

PRELIMINARY PLAT OF GEORGETOWN AIRPARK, A PRIVATE SUBDIVISION

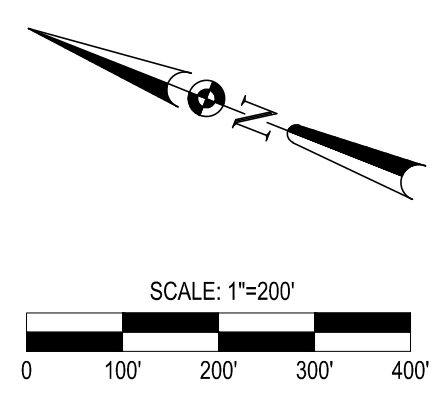
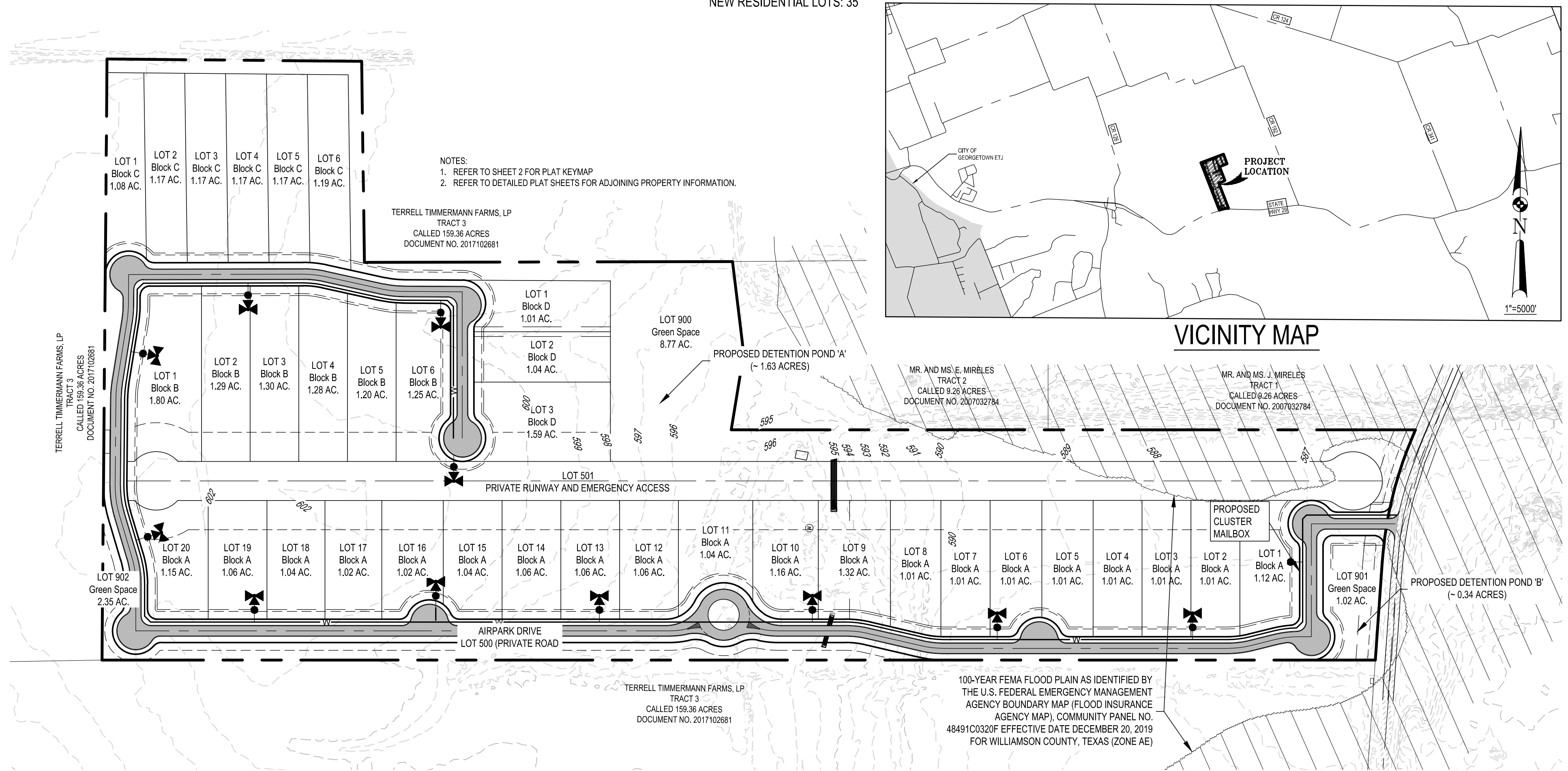
LAND USE TABLE					
ACREAGE	RESIDENTIAL LOTS	HOA LOTS	TOTAL LOTS	LF OF EMERGENCY ACCESS (FT)	LF OF LOCAL ROAD (FT)
68.79	35	5	39	2,425	5,696

ROAD SUMMARY TABLE							
STREET NAME	LF OF LOCAL ROAD (FT)	ROW WIDTH	DESIGN SPEED	PAVEMENT WIDTH*	DESIGNATION	CLASSIFICATION	FUNCTIONAL CLASS
AIRPARK DRIVE	5,696	60'	25 MPH	29'	PRIVATE	RURAL	RESIDENTIAL LOCAL

*PAVEMENT WIDTH IS MEASURED FROM BACK OF CURB TO BACK OF CURB.

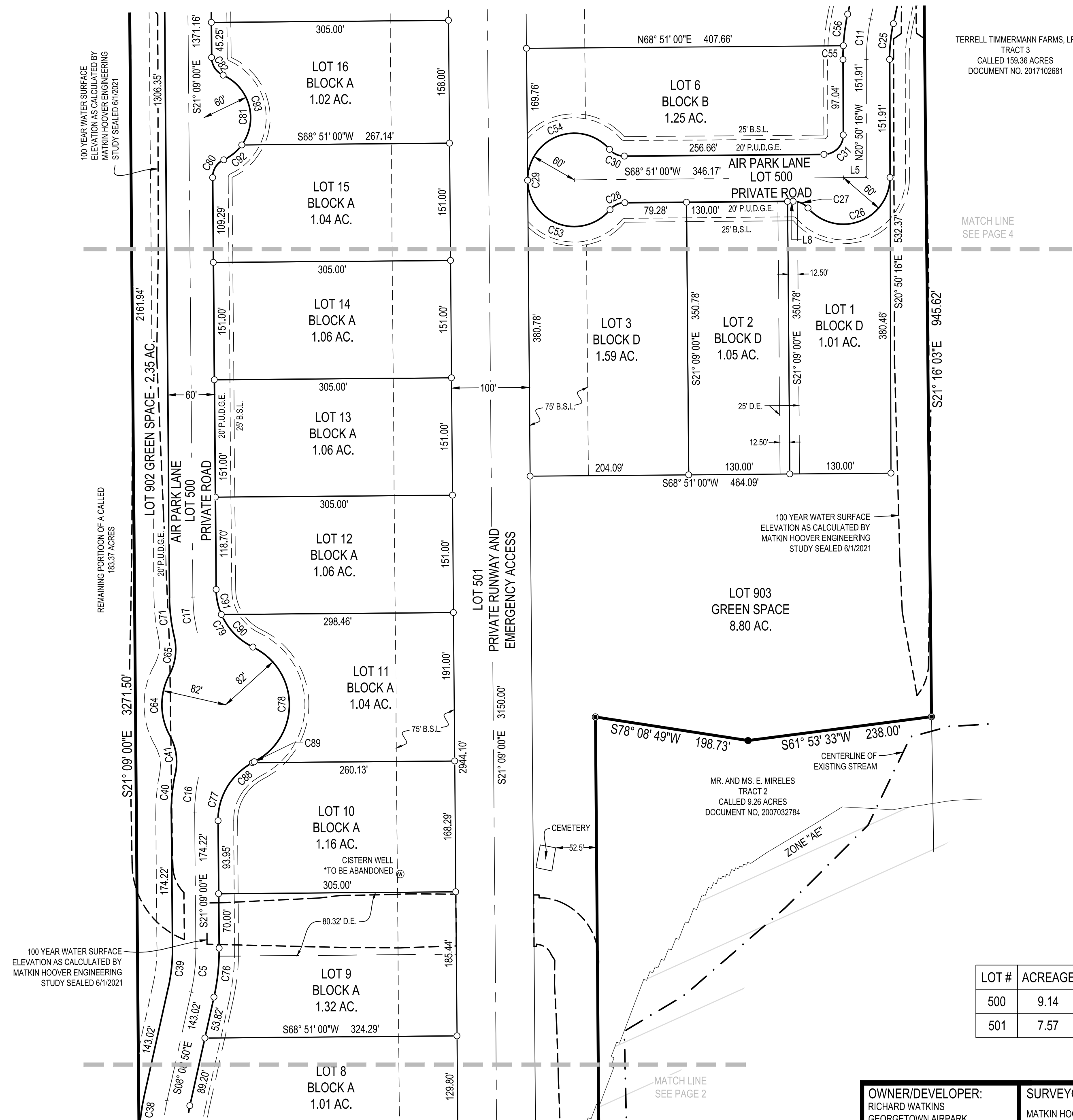
BEING 68.79 ACRES LOCATED IN THE SILAS PALMER SURVEY, ABSTRACT NO. 499 WILLIAMSON COUNTY, TEXAS, AND BEING PART OF A CALLED 183.37 ACRE TRACT OF LAND AS CONVEYED TO GEORGETOWN PRIME ESTATES, L.L.C. RECORDED IN DOCUMENT NO. 201831744, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 35



<p>OWNER/DEVELOPER:</p> <p>RICHARD WATKINS GEORGETOWN AIRPARK DEVELOPMENT COMPANY, LLC 1501 S. MOPAC EXPRESSWAY, STE 450 AUSTIN, TX 78746 (512) 633-5926 SANDY@OPENLENDING.COM</p>	<p>SURVEYOR:</p> <p>MATKIN HOOVER ENGINEERING & SURVEYING C/O SCOTT AMMONS, R.P.L.S. 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78628 (512) 876-0694 SAMMONS@MATKINHOOVER.COM</p>	<p>AGENT/ENGINEER:</p> <p>MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78628 (512) 868-2244 GKELLER@MATKINHOOVER.COM</p>	<p>MATKIN HOOVER ENGINEERING & SURVEYING</p> <p>HEADQUARTERS 8 SPENCER ROAD SUITES 100 & 300 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0099 3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 868-2244</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-004512 BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000 GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS</p>	<p>ORIGINAL SUBMITTAL DATE: FEBRUARY, 2021</p> <p>MHE JOB NO. - 3191.00 MHS JOB NO. - 20-5057</p>
---	--	--	---	---

PRELIMINARY PLAT OF GEORGETOWN AIR PARK, A PRIVATE SUBDIVISION



TERRELL TIMMERMANN FARMS, LP
TRACT 3
CALLED 159.36 ACRES
DOCUMENT NO. 2017102681

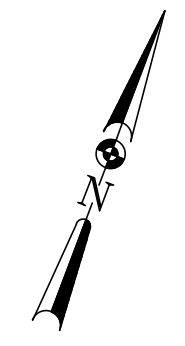
MATCH LINE
SEE PAGE 4

100 YEAR WATER SURFACE
ELEVATION AS CALCULATED BY
MATKIN HOOVER ENGINEERING
STUDY SEALED 6/1/2021

MR. AND MS. E. MIRELES
TRACT 2
CALLED 9.26 ACRES
DOCUMENT NO. 2007032784

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N69° 09' 44"E	30.00'
L8	N68° 51' 00"E	7.27'

LOT #	ACREAGE
500	9.14
501	7.57



SCALE:
1" = 100'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C5	250.00'	56.74'	13°00'10"	N14° 38' 55"W	56.61'
C11	250.00'	52.59'	12°03'07"	S14° 48' 43"E	52.49'
C16	200.00'	46.06'	13°11'44"	S14° 33' 08"E	45.96'
C17	200.00'	45.96'	13°09'56"	S27° 43' 58"E	45.86'
C25	220.00'	46.28'	12°03'07"	S14° 48' 43"E	46.19'
C26	60.00'	145.95'	139°22'03"	N48° 50' 45"E	112.53'
C27	25.00'	21.68'	49°40'47"	N86° 18' 37"W	21.00'
C28	25.00'	21.68'	49°40'47"	S44° 00' 36"W	21.00'
C29	60.00'	292.54'	279°21'34"	S21° 09' 00"E	77.65'
C30	25.00'	21.68'	49°40'47"	S86° 18' 37"E	21.00'
C31	25.00'	39.13'	89°41'16"	N24° 00' 22"E	35.26'
C38	280.00'	63.54'	13°00'10"	S14° 38' 55"E	63.41'
C39	220.00'	49.93'	13°00'10"	N14° 38' 55"W	49.82'
C40	230.00'	51.33'	12°47'13"	S14° 45' 24"E	51.22'
C41	70.00'	50.42'	41°16'24"	N28° 59' 59"W	49.34'
C53	60.00'	146.27'	139°40'46"	N89° 00' 35"E	112.65'
C54	60.00'	146.27'	139°40'45"	S48° 41' 24"W	112.65'
C55	280.00'	17.88'	3°39'28"	S19° 00' 32"E	17.87'
C56	280.00'	41.02'	8°23'39"	S12° 58' 59"E	40.99'
C64	82.00'	81.54'	56°58'22"	S21° 09' 00"E	78.22'
C65	70.00'	50.42'	41°16'24"	N13° 18' 01"W	49.34'
C71	230.00'	51.33'	12°47'13"	S27° 32' 37"E	51.22'
C76	280.00'	63.54'	13°00'10"	N14° 38' 55"W	63.41'
C77	83.00'	49.20'	33°57'58"	S04° 10' 01"E	48.49'
C78	82.00'	183.19'	127°59'56"	N21° 17' 35"W	147.40'
C79	83.00'	92.92'	64°08'33"	S53° 13' 17"E	88.14'
C80	25.00'	28.50'	65°18'50"	S11° 30' 25"W	26.98'
C81	60.00'	136.79'	130°37'40"	N21° 09' 00"W	109.03'
C82	25.00'	28.50'	65°18'50"	S53° 48' 25"E	26.98'
C88	87.66'	41.93'	27°24'31"	S26° 31' 14"W	41.53'
C89	87.66'	2.60'	1°42'01"	S41° 04' 29"W	2.60'
C90	83.00'	59.74'	41°14'17"	S64° 40' 24"E	58.46'
C91	83.00'	33.18'	22°54'16"	S32° 36' 08"E	32.96'
C92	60.00'	30.38'	29°00'54"	N29° 39' 23"E	30.06'
C93	60.00'	106.41'	101°36'46"	N35° 39' 27"W	93.00'

LEGEND

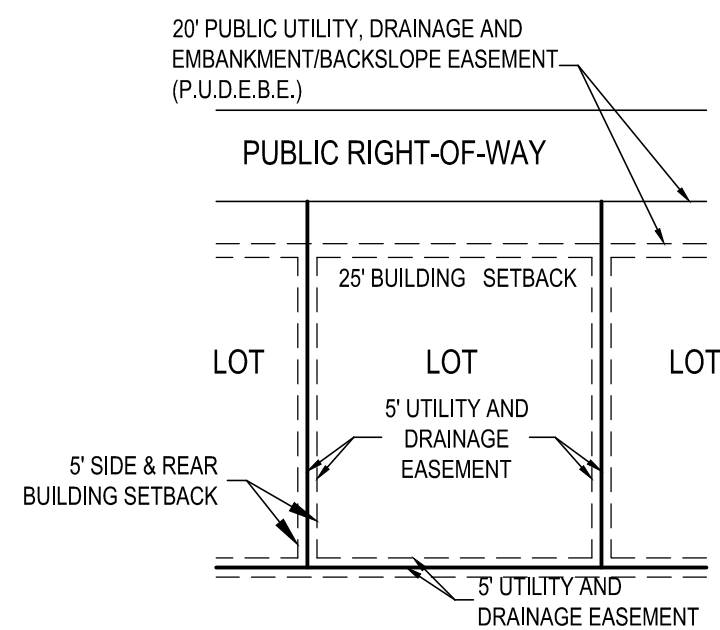
- FOUND 1/2" IRON ROD
- ⊗ FOUND 1/2" IRON ROD WITH A PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD WITH A "BLB RPLS 4249" PLASTIC
- ⊕ FOUND 1/2" IRON ROD WITH A "FOREST 1847" PLASTIC CAP
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- P.U.D.G.E. PUBLIC UTILITY, DRAINAGE AND GRADING EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT

OWNER/DEVELOPER: RICHARD WATKINS GEORGETOWN AIRPARK DEVELOPMENT COMPANY, LLC 1501 S. MOPAC EXPRESSWAY, STE 450 AUSTIN, TX 78646 (512) 633-4926 SANDY@OPENLENDING.COM	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O SCOTT AMMONS, R.P.L.S. 3305 SHELL ROAD, SUITE 300 GEORGETOWN, TEXAS 78628 (512) 868-2244 SAMMONS@MATKINHOOVER.COM	AGENT/ENGINEER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKINHOOVER.COM	<p>DATE: FEBRUARY 2021 MHE JOB NO. - 3191.00 MHS JOB NO. - 20-5057</p>
---	---	---	--

NOTES:

- ACREAGE OF SUBDIVISION = 68.79 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.91 AC/LOT.
- LOTS 1 AND 2 OF BLOCK A ARE ENCRoACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0320F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH SUD.
- WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
- ELECTRIC SERVICE PROVIDED BY ONCOR .
- POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES .
- A TWENTY (20) FOOT UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
- ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
- GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
- UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG" PLASTIC CAP.
- BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD. 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 COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- 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 COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S 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.
- 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 PLATTING AND DEVELOPMENT OF THE PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN 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.
- EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST 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.
- ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED. EACH LOT SHALL BE ALLOWED ONE ACCESS POINT TO THE COUNTY ROAD WITH A MINIMUM DRIVEWAY SPACING OF 100' FOR ANY ADJOINING DRIVEWAY.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- A HOMEOWNERS ASSOCIATION WITH ASSESSMENT AUTHORITY SHALL BE FORMED IN CONJUNCTION WITH THE RECORDING OF THE FINAL PLAT. MEMBERSHIP IN ASSOCIATION SHALL BE MANDATORY FOR EACH LOT OWNER. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS IN THE SUBDIVISION.
- EVERY DEED CONTAINED IN THIS SUBDIVISION SHALL GRANTEE THAT ALL ROADS ARE PRIVATE AND THE HOMEOWNERS ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE THAT THE COUNTY WILL NEVER ACCEPT THEM FOR MAINTENANCE AND THAT THE COUNTY WILL NEVER ACCEPT THEM FOR MAINTENANCE, AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
- ANY GATE AT THE ENTRANCE TO THE SUBDIVISION SHALL PROVIDE A CRASH GATE OR LOCK BOX AT THE ENTRANCE OF THE SUBDIVISION.
- HOA SHALL PROVIDE REASONABLE ACCESS TO EXISTING CEMETERY DURING REASONABLE HOURS AND FOR PURPOSES ASSOCIATED WITH CEMETERY VISITS.
- SPECIAL LOT DEDICATION/DESIGNATION:
 - LOT 900, 901, & 902 IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE HOA.
 - LOT 500 & 501 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOT 500 & 501 SHALL BE OWNED AND MAINTAINED BY THE HOA.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK A, LOTS 1 AND 2 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY _____, DATED _____, 2021.



TYPICAL LOT EASEMENTS
N.T.S. (ESTABLISHED ON ALL LOTS)

PRELIMINARY PLAT OF GEORGETOWN AIRPARK, A PRIVATE SUBDIVISION

BEING 68.79 ACRES LOCATED IN THE SILAS PALMER SURVEY, ABSTRACT NO. 499 WILLIAMSON COUNTY, TEXAS, AND BEING PART OF A CALLED 183.37 ACRE TRACT OF LAND AS CONVEYED TO GEORGETOWN PRIME ESTATES, LLC, RECORDED IN DOCUMENT NO. 201831744, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 35

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

REGISTERED PROFESSIONAL LAND SURVEYOR
SCOTT AMMONS, R.P.L.S.

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE WILLIAMSON COUNTY DEVELOPMENT RULES AND REGULATIONS. THIS TRACT IS NOT LOCATED WITHIN EDWARDS AQUIFER RECHARGE ZONE.

LICENSED PROFESSIONAL ENGINEER
GARRETT D. KELLER, PE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR
TERESA BAKER

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 ENGINEER'S OFFICE 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 WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
WILLIAMSON COUNTY ENGINEER

DATE

OWNER/DEVELOPER:

RICHARD WATKINS
GEORGETOWN AIRPARK DEVELOPMENT
COMPANY, LLC
1501 S. MOPAC EXPRESSWAY, STE 450
AUSTIN, TX 78746
(512) 633-5926
SANDY@OPENLENDING.COM

SURVEYOR:

MATKIN HOOVER ENGINEERING &
SURVEYING
C/O SCOTT AMMONS, R.P.L.S.
3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78628
(512) 876-0694
SAMMONS@MATKINHOOVER.COM

AGENT/ENGINEER:

MATKIN HOOVER ENGINEERING &
SURVEYING
C/O GARRETT KELLER, P.E.
3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78628
(512) 868-2244
GKELLER@MATKINHOOVER.COM

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, RICHARD WATKINS, AUTHORIZED SIGNATORY OF GEORGETOWN AIRPARK DEVELOPMENT COMPANY, LLC, OWNER OF THE CERTAIN 68.79 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018070277 AND NO. 2018070270 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. AND DO HEREBY STATE THAT ALL PRIVATE ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS GEORGETOWN AIRPARK SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

RICHARD WATKINS
GEORGETOWN AIRPARK DEVELOPMENT COMPANY, LLC.
1501 S. MOPAC EXPRESSWAY, SUITE 450
AUSTIN, TX 78746

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICHARD WATKINS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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 WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. 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 WITH IT.

J. TERRON EVERTSON, PE, DR, CFM
WILLIAMSON COUNTY ENGINEER,
DESIGNATED FLOODPLAIN ADMINISTRATOR

DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS;

I, BILL GRAVELL, JR 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.

DATED _____ DAY OF _____, 20____ A.D.

BY
BILL GRAVELL, JR 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT 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

MATKIN HOOVER
ENGINEERING & SURVEYING

HEADQUARTERS
8 SPENCER ROAD SUITES 100 & 300
BOERNE, TEXAS 78006
OFFICE: (512) 249-0690 FAX: (512) 249-0099

3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

ORIGINAL SUBMITTAL DATE:
FEBRUARY, 2021

MHE JOB NO. - 3191.00
MHS JOB NO. - 20-5057