

Curve Table				
Curve #	Radius	Length	Chord	Chd Brg
C1	25.00'	39.27'	35.36'	N65° 23' 50"W
C2	70.00'	353.38'	81.05'	S69° 36' 10"W
C3	25.00'	23.83'	22.94'	N06° 54' 50"E
C4	70.00'	20.78'	20.70'	N25° 43' 20"E
C5	70.00'	108.31'	97.82'	N27° 06' 50"W
C6	70.00'	92.72'	86.09'	S70° 37' 20"W
C7	70.00'	38.48'	37.99'	S16° 55' 10"W
C8	70.00'	82.26'	77.61'	S32° 29' 30"E
C9	70.00'	10.83'	10.82'	S70° 35' 20"E
C10	25.00'	23.83'	22.94'	S47° 42' 30"E
C11	25.00'	39.27'	35.36'	S24° 36' 10"W

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- P.U.E. - PUBLIC UTILITY EASEMENT
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- O.S.S.F. - ON SITE SEWAGE FACILITY

MISSION OAKS
PHASE V

A 28.29 Acre Subdivision situated in the
Charles H. Delaney Survey Abstract No. 181
Williamson County, Texas

STEGERBIZZELL

ADDRESS1978 S. AUSTIN AVENUEGEORGETOWN, TX 78626
METRO512.930.9412TEXAS REGISTERED ENGINEERING FIRM F-181
SERVICES>>ENGINEERS>>PLANNERS>>SURVEYORS

JOB No. 21925DATE: NOVEMBER,2015SHEET 1 of 3

DRAWN BY:REVIEWED BY: PJSAPPROVED BY:

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SERVICES	>>ENGINEERS		>>PLANNERS	>>SURVEYORS

JOB No. 21925 DATE: NOVEMBER,2015 SHEET 1 of 3

DRAWN BY:

REVIEWED BY: PJS

APPROVED BY:

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GENERAL NOTES

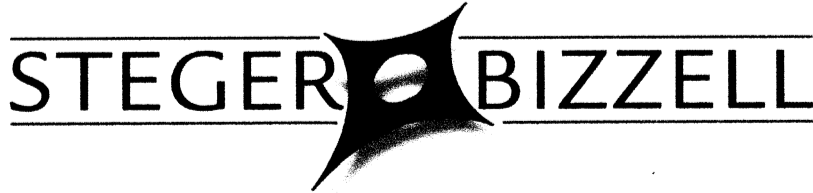
1. Total Acreage: 28.29 AC.
2. Number of lots: 25
3. Number of blocks: 1
4. Water, Wastewater and Electric service will be provided by the following:
A. Water Service: City of Georgetown.
B. Wastewater/Sewage: On-Site sewage facilities (O.S.S.F.). All lot property owners will comply with 50 TAC Chapter 205 Regarding the installation, operation, and maintenance of on-site sewage facilities and required setbacks from potable water supply lines.
C. Electric Service: Pedemales Electric Cooperative, Inc.
D. Telephone Service: IMBARC.
5. In order to promote drainage away from the structure, the slab elevation must be built at least 18-inches above the highest spot elevation that is located within 10 feet outside the perimeter of the building and the minimum finished floor elevation shall be one foot higher than the highest spot elevation that is located within five feet outside the perimeter of the building, or one foot above the BFE, whichever is higher.
6. Maintenance of drainage and berm easements shall be the responsibility of the property owner or his assigns.
7. There shall be a 15' Public Utility Easement (P.U.E.) adjacent to all street right-of-ways and a 5' P.U.E. adjacent to all side and rear lot lines.
8. No lot in this subdivision is encroached by any special Flood Hazard areas inundated by the 100 Year Flood as identified by the U.S. Federal Emergency Management Agency boundary maps, (Flood Insurance Rate Map), Community panel Numbers 48491C0275E and 48491C0100E effective date September 26, 2008 for Williamson County, Texas.
9. No construction in the subdivision may begin until the Texas Commission on Environmental Quality (TCEQ) has approved the Contributing Zone Plan (CZP) in writing.
10. Onsite sewage facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.
11. This plat was initiated by the filing of the Preliminary Plan for Mission Oaks Subdivision on April 17, 2006 with Williamson County pursuant to Chapter 232 Local Government Code and before this plat was brought within the boundaries of the Extra Territorial Jurisdiction (ETJ) of the City of Georgetown. Accordingly, pursuant to Section 242.001 (c) and Section 245.002 Local Government Code, all permits for development within this subdivision plat shall be subject only to the regulatory requirements applicable to this plat on April 17, 2006.
12. In approving this plat by the Commissioner's 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 governed by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Williamson County, Texas. Said Commissioner's 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.
13. 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 the plat must install at their own expense all traffic control devices & signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
14. All public roadways and easements as shown on the plat are free of liens. Required release of liens shall be provided to the Commissioners' Court.
15. Residential driveways are to be located no closer to the corner of intersecting rights of way than 60 percent of parcel frontage or 50 feet, whichever is less. One-way "circular" driveways shall be prohibited on two-way undivided streets.
16. No structure or land in this plat shall hereafter be located or altered without first obtaining a certificate of compliance from the Williamson County Floodplain Administrator.
17. Where rural route mailboxes are in use, such boxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.
18. Driveway and Street Culvert Sizing:

Location	Approximate Flow	Culvert/Pipe Size
Lots 62 & 63, Block D	<8 CFS	Dip Driveway w/ 10:1 Slopes
Lots 60 & 61, Block D	8-20 CFS	24"Ø Pipe
19.

STREET	LENGTH	DESIGN SPEED
San Juan Drive	1,349 L.F.	30 m.p.h.

MISSION OAKS
PHASE V

A 28.29 Acre Subdivision situated in the
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Perimeter Description

BEING 28.29 acres of land, situated in the Charles H. Delaney Survey, Abstract No. 181, in Williamson County, Texas, said land being a portion of that certain tract of land, called 128.38 acres, as conveyed to GV Georgetown Property, L.P., by deed recorded as Document No. 2006067253 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of February, 2015, under the supervision of Patrick J. Stevens, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found marking the Northwest corner of the above-referenced 128.38 acre GW Georgetown Property L.P., tract, being on the east line of that certain tract of land, called 8.39 acres, as conveyed to Thane J. Thornton and Kim Thornton by deed recorded as Document No. 2000007259 of the Official Public Records of Williamson County, Texas, being the Southwest corner of that certain tract of land, called 1.56 acres, as conveyed to Albert M. Rumley by deed recorded as Document No. 2006091360 of the Official Public Records of Williamson County, Texas, for the Northwest corner hereof;

THENCE, along the north line of the said 128.38 acre GW Georgetown Property, L.P., tract, N 68°55'00" E, 306.23 feet to an iron pin found marking the Southeast corner of the said 1.56 acre Rumley tract, being the Southwest corner of that certain tract of land, called 14.995 acres, as conveyed to Alson L. Mowdy a/k/a Al L. Mowdy and spouse, Jean A. Mowdy and Joshua Gratten Mowdy and spouse, Laura Danelle Mowdy by deed recorded as Document No. 2007069200 of the Official Public Records of Williamson County, Texas, and continuing along the south line of the said 14.995 acre Mowdy tract, N 69°00'10" E, 213.93 feet to an iron pin found marking the Northwest corner of Lot 25, Block D, of Amended Mission Oaks, Phase IV, a subdivision of record as Document No. 2015012308 of the Official Public Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, along the west line of the said Block D, of Amended Mission Oaks, Phase IV, S 20°29'00" E, 184.38 feet to an iron pin found; S 86°56'30" E, 308.74 feet to an iron pin found and S 20°22'45" E, 1,371.06 feet to an iron pin found on the north line of Camp Verde Drive, marking the Southwest corner of the said Block D of Amended Mission Oaks, Phase IV, for the Southeast corner hereof;

THENCE, along the said north line of Camp Verde Drive, S 69°36'15" W, 747.13 feet to an iron pin found on the west line of the said 128.38 acre GW Georgetown Property, L.P., tract, being an easterly line of that certain tract of land, called 501.59 acres, as conveyed to Parmer Ranch Partners, L.P., by deed recorded as Document No. 2002073008 of the Official Public Records of Williamson County, Texas, marking the Northwest corner of the said Camp Verde Drive, for the Southwest corner hereof;

THENCE, along the said west line of the 128.38 acre GW Georgetown Property, L.P., tract, being the said easterly line of the 501.59 acre Parmer Ranch Partners, L.P., tract, N 20°36'10" W, 245.44 feet to an iron pin found and N 27°28'10" W, 133.30 feet to an iron pin found marking the most easterly Northeast corner of the said 501.59 acre Parmer Ranch Partners, L.P., tract, being the Southeast corner of that certain tract of land called 19.52 acres, as conveyed to Dennis Sawyer and wife, Jayne Sawyer, by deed as recorded in Volume 1595, Page 635, of the Official Public Records of Williamson County, Texas; N 22°05'50" W, 784.99 feet to an iron pin found marking the Northeast corner of the said 19.52 acre Sawyer tract, being the Southeast corner of the said 8.39 acre Thornton tract and N 22°08'30" W, 510.29 feet to the Place of BEGINNING and containing 28.29 acres of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 5th day of May, 2016, A.D.

Patrick J. Stevens
Registered Professional Land Surveyor, No. 5784
State of Texas



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

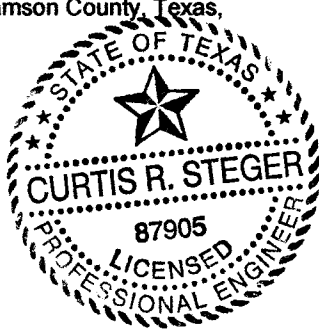
I, Curtis R. Steger, Registered Professional Engineer, in the State of Texas, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community-Panel Numbers 48491C0275E and 48491C0100E effective date September 28, 2008.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas,

this the 5th day of May, 2016, A.D.

Curtis R. Steger
Professional Engineer, No. 87905
State of Texas



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

That GW Georgetown Property, L.P. A Texas Limited Partnership acting herein by and through its duly authorized general partner GV Georgetown Management, L.L.C., A Texas Limited Liability Company being the owners of the certain tract of land shown hereon and described in a deed, recorded in _____ of the Deed Records of Williamson County, Texas, do hereby state that there are no lien holders of that certain tract of land, and do hereby subdivide said tract of land as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements, public places shown hereon for such public purposes as Williamson County may deem appropriate, and acknowledge responsibility to assure compliance with 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 applicable Municipal Watershed ordinances. This subdivision is to be known as MISSION OAKS SUBDIVISION PHASE V.

TO CERTIFY WHICH, WITNESS by my hand this 5th day of May, 2016.

Donald C. Walden
Donald C. Walden
GW Georgetown Property, L.P.
A Texas Limited Partnership
By: GW Georgetown Management, L.L.C.,
A Texas Limited Liability Company,
Its General Partner
P.O. Box 342437
Austin, Tx 78734

STATE OF TEXAS

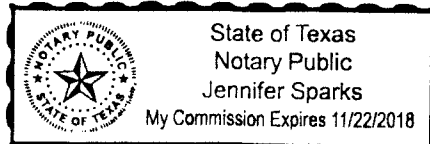
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Donald C. Walden, 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 consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this the 5th day of May, 2016, A.D.

Jennifer Sparks
Notary Public in and for the State of Texas
My Commission Expires on: 11-22-18



WILLIAMSON COUNTY HEALTH DEPARTMENT

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Deborah L. Marlow, RS, OS0029596
Director
Environmental Health Services, WCCHD

5/13/2016
Date

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

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

Date

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock, _____.m. and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock, _____.m. in the Plat Records of said County in Document No. _____.

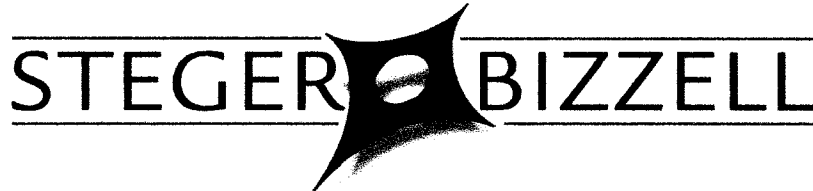
TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas the date last shown above written.

Nancy Rister, Clerk
County Court of Williamson County, Texas

By: _____ Deputy

MISSION OAKS
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