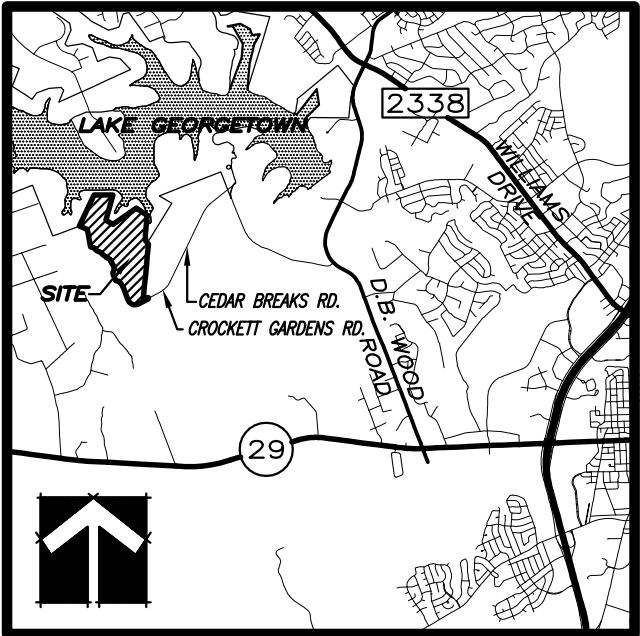
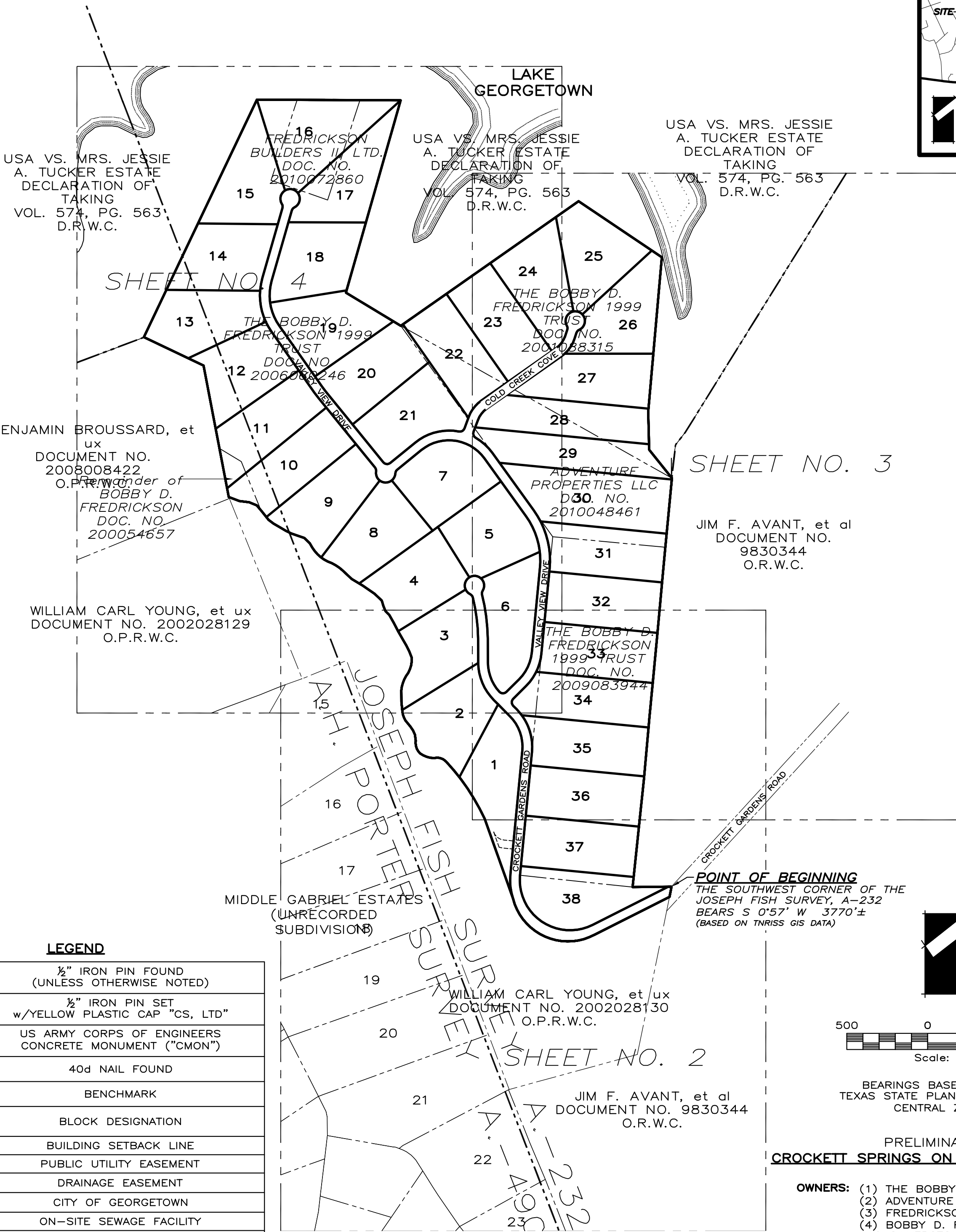


PRELIMINARY PLAT
**CROCKETT SPRINGS
ON LAKE GEORGETOWN**
207.71 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232
& THE A. H. PORTER SURVEY ABSTRACT NO. 490
WILLIAMSON COUNTY, TEXAS



SITE MAP
(N.T.S.)



LEGEND

●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/YELLOW PLASTIC CAP "CS, LTD"
☒	US ARMY CORPS OF ENGINEERS CONCRETE MONUMENT ("CMON")
▲	40d NAIL FOUND
⊠	BENCHMARK
Ⓐ	BLOCK DESIGNATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
COG	CITY OF GEORGETOWN
O.S.S.F.	ON-SITE SEWAGE FACILITY
D.R.W.C.	DEED RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.

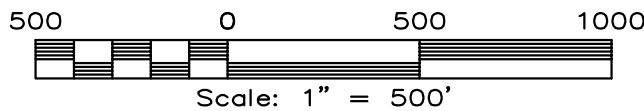
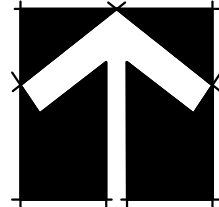
LOTS 25, 26, 27, 28, 29 AND 30 IN THIS SUBDIVISION ARE ENROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

WILLIAMSON COUNTY ADDRESSING COORDINATOR SIGNATURE
PRELIMINARY PLAT APPROVAL

POSTMASTER SIGNATURE

POINT OF BEGINNING
THE SOUTHWEST CORNER OF THE
JOSEPH FISH SURVEY, A-232
BEARS S 0°57' W 3770'±
(BASED ON TNRSS GIS DATA)



BEARINGS BASED ON GRID NORTH
TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE (NAD83)

**PRELIMINARY PLAT OF
CROCKETT SPRINGS ON LAKE GEORGETOWN**

OWNERS: (1) THE BOBBY D. FREDRICKSON 1999 TRUST
(2) ADVENTURE PROPERTIES, LLC
(3) FREDRICKSON BUILDERS II, LTD.
(4) BOBBY D. FREDRICKSON
116 SILVERSTONE
GEORGETOWN, TEXAS 78628
(512)966-2027/(512)930-9389 fax

ACREAGE: 207.71 ACRES
SURVEY: JOSEPH FISH SURVEY, ABSTRACT NO. 232
A.H. PORTER SURVEY, ABSTRACT NO. 490

NO. OF BLOCKS: 1
NO. OF LOTS: 38 RESIDENTIAL
NEW STREETS: 3 (SEE NOTE)
DATE: DECEMBER 2011
SURVEYOR: CASTLEBERRY SURVEYING, LTD.
ENGINEER: GARRETT-IHNEN CIVIL ENGINEERS, INC.
TBPE FIRM #630
3600 W. PARKER LN.
SUITE 212
AUSTIN, TEXAS 78727
(512) 454-2400/(512) 454-2420 fax

STREET DATA

CROCKETT GARDENS ROAD: 3138.64 L.F. DESIGN SPEED --- MPH
VALLEY VIEW DRIVE: 4417.92 L.F. DESIGN SPEED --- MPH
COLD CREEK COVE: 1030.04 L.F. DESIGN SPEED --- MPH
TOTAL: 8586.98 L.F.



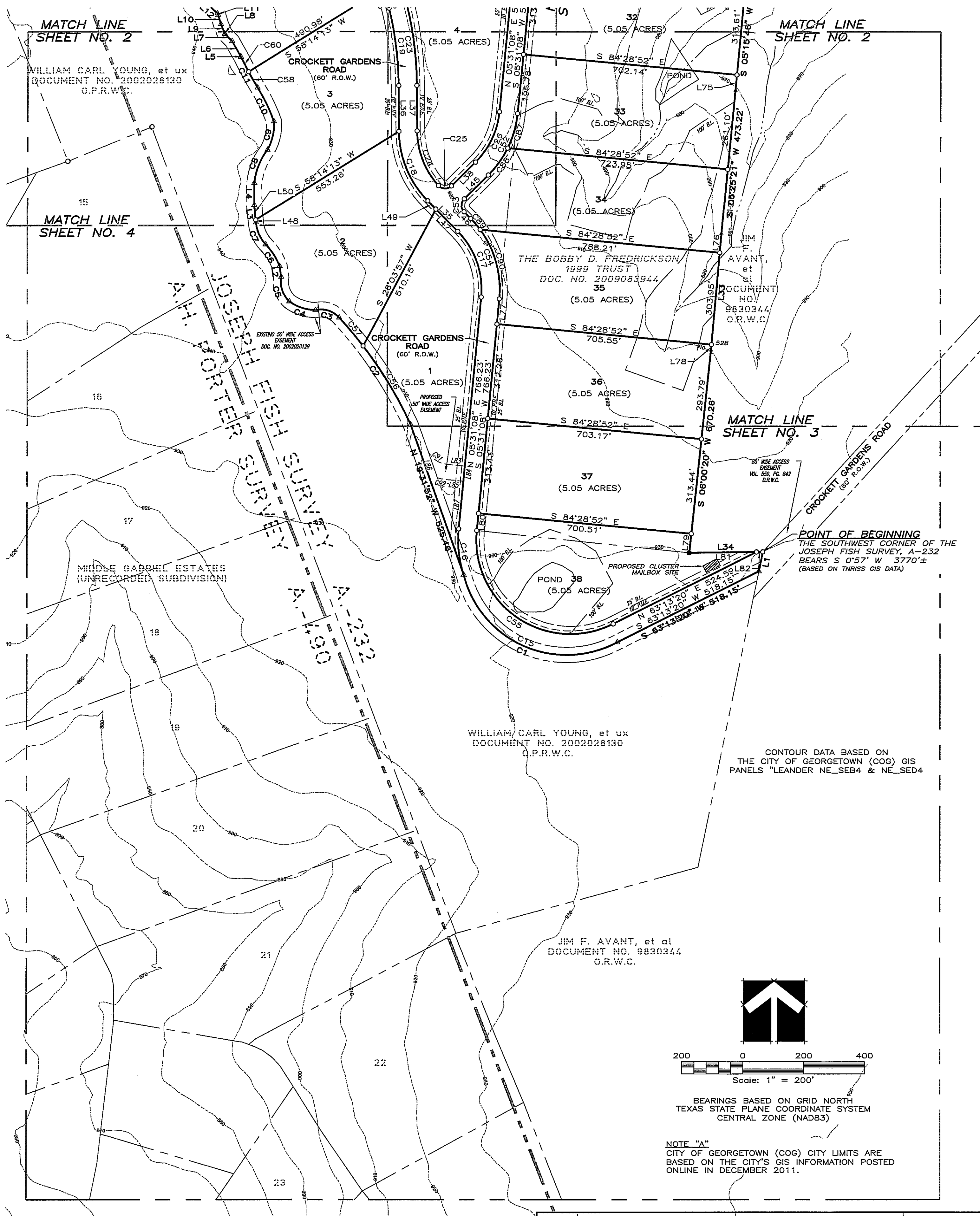
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1800/(512) 930-9389 fax
www.castleberrysurveying.com

SHEET

1
OF
6

PRELIMINARY PLAT
CROCKETT SPRINGS ON LAKE GEORGETOWN

207.71 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232 & THE A. H. PORTER SURVEY ABSTRACT NO. 490
WILLIAMSON COUNTY, TEXAS



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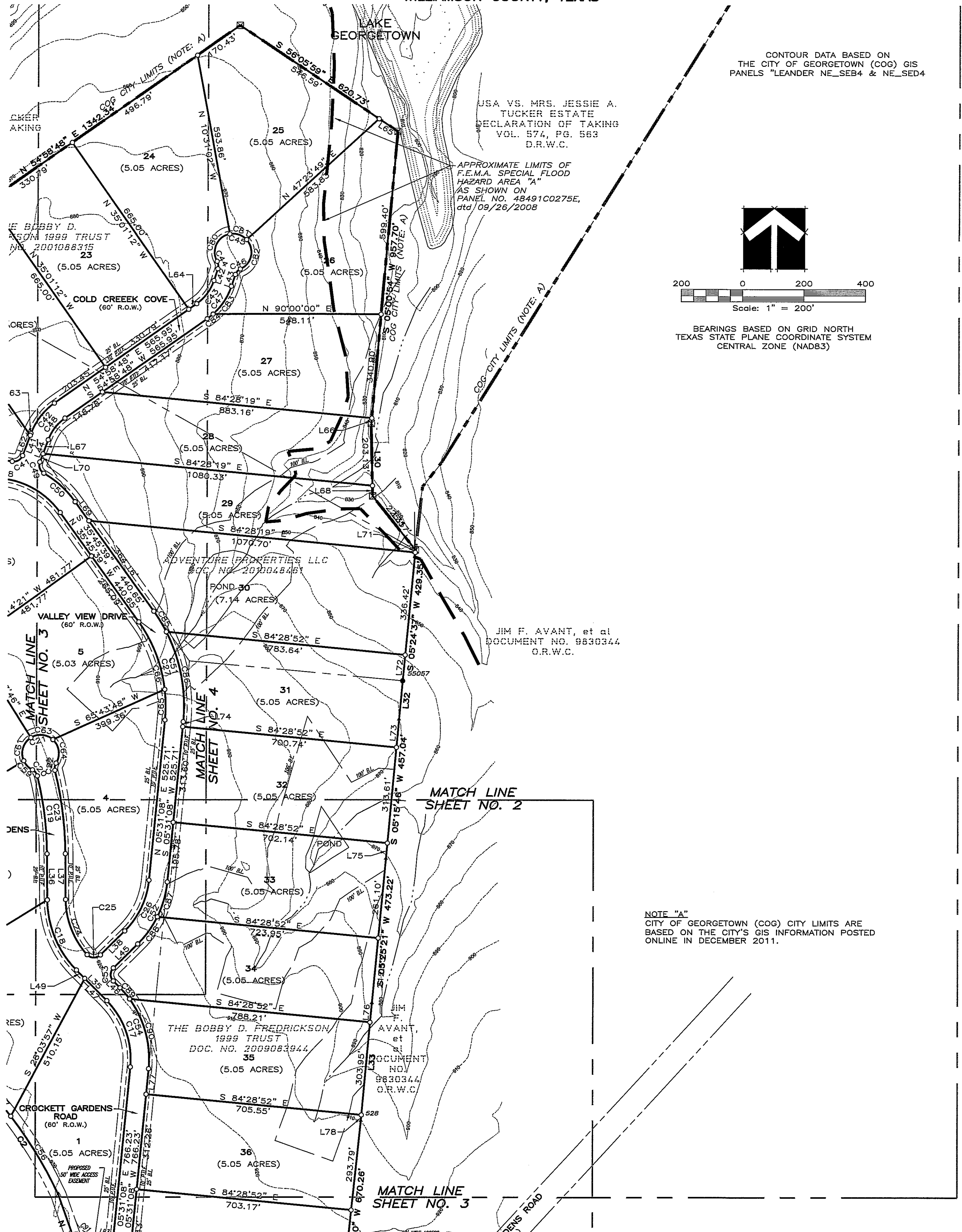
SHEET

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OF 6

PRELIMINARY PLAT
CROCKETT SPRINGS ON LAKE GEORGETOWN

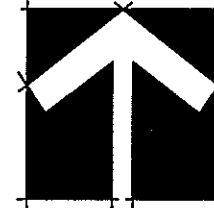
207.71 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232 & THE A. H. PORTER SURVEY ABSTRACT NO. 490
WILLIAMSON COUNTY, TEXAS



CONTOUR DATA BASED ON
THE CITY OF GEORGETOWN (COG) GIS
PANELS "LEANDER NE_SEB4 & NE_SED4"

USA VS. MRS. JESSIE A.
TUCKER ESTATE
DECLARATION OF TAKING
VOL. 574, PG. 563
D.R.W.C.

APPROXIMATE LIMITS OF
F.E.M.A. SPECIAL FLOOD
HAZARD AREA "A"
AS SHOWN ON
PANEL NO. 48491C0275E,
dtd 09/26/2008



200 0 200 400
Scale: 1" = 200'

BEARINGS BASED ON GRID NORTH
TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE (NAD83)

JIM F. AVANT, et al
DOCUMENT NO. 9830344
O.R.W.C.

NOTE "A"
CITY OF GEORGETOWN (COG) CITY LIMITS ARE
BASED ON THE CITY'S GIS INFORMATION POSTED
ONLINE IN DECEMBER 2011.



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SHEET

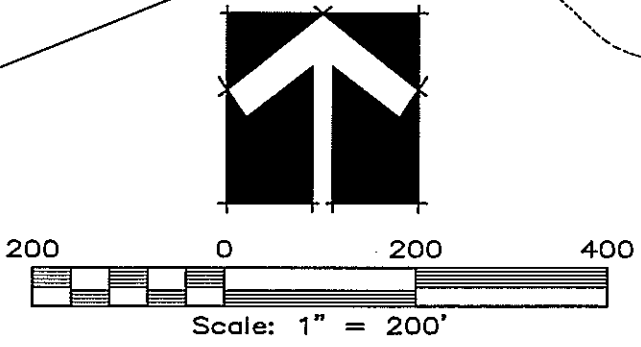
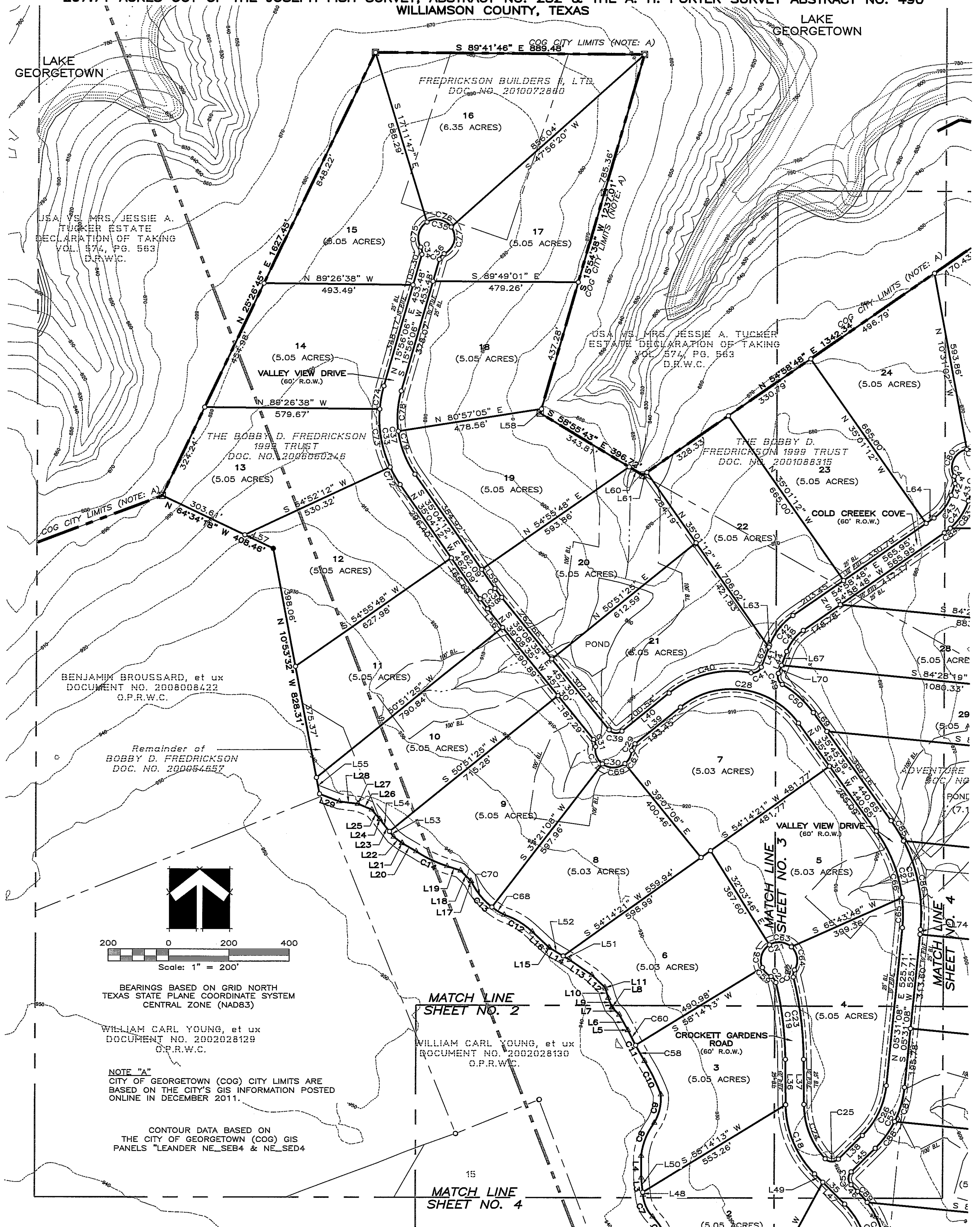
3

OF 6

CROCKETT SPRINGS ON LAKE GEORGETOWN

207.71 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232 & THE A. H. PORTER SURVEY ABSTRACT NO. 490
WILLIAMSON COUNTY, TEXAS

LAKE
GEORGETOWN



MATCH LINE
SHEET NO. 2

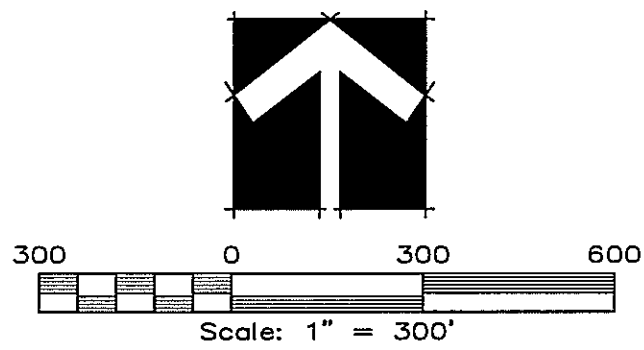
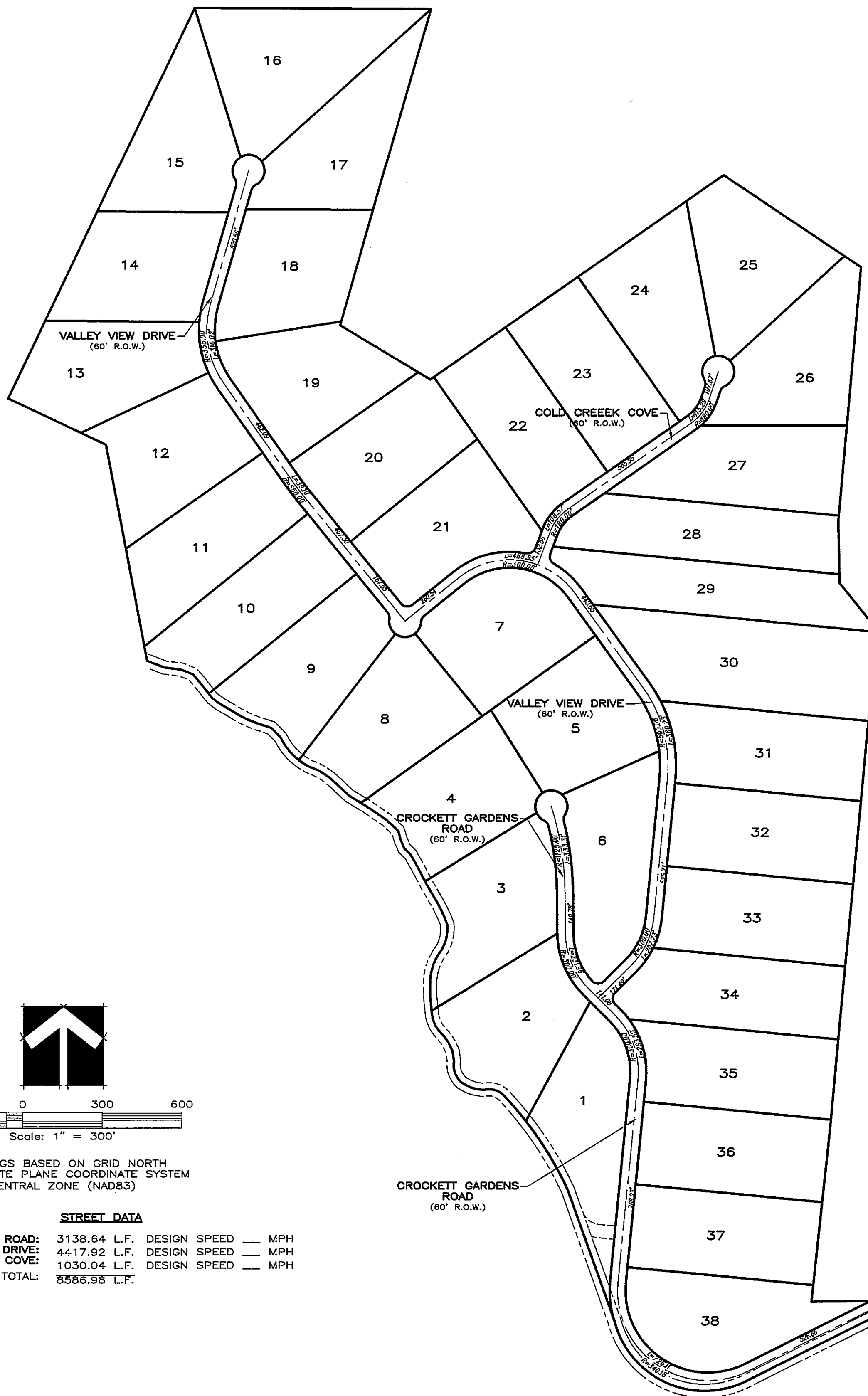
MATCH LINE
SHEET NO. 3

MATCH LINE
SHEET NO. 4

MATCH LINE
SHEET NO. 4

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PRELIMINARY PLAT
CROCKETT GARDENS ON LAKE GEORGETOWN
 207.71 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232 & THE A. H. PORTER SURVEY ABSTRACT NO. 490
 WILLIAMSON COUNTY, TEXAS



BEARINGS BASED ON GRID NORTH
 TEXAS STATE PLANE COORDINATE SYSTEM
 CENTRAL ZONE (NAD83)

STREET DATA

CROCKETT GARDENS ROAD:	3138.64 L.F.	DESIGN SPEED	— MPH
VALLEY VIEW DRIVE:	4417.92 L.F.	DESIGN SPEED	— MPH
COLD CREEK COVE:	1030.04 L.F.	DESIGN SPEED	— MPH
TOTAL:	8586.98 L.F.		

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SHEET
5
 OF
6

PRELIMINARY PLAT

CROCKETT GARDENS ON LAKE GEORGETOWN

207.71 ACRES OUT OF THE JOSEPH FISH SURVEY, ABSTRACT NO. 232 & THE A. H. PORTER SURVEY ABSTRACT NO. 490

WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	103°57'52"	349.92'	634.94'	551.35'	N 66°18'02" W
C2	17°46'38"	1368.98'	424.75'	423.05'	N 33°54'51" W
C3	63°06'12"	77.58'	85.44'	81.19'	N 72°33'12" W
C4	34°54'29"	150.73'	91.83'	90.42'	S 71°31'48" E
C5	56°05'32"	90.72'	88.81'	85.31'	S 18°29'09" E
C6	22°57'18"	213.46'	85.52'	84.95'	N 32°44'31" W
C7	38°14'01"	120.46'	80.38'	78.90'	N 23°56'43" W
C8	31°56'00"	213.43'	118.95'	117.42'	N 21°32'45" E
C9	33°23'54"	167.15'	97.43'	96.06'	N 12°43'10" E
C10	12°19'04"	575.05'	123.63'	123.39'	N 26°03'23" W
C11	5°18'07"	1244.37'	115.15'	115.11'	N 28°30'30" W
C12	26°18'37"	237.49'	109.06'	108.10'	N 58°58'07" W
C13	37°31'02"	242.10'	158.53'	155.71'	N 44°33'50" W
C14	15°33'11"	419.04'	113.75'	113.40'	N 64°28'00" W
C15	103°56'52"	349.96'	634.91'	551.35'	N 66°18'02" W
C16	23°44'04"	370.18'	153.34'	152.25'	N 06°20'54" W
C17	50°19'32"	270.00'	237.15'	229.60'	N 19°38'38" W
C18	44°18'07"	330.00'	255.16'	248.85'	N 22°39'21" W
C19	13°27'42"	1095.00'	257.27'	256.68'	N 07°14'08" W
C20	50°04'09"	30.00'	26.22'	25.39'	N 39°00'04" W
C21	276°19'42"	60.00'	289.37'	80.04'	N 74°07'43" E
C22	46°27'08"	30.00'	24.32'	23.66'	S 09°04'00" W
C23	13°39'16"	1155.00'	275.26'	274.61'	S 07°19'56" E
C24	41°54'50"	270.00'	197.51'	193.14'	S 21°27'42" E
C25	92°23'17"	30.00'	48.37'	43.30'	S 88°36'46" E
C26	39°40'28"	270.00'	186.96'	183.25'	N 25°21'22" E
C27	41°16'47"	470.00'	338.62'	331.34'	N 15°07'15" W
C28	93°22'56"	270.00'	440.05'	392.94'	N 82°27'07" W
C29	48°11'23"	30.00'	25.23'	24.49'	S 26°45'44" W
C30	186°22'46"	60.00'	195.18'	119.81'	N 84°08'35" W
C31	48°11'23"	30.00'	25.23'	24.49'	S 15°02'53" E
C32	4°04'23"	580.00'	41.23'	41.22'	N 37°06'23" W
C33	51°00'18"	385.00'	342.73'	331.52'	N 09°34'03" W
C34	48°11'23"	30.00'	25.23'	24.49'	N 08°09'35" W
C35	276°22'46"	60.00'	289.42'	80.00'	S 74°03'54" E
C36	48°11'23"	30.00'	25.23'	24.49'	S 40°01'48" W
C37	51°00'18"	325.00'	289.32'	279.86'	S 09°34'03" E
C38	4°04'23"	520.00'	36.97'	36.96'	S 37°06'23" E
C39	90°00'00"	30.00'	47.12'	42.43'	S 84°08'35" E
C40	49°58'11"	330.00'	287.80'	278.77'	N 75°50'31" E
C41	80°24'21"	30.00'	42.10'	38.73'	N 60°37'26" E
C42	34°33'33"	210.00'	126.67'	124.75'	N 37°42'02" E
C43	36°41'53"	150.00'	96.07'	94.44'	N 36°37'52" E
C44	48°11'23"	30.00'	25.23'	24.49'	N 05°48'46" W
C45	276°22'46"	60.00'	289.42'	80.00'	S 71°43'04" E
C46	276°22'46"	60.00'	289.42'	80.00'	S 71°43'04" E

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C47	36°41'53"	210.00'	134.50'	132.22'	S 36°37'52" W
C48	34°33'33"	150.00'	90.48'	89.11'	S 37°42'02" W
C49	80°24'21"	30.00'	42.10'	38.73'	S 19°46'56" E
C50	24°13'27"	330.00'	139.52'	138.48'	S 47°52'23" E
C51	41°16'47"	530.00'	381.85'	373.64'	S 15°07'15" E
C52	39°40'28"	330.00'	228.51'	223.97'	S 25°21'22" W
C53	90°00'00"	30.00'	47.12'	42.43'	S 00°11'36" W
C54	50°19'32"	330.00'	289.86'	280.63'	S 19°38'38" E
C55	122°17'48"	310.18'	662.07'	543.36'	S 55°37'46" E
C56	12°39'01"	1368.98'	302.26'	301.64'	S 31°21'02" E
C57	5°07'37"	1368.98'	122.50'	122.46'	S 40°14'21" E
C58	2°45'50"	1244.37'	60.03'	60.02'	S 29°46'38" E
C59	39°58'34"	60.00'	41.86'	41.02'	S 44°02'51" E
C60	2°32'17"	1244.37'	55.13'	55.12'	S 27°07'35" E
C61	81°59'48"	60.00'	85.87'	78.72'	S 16°56'20" W
C63	74°10'55"	60.00'	77.68'	72.37'	N 84°58'18" W
C64	80°10'24"	60.00'	83.96'	77.27'	N 07°47'39" W
C65	12°10'47"	470.00'	99.91'	99.72'	S 00°34'15" E
C66	29°06'00"	470.00'	238.71'	236.15'	S 21°12'39" E
C67	48°12'52"	60.00'	50.49'	49.01'	N 26°46'28" E
C68	11°22'23"	242.10'	48.06'	47.98'	S 57°38'09" E
C69	76°28'14"	60.00'	80.08'	74.27'	N 89°07'01" E
C70	26°08'39"	242.10'	110.47'	109.51'	S 38°52'38" E
C71	61°41'41"	60.00'	64.61'	61.53'	S 21°48'02" E
C72	9°56'24"	385.00'	66.79'	66.71'	S 30°06'00" E
C73	29°25'18"	385.00'	197.70'	195.53'	S 10°25'09" E
C74	11°38'36"	385.00'	78.24'	78.10'	S 10°06'48" W
C75	90°51'01"	60.00'	95.14'	85.48'	S 13°10'14" W
C76	85°42'43"	60.00'	89.76'	81.62'	N 78°32'54" W
C77	99°49'02"	60.00'	104.53'	91.80'	N 14°12'58" E
C78	23°48'54"	325.00'	135.09'	134.12'	N 04°01'39" E
C79	27°11'24"	325.00'	154.23'	152.79'	N 21°28'30" W
C80	109°23'25"	60.00'	114.55'	97.93'	S 24°47'16" W
C81	57°54'51"	60.00'	60.65'	58.10'	N 71°33'36" W
C82	109°04'30"	60.00'	114.22'	97.74'	N 11°56'04" E
C83	30°02'46"	210.00'	110.13'	108.87'	N 33°18'19" E
C84	6°39'06"	210.00'	24.38'	24.37'	N 51°39'15" E
C85	8°31'39"	530.00'	78.88'	78.81'	N 31°29'49" W
C86	32°45'08"	530.00'	302.97'	298.86'	N 10°51'26" W
C87	20°37'10"	330.00'	118.76'	118.12'	N 15°49'43" E
C88	19°03'18"	330.00'	109.75'	109.24'	N 35°39'57" E
C89	8°21'39"	330.00'	48.15'	48.11'	N 40°37'35" W
C90	41°57'53"	330.00'	241.70'	236.33'	N 15°27'48" W
C91	64°56'29"	75.00'	85.01'	80.53'	S 52°00'37" E
C92	11°48'41"	125.00'	25.77'	25.72'	S 78°34'31" E

C62 - INTENTIONALLY OMITTED

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 11°31'36" W	64.87'
L2	S 08°16'41" E	35.87'
L3	N 05°50'57" W	57.71'
L4	N 00°22'20" W	72.62'
L5	N 25°57'49" W	1.50'
L6	N 28°32'04" W	58.18'
L7	N 44°59'05" W	32.74'
L8	N 38°29'44" W	1.94'
L9	N 21°57'02" W	33.56'
L10	N 16°18'24" W	31.82'
L11	N 25°57'40" W	4.95'
L12	N 46°59'47" W	59.48'
L13	N 55°41'11" W	88.23'
L14	N 59°10'03" W	77.52'
L15	N 49°09'18" W	3.13'
L16	N 47°04'02" W	75.43'
L17	N 36°16'08" W	2.41'
L18	N 45°02'32" W	47.69'
L19	N 72°15'24" W	46.67'
L20	N 59°38'56" W	53.09'
L21	N 57°57'32" W	2.01'
L22	N 53°18'52" W	33.85'
L23	N 38°22'46" W	73.39'
L24	N 37°25'02" W	2.18'
L25	N 40°21'47" W	40.36'
L26	N 67°22'56" W	48.43'
L27	N 82°15'25" W	1.56'
L28	N 82°49'09" W	61.65'
L29	N 68°56'24" W	70.15'
L30	S 01°15'47" E	236.66'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L31	S 38°37'56" E	225.57'
L32	S 05°09'40" W	125.56'
L33	S 05°08'53" W	386.00'
L34	N 89°18'43" E	241.35'
L35	N 44°48'24" W	141.08'
L36	N 00°30'17" W	149.78'
L37	S 00°30'17" E	149.78'
L38	N 45°11'36" E	111.28'
L39	S 50°51'25" W	193.45'
L40	N 50°51'25" E	200.54'
L41	N 20°25'15" E	77.59'
L42	N 18°16'56" E	40.59'
L43	S 18°16'56" W	40.59'
L44	S 20°25'15" W	77.59'
L45	S 45°11'36" W	111.49'
L46	S 44°48'24" E	31.08'
L47	S 44°48'24" E	102.54'
L48	S 05°50'57" E	8.75'
L49	S 44°48'24" E	38.54'
L50	S 05°50'57" E	48.96'
L51	S 59°10'03" E	25.59'
L52	S 59°10'03" E	51.93'
L53	S 38°22'46" E	22.63'
L54	S 38°22'46" E	50.76'
L55	S 10°53'32" E	54.87'
L56	S 39°08'35" E	79.59'
L57	S 64°34'18" E	104.85'
L58	N 15°54'38" E	14.37'
L59	N 35°04'12" W	77.17'
L60	N 58°55'43" W	52.91'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L61	S 54°58'48" W	16.00'
L62	S 20°25'15" W	70.61'
L63	S 20°25'15" W	6.99'
L64	S 54°58'48" W	31.71'
L65	N 56°05'59" W	74.14'
L66	N 05°00'54" E	17.40'
L67	N 20°25'15" E	48.59'
L68	N 01°15'47" W	33.53'
L69	N 35°45'39" W	76.49'
L70	N 20°25'15" E	29.00'
L71	N 05°24'37" E	7.96'
L72	N 05°24'37" E	84.97'
L73	N 05°15'46" E	92.54'
L74	N 05°31'08" E	16.33'
L75	N 05°15'46" E	50.90'
L76	N 05°08'53" E	63.57'
L77	N 05°31'08" E	83.28'
L78	N 05°08'53" E	18.48'
L79	N 06°00'20" E	63.02'
L80	N 05°31'08" E	57.26'
L81	S 89°18'43" W	220.66'
L82	S 89°18'43" W	20.69'
L83	S 84°28'52" E	59.99'
L84	S 05°31'08" W	50.00'
L85	S 84°28'52" E	59.99'
L86	N 19°32'23" W	100.00'
L87	N 05°31'08" E	157.56'



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SHEET

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OF 6