

FIELD NOTES FOR A 68.79 ACRE TRACT OF LAND

A 68.79 ACRE TRACT OF LAND, OUT OF THE SILAS PALMER SURVEY, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 68.79 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2020143335 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 68.79 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "BLB RPLS 4249" IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 29, FOR THE SOUTHWEST CORNER OF A CALLED 9.26 ACRE TRACT (TRACT 1) OF LAND RECORDED IN DOCUMENT NO. 2007032784, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID 68.79 ACRE TRACT AND THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" IN NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 29, FOR THE SOUTHEAST CORNER OF SAID 9.26 ACRE TRACT, BEARS S 88° 14' 08" E, A DISTANCE OF 430.86 FEET;

THENCE: WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 29, THE FOLLOWING THREE (3) COURSES:

- N 88° 14' 08" W, A DISTANCE OF 24.49 FEET, TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOR A POINT OF CURVE OF THE TRACT DESCRIBED HEREIN,
- WITH A CURVE TO THE TO THE LEFT HAVING A RADIUS OF 995.40 FEET, AN ARC LENGTH OF 328.48 FEET, A DELTA ANGLE OF 18° 54' 28" AND A CHORD THAT BEARS, S 82° 15' 19" W, A DISTANCE OF 327.00 FEET, TO A FOUND 1/2" IRON ROD, FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN, AND
- S 72° 52' 13" W, A DISTANCE OF 251.34 FEET, TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEYING" IN THE NORTH LINE OF SAID STATE HIGHWAY 29, FOR THE SOUTHWEST CORNER OF SAID 68.79 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: N 21° 09' 00" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 29 AND WITH THE WEST LINE OF SAID 68.79 ACRE TRACT, A DISTANCE OF 3271.50 FEET, TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOR THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 159.36 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2017102681, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID 68.79 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE COMMON LINE BETWEEN SAID 68.79 ACRE TRACT AND SAID 159.36 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- N 69° 19' 46" E, A DISTANCE OF 1544.50 FEET, TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN,
- S 20° 36' 52" E, A DISTANCE OF 654.08 FEET, TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOR A CORNER OF THE TRACT DESCRIBED HEREIN,
- S 68° 02' 38" W, A DISTANCE OF 516.59 FEET, TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE TRACT DESCRIBED HEREIN, AND
- S 21° 16' 03" E, A DISTANCE OF 945.62 FEET, TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "BLB RPLS 4249" FOR THE NORTHEAST CORNER OF A CALLED 9.26 ACRE TRACT (TRACT 2) OF LAND RECORDED IN DOCUMENT NO. 2007032784, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE COMMON LINE BETWEEN SAID 68.79 ACRE TRACT AND SAID 9.26 ACRE TRACTS, THE FOLLOWING THREE (3) COURSES:

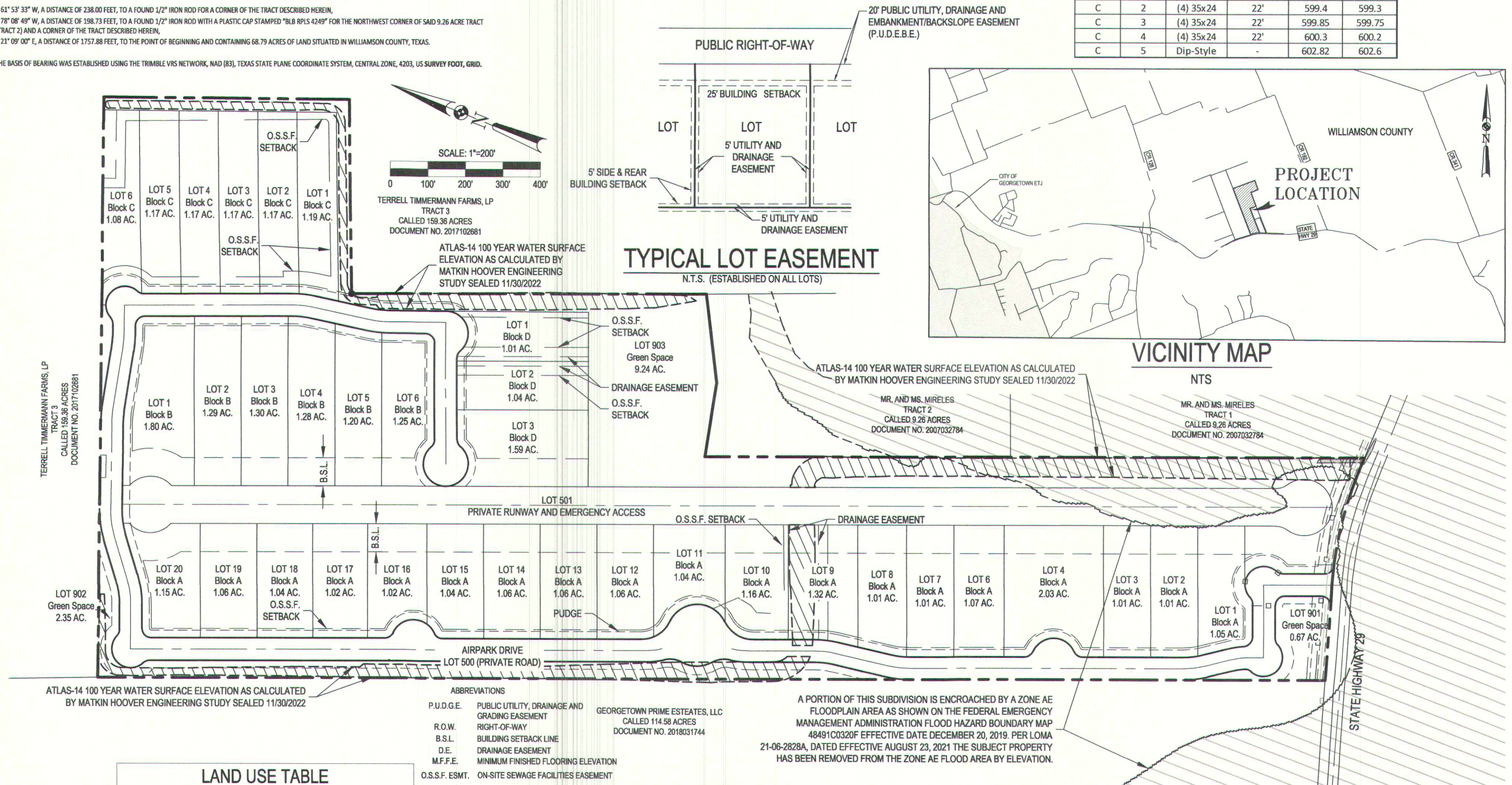
- S 61° 53' 33" W, A DISTANCE OF 238.00 FEET, TO A FOUND 1/2" IRON ROD FOR A CORNER OF THE TRACT DESCRIBED HEREIN,
- S 78° 08' 49" W, A DISTANCE OF 198.73 FEET, TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "BLB RPLS 4249" FOR THE NORTHWEST CORNER OF SAID 9.26 ACRE TRACT (TRACT 2) AND A CORNER OF THE TRACT DESCRIBED HEREIN,
- S 21° 09' 00" E, A DISTANCE OF 1757.88 FEET, TO THE POINT OF BEGINNING AND CONTAINING 68.79 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.

FINAL PLAT OF GEORGETOWN AIRPARK, A PRIVATE SUBDIVISION

A 68.79 ACRE TRACT OF LAND, OUT OF THE SILAS PALMER SURVEY, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 68.79 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2020143335 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 34



| CULVERT TABLE | | | | | |
|---------------|-------|-----------|--------|-------------|-------------|
| Block | Lot # | Size | Length | U.S. Invert | D.S. Invert |
| A | 1 | (2) 28x20 | 22' | 585.22 | 585.1 |
| A | 2 | (2) 24x18 | 22' | 584.8 | 584.68 |
| A | 3 | (2) 21x15 | 22' | 585 | 584.88 |
| A | 4 | (2) 24x18 | 22' | 585.37 | 585.25 |
| A | 6 | (1) 24x18 | 22' | 586.03 | 585.91 |
| A | 7 | (1) 21x15 | 22' | 586.41 | 586.29 |
| A | 8 | Dip-Style | - | 586.92 | 586.8 |
| A | 9 | Dip-Style | - | 585.22 | 585.1 |
| A | 10 | (1) 35x24 | 22' | 592.42 | 592.3 |
| A | 11 | (1) 35x24 | 22' | 592.85 | 592.73 |
| A | 12 | (1) 35x24 | 22' | 593.55 | 593.43 |
| A | 13 | (1) 35x24 | 22' | 594.56 | 594.44 |
| A | 14 | (1) 28x20 | 22' | 595.75 | 595.63 |
| A | 15 | (1) 28x20 | 22' | 596.33 | 596.21 |
| A | 16 | (1) 28x20 | 22' | 596.94 | 596.82 |
| A | 17 | (1) 24x18 | 22' | 597.26 | 597.14 |
| A | 18 | (2) 21x15 | 22' | 598.13 | 598.01 |
| A | 19 | (1) 24x18 | 22' | 598.78 | 598.66 |
| A | 20 | (1) 21x15 | 22' | 599.3 | 599.18 |
| C | 1 | (4) 35x24 | 22' | 598.97 | 598.88 |
| C | 2 | (4) 35x24 | 22' | 599.4 | 599.3 |
| C | 3 | (4) 35x24 | 22' | 599.85 | 599.75 |
| C | 4 | (4) 35x24 | 22' | 600.3 | 600.2 |
| C | 5 | Dip-Style | - | 602.82 | 602.6 |

NOTES:

- CONTRACTOR SHALL PLACE THE DRIVEWAY CULVERT WITHIN THE EXISTING BAR DITCH FLOWLINE AND PROVIDE A MINIMUM OF 1% SLOPE FOR POSITIVE DRAINAGE AND A MINIMUM LENGTH OF 22 FEET PER WILLIAMSON COUNTY REQUIREMENTS. EXACT DRIVEWAY LOCATIONS MAY AFFECT CULVERT INSTALLATION.
- LOTS NOT LISTED ON THE DRIVEWAY CULVERT TABLE WILL UTILIZE A "DIP TYPE" DRIVEWAY.
- DRIVEWAY CULVERTS WERE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS B11.3 AND B11.4.
- LOTS 1, 2, 3, 4, 5, 6 BLOCK B, LOT 6 BLOCK C, AND LOT 1, 2, 3 BLOCK D DO NOT REQUIRE A DRIVEWAY CULVERT.

| LAND USE TABLE | | | | | |
|----------------|------------------|----------|------------|-----------------------------|-----------------------|
| ACREAGE | RESIDENTIAL LOTS | HOA LOTS | TOTAL LOTS | LF OF EMERGENCY ACCESS (FT) | LF OF LOCAL ROAD (FT) |
| 68.79 | 34 | 5 | 39 | 2,425 | 5,696 |

| ROAD SUMMARY TABLE | | | | | | |
|---|-----------------------|-----------|--------------|----------------|-------------|----------------|
| STREET NAME | LF OF LOCAL ROAD (FT) | ROW WIDTH | DESIGN SPEED | PAVEMENT WIDTH | DESIGNATION | CLASSIFICATION |
| AIRPARK DRIVE | 5,696 | 60' | 25 MPH | 29' | PRIVATE | RURAL |
| PAVEMENT WIDTH IS MEASURED FROM BACK OF CURB TO BACK OF CURB. | | | | | | |

OWNER/DEVELOPER:

RANDY BROWN
GEORGETOWN AIRPARK QOZB LP
1501 S. MOPAC EXPRESSWAY, STE 450
AUSTIN, TX 78746
(512) 633-5926
SANDY@OPENLENDING.COM

SURVEYOR:

MATKIN HOOVER ENGINEERING & SURVEYING
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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:

DECEMBER, 2023

MHE JOB NO. - 3191.00

MHS JOB NO. - 20-5057

SHEET 1 OF 5

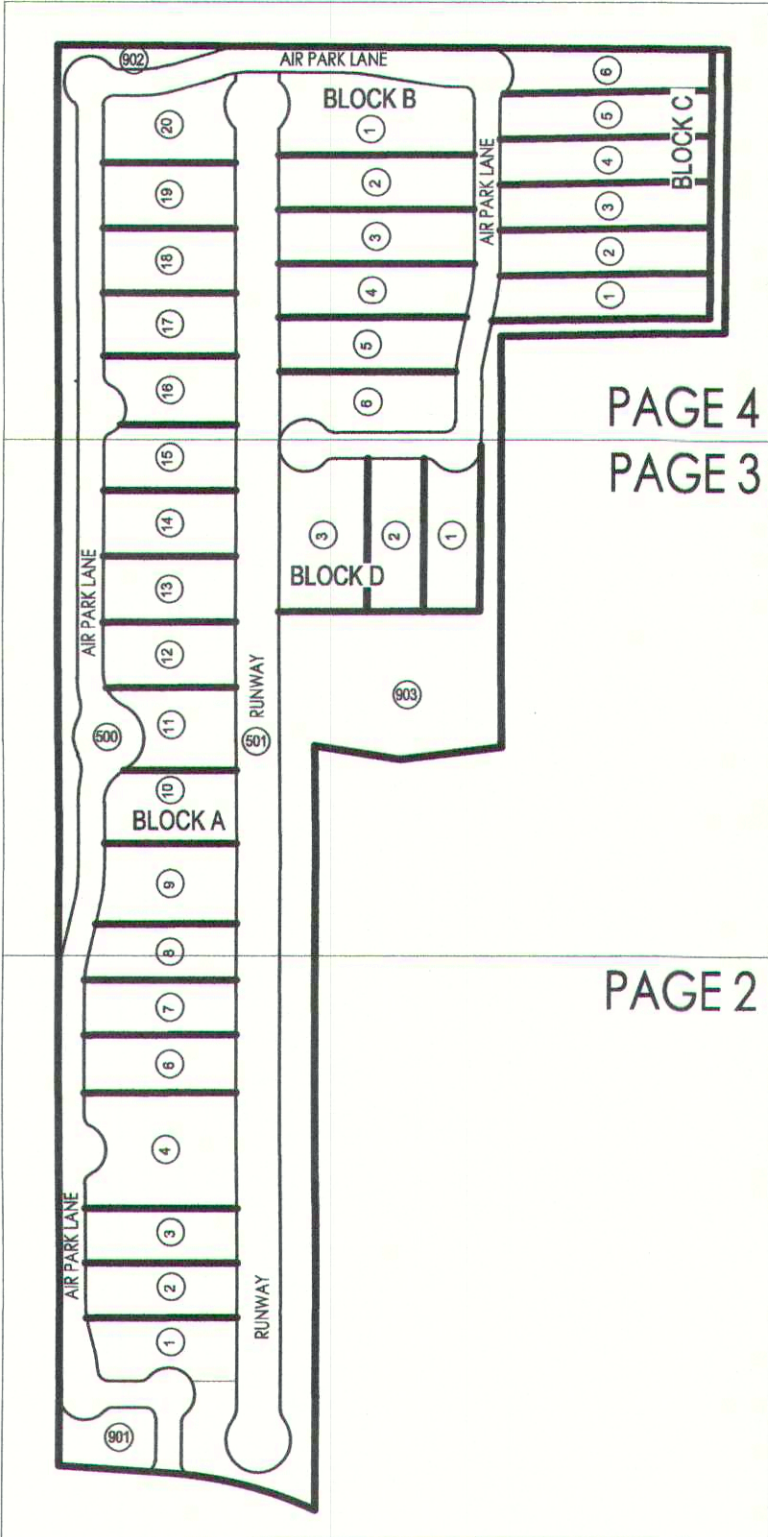
FINAL PLAT OF
GEORGETOWN AIR PARK,
A PRIVATE SUBDIVISION

| HORIZONTAL AND VERTICAL SITE CONTROL POINT | | | | |
|--|--------------|-------------|-----------|--|
| NUMBER | NORTHING | EASTING | ELEVATION | DESCRIPTION |
| 3 | 10206865.15' | 3181669.81' | 588.63 | SET 1/2" IRON ROD WITH RED "MATKIN HOOVER SURVEY & ENG." CAP |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N21° 09' 00"W | 32.50' |
| L2 | N35° 02' 12"W | 64.11' |

| LOT # | ACREAGE |
|-------|---------|
| 500 | 9.14 |
| 501 | 7.57 |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 995.40' | 328.48' | 18°54'28" | S82° 15' 19"W | 327.00' |
| C2 | 250.00' | 60.59' | 13°53'12" | N28° 05' 36"W | 60.44' |
| C3 | 250.00' | 60.59' | 13°53'12" | S28° 05' 36"E | 60.44' |
| C4 | 250.00' | 56.74' | 13°00'10" | S14° 38' 55"E | 56.61' |
| C5 | 250.00' | 56.74' | 13°00'10" | N14° 38' 55"W | 56.61' |
| C12 | 25.00' | 41.02' | 94°01'13" | N25° 51' 36"E | 36.57' |
| C13 | 25.00' | 39.27' | 90°00'00" | N66° 09' 00"W | 35.36' |
| C14 | 25.00' | 21.68' | 49°40'47" | S44° 00' 36"W | 21.00' |
| C15 | 60.00' | 146.27' | 139°40'47" | N89° 00' 36"E | 112.65' |
| 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' |
| C42 | 280.00' | 47.19' | 9°39'19" | N30° 12' 32"W | 47.13' |
| C43 | 25.00' | 37.42' | 85°46'08" | S68° 15' 56"E | 34.03' |
| C44 | 25.00' | 21.68' | 49°40'47" | N44° 00' 36"E | 21.00' |
| C45 | 60.00' | 198.30' | 189°21'34" | N66° 09' 00"W | 119.60' |
| C46 | 25.00' | 21.68' | 49°40'47" | S03° 41' 23"W | 21.00' |
| C47 | 25.00' | 36.18' | 82°55'24" | S62° 36' 42"E | 33.11' |
| C48 | 87.66' | 44.53' | 29°06'32" | S27° 22' 14"W | 44.06' |
| C58 | 50.00' | 32.18' | 36°52'12" | S39° 35' 06"E | 31.62' |
| C59 | 75.00' | 332.14' | 253°44'23" | N68° 51' 00"E | 120.00' |
| C60 | 50.00' | 32.18' | 36°52'12" | N02° 42' 54"W | 31.62' |
| C66 | 220.00' | 39.23' | 10°13'02" | N26° 15' 31"W | 39.18' |
| C67 | 220.00' | 14.09' | 3°40'10" | N33° 12' 07"W | 14.09' |
| C68 | 60.00' | 115.78' | 110°33'45" | S74° 27' 05"W | 98.63' |
| C69 | 995.40' | 274.19' | 15°46'57" | S83° 49' 04"W | 273.32' |
| C70 | 60.00' | 82.52' | 78°47'49" | N10° 52' 08"W | 76.17' |
| C72 | 25.00' | 28.50' | 65°18'50" | S11° 30' 25"W | 26.98' |
| C73 | 60.00' | 136.79' | 130°37'40" | N21° 09' 00"W | 109.03' |
| C74 | 25.00' | 28.50' | 65°18'50" | S53° 48' 25"E | 26.98' |
| C75 | 220.00' | 49.93' | 13°00'10" | S14° 38' 55"E | 49.82' |
| C76 | 280.00' | 63.54' | 13°00'10" | N14° 38' 55"W | 63.41' |
| C83 | 220.00' | 53.32' | 13°53'12" | S28° 05' 36"E | 53.19' |
| C86 | 220.00' | 6.61' | 1°43'18" | S20° 17' 21"E | 6.61' |
| C87 | 220.00' | 43.32' | 11°16'52" | S13° 47' 16"E | 43.25' |

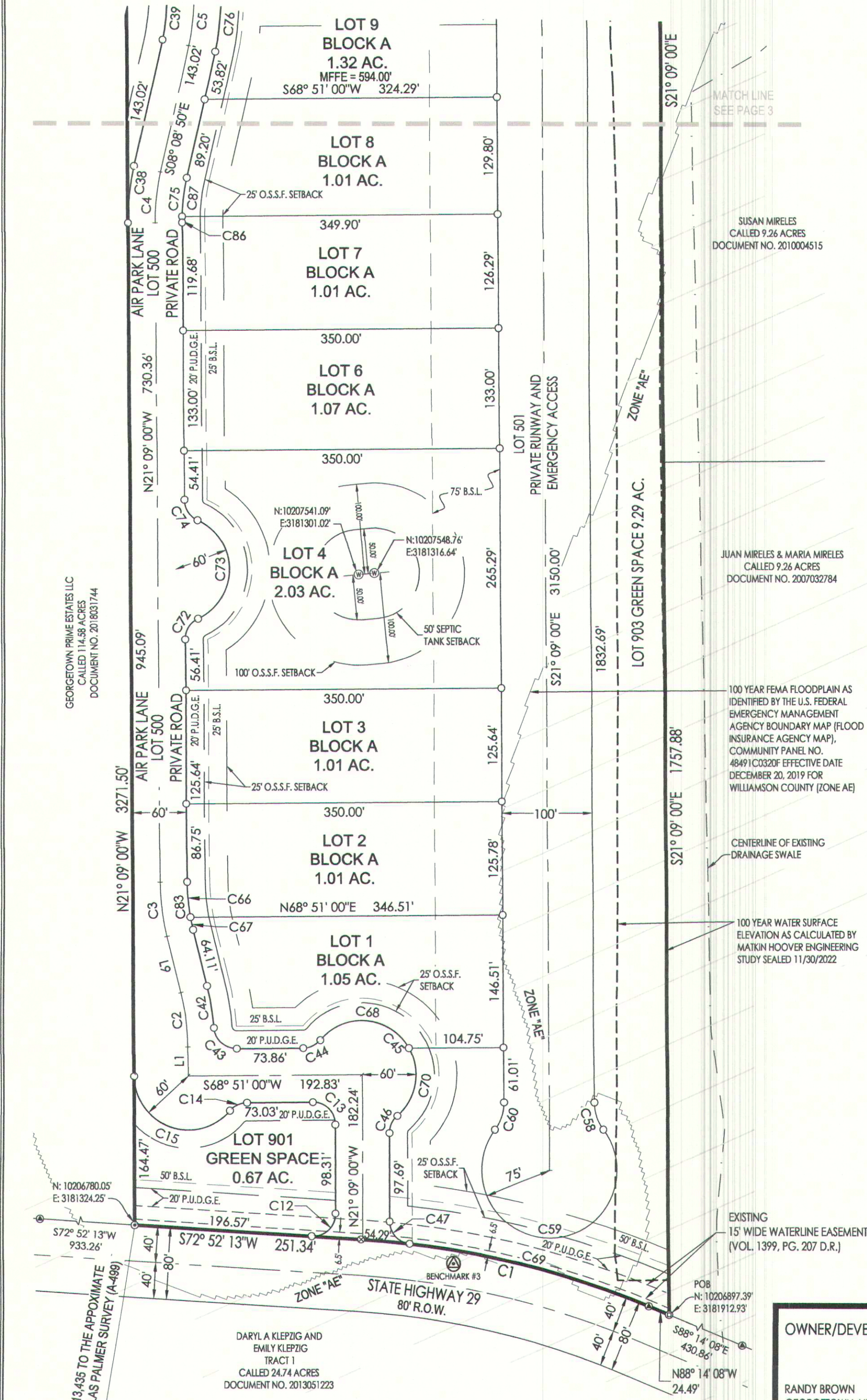
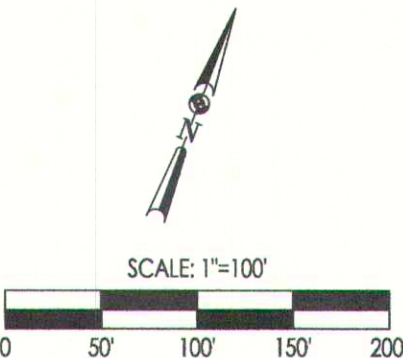


PAGE 4
PAGE 3

PAGE 2

LEGEND

- FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD WITH A PLASTIC CAP
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- ⊖ FOUND 1/2" IRON ROD WITH A "FOREST 1847" PLASTIC CAP
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- ⊕ PUBLIC UTILITY, DRAINAGE AND GRADING EASEMENT
- P.U.D.G.E. RIGHT-OF-WAY
- R.O.W. BUILDING SETBACK LINE
- B.S.L. DRAINAGE EASEMENT
- D.E. MINIMUM FINISHED FLOORING ELEVATION
- M.F.F.E. ON-SITE SEWAGE FACILITIES
- O.S.S.F. SOUTHWEST CORNER
- SWC



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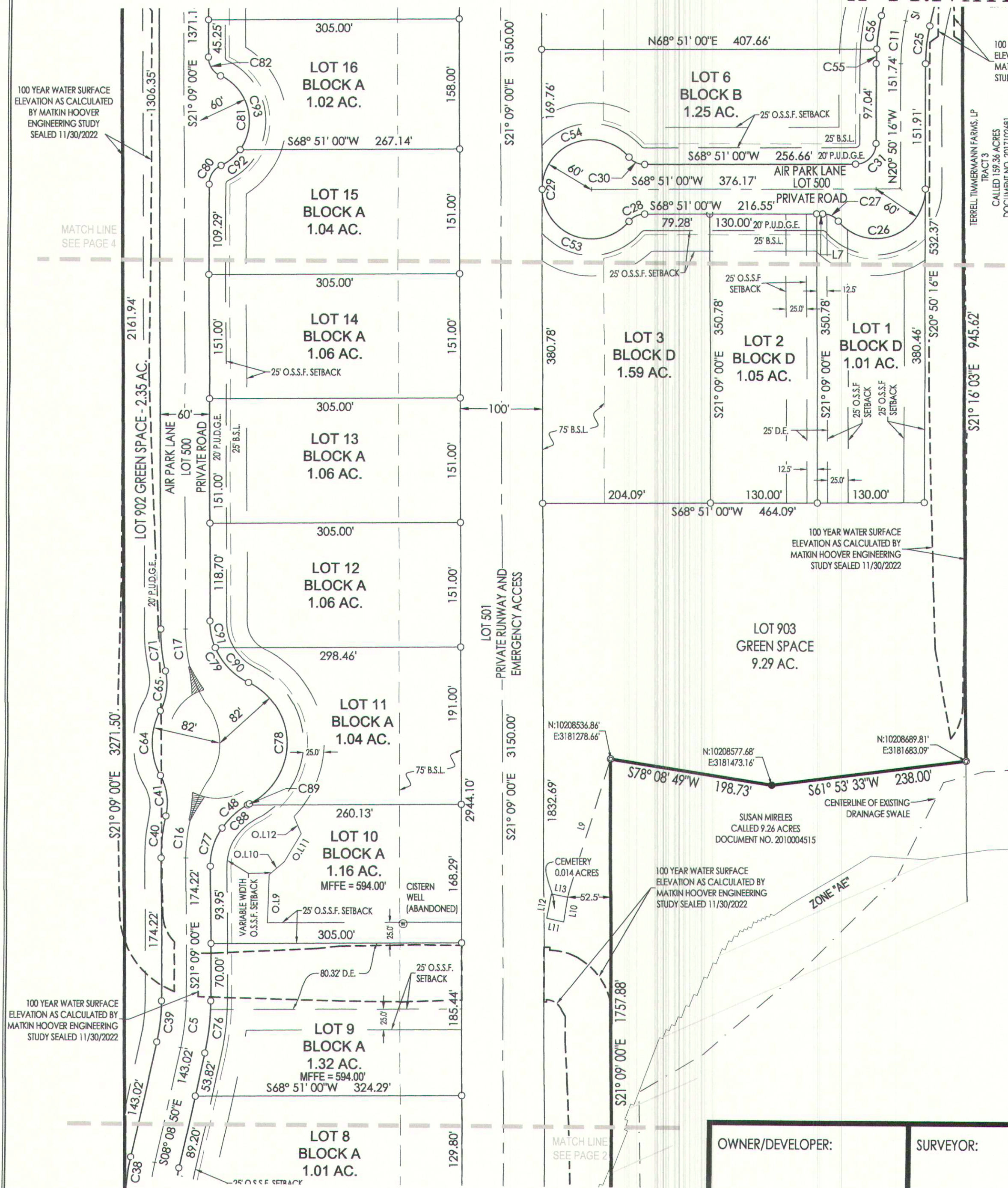
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FINAL PLAT OF GEORGETOWN AIR PARK, A PRIVATE SUBDIVISION



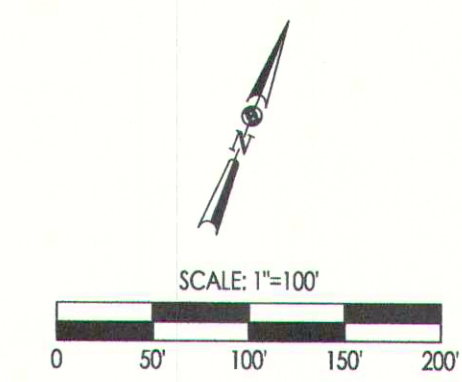
| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L7 | N68° 51' 00"E | 7.27' |
| L9 | S03° 48' 20"E | 175.98' |
| L10 | S11° 27' 30"E | 30.29' |
| L11 | S81° 27' 47"W | 20.95' |
| L12 | N10° 02' 16"W | 29.77' |
| L13 | N80° 02' 49"E | 20.19' |

| O.S.S.F. LINE TABLE | | |
|---------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| O.L9 | S18° 37' 44"E | 58.80' |
| O.L10 | S29° 09' 14"W | 24.33' |
| O.L11 | S10° 11' 24"W | 39.75' |
| O.L12 | S44° 26' 51"E | 22.77' |

| LOT # | ACREAGE |
|-------|---------|
| 500 | 9.14 |
| 501 | 7.57 |

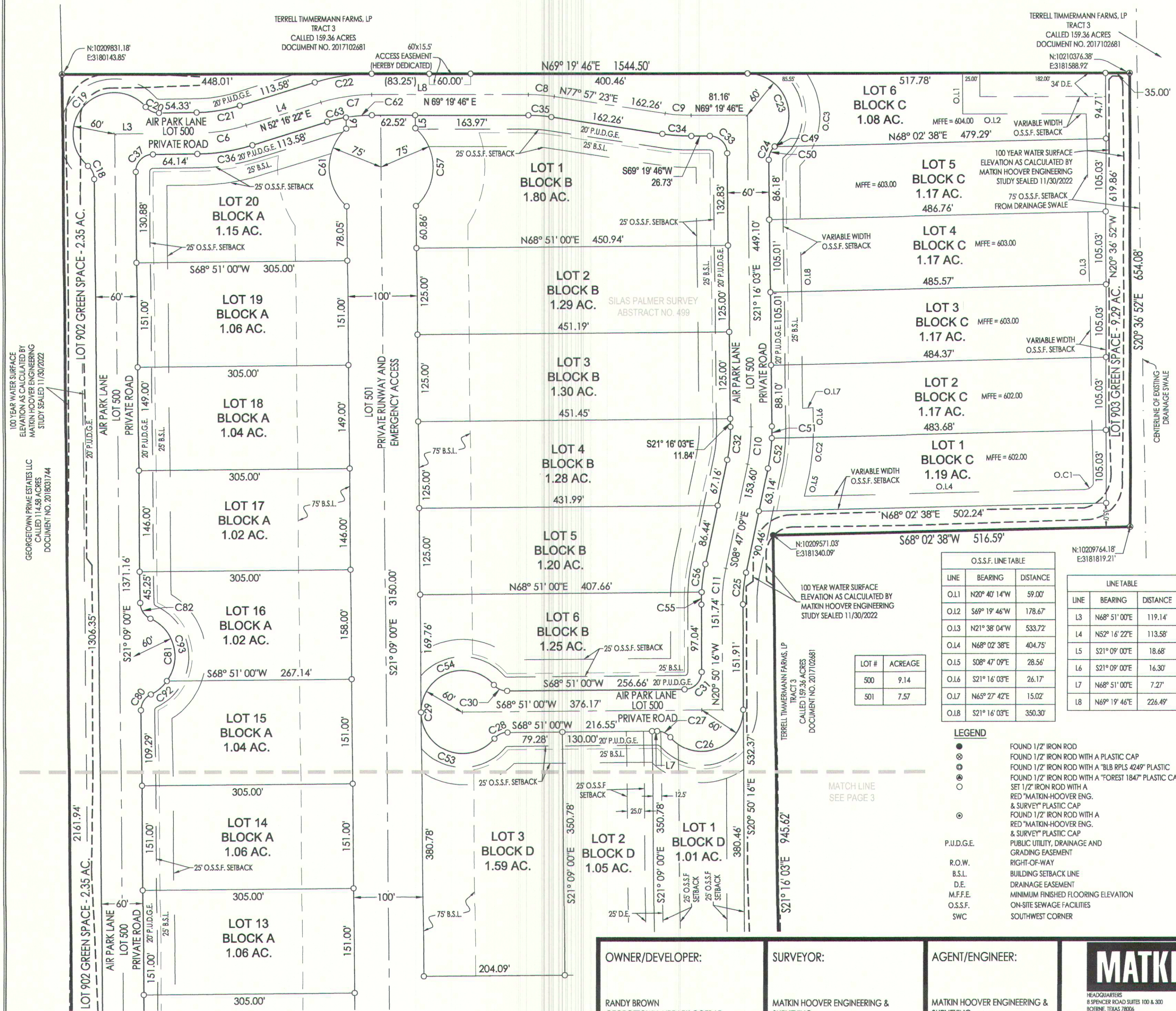
| CURVE TABLE | | | | |
|-------------|---------|---------|------------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING |
| C5 | 250.00' | 56.74' | 13°00'10" | N14° 38' 55"W |
| C11 | 250.00' | 52.59' | 12°03'07" | S14° 48' 43"E |
| C16 | 200.00' | 46.06' | 13°11'44" | S14° 33' 08"E |
| C17 | 200.00' | 45.96' | 13°09'56" | S27° 43' 58"E |
| C25 | 220.00' | 46.28' | 12°03'07" | S14° 48' 43"E |
| C26 | 60.00' | 145.95' | 139°22'03" | N48° 50' 45"E |
| C27 | 25.00' | 21.68' | 49°40'47" | N86° 18' 37"W |
| C28 | 25.00' | 21.68' | 49°40'47" | S44° 00' 34"W |
| C29 | 60.00' | 292.54' | 279°21'34" | S21° 09' 00"E |
| C30 | 25.00' | 21.68' | 49°40'47" | S86° 18' 37"E |
| C31 | 25.00' | 39.13' | 89°41'16" | N24° 00' 22"E |
| C38 | 280.00' | 63.54' | 13°00'10" | S14° 38' 55"E |
| C39 | 220.00' | 49.93' | 13°00'10" | N14° 38' 55"W |
| C40 | 230.00' | 51.33' | 12°47'13" | S14° 45' 24"E |
| C41 | 70.00' | 50.42' | 41°16'24" | N28° 59' 59"W |
| C48 | 87.66' | 44.53' | 29°06'32" | S27° 22' 14"W |
| C53 | 60.00' | 146.27' | 139°40'46" | N89° 00' 35"E |
| C54 | 60.00' | 146.27' | 139°40'45" | S48° 41' 24"W |
| C55 | 280.00' | 17.88' | 3°39'28" | S19° 00' 32"E |
| C56 | 280.00' | 41.02' | 8°23'39" | S12° 58' 59"E |
| C64 | 82.00' | 81.54' | 56°58'22" | S21° 09' 00"E |
| C65 | 70.00' | 50.42' | 41°16'24" | N13° 18' 01"W |
| C71 | 230.00' | 51.33' | 12°47'13" | S27° 32' 37"E |
| C76 | 280.00' | 63.54' | 13°00'10" | N14° 38' 55"W |
| C77 | 83.00' | 49.20' | 33°57'58" | S04° 10' 01"E |
| C78 | 82.00' | 183.19' | 127°59'56" | N21° 17' 35"W |
| C79 | 83.00' | 92.92' | 64°08'33" | S53° 13' 17"E |
| C80 | 25.00' | 28.50' | 65°18'50" | S11° 30' 25"W |
| C81 | 60.00' | 136.79' | 130°37'40" | N21° 09' 00"W |
| C82 | 25.00' | 28.50' | 65°18'50" | S53° 48' 25"E |
| C88 | 87.66' | 41.93' | 27°24'31" | S26° 31' 14"W |
| C89 | 87.66' | 2.60' | 1°42'01" | S41° 04' 29"W |
| C90 | 83.00' | 59.74' | 41°14'17" | S64° 40' 24"E |
| C91 | 83.00' | 33.18' | 22°54'16" | S32° 36' 08"E |
| C92 | 60.00' | 30.38' | 29°00'54" | N29° 39' 23"E |
| C93 | 60.00' | 106.41' | 101°36'46" | N35° 39' 27"W |

- LEGEND**
- FOUND 1/2" IRON ROD
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 - ⊙ ON-SITE SEWAGE FACILITIES
 - ⊙ SOUTHWEST CORNER



| | | | | |
|--|---|---|--|--|
| OWNER/DEVELOPER: RANDY BROWN GEORGETOWN AIRPARK QOZB LP 1501 S. MOPAC EXPRESSWAY, STE 450 AUSTIN, TX 78746 (512) 633-5926 SANDY@OPENLENDING.COM | SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 1701 WILLIAMS DRIVE GEORGETOWN, TEXAS 78628 (830) 249-0600 KYLE.PRESSLER@MATKINHOOVER.COM | AGENT/ENGINEER: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 1701 WILLIAMS DRIVE GEORGETOWN, TEXAS 78628 (512) 868-2244 GKELLER@MATKINHOOVER.COM | <div> MATKINHOOVER ENGINEERING & SURVEYING </div> <div> <small>HEADQUARTERS 8 SPENCER ROAD SUITES 100 & 300 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0099</small> <small>1701 WILLIAMS DRIVE GEORGETOWN, TEXAS 78628 OFFICE: (512) 868-2244</small> </div> <div> <small>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</small> </div> | ORIGINAL SUBMITTAL DATE: FEBRUARY, 2023 MHE JOB NO. - 3191.00 MHS JOB NO. - 20-5057 |
|--|---|---|--|--|

FINAL PLAT OF
GEORGETOWN AIR PARK,
A PRIVATE SUBDIVISION



| O.S.S.F. CURVE TABLE | | | | |
|----------------------|---------|---------|-----------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING |
| O.C1 | 15.00' | 15.85' | 60°32'13" | N37°46'32"E |
| O.C2 | 340.00' | 74.07' | 12°28'54" | S15°01'36"E |
| O.C3 | 105.00' | 144.16' | 78°39'58" | S16°11'07"E |

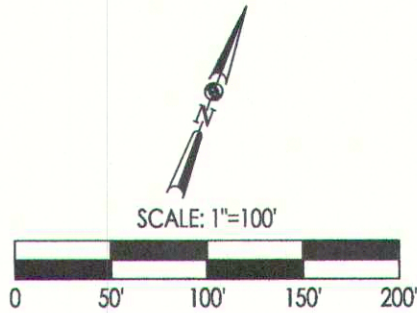
| CURVE TABLE | | | | |
|-------------|---------|---------|------------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING |
| C6 | 250.00' | 72.33' | 16°34'38" | N60°33'41"E |
| C7 | 250.00' | 74.42' | 17°03'24" | S60°48'04"W |
| C8 | 250.00' | 37.64' | 8°37'37" | S73°38'34"W |
| C9 | 250.00' | 37.64' | 8°37'37" | N73°38'34"E |
| C10 | 250.00' | 54.46' | 12°28'54" | N15°01'36"W |
| C11 | 250.00' | 52.59' | 12°03'07" | S14°48'43"E |
| C18 | 25.00' | 21.68' | 49°40'47" | N45°59'24"W |
| C19 | 60.00' | 198.30' | 189°21'34" | S23°51'00"W |
| C20 | 25.00' | 21.68' | 49°40'47" | S86°18'37"E |
| C21 | 220.00' | 63.65' | 16°34'38" | N60°33'41"E |
| C22 | 280.00' | 83.35' | 17°03'24" | S60°48'04"W |
| C23 | 60.00' | 145.02' | 138°29'09" | N40°49'50"W |
| C24 | 25.00' | 21.68' | 49°40'47" | S03°34'20"W |
| C25 | 220.00' | 46.28' | 12°03'07" | S14°48'43"E |
| C26 | 60.00' | 145.95' | 139°22'03" | N48°50'45"E |
| C27 | 25.00' | 21.68' | 49°40'47" | N86°18'37"W |
| C28 | 25.00' | 21.68' | 49°40'47" | S44°00'36"W |
| C29 | 60.00' | 292.54' | 279°21'34" | S21°09'00"E |
| C30 | 25.00' | 21.68' | 49°40'47" | S86°18'37"E |
| C31 | 25.00' | 39.13' | 89°41'16" | N24°00'22"E |
| C32 | 220.00' | 47.93' | 12°28'54" | N15°01'36"W |
| C33 | 25.00' | 39.01' | 89°24'11" | N65°58'09"W |
| C34 | 280.00' | 42.16' | 8°37'37" | N73°38'34"E |
| C35 | 220.00' | 33.13' | 8°37'37" | S73°38'34"W |
| C36 | 280.00' | 81.01' | 16°34'38" | N60°33'41"E |
| C37 | 25.00' | 39.27' | 90°00'00" | S23°51'00"W |
| C49 | 25.00' | 0.20' | 0°27'00" | S28°11'14"W |
| C50 | 25.00' | 21.48' | 49°13'47" | S03°20'50"W |
| C51 | 280.00' | 16.93' | 3°27'48" | N19°32'09"W |
| C52 | 280.00' | 44.07' | 9°01'06" | N13°17'42"W |
| C53 | 60.00' | 146.27' | 139°40'46" | N89°00'35"E |
| C54 | 60.00' | 146.27' | 139°40'45" | S48°41'24"W |
| C55 | 280.00' | 17.88' | 3°39'28" | S19°00'32"E |
| C56 | 280.00' | 41.02' | 8°23'39" | S12°58'59"E |
| C57 | 75.00' | 126.16' | 96°22'46" | N21°09'00"W |
| C61 | 75.00' | 126.16' | 96°22'46" | S21°09'00"E |
| C62 | 220.00' | 37.65' | 9°48'17" | S64°25'38"W |
| C63 | 220.00' | 27.85' | 7°15'07" | S55°53'56"W |
| C80 | 25.00' | 28.50' | 65°18'50" | S11°30'25"W |
| C81 | 60.00' | 136.79' | 130°37'40" | N21°09'00"W |
| C82 | 25.00' | 28.50' | 65°18'50" | S53°48'25"E |
| C92 | 60.00' | 30.38' | 29°00'54" | N29°39'23"E |
| C93 | 60.00' | 106.41' | 101°36'46" | N35°39'27"W |

| O.S.S.F. LINE TABLE | | |
|---------------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| O.L1 | N20°40'14"W | 59.00' |
| O.L2 | S69°19'46"W | 178.67' |
| O.L3 | N21°38'04"W | 533.72' |
| O.L4 | N68°02'38"E | 404.75' |
| O.L5 | S08°47'09"E | 28.56' |
| O.L6 | S21°16'03"E | 26.17' |
| O.L7 | N65°27'42"E | 15.02' |
| O.L8 | S21°16'03"E | 350.30' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L3 | N68°51'00"E | 119.14' |
| L4 | N52°16'22"E | 113.58' |
| L5 | S21°09'00"E | 18.68' |
| L6 | S21°09'00"E | 16.30' |
| L7 | N68°51'00"E | 7.27' |
| L8 | N69°19'46"E | 226.49' |

LEGEND

- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD WITH A PLASTIC CAP
- FOUND 1/2" IRON ROD WITH A "BLS 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
- PUBLIC UTILITY, DRAINAGE AND GRADING EASEMENT
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- MINIMUM FINISHED FLOORING ELEVATION
- ON-SITE SEWAGE FACILITIES
- SOUTHWEST CORNER



OWNER/DEVELOPER:

RANDY BROWN
GEORGETOWN AIRPARK GOZB LP
1501 S. MOPAC EXPRESSWAY, STE 450
AUSTIN, TX 78746
(512) 633-5926
SANDY@OPENLENDING.COM

SURVEYOR:

MATKIN HOOVER ENGINEERING &
SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
1701 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
(830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

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MATKIN HOOVER
ENGINEERING
& SURVEYING

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8 SPENCER ROAD SUITES 100 & 300
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600 FAX: (830) 249-0099
1701 WILLIAMS DRIVE
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, 2023
MHE JOB NO. - 3191.00
MHS JOB NO. - 20-5057

NOTES:

1. ACREAGE OF SUBDIVISION = 68.79 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.91 AC/LOT.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SUD.
3. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
4. ELECTRIC SERVICE PROVIDED BY ONCOR.
5. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES.
6. RESIDENTIAL LOTS 1 AND 2 IN THIS SUBDIVISION ARE ENCR OACHED BY THE SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, LOMA 21-06-2828A, EFFECTIVE DATE AUGUST 23, 2021 FOR WILLIAMSON COUNTY, TEXAS.
7. 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.
8. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
9. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
10. 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.
11. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. COORDINATES ARE REPRESENTED IN GRID VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM.
12. 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.
13. 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.
14. 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.
15. 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 BUILDING FLOOR ELEVATION, WHICHEVER IS HIGHER.
16. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED. EACH LOT SHALL BE ALLOWED ONE ACCESS POINT TO THE ROAD WITH A MINIMUM DRIVEWAY SPACING OF 100' FOR ANY ADJOINING DRIVEWAY.
17. 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.
18. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
19. 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.

20. RURAL MAILBOXES 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.
21. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
22. MAXIMUM OF 9,400 SF IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
23. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
24. 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.
25. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
26. EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
27. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN THIS SUBDIVISION. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL LOT OWNERS.
28. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
29. ANY GATE AT THE ENTRANCE TO THE SUBDIVISION SHALL PROVIDE A CRASH GATE OR LOCK BOX AT THE ENTRANCE OF THE SUBDIVISION.
30. HOA SHALL PROVIDE REASONABLE ACCESS TO EXISTING CEMETERY DURING REASONABLE HOURS AND FOR PURPOSES ASSOCIATED WITH CEMETERY VISITS.
31. SPECIAL LOT DEDICATION/DESIGNATION:
 - 31.1. LOT 900, 901, & 902 ARE DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE HOA.
 - 31.2. LOT 500 IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOT 501 ARE HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY. LOT 500 & 501 SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - 31.2. NO STRUCTURES ARE TO BE BUILT WITHIN THE SPECIAL LOTS.
32. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK A, LOTS 1, 2, 9, 10, AND 11 AND BLOCK D 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.
33. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY MATKINHOOVER ENGINEERING & SURVEYING, DATED NOVEMBER 30, 2022.
34. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
35. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
36. MAINTENANCE OF EMERGENCY ACCESS ROADS WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE DRIVE ACCESS SHALL BE MAINTAINED TO A STANDARD WHICH WILL ALLOW EMERGENCY VEHICLES ACCESS IN PERPETUITY.

FINAL PLAT OF GEORGETOWN AIRPARK, A PRIVATE SUBDIVISION

A 68.79 ACRE TRACT OF LAND, OUT OF THE SILAS PALMER SURVEY, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 68.79 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2020143335 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 34

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.

KYLE PRESSLER, R.P.L.S.
REGISTERED PROFESSIONAL SURVEYOR
No. 6528 STATE OF TEXAS



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 THE 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 THE EDWARDS AQUIFER RECHARGE ZONE.

GARRETT D. KELLER
REGISTERED PROFESSIONAL ENGINEER
No. 111511 STATE OF TEXAS



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 4th DAY OF March, 2024 A.D.

TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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.

ADAM D. BOATRIGHT, PE
WILLIAMSON COUNTY ENGINEER

03/08/2024
DATE

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

I, RANDY BROWN, AUTHORIZED SIGNATORY OF GEORGETOWN AIRPARK QOZB, LP, OWNER OF THE CERTAIN 68.79 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020143335 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 2nd DAY OF March, 2024

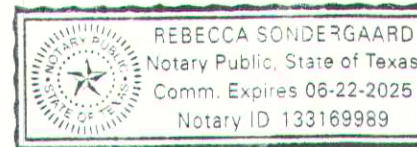
RANDY BROWN
GEORGETOWN AIRPARK QOZB, LP
1501 S. MOPAC EXPRESSWAY, SUITE 450
AUSTIN, TX 78746

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 2nd DAY OF March, 2024.

REBECCA SONDERGAARD
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 6-22-2025



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, FOR 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

OWNER/DEVELOPER:

RANDY BROWN
GEORGETOWN AIRPARK QOZB LP
1501 S. MOPAC EXPRESSWAY, STE 450
AUSTIN, TX 78746
(512) 633-5926
SANDY@OPENLENDING.COM

SURVEYOR:

MATKIN HOOVER ENGINEERING &
SURVEYING
C/O KYLE PRESSLER, R.P.L.S.
1701 WILLIAMS DRIVE,
GEORGETOWN, TEXAS 78628
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AGENT/ENGINEER:

MATKIN HOOVER ENGINEERING &
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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:
DECEMBER, 2023

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

SHEET 5 OF 5