHEV MANUGEMENT IN THORD, MACE, AS DENOTED HERRIN, AND AS CHAMBED BY ENERGY MANUGEMENT AND INITIATION AS CHAMBED HAVE OF THE DEPONE THE CHAMBED AND ASSOCIATION ASSOCIATION AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOMN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HANDRED (100) YEAR PREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN ANDOR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS

3ISTERED PROFESSIONAL ENGINEER

CHECKED BY: CAA

HAYNIE CONSULTING, INC. Civil Engineers and Land Surveyors 1010 Provident Lane Round Rock, Texas 78664-3276 Ph. 512.837-2446 Fey. 512.837-949