PLAT 2013033404
12 PGS

PLAT MAP RECORDING SHEET

DEDICATOR: ABG WATER OAK PARTNERS, LTD
GALO CONSTRUCTION, LLC, GENERAL PARTNER
A. BRADFORD GALO, MANAGING MEMBER
LAREDO WO, LTD
ABG ENTERPRISES, LTD, GENERAL PARTNER
A. BRADFORD GALO, CHIEF EXECUTIVE OFFICER

SUBDIVISION NAME: WATER OAK NORTH, SECTION 1

PROPERTY IS DESCRIBED AS: 89.069 ACRES OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NUMBER 178, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 324.00 ACRE TRACT AND PORTIONS OF A 24.071 ACRE TRACT AND A 22.225 ACRE TRACT.

Reference: 2007014278
2012056676
2013000524

HAND TO: CITY OF GEORGETOWN; KAREN FROST, (512) 930-2545

INSTRUMENT DATE: MARCH 11, 2013

FILE DATE: APRIL 15, 2013

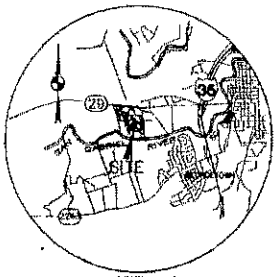
DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2013033404
Nancy E. Rister
04/15/2013 11:13 AM
WEHLING $911.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

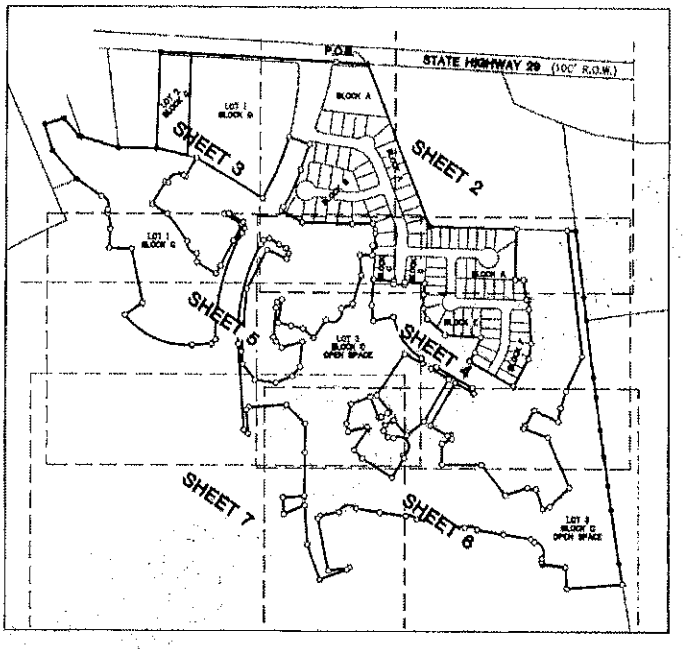
Unofficial Document

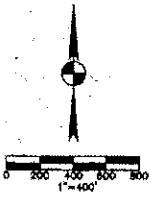
FINAL PLAT WATER OAK NORTH, SECTION 1

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO.S' 2012056676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
N.T.S.





LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD W/CAP SET
- P.O.B. POINT OF BEGINNING
- BENCHMARK

BENCHMARK LIST:

TBM "28" – PK NAIL WITH WASHER SET IN MEDIAN OF SH 29. ELEV = 908.73'

TBM "A" – COTTON SPINDLE SET IN POWER POLE. ELEV = 904.68'

TBM "B" – IRON ROD WITH RED CAP SET. ELEV. = 890.01'

TBM "C" – COTTON SPINDLE SET IN POWER POLE. ELEV = 865.95'

TBM "E" – IRON ROD WITH RED CAP SET. ELEV = 821.54'

TBM "D" – IRON ROD WITH RED CAP SET. ELEV = 792.88'

BEARING BASIS: THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83(96) CENTRAL ZONE, BY NGS OPUS SOLUTION USING CORS STATIONS AF9836, DE5999, DF1067 AND DF5370.

SCALE FACTOR: COORDINATES SHOWN HEREON ARE GRID VALUES (TEXAS COORDINATE SYSTEM, NAD83(96) CENTRAL ZONE). TO DERIVE SURFACE VALUES, APPLY THE COMBINED SCALE FACTOR OF 1.00013486. ALL BEARINGS AND DISTANCES SHOWN ARE SURFACE VALUES.

WATER OAK NORTH, SECTION 1

OWNER:	ABG WATER OAK PARTNERS, LTD. AND LAREDO WO, LTD.
SURVEY:	ISAAC DONAGAN SURVEY ABSTRACT NO. 178
ACREAGE:	89.069 ACRES
NO. OF BLOCKS:	7
LINEAR FEET OF NEW STREETS:	4162'
SUBMITTAL DATE:	AUGUST, 2012
SURVEYOR:	BURY+PARTNERS, INC.
ENGINEER:	BURY+PARTNERS, INC.
BENCHMARK:	LCRA CONTROL MONUMENT M03A, LCRA BRASS DISC IN CONCRETE FOUND AT THE NORTHEAST CORNER OF LCRA SUBSTATION ALONG CHAIN LINK FENCE ON SOUTH SIDE OF STATE HIGHWAY 29, ±1,000' EAST OF INTERSTATE HIGHWAY #35. ELEV=735.95' (NAVD 88)

AREA SUMMARY

BLOCK A	
32 SINGLE FAMILY LOTS	4.208 ACRES
LOT 26 – OPEN SPACE	0.082 ACRES
LOT 35 – OPEN SPACE	0.733 ACRES
LOT 36 – COMMERCIAL LOT	2.011 ACRES
TOTAL LOTS – 36	8.034 TOTAL ACRES

BLOCK B	
20 SINGLE FAMILY LOTS	4.676 ACRES
LOT 11 – OPEN SPACE	0.391 ACRES
TOTAL LOTS – 21	4.967 TOTAL ACRES

BLOCK C	
2 SINGLE FAMILY LOTS	0.416 ACRES
LOT 3 – OPEN SPACE	38.141 ACRES
TOTAL LOTS – 3	38.557 TOTAL ACRES

BLOCK D	
2 SINGLE FAMILY LOTS	0.433 ACRES
TOTAL LOTS – 2	0.433 TOTAL ACRES

AREA SUMMARY

BLOCK E	
16 SINGLE FAMILY LOTS	3.040 ACRES
TOTAL LOTS – 16	3.040 TOTAL ACRES

BLOCK F	
7 SINGLE FAMILY LOTS	1.288 ACRES
TOTAL LOTS – 7	1.288 TOTAL ACRES

BLOCK G	
LOT 1	23.275 ACRES
LOT 2	2.000 ACRES
TOTAL LOTS – 3	25.275 TOTAL ACRES

STREET RIGHTS-OF-WAY	
WATER OAK PARKWAY	2.281 ACRES
MEADOW WAY DRIVE	1.375 ACRES
FAR OAKS DRIVE	1.008 ACRES
FALLING HILLS DRIVE	0.944 ACRES
CLEAR RIDGE CONE	0.781 ACRES
CIRCLE RIDGE	0.886 ACRES
TOTAL STREET RIGHTS-OF-WAY – 5	7.472 TOTAL ACRES

FINAL PLAT WATER OAK NORTH, SECTION 1

Bury+Partners

221 West 6th Street, Suite 300
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPLS Registration Number 10128-00
Bury+Partners, Inc. ©Copyright 2014

SHEET 1 OF 12

Drawn by: KBA/WST Approved by: JCR Project No: 101399-0004 File: \101399\0004\101399004PL5.dwg

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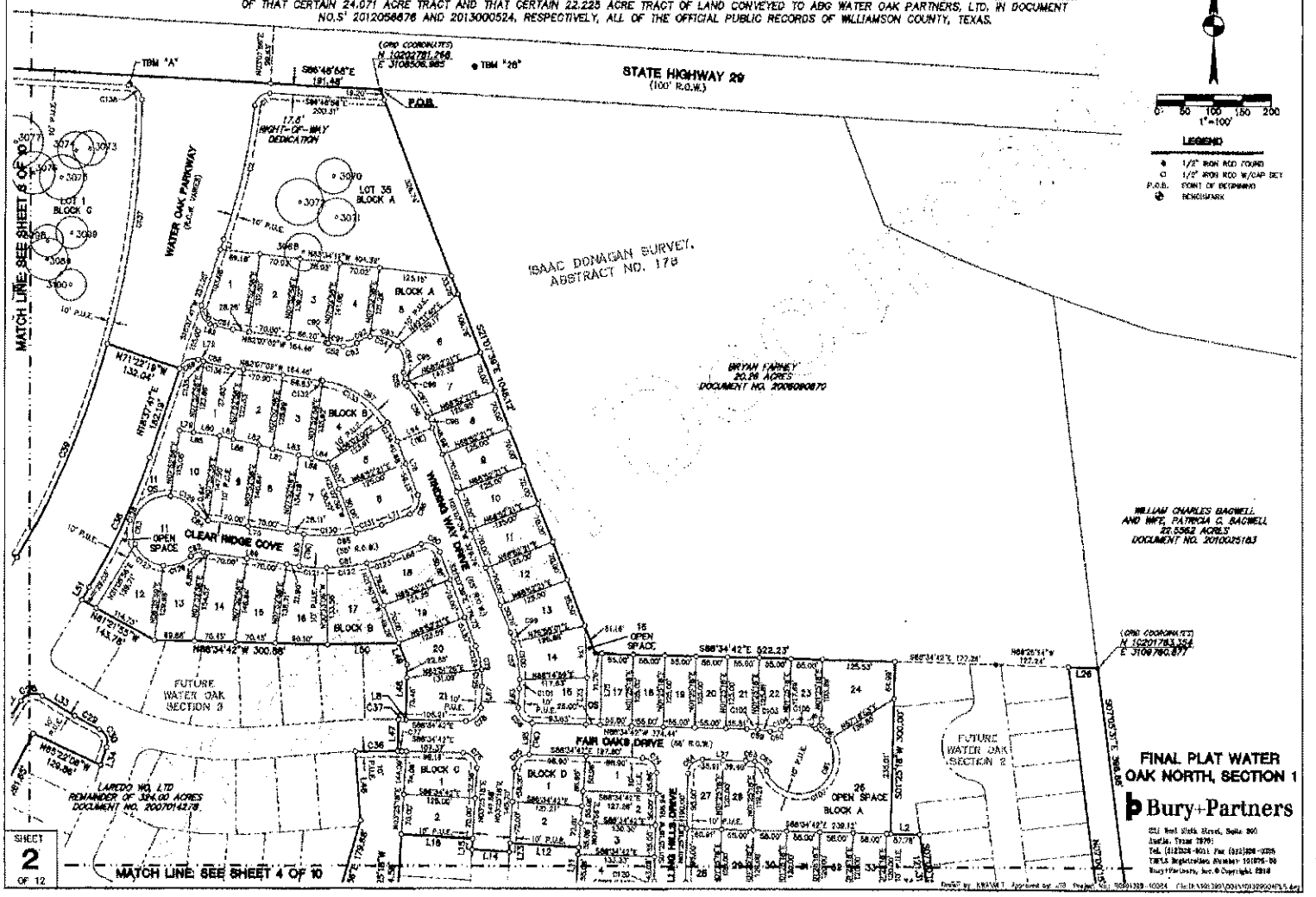
FINAL PLAT WATER OAK NORTH, SECTION 1

THE SCHNEIDER BROTHERS PARTNERSHIP, LTD.
100 ACRES
DOCUMENT NO. 2004033777

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO.S' 2012058676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



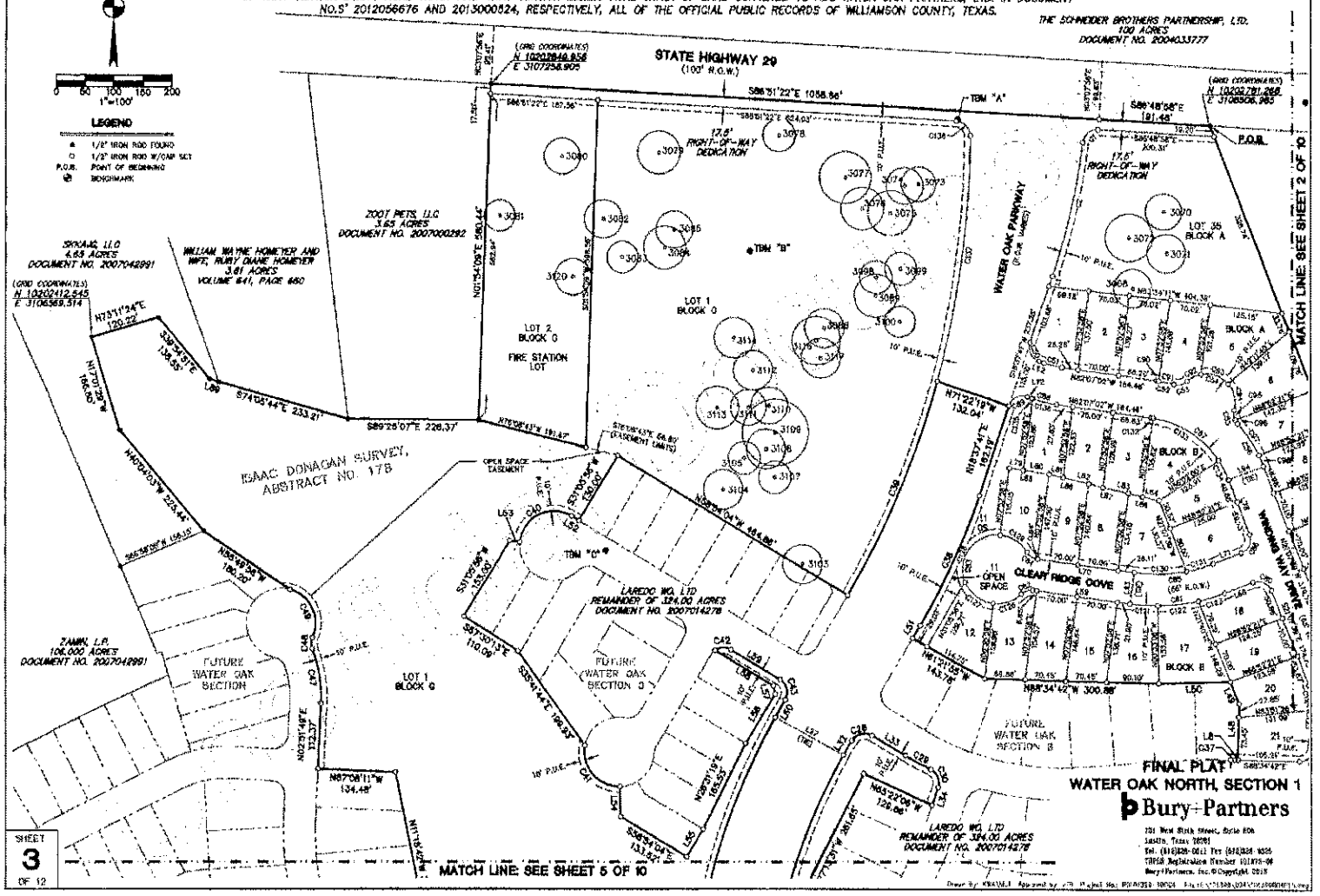
FINAL PLAT WATER OAK NORTH, SECTION 1

Bury+Partners

SHEET 2 OF 12

FINAL PLAT WATER OAK NORTH, SECTION 1

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO.S 2012056676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



FINAL PLAT WATER OAK NORTH, SECTION 1

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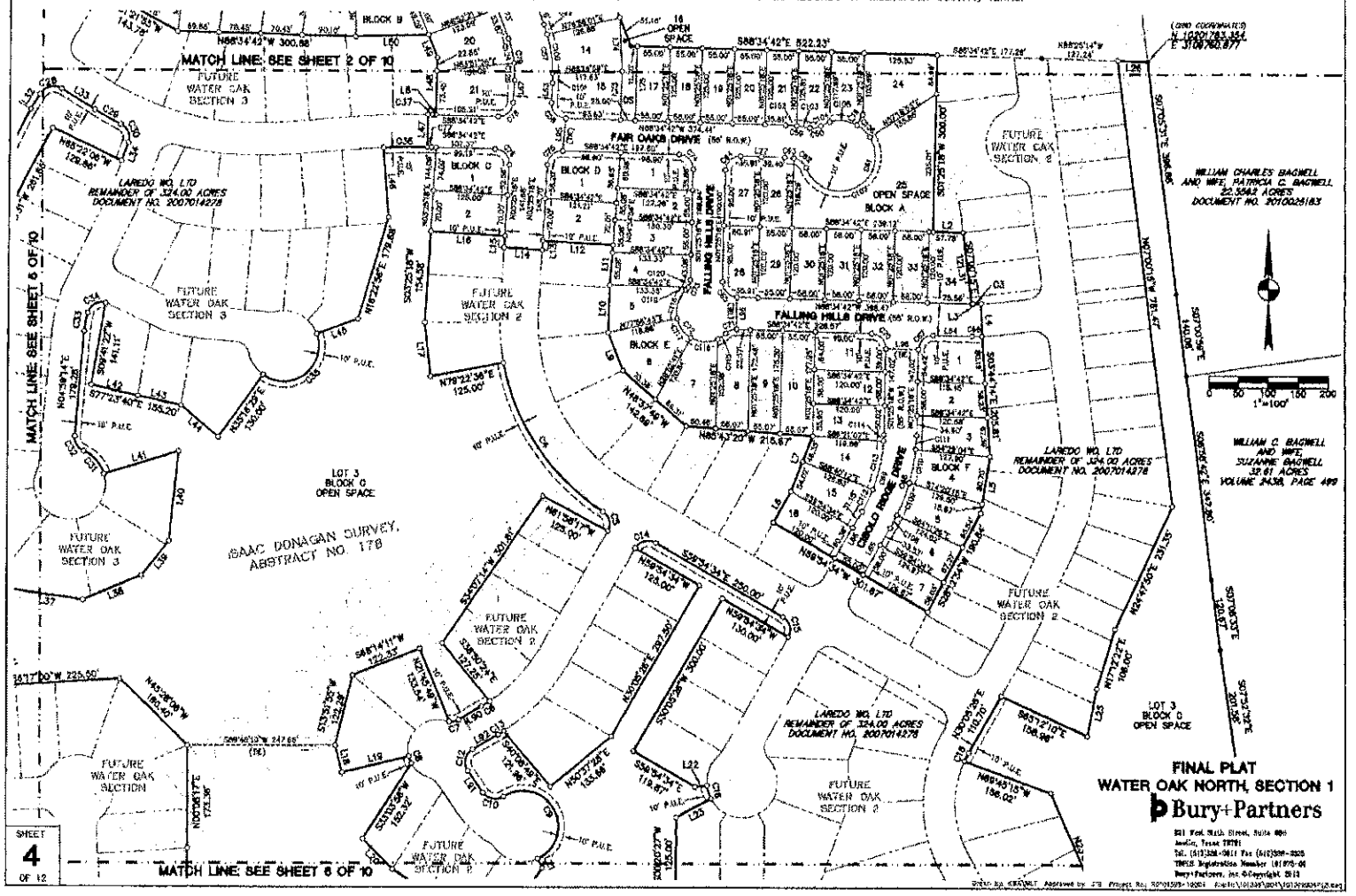


FINAL PLAT
WATER OAK NORTH, SECTION 1

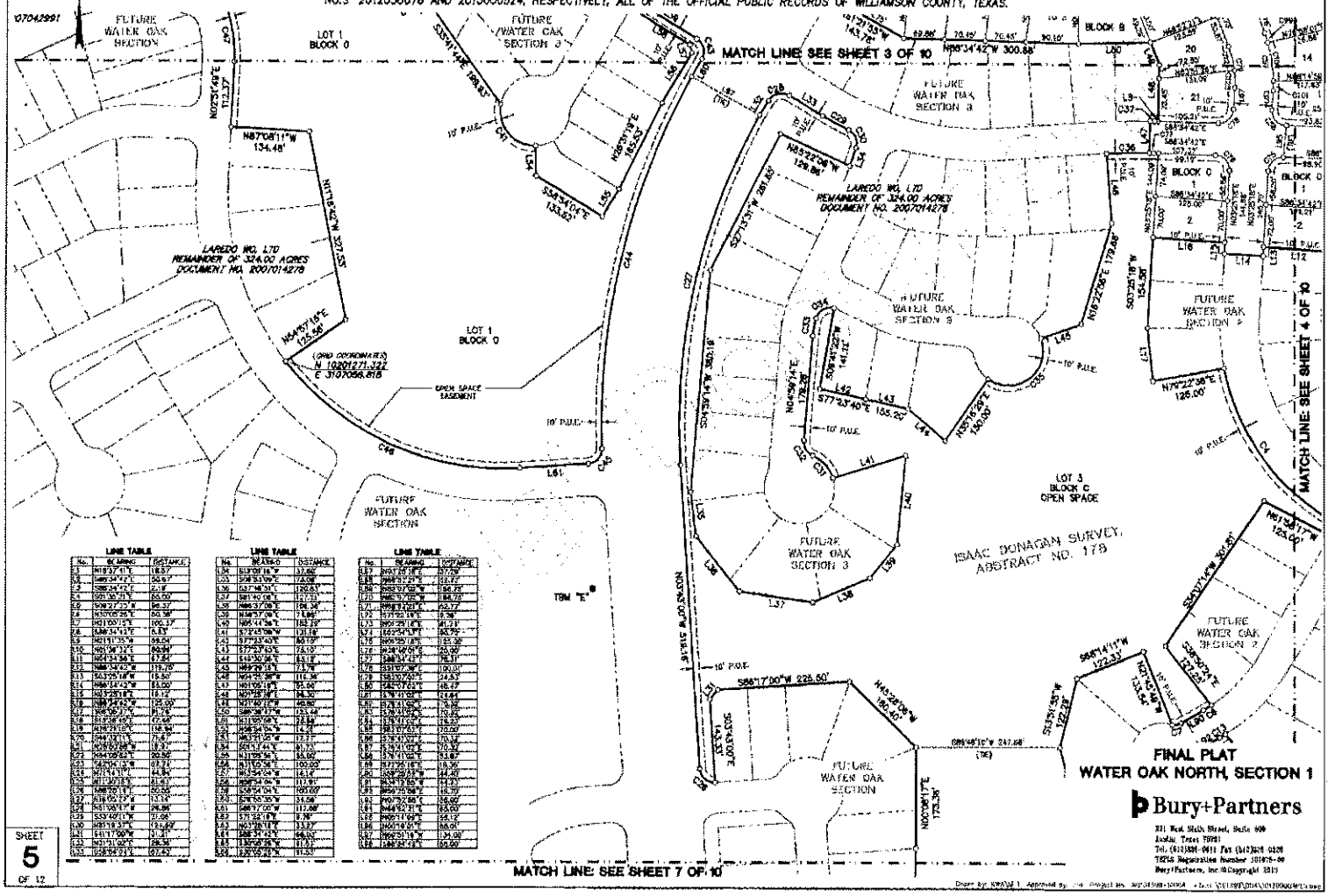
Bury+Partners

SHEET 4 OF 12

FINAL PLAT WATER OAK NORTH, SECTION 1

0 50 100 150 200
1"=100'

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO.S' 2012056676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LINE TABLE

No.	BEARING	DISTANCE
L1	N18°37'41"E	18.87'
L2	S86°34'42"E	50.67'
L3	S86°34'42"E	21.18'
L4	S01°30'31"E	55.00'
L5	S04°27'37"W	94.37'
L6	N00°05'26"E	50.38'
L7	N01°05'15"E	100.37'
L8	S86°34'42"E	6.83'
L9	N01°01'35"W	59.04'
L10	N01°06'32"E	60.98'
L11	N01°34'56"E	67.84'
L12	N86°34'42"W	119.78'
L13	S03°25'18"W	15.30'
L14	N86°34'42"W	85.00'
L15	N03°25'18"E	18.12'
L16	N86°34'42"W	125.00'
L17	S06°06'31"W	81.15'
L18	S13°06'49"E	67.98'
L19	N76°31'15"E	148.94'
L20	S46°31'15"W	71.42'
L21	N06°52'08"W	18.37'
L22	N44°59'52"E	20.50'
L23	S42°01'12"W	67.71'
L24	N21°11'18"E	44.94'
L25	N11°30'18"E	81.41'
L26	S86°50'13"E	50.00'
L27	S18°50'13"E	13.14'
L28	N01°09'11"W	26.86'
L29	S33°40'11"W	31.06'
L30	N01°19'37"E	73.82'
L31	S11°17'00"W	21.41'
L32	N01°31'02"E	26.34'
L33	S38°54'21"E	67.52'

LINE TABLE

No.	BEARING	DISTANCE
L34	S01°09'18"W	32.00'
L35	S04°53'59"E	12.00'
L36	S31°46'31"E	120.57'
L37	S81°40'08"E	127.33'
L38	N86°37'08"E	104.38'
L39	N38°37'08"E	71.66'
L40	N06°44'36"E	182.19'
L41	S72°45'08"W	131.78'
L42	S77°23'40"E	80.10'
L43	S77°23'40"E	75.10'
L44	S15°30'36"E	63.12'
L45	N85°16'29"E	73.94'
L46	N04°25'38"W	116.36'
L47	N01°05'18"E	95.04'
L48	N01°28'38"E	94.30'
L49	N01°00'12"W	40.82'
L50	S89°36'17"W	133.14'
L51	N11°05'06"E	32.84'
L52	S06°06'31"W	14.23'
L53	N6°31'05"W	12.11'
L54	S01°17'44"E	85.15'
L55	N11°05'56"E	93.00'
L56	N11°05'56"E	100.00'
L57	N03°54'04"W	16.12'
L58	N06°54'04"W	112.91'
L59	S06°54'04"E	100.00'
L60	S76°55'35"W	33.58'
L61	S86°37'00"W	112.00'
L62	S71°22'18"E	9.70'
L63	N07°35'18"E	13.37'
L64	S86°34'42"E	44.00'
L65	S30°06'26"W	31.53'
L66	S30°06'26"W	31.53'

LINE TABLE

No.	BEARING	DISTANCE
L67	N87°26'18"E	37.09'
L68	N88°31'21"E	50.27'
L69	S86°31'02"W	56.25'
L70	N86°31'02"W	184.73'
L71	N88°34'42"E	50.27'
L72	S77°20'13"E	19.28'
L73	N00°25'18"E	91.71'
L74	S62°54'37"E	50.75'
L75	N00°25'18"E	32.38'
L76	N28°18'09"E	20.00'
L77	S86°34'42"E	76.31'
L78	S01°07'38"E	100.01'
L79	S81°07'02"E	24.83'
L80	S81°07'02"E	46.47'
L81	S76°41'02"E	21.64'
L82	S76°41'02"E	70.00'
L83	S76°41'02"E	70.00'
L84	S76°41'02"E	70.00'
L85	S76°41'02"E	70.00'
L86	S81°07'02"E	70.00'
L87	S76°41'02"E	70.00'
L88	S76°41'02"E	53.87'
L89	S77°25'16"E	19.30'
L90	S88°36'53"W	34.40'
L91	N01°12'55"W	43.17'
L92	N00°12'55"W	43.17'
L93	N00°25'08"E	45.30'
L94	N00°25'08"E	55.00'
L95	N44°52'31"E	65.00'
L96	N00°11'09"E	58.12'
L97	N00°18'31"E	56.00'
L98	N00°51'18"E	31.00'
L99	N86°31'18"E	55.00'

SHEET 5 OF 12

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)391-0411 Fax (512)328-0325
TBPLS Registration Number 10076-00

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Drawn by: KRATW 1 Approved by: Project No. 107.00199.10004 Date: \01199\0044\107199004P3.dwg

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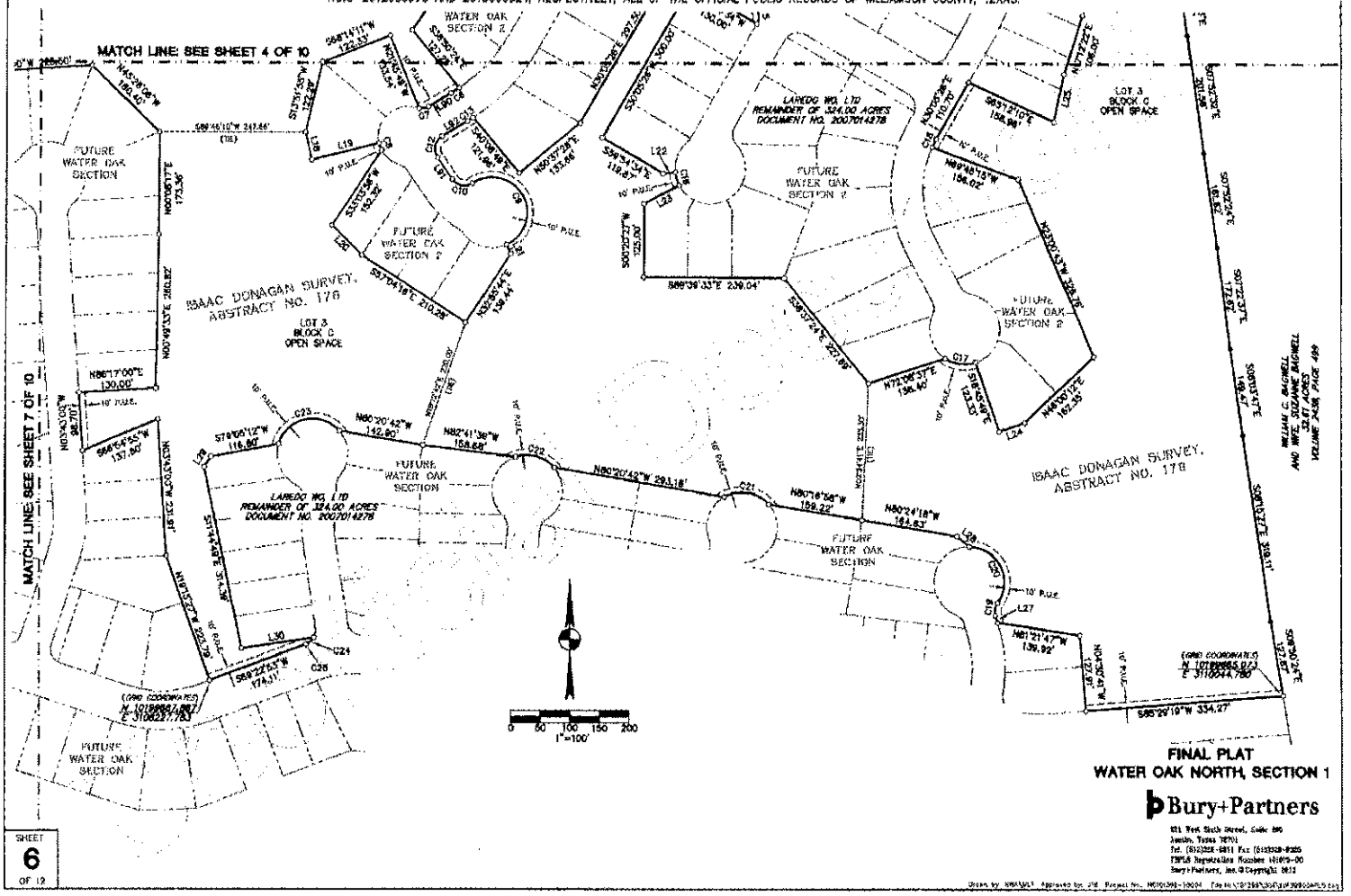
FINAL PLAT WATER OAK NORTH, SECTION 1

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014276, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO.S' 2012056676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



FINAL PLAT
WATER OAK NORTH, SECTION 1

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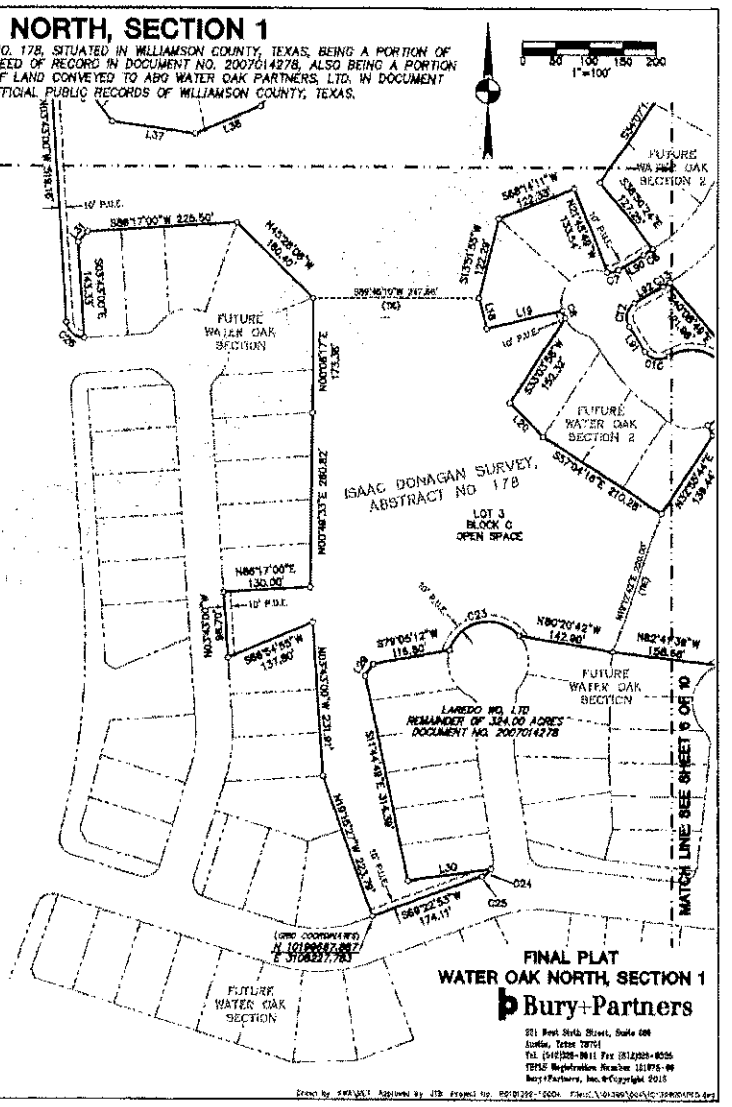
SHEET 6 OF 12

FINAL PLAT WATER OAK NORTH, SECTION 1

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO.S' 2012056676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	86°58'13"	25.00	37.73	34.26	N49°56'06"E
C2	11°54'52"	1140.00	237.16	236.74	N12°40'12"E
C3	03°06'36"	722.00	39.32	39.32	N08°54'09"E
C4	46°42'10"	368.00	300.00	291.80	N33°08'29"E
C5	85°51'17"	25.00	37.24	33.89	S12°36'55"E
C6	03°28'24"	722.00	43.78	43.78	S57°43'17"W
C7	38°18'55"	25.00	16.79	16.48	S76°33'22"W
C8	11°13'27"	50.00	10.13	10.12	S30°45'50"E
C9	186°39'12"	50.00	162.87	199.42	N28°51'08"W
C10	88°13'19"	25.00	38.93	35.11	N28°49'34"W
C11	NOT USED				
C12	93°38'54"	25.00	40.86	36.46	N12°36'32"E
C13	10°58'27"	587.50	11.26	11.26	N56°26'41"E
C14	90°00'00"	25.00	39.27	35.36	N75°55'22"E
C15	90°00'00"	25.00	39.27	35.36	S14°04'38"E
C16	23°01'38"	550.00	220.93	219.43	S66°54'55"E
C17	62°13'10"	50.00	54.08	51.47	S47°36'04"E
C18	35°55'44"	75.00	46.84	46.04	N27°27'34"E
C19	61°51'20"	25.00	26.83	25.56	N04°00'16"E
C20	138°03'01"	50.00	120.51	93.48	N71°45'18"W
C21	77°00'57"	50.00	67.18	62.18	N38°16'27"W
C22	68°49'13"	60.00	72.07	67.81	N74°41'38"W
C23	123°59'22"	60.00	129.87	106.64	S27°52'51"W
C24	10°47'54"	25.00	13.27	13.12	S68°13'46"W
C25	55°12'03"	25.00	24.08	23.14	S69°22'19"W
C26	90°00'00"	25.00	39.27	35.36	N48°43'00"W
C27	33°51'44"	1063.00	627.18	618.16	N12°42'53"E
C28	61°21'31"	25.00	26.90	25.60	N23°23'43"E
C29	25°24'57"	537.50	237.50	235.57	N01°37'32"E
C30	83°30'19"	25.00	36.44	33.30	S22°35'51"E
C31	100°09'36"	50.00	87.06	76.24	N43°34'41"W
C32	72°53'41"	25.00	31.81	29.75	N31°27'37"W
C33	102°27'00"	172.50	308.48	271.43	N01°12'34"E
C34	86°52'48"	25.00	38.93	35.11	N60°32'06"E
C35	135°57'13"	50.00	118.67	174.89	N65°22'33"E
C36	35°27'26"	1172.50	724.15	713.14	N89°16'36"E
C37	02°19'50"	1537.50	62.51	62.54	N88°47'41"E
C38	12°28'15"	1150.00	249.93	247.75	N24°51'49"E
C39	14°46'50"	1588.00	401.76	400.59	N23°27'13"E
C40	11°37'01"	600.00	118.80	100.90	N13°52'26"W
C41	101°46'38"	60.00	106.58	93.31	S40°20'25"E
C42	66°25'21"	25.00	28.98	27.39	N67°51'16"E
C43	90°00'00"	25.00	39.27	35.36	S13°54'04"E
C44	31°07'40"	1212.00	662.24	654.10	S13°33'31"W
C45	90°16'57"	25.00	38.84	35.61	S10°07'33"W
C46	59°37'47"	472.50	490.78	469.09	S63°04'06"W
C47	24°08'42"	227.50	95.74	95.03	N09°11'12"W
C48	45°36'59"	25.00	19.90	19.37	N01°32'37"E
C49	90°07'04"	60.00	105.31	81.72	N32°08'08"W
C50	90°00'00"	25.00	39.27	35.36	S26°25'18"E
C51	10°44'43"	187.50	37.47	37.37	S78°14'40"E
C52	07°23'59"	232.50	29.83	29.81	N76°23'02"W
C53	67°07'43"	25.00	29.83	28.17	N76°43'08"E
C54	166°39'39"	50.00	121.98	95.80	N58°50'06"W
C55	67°07'43"	25.00	29.83	28.17	S13°47'08"E
C56	21°11'11"	232.50	85.97	85.48	N01°43'14"W
C57	23°52'57"	232.50	96.87	96.18	N08°31'19"W
C58	42°00'00"	25.00	18.34	17.93	S23°54'42"E
C59	101°11'14"	227.50	401.11	351.06	N83°21'05"W
C60	44°00'24"	25.00	19.20	18.73	N78°44'20"E
C61	86°29'48"	50.00	75.81	68.83	N18°56'31"E
C62	90°34'13"	50.00	79.04	71.09	N01°13'18"W
C63	08°13'26"	1172.50	168.27	168.13	N85°35'01"W
C64	90°00'00"	25.00	39.27	35.36	S48°23'18"E
C65	90°00'00"	25.00	39.27	35.36	S43°34'42"E
C66	03°20'58"	537.50	31.41	31.40	S44°24'13"E
C67	90°00'00"	25.00	39.27	35.36	S46°24'18"W
C68	28°40'08"	327.50	163.87	162.17	N15°45'22"E
C69	28°40'08"	277.50	138.90	137.43	N15°45'22"E

CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C70	90°00'00"	25.00	39.27	35.36	N44°03'42"E
C71	49°34'23"	25.00	19.86	19.24	N66°16'06"W
C72	151°06'48"	50.00	138.08	99.09	S43°34'42"E
C73	49°34'23"	25.00	19.86	19.24	N66°16'06"W
C74	90°00'00"	25.00	39.27	35.36	N43°34'42"E
C75	88°00'00"	25.00	38.40	34.73	S47°55'18"W
C76	92°00'00"	25.00	40.14	35.97	N42°34'42"E
C77	10°16'30"	1137.00	6.82	6.82	N84°41'41"W
C78	88°00'00"	25.00	38.40	34.73	N47°25'18"E
C79	21°33'53"	187.50	71.77	71.32	N08°51'10"W
C80	90°00'00"	25.00	39.27	35.36	S84°07'36"W
C81	78°00'57"	137.50	185.82	171.76	N63°22'40"E
C82	51°57'00"	25.00	22.67	21.90	S71°57'18"W
C83	26°34'40"	60.00	29.10	28.12	S01°32'36"W
C84	51°57'00"	25.00	22.67	21.90	S08°57'22"E
C85	39°09'37"	172.50	117.91	115.60	N63°22'40"E
C86	90°00'00"	25.00	39.27	35.36	N03°37'20"E
C87	60°56'33"	187.50	199.39	190.00	N51°37'20"W
C88	10°41'43"	232.50	43.40	43.34	S78°44'40"E
C89	90°00'00"	25.00	39.27	35.36	S63°37'41"W
C90	00°54'07"	232.50	3.66	3.66	N87°36'56"W
C91	06°27'03"	232.50	26.23	26.22	N73°56'09"W
C92	30°00'00"	50.00	26.18	25.17	S83°19'39"W
C93	60°41'00"	50.00	52.96	50.52	N71°08'08"W
C94	135°37'14"	50.00	118.34	92.65	N17°53'43"W
C95	40°37'30"	25.00	17.73	17.36	S00°29'52"E
C96	19°52'13"	25.00	7.20	7.18	S34°03'43"E
C97	18°58'57"	232.50	64.82	64.71	N31°18'51"W
C98	105°11'14"	232.50	426.78	368.04	N27°11'16"W
C99	94°04'48"	232.50	381.55	339.92	N19°03'45"W
C100	18°42'57"	232.50	76.61	76.28	N08°45'22"W
C101	53°58'12"	232.50	218.11	210.13	N01°28'12"E
C102	04°50'30"	237.50	20.21	20.20	N08°09'33"W
C103	05°30'54"	237.50	22.90	22.89	N03°54'55"W
C104	19°53'06"	60.00	19.93	19.84	N08°36'41"W
C105	48°04'48"	60.00	47.20	46.06	N48°38'23"W
C106	26°38'50"	60.00	30.00	29.73	N47°06'53"W
C107	198°53'02"	60.00	208.30	119.24	N24°51'44"E
C108	04°18'52"	237.50	24.47	24.46	N27°07'00"E
C109	10°06'42"	232.50	40.00	39.95	N20°44'10"E
C110	10°08'42"	237.50	42.00	41.94	N10°05'20"E
C111	04°05'36"	237.50	16.96	16.96	N01°28'02"E
C112	08°43'36"	237.50	36.15	36.12	N05°43'37"E
C113	17°40'58"	237.50	84.10	83.74	N12°29'21"E
C114	02°33'08"	237.50	10.58	10.58	N03°55'06"E
C115	15°36'07"	60.00	16.84	16.79	N13°32'18"E
C116	54°43'39"	60.00	57.28	55.06	S67°33'08"E
C117	48°04'02"	50.00	41.90	40.73	S38°09'18"E
C118	59°02'08"	50.00	51.53	49.28	S17°28'12"W
C119	15°06'00"	25.00	7.46	7.43	N43°53'41"E
C120	28°18'23"	25.00	12.12	12.00	N15°18'29"E
C121	98°26'04"	327.50	562.71	496.17	S86°50'34"E
C122	12°17'01"	237.50	50.93	50.84	N43°19'23"W
C123	08°17'28"	237.50	34.38	34.35	N37°07'06"E
C124	14°24'45"	187.50	47.16	47.04	N13°52'46"W
C125	10°03'12"	187.50	32.91	32.87	N01°36'18"W
C126	50°34'20"	60.00	52.96	51.26	N21°18'48"E
C127	81°27'38"	60.00	85.19	78.16	N53°37'53"E
C128	117°40'48"	60.00	123.23	102.68	S36°16'29"E
C129	54°15'15"	60.00	56.81	54.72	N63°32'20"W
C130	18°01'47"	272.50	85.81	85.08	S88°22'05"E
C131	09°17'28"	272.50	43.48	43.43	N13°07'06"E
C132	01°29'04"	187.50	5.37	5.37	N08°13'29"E
C133	46°58'06"	187.50	137.40	133.56	N07°27'06"E
C134	12°50'31"	187.50	37.53	37.47	N27°53'50"W
C135	90°11'28"	232.50	3.66	3.66	S71°31'06"E
C136	18°27'08"	232.50	74.91	74.58	S76°51'28"E
C137	15°46'11"	1058.50	125.48	125.10	S07°41'28"W
C138	86°39'29"	25.00	37.81	34.31	S43°53'12"E

SHEET 7 OF 12

Drawn by: SWA/JKT Approved by: JTB Project No. P0101399-1000A File: I:\0101399\0046\10150000PL3.dwg

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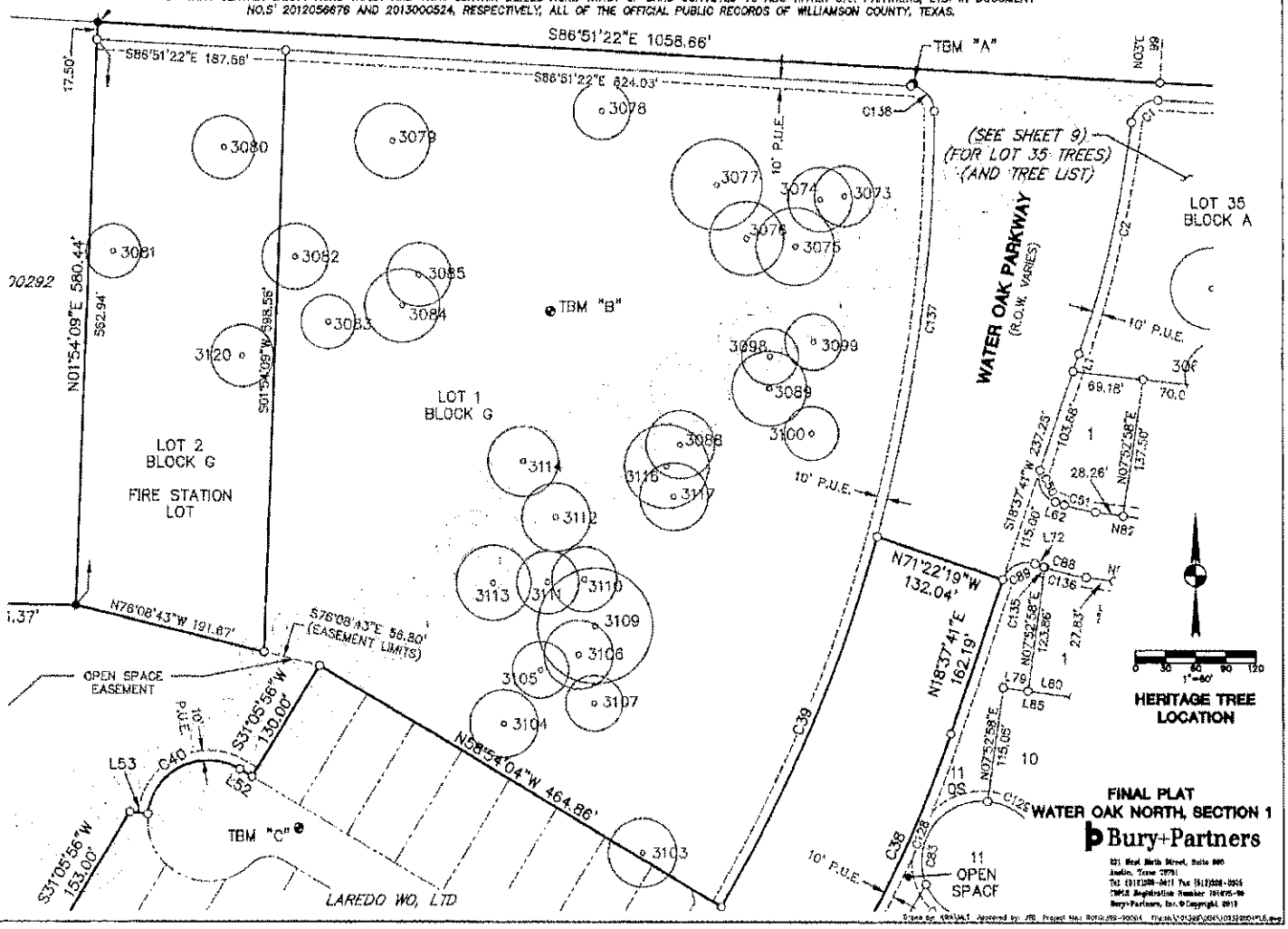
FINAL PLAT WATER OAK NORTH, SECTION 1

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO.S' 2012056676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



FINAL PLAT
WATER OAK NORTH, SECTION 1

Bury+Partners

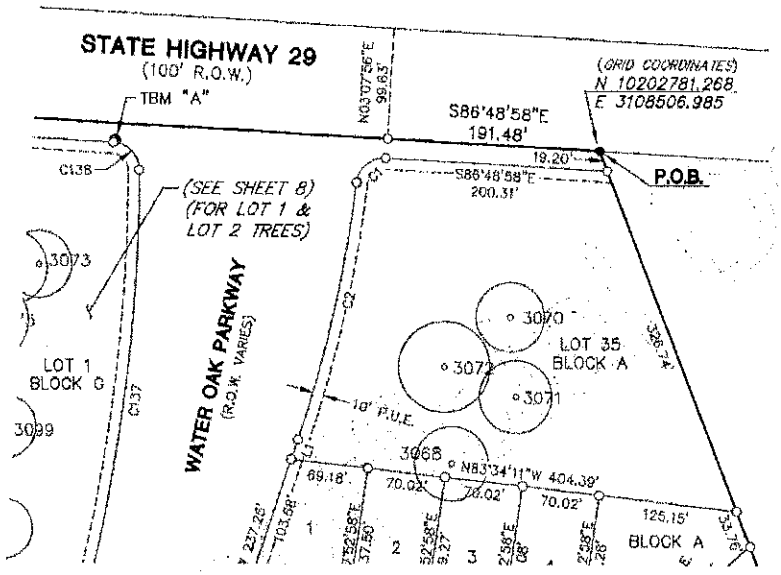
SHEET 8 OF 12

FINAL PLAT WATER OAK NORTH, SECTION 1

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO.S' 2012056878 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

0 30 60 90 120
1"=60'

HERITAGE TREE LOCATION



TREE LIST:

TAG NO.	DESCRIPTION
3068(W)	33" LIVE OAK (16, 14, 10, 9)
3070(W)	35" LIVE OAK (18, 13, 12)
3071(W)	33" LIVE OAK (19, 15, 11)
3072(W)	41" LIVE OAK (19, 15, 15, 12)
3073(W)	30" LIVE OAK (17, 10, 8, 6)
3074(W)	33" LIVE OAK (14, 11, 11, 11)
3076(W)	38" LIVE OAK (17, 14, 13, 9, 6)
3075(W)	27" LIVE OAK (15, 10, 10, 9, 9, 8)
3077(W)	45" LIVE OAK (12, 11, 10, 9, 9, 8, 8, 6)
3078(W)	28" LIVE OAK (15, 14, 11)
3079(W)	37" LIVE OAK (20, 16)
3080(W)	31" LIVE OAK (17, 12, 13)
3081	27" LIVE OAK
3082	31" LIVE OAK
3083	27" LIVE OAK
3084(W)	37" LIVE OAK (15, 13, 13, 11)
3085	33" LIVE OAK
3086(W)	34" LIVE OAK (13, 12, 12, 10, 8)
3088(W)	37" LIVE OAK (10, 10, 10, 9, 9, 8, 6)
3096(W)	28" LIVE OAK (14, 10, 9, 7)
3098(W)	28" LIVE OAK (14, 14, 13)
3100(W)	27" LIVE OAK (11, 13, 13)
3103(W)	34" LIVE OAK (16, 15, 14, 8)
3104(W)	34" LIVE OAK (15, 8, 9, 9, 8)
3105(W)	28" LIVE OAK (15, 14, 10)
3106	31" LIVE OAK
3107(W)	28" LIVE OAK (14, 11, 8, 6)
3108(W)	37" LIVE OAK (16, 14, 13, 12, 11, 8, 6, 7)
3110(W)	33" LIVE OAK (16, 15, 12)
3111(W)	31" LIVE OAK (14, 12, 12, 10)
3112(W)	34" LIVE OAK (16, 14, 13, 11)
3113(W)	37" LIVE OAK (16, 15, 14, 6)
3114(W)	38" LIVE OAK (21, 16, 13)
3116(W)	42" LIVE OAK (20, 18, 15, 8, 6)
3117(W)	34" LIVE OAK (15, 14, 14, 8)
3120	31" LIVE OAK

NOTES:

1. LOT 35, BLOCK "A"; LOT 1, BLOCK "C"; AND LOT 2, BLOCK "G" ARE CONFIGURED AND DESIGNED SO THAT THE LOTS ARE DEVELOPABLE FOR THE INTENDED PURPOSE WITHOUT REQUIRING REMOVAL OF THE HERITAGE TREES OR EXCEEDING THE PERCENTAGE OF ALLOWABLE DISTURBANCE WITHIN THE HERITAGE TREE CRITICAL ROOT ZONE.
2. HERITAGE TREES SHOWN HEREON SHALL NOT BE REMOVED WITHOUT PRIOR CONSENT FROM THE CITY OF GEORGETOWN.

FINAL PLAT
WATER OAK NORTH, SECTION 1

Bury+Partners
221 East 9th Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-1029
TBPLS Registration Number 10075-00

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Drawn by: MBW/JH Approved by: JHB Project No. 60501398-10024 File H:\501398\024\DS\398024FP_S.dwg

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FINAL PLAT WATER OAK NORTH, SECTION 1

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014276, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABO WATER OAK PARTNERS, LTD. IN DOCUMENT NO.S 2012056676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FIELD NOTE DESCRIPTION:

OF 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014276, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABO WATER OAK PARTNERS, LTD. BY DEED OF RECORD IN DOCUMENT NOS. 2012056676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (WO) (WOPR) (WOPR) (WOPR

FINAL PLAT WATER OAK NORTH, SECTION 1

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.223 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NOS. 2012056676 AND 2013000524, RESPECTIVELY, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FIELD NOTE DESCRIPTION:

21) ALONG SAID CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 00°03'51", AN ARC LENGTH OF 0.74 FEET, AND A CHORD WHICH BEARS S41°25'19"W, A DISTANCE OF 0.74 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

22) S59°22'53"W, A DISTANCE OF 172.11 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHEASTERLY CORNER HEREOF;

23) N19°15'21"W, A DISTANCE OF 213.79 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

24) N59°43'06"W, A DISTANCE OF 231.91 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

25) S84°54'56"W, A DISTANCE OF 137.82 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

26) N63°43'00"W, A DISTANCE OF 96.75 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

27) N86°17'00"W, A DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

28) N00°44'31"E, A DISTANCE OF 284.42 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

29) N00°08'17"E, A DISTANCE OF 173.38 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

30) N18°54'09"W, A DISTANCE OF 156.40 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

31) S88°37'00"W, A DISTANCE OF 225.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

32) S41°37'00"W, A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

33) N03°43'00"W, A DISTANCE OF 142.33 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

34) ALONG SAID CURVE, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS N46°43'00"W, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

35) N03°43'00"W, A DISTANCE OF 28.36 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

36) ALONG SAID CURVE, HAVING RADIUS OF 1061.00 FEET, A CENTRAL ANGLE OF 33°51'44", AN ARC LENGTH OF 627.18 FEET, AND A CHORD WHICH BEARS N13°42'51"E, A DISTANCE OF 618.18 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

37) N37°31'07"E, A DISTANCE OF 29.36 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

38) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°36'28", AN ARC LENGTH OF 35.60 FEET, AND A CHORD WHICH BEARS N73°22'43"E, A DISTANCE OF 35.80 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

39) S34°54'04"E, A DISTANCE OF 87.43 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

40) ALONG SAID CURVE, HAVING A RADIUS OF 323.00 FEET, A CENTRAL ANGLE OF 05°25'55", AN ARC LENGTH OF 30.57 FEET, AND A CHORD WHICH BEARS S61°37'27"E, A DISTANCE OF 30.16 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE;

41) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83°36'28", AN ARC LENGTH OF 36.44 FEET, AND A CHORD WHICH BEARS S32°35'51"E, A DISTANCE OF 33.30 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

42) S19°08'16"W, A DISTANCE OF 32.40 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

43) N85°22'06"W, A DISTANCE OF 126.88 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

44) S27°13'47"W, A DISTANCE OF 201.85 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

45) S04°09'14"W, A DISTANCE OF 209.18 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

46) S06°33'06"E, A DISTANCE OF 26.29 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

47) S27°16'51"E, A DISTANCE OF 120.63 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

48) S01°40'08"E, A DISTANCE OF 117.01 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

49) N86°37'00"E, A DISTANCE OF 106.38 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

50) N88°57'09"E, A DISTANCE OF 74.96 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

51) N06°42'00"E, A DISTANCE OF 152.29 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

52) S17°49'00"W, A DISTANCE OF 131.16 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

53) ALONG SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 30°39'06", AN ARC LENGTH OF 33.00 FEET, AND A CHORD WHICH BEARS N43°34'41"W, A DISTANCE OF 32.61 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE;

54) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 72°53'43", AN ARC LENGTH OF 31.81 FEET, AND A CHORD WHICH BEARS N31°27'37"W, A DISTANCE OF 29.70 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

55) N64°36'17"E, A DISTANCE OF 178.58 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

56) ALONG SAID CURVE, HAVING A RADIUS OF 372.00 FEET, A CENTRAL ANGLE OF 10°27'20", AN ARC LENGTH OF 35.18 FEET, AND A CHORD WHICH BEARS N69°19'54"E, A DISTANCE OF 35.13 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF COMPOUND CURVATURE;

57) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°12'48", AN ARC LENGTH OF 38.53 FEET, AND A CHORD WHICH BEARS N44°05'24"E, A DISTANCE OF 34.11 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

58) N09°41'22"W, A DISTANCE OF 141.01 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

59) S27°13'40"E, A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

60) S49°35'04"E, A DISTANCE OF 83.12 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

61) N35°16'29"E, A DISTANCE OF 130.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

62) ALONG SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 108°10'15", AN ARC LENGTH OF 113.32 FEET, AND A CHORD WHICH BEARS N02°52'51"E, A DISTANCE OF 97.24 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

63) N49°24'18"E, A DISTANCE OF 73.78 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

64) N64°22'56"E, A DISTANCE OF 179.48 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

65) N01°26'36"E, A DISTANCE OF 159.36 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

FIELD NOTE DESCRIPTION:

66) ALONG SAID CURVE, HAVING A RADIUS OF 3132.00 FEET, A CENTRAL ANGLE OF 03°31'09", AN ARC LENGTH OF 191.95 FEET, AND A CHORD WHICH BEARS N80°01'36"E, A DISTANCE OF 191.94 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

67) N01°55'18"E, A DISTANCE OF 55.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

68) ALONG SAID CURVE, HAVING A RADIUS OF 1227.00 FEET, A CENTRAL ANGLE OF 00°13'06", AN ARC LENGTH OF 2.91 FEET, AND A CHORD WHICH BEARS S88°44'41"E, A DISTANCE OF 2.91 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

69) S88°34'43"E, A DISTANCE OF 5.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

70) N01°25'16"E, A DISTANCE OF 96.50 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

71) N31°59'23"E, A DISTANCE OF 45.80 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

72) S88°36'47"W, A DISTANCE OF 183.48 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

73) N88°36'42"W, A DISTANCE OF 550.06 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

74) N61°12'58"W, A DISTANCE OF 143.78 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

75) N11°07'36"E, A DISTANCE OF 28.84 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

76) ALONG SAID CURVE, HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 12°28'15", AN ARC LENGTH OF 248.24 FEET, AND A CHORD WHICH BEARS N24°52'49"E, A DISTANCE OF 247.78 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

77) N18°57'41"E, A DISTANCE OF 162.18 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

78) N71°22'18"W, A DISTANCE OF 132.64 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

79) ALONG SAID CURVE, HAVING A RADIUS OF 1969.00 FEET, A CENTRAL ANGLE OF 10°44'00", AN ARC LENGTH OF 369.36 FEET, AND A CHORD WHICH BEARS S22°57'14"W, A DISTANCE OF 368.26 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

80) N66°54'07"W, A DISTANCE OF 484.96 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

81) S71°05'56"W, A DISTANCE OF 136.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

82) N06°24'27"W, A DISTANCE OF 14.28 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

83) ALONG SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 114°37'01", AN ARC LENGTH OF 119.95 FEET, AND A CHORD WHICH BEARS N63°32'26"W, A DISTANCE OF 100.60 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

84) N61°31'05"W, A DISTANCE OF 17.77 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

85) S31°09'44"W, A DISTANCE OF 153.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

86) S57°33'13"E, A DISTANCE OF 110.08 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

87) S28°11'47"E, A DISTANCE OF 196.33 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

88) ALONG SAID CURVE, HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 101°16'38", AN ARC LENGTH OF 100.96 FEET, AND A CHORD WHICH BEARS S42°30'05"E, A DISTANCE OF 88.31 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

89) S01°13'44"E, A DISTANCE OF 81.53 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

90) S88°44'04"E, A DISTANCE OF 433.02 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

91) N01°28'56"E, A DISTANCE OF 65.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

92) N88°31'19"E, A DISTANCE OF 198.85 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

93) N01°28'56"E, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

94) N13°59'04"W, A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

95) N88°54'24"W, A DISTANCE OF 111.91 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

96) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°26'21", AN ARC LENGTH OF 38.58 FEET, AND A CHORD WHICH BEARS N87°53'17"W, A DISTANCE OF 27.38 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

97) S44°54'04"W, A DISTANCE OF 100.06 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

98) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS S89°54'04"W, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

99) S45°05'56"W, A DISTANCE OF 54.58 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

100) ALONG SAID CURVE, HAVING A RADIUS OF 1215.00 FEET, A CENTRAL ANGLE OF 27°07'45", AN ARC LENGTH OF 642.54 FEET, AND A CHORD WHICH BEARS S13°27'34"W, A DISTANCE OF 634.10 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE;

101) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°18'53", AN ARC LENGTH OF 38.04 FEET, AND A CHORD WHICH BEARS S42°07'32"W, A DISTANCE OF 34.63 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

102) S85°17'00"W, A DISTANCE OF 157.56 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

103) ALONG SAID CURVE, HAVING A RADIUS OF 472.00 FEET, A CENTRAL ANGLE OF 56°37'45", AN ARC LENGTH OF 466.76 FEET, AND A CHORD WHICH BEARS N48°03'48"W, A DISTANCE OF 448.98 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

104) N19°57'18"E, A DISTANCE OF 135.56 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

105) N11°16'42"W, A DISTANCE OF 337.53 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

106) N87°06'11"W, A DISTANCE OF 154.48 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

107) N02°51'18"E, A DISTANCE OF 113.37 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;

108) ALONG SAID CURVE, HAVING A RADIUS OF 327.00 FEET, A CENTRAL ANGLE OF 24°08'45", AN ARC LENGTH OF 85.74 FEET, AND A CHORD WHICH BEARS N09°11'37"W, A DISTANCE OF 85.02 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE;

FIELD NOTE DESCRIPTION:

109) ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 45°54'54", AN ARC LENGTH OF 19.88 FEET, AND A CHORD WHICH BEARS N05°12'27"E, A DISTANCE OF 19.37 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE POINT OF REVERSE CURVATURE;

110) ALONG SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 96°43'08", AN ARC LENGTH OF 104.41 FEET, AND A CHORD WHICH BEARS N39°30'38"W, A DISTANCE OF 61.72 FEET TO A 1/2 INCH IRON ROD WITH CAP SET AT THE END OF SAID CURVE;

111) N52°08'34"W, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WESTERLY LINE OF SAID 324.00 ACRE TRACT, BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 8.63 ACRE TRACT OF LAND CONVEYED TO BRFK-W, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2007014281, OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 8.63 ACRE TRACT, BEING THE WESTERLY LINE OF SAID 324.00 ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) N40°54'03"W, A DISTANCE OF 225.44 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;

2) N70°02'28"W, A DISTANCE OF 199.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT AND FOR THE WESTERLY WEST CORNER HEREOF;

3) N73°11'16"E, A DISTANCE OF 120.22 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;

4) S89°54'31"E, A DISTANCE OF 136.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;

5) S72°22'15"E, A DISTANCE OF 18.36 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF SAID 8.63 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 3.61 ACRE TRACT OF LAND CONVEYED TO WILLIAM WAYNE PENNINGTON AND WIFE, BONY DIANE PENNINGTON, BY DEED OF RECORD IN VOLUME 641, PAGE 560, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT;

THENCE, S71°05'44"E, LEAVING THE SOUTHEASTERLY CORNER OF SAID 8.63 ACRE TRACT, ALONG THE SOUTHERLY LINE OF SAID 3.61 ACRE TRACT, BEING THE WESTERLY LINE OF SAID 324.00 ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 233.21 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF SAID 3.61 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 3.45 ACRE TRACT OF LAND CONVEYED TO JOHN TEDFORD, III, BY DEED OF RECORD IN DOCUMENT NO. 2007060292 OF SAID OFFICIAL PUBLIC RECORDS FOR AN ANGLE POINT;

THENCE, LEAVING THE SOUTHEASTERLY CORNER OF SAID 3.61 ACRE TRACT, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID 3.45 ACRE TRACT, BEING THE WESTERLY LINE OF SAID 324.00 ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S88°25'22"E, A DISTANCE OF 226.37 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF SAID 3.45 ACRE TRACT, FOR AN ANGLE POINT;

2) N04°54'00"E, A DISTANCE OF 396.44 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID 3.45 ACRE TRACT, BEING IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 29, FOR THE NORTHWESTERLY CORNER OF SAID 324.00 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE NORTHEASTERLY CORNER OF SAID 3.45 ACRE TRACT, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 29, FOR THE NORTHERLY LINE OF SAID 324.00 ACRE TRACT AND HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S86°51'51"E, A DISTANCE OF 1508.08 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;

2) S86°46'24"E, A DISTANCE OF 181.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 89.069 ACRES (3,879,834 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

FINAL PLAT
WATER OAK NORTH, SECTION 1

Bury+Partners
221 West 6th Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPLS Registration Number 10076-00

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FINAL PLAT WATER OAK NORTH, SECTION 1

BEING 89.069 ACRES OF LAND OUT OF THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278, ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO. 2012056676 AND DOCUMENT NO. 2013000524 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

THAT ABG WATER OAK PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, AND LAREDO WO, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH A. BRADFORD GALO, ITS PRESIDENT, BEING THE OWNERS OF THAT CERTAIN 89.069 ACRE TRACT OF LAND SHOWN HEREON, SAID 89.069 ACRES BEING A PORTION OF THAT CERTAIN 324.00 ACRE TRACT OF LAND CONVEYED TO LAREDO WO, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2007014278 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 24.071 ACRE TRACT AND THAT CERTAIN 22.225 ACRE TRACT OF LAND CONVEYED TO ABG WATER OAK PARTNERS, LTD. IN DOCUMENT NO. 2012056676 AND DOCUMENT NO 2013000524 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID 89.069 ACRE TRACT 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 (EXCLUDING THOSE PLACES AND EASEMENTS INDICATED AS PRIVATE OR DEDICATED BY SEPARATE INSTRUMENT) FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT WATER OAK NORTH, SECTION 1".

TO CERTIFY WHICH, WITNESS, BY MY HAND THIS 11 DAY OF March, 2013.

ABG WATER OAK PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: GALO CONSTRUCTION, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
A. BRADFORD GALO
MANAGING MEMBER

LAREDO WO, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: ABG ENTERPRISES, LTD.,
A TEXAS LIMITED PARTNER,
ITS GENERAL PARTNER

BY: _____
A. BRADFORD GALO
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS §
COUNTY OF BEXAR § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, 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 11 DAY OF March, 2013.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 9.26.2013

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN THESE PRESENTS:

I, KELLY J. BELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT 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 THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0230 E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE SHOWN AND/OR PUBLIC RIGHTS OF WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 11 DAY OF March, 2013.

_____ 3/11/13
KELLY J. BELL, P.E. DATE
TEXAS REGISTRATION NO. 83796
BURY + PARTNERS, INC
221 WEST SIXTH STREET, SUITE 80
AUSTIN, TEXAS 78701

GENERAL NOTES:

1. THIS DEVELOPMENT IS PLATTED UNDER THE REGULATIONS OF THE WATER OAK APPROVED, AMENDED AND RESTATED DEVELOPMENT AGREEMENT AND IS IN CONFORMANCE WITH THE CODES AND STANDARDS REFERENCED WITHIN.
2. CURRENT UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CHISHOLM TRAIL S.U.D., WASTEWATER: CITY OF GEORGETOWN, AND ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE, INC.
3. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
4. THERE ARE NO LOTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOOD PLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0230E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
5. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION, WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR APPROVAL AND APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
7. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
8. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN – TEXAS CENTRAL ZONE AND NAVD 88.
9. IN ACCORDANCE WITH THE WATER OAK DEVELOPMENT AGREEMENT, THE MAXIMUM IMPERVIOUS COVERAGE FOR THE FOLLOWING RESIDENTIAL LOTS IS 50%.

BLOCK	LOTS
A	1, 5, 6, 25
B	1, 6, 7, 9, 12, 13, 14, 16, 17, 21
C	1
E	6, 7

FOR ALL OTHER RESIDENTIAL LOTS, THE MAXIMUM IMPERVIOUS COVERAGE IS 50%.

10. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE INITIALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
11. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY CAUSED TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE DAMAGED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
12. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN THE RESPONSIBILITY OF THE OWNERS OF THIS TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THIS SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
13. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY 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 CITY AND/OR COUNTY.
14. MINIMUM BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE WATER OAK DEVELOPMENT AGREEMENT AS FOLLOWS:

    FRONT – 10 FEET
    REAR – 10 FEET
    SIDE – 5 FEET
    SIDE STREET – 10 FEET

    NOTE: LOTS WITH UTILITY EASEMENTS ALONG THE SIDE LOT LINES HAVE 7.5 FOOT SIDE BUILDING SETBACK.
15. NO LOTS SHALL BE GRANTED DIRECT ACCESS TO WATER OAK PARKWAY. LOTS A1 AND B1 SHALL BE GRANTED DIRECT ACCESS TO MINING WAY DRIVE ONLY. LOTS B10 AND B12 SHALL BE GRANTED DIRECT ACCESS TO CLEAR ROCK COVE ONLY.
16. PARKLAND WILL BE DEDICATED PER THE DEVELOPMENT AGREEMENT AND IS NOT REQUIRED IN THIS SECTION.
17. ALL LOTS WITH 6' SETBACKS SHALL PROVIDE 1,500 GPM FIRE FLOWS REQUIRED FIRE FLOWS SHALL BE PROVIDED BY DEVELOPER THROUGH ELEVATED STORAGE, GROUND STORAGE AND PUMPS, OR OTHER APPROVED INFRASTRUCTURE. IF PRESSURES ARE UNATTAINABLE WITH EXISTING OFFSITE INFRASTRUCTURE.
18. "OPEN SPACE" LOTS AND EASEMENTS SHOWN HEREIN SHALL BE SUBJECT TO THE CODES AND STANDARDS IN THE WATER OAK APPROVED, AMENDED AND RESTATED DEVELOPMENT AGREEMENT.
19. LOT 2, BLOCK "G", TO BE RESERVED FOR USE BY THE CITY OF GEORGETOWN FIRE DEPARTMENT.
20. LOT 1, BLOCK "G", AND LOT 38, BLOCK "A", WILL REQUIRE SITE PLAN APPROVAL FOR ANY FUTURE NON-RESIDENTIAL DEVELOPMENT, AS PER THE WATER OAK APPROVED, AMENDED AND RESTATED DEVELOPMENT AGREEMENT.

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN THESE PRESENTS:

I, JOHN T. BUNOSKI, 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 GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT 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 8 DAY OF March, 2013.

_____ 3/8/13
JOHN T. BUNOSKI, R.P.L.S. DATE
TEXAS REGISTRATION NO. 4998
BURY + PARTNERS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

STATE OF TEXAS
JOHN T. BUNOSKI
4998
REGISTERED
PROFESSIONAL
LAND SURVEYOR

THE SUBDIVISION, KNOWN AS "FINAL PLAT OF WATER OAK NORTH, SECTION ONE", HAS BEEN APPROVED FOR FILING FOR RECORD ACCORDING TO THE MINUTES OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON THE 5TH DAY OF MARCH, 2013.

_____ _____
ROLAND PEMAL, CHAIR — Jackie Hernandez, SECRETARY
PLANNING AND ZONING COMMISSION — PLANNING AND ZONING COMMISSION

I, ANDREW SPURGIN, DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF GEORGETOWN, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____
ANDREW SPURGIN, DIRECTOR
PLANNING AND DEVELOPMENT

I, JOE ENGLAND, FLOODPLAIN COORDINATOR OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ 3/25/13
JOE ENGLAND
FLOOD PLAIN COORDINATOR

STATE OF TEXAS §
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 CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 15 DAY OF April, 2013, A.D. AT 10:24 O'CLOCK A.M., AND DULY RECORDED ON THE 15 DAY OF April, 2013, A.D. AT 11:15 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NO. 2013033304.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY, WILLIAM WEICHERT

COUNTY CLERK WILLIAMSON COUNTY TEXAS

FINAL PLAT
WATER OAK NORTH, SECTION 1

Bury+Partners

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