

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD
- BL = BUILDING SETBACK LINE
- PUE = PUBLIC UTILITY EASEMENT
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- ⓑ = BLOCK NAME

NEW STREETS:

NAME	LENGTH	DESIGN SPEED
FORT COBB WAY	1466'	30 MPH
GARNER PARK DRIVE	247'	30 MPH
TOTAL	1713'	

SITE DATA:

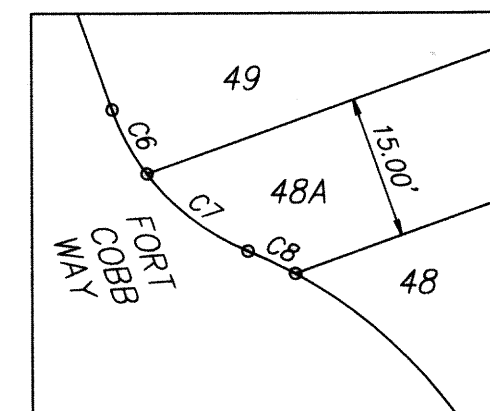
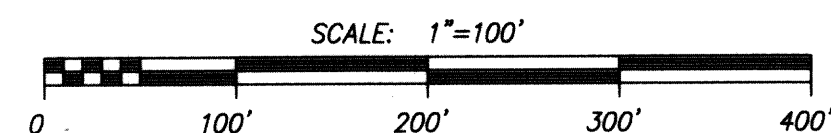
TOTAL AREA: 12.45 ACRES
 54 SINGLE FAMILY LOTS
 1 GREENBELT AND PUE LOT

MINIMUM FLOOR ELEVATIONS:

LOT	BLOCK	ELEVATION
46	B	943.0
47	B	943.0
48	B	944.6
49	B	943.7
50	B	943.7
51	B	944.2
52	B	944.2
53	B	944.7
54	B	944.7
55	B	946.8

ELEVATIONS ARE NAVD 88

PLAT OF **PARKSIDE AT MAYFIELD RANCH SECTION 8** WILLIAMSON COUNTY, TEXAS

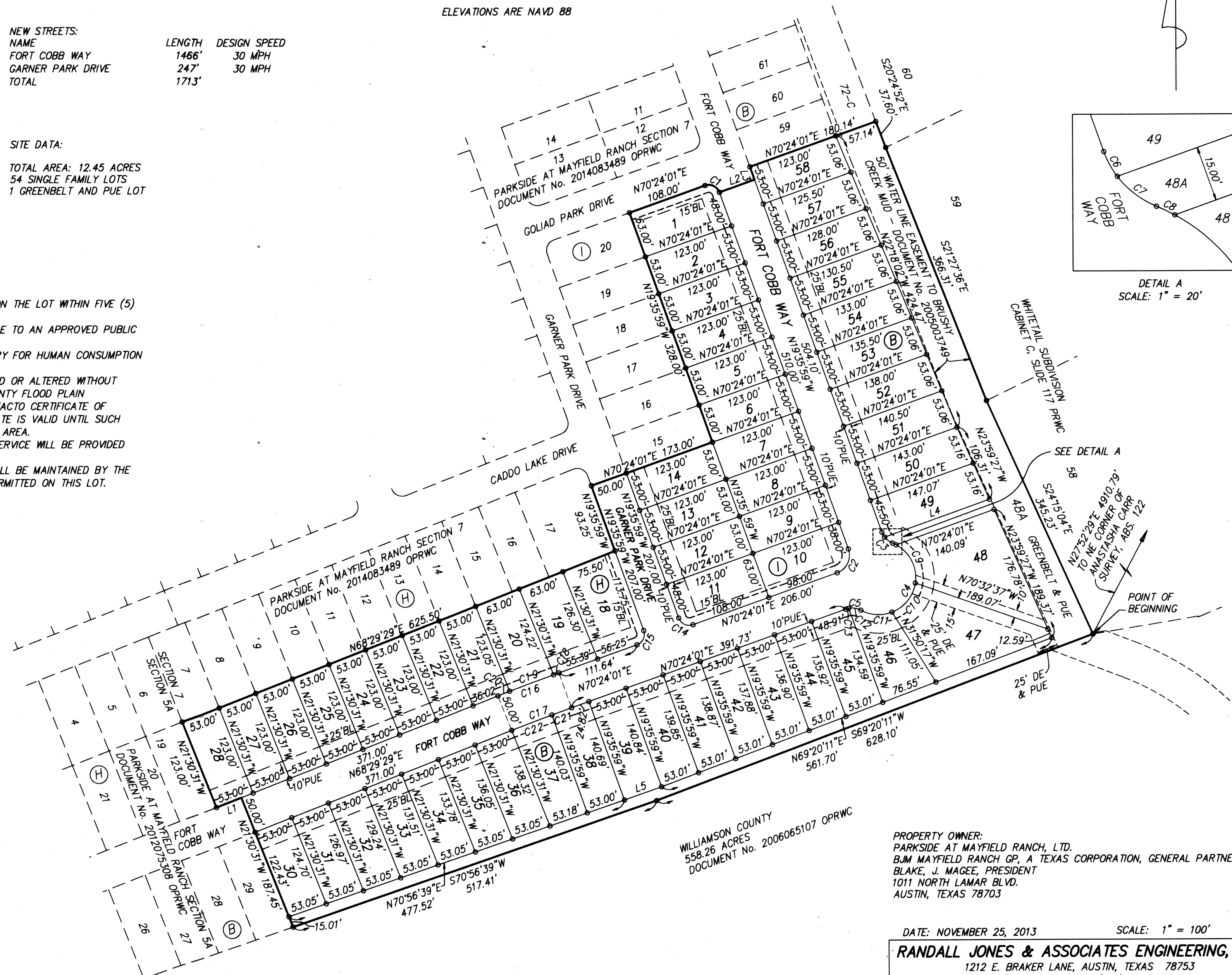


NOTES:

1. THE BUILDING SLAB ELEVATION SHALL BE ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
4. NO STRUCTURE OR LAND IN THIS SUBDIVISION SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL LOTS EXCEPT FOR LOTS 18-22, BLOCK H. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOTS 18-22, BLOCK H. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
5. WATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN. SEWER SERVICE WILL BE PROVIDED BY THE PARKSIDE AT MAYFIELD RANCH M.U.D..
6. LOT 48A, BLOCK B IS FOR LANDSCAPE AND OPEN SPACE PURPOSES AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR MUD. NO SINGLE FAMILY DWELLINGS ARE PERMITTED ON THIS LOT.
7. SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	23.56	15.00	90°00'00"	S64°35'59"E	21.21
C2	39.27	25.00	90°00'00"	N25°24'01"E	35.36
C3	21.03	25.00	48°11'23"	N43°41'41"W	20.41
C4	162.65	50.00	186°22'46"	N25°24'01"E	99.85
C5	21.03	25.00	48°11'23"	N85°30'18"W	20.41
C6	7.61	25.00	17°26'51"	N28°19'25"W	7.58
C7	13.41	25.00	30°44'32"	N52°25'06"W	13.25
C8	5.47	50.00	6°16'04"	N64°39'20"W	5.47
C9	61.31	50.00	70°15'24"	N26°23'37"W	57.54
C10	52.63	50.00	60°18'15"	N38°53'13"E	50.23
C11	43.24	50.00	49°33'03"	N86°11'08"W	41.91
C12	16.92	25.00	38°46'31"	N80°47'52"W	16.60
C13	4.11	25.00	9°24'52"	N75°06'27"E	4.10
C14	23.56	15.00	90°00'00"	N64°35'59"W	21.21
C15	23.56	15.00	90°00'00"	N25°24'01"E	21.21
C16	87.64	2630.70	1°54'32"	N69°26'45"E	87.64
C17	85.98	2580.70	1°54'32"	N69°26'45"E	85.97
C18	7.65	2630.70	0°10'00"	N70°19'01"E	7.65
C19	63.01	2630.70	1°22'21"	N69°32'51"E	63.01
C20	16.98	2630.70	0°22'11"	N68°40'35"E	16.98
C21	28.18	2580.70	0°37'32"	N70°05'15"E	28.18
C22	57.80	2580.70	1°17'00"	N69°07'59"E	57.80

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°29'29"W	36.02
L2	N70°24'01"E	50.00
L3	N19°35'59"W	18.41
L4	N70°24'01"E	149.99
L5	N70°33'34"E	53.00



PROPERTY OWNER:
 PARKSIDE AT MAYFIELD RANCH, LTD.
 BUM MAYFIELD RANCH GP, A TEXAS CORPORATION, GENERAL PARTNER,
 BLAKE, J. MAGEE, PRESIDENT
 1011 NORTH LAMAR BLVD.
 AUSTIN, TEXAS 78703

DATE: NOVEMBER 25, 2013 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

THAT PART OF THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 229.556 ACRE TRACT OF LAND CONVEYED TO PARKSIDE AT MAYFIELD RANCH, LTD BY DEED RECORDED IN DOCUMENT NO. 2007002997 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found on the North line of that 558.26 Acre Tract conveyed to Williamson County, Texas, by deed recorded in Document No. 2006065107 of the Official Public Records of Williamson County, Texas, the same being the Southeast Corner of said 229.556 Acre Tract and the the Southwest Corner of Lot 58, Whitetail Subdivision according to the plat thereof recorded in Cabinet C, Slide 117 of the Plat Records of Williamson County, Texas, (from which the Northeast Corner of the Anastasha Carr Survey, Abstract No. 122 bears N.27°52'29"E. 4910.79 feet;

THENCE along the South line of said 229.556 Acre Tract and the North Line of said 558.26 acre tract the following two courses;

1. S.69°20'11"W. a distance of 628.10 feet to a 1/2" iron rod found;
2. S.70°56'39"W. a distance of 517.41 feet to a 1/2" iron rod set at the Southeast Corner of Lot 29, Block B, Parkside at Mayfield Ranch, Section 5A, according to the plat thereof recorded in Document No. 2012075308 of the Official Public Records of Williamson County, Texas;

THENCE N.21°30'31"W. along the East Line of said Lot 29 (at 137.45 feet pass a 1/2" iron rod set at the Northeast Corner of said Lot 29, Block B and continue along the East End of Fort Cobb Way) in all a distance of 187.45 feet to the North Line of Fort Cobb Way;

THENCE S.68°29'29"W. along the North Line of Fort Cobb Way a distance of 36.02 feet to a 1/2" iron rod set at the Southeast Corner of Lot 19, Block H, Parkside at Mayfield Ranch, Section 5A;

THENCE N.21°30'31"W. along the East Line of said Lot 19 a distance of 123.00 feet to a 1/2" iron rod set at the Northeast Corner of Lot 19;

THENCE across said 229.556 Acre Tract the following nine courses;

1. N.68°29'29"E. a distance of 625.50 feet to a 1/2" iron rod set;
2. N.19°35'59"W. a distance of 93.25 feet to a 1/2" iron rod set;
3. N.70°24'01"E. a distance of 173.00 feet to a 1/2" iron rod set;
4. N.19°35'59"W. a distance of 328.00 feet to a 1/2" iron rod set;
5. N.70°24'01"E. a distance of 108.00 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
6. Southeasterly, along the arc of said curve to the right a distance of 23.56 feet, said curve having a radius of 15.00 feet, a central angle of 90°00'00", and a chord bearing S.64°35'59"E., 21.21 feet to a 1/2" iron rod set;
7. N.70°24'01"E. a distance of 50.00 feet;
8. N.19°35'59"W. a distance of 18.41 feet to a 1/2" iron rod set;
9. N.70°24'01"E. a distance of 180.14 feet to a 1/2" iron rod set in the East Line of said 229.556 Acre Tract and the West Line of Lot 60, Whitetail Subdivision;

THENCE along the common line of said 229.556 Acre Tract and said Whitetail Subdivision the following three courses;

1. S.20°24'52"E. a distance of 37.60 feet to a 1/2" iron rod found at the Southwest Corner of Lot 60 and the Northwest Corner of Lot 59;
2. S.21°27'36"E. a distance of 366.31 feet to a 1/2" iron rod found at the Southwest Corner of Lot 59 and the Northwest Corner of Lot 58;
3. S.24°15'04"E. a distance of 345.23 feet to the said Point of Beginning.

Containing 12.45 acres, more or less.

Bearings are Texas State Plane Central Zone, NAD 83.

ENGINEER'S CERTIFICATION

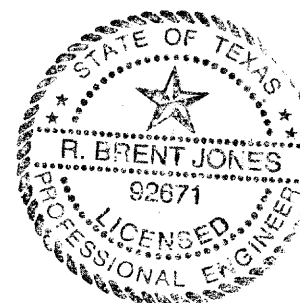
THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOODS AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0460 E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0460 E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

I, R. BRENT JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

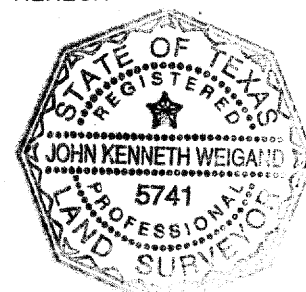
R. Brent Jones 9/1/15
R. BRENT JONES DATE
LICENSED PROFESSIONAL ENGINEER NO. 92671



SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

John Kenneth Weigand 9/1/15
J. KENNETH WEIGAND DATE
R.P.L.S. NO. 5741
STATE OF TEXAS



DEDICATION

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT PARKSIDE AT MAYFIELD RANCH, LTD., ACTING BY AND THROUGH BJM MAYFIELD RANCH GP, A TEXAS CORPORATION, GENERAL PARTNER, BY BLAKE, J. MAGEE, PRESIDENT, THE OWNER OF THAT CERTAIN 229.556 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2007002997 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 12.45 ACRES OUT OF SAID TRACT AND DOES HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "PARKSIDE AT MAYFIELD RANCH SECTION 8." AND FURTHER ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

THIS 20 DAY OF September 2015

PARKSIDE AT MAYFIELD RANCH, LTD.

BY: BJM MAYFIELD RANCH GP, A TEXAS CORPORATION,
GENERAL PARTNER,

Blake J. Magee
BY: BLAKE, J. MAGEE, PRESIDENT
1011 NORTH LAMAR BLVD.
AUSTIN, TEXAS 78703

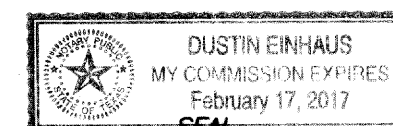
THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME ON THIS DAY PERSONALLY APPEARED BLAKE J. MAGEE, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30 DAY OF September, A. D., 2015.

Dustin Einhaus
NOTARY PUBLIC SIGNATURE



PLAT OF

PARKSIDE AT MAYFIELD RANCH SECTION 8

WILLIAMSON COUNTY, TEXAS

In approving this plat by the Commissioners' Court of Williamson County, Texas, it is understood that 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 Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no 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. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain 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 County.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

I, Dan A. Gattis, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Dan A. Gattis County Judge
Williamson County, Texas

Date

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 day of _____, 20____, A.D., at _____ o'clock, ____M., and duly recorded this the _____ day of _____, 20____, A.D., at _____ o'clock, ____M., in the Plat Records of said County in Document Number _____

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: _____ Deputy

DATE: NOVEMBER 25, 2013

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

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