

Address approved as 1701 WOLF RANCH PKWY

All building and unit numbers must be assigned or approved by the City of Georgetown. For information and assistance please contact addressing@georgetown.org

The final address plat will not be issued until after final approval of the site plan. For more information, please contact addressing@georgetown.org

OWNER: WOLF LAKES, LP
ADDRESS: 4229 MERCER ROAD
GEORGETOWN, TX 78628

ACREAGE: 1.650 ACRES
ROW ACREAGE: 1.650 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

PATENT SURVEY: JOSEPH P. PULSIFER SURVEY
ABSTRACT NO. 498

LINEAR FEET OF NEW STREET
SUNSET VISTA DRIVE: 687 LF
BELLA JUNE DRIVE: 459 LF
TOTAL: 1146 LF

LOT SUMMARY
TOTAL NUMBER OF BLOCKS: 0
TOTAL NUMBER OF LOTS: 0

BENCHMARK INFORMATION:

BM-80
SET CUT SQUARE AT SOUTHEAST CORNER OF
CURB INLET ON THE EAST RIGHT-OF-WAY OF
WOLF RANCH PARKWAY
GRID NORTHING: 10205636.9'
GRID EASTING: 3124518.0'
ELEVATION = 819.79'
NAVD 88 (GEODID3)
COMBINED SCALE FACTOR: 0.99996

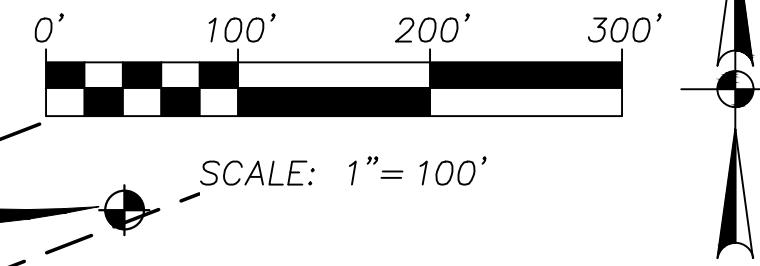
BM-81
SET CUT SQUARE AT NORTHEAST CORNER OF
CURB INLET ON THE EAST RIGHT-OF-WAY OF
WOLF RANCH PARKWAY
GRID NORTHING: 10206145.1'
GRID EASTING: 3124532.0'
ELEVATION = 809.85'
NAVD 88 (GEODID3)
COMBINED SCALE FACTOR: 0.99996

BM-82
SET CUT SQUARE ON SOUTHEAST
SET CUT SQUARE AT SOUTHWEST CORNER OF
CURB INLET ON THE EAST RIGHT-OF-WAY OF
WOLF RANCH PARKWAY
GRID NORTHING: 10207140.1'
GRID EASTING: 3125621.2'
ELEVATION = 804.62'
NAVD 88 (GEODID3)
SCALE FACTOR: 0.99996

STREETS	STREET CLASSIFICATION	ROW WIDTH	PAVEMENT WIDTH	PEDESTRIAN CLEAR ZONE	CURB TYPE	DESIGN SPEED
BELLA JUNE DRIVE	PUD STREET TYPE C WITH PARALLEL PARKING	64'	42' BOC-BOC	5'	6" STANDARD	20 MPH
SUNSET VISTA DRIVE	PUD STREET TYPE C WITH PARALLEL PARKING	64'	42' BOC-BOC	5'	6" STANDARD	20 MPH

FINAL PLAT
OF
WOLF LAKES VILLAGE, SECTION 1, PHASE 3

A 1.650 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 202.149 ACRE TRACT, CONVEYED TO WOLF LAKES, LP, DESCRIBED AS TRACT FIVE: PARCEL ONE, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013096286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH P. PULSIFER SURVEY, ABSTRACT NO. 498, IN WILLIAMSON COUNTY, TEXAS.



LEGEND

DOC. NO.	O.P.R.	DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.		PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.		FOUND IRON ROD
R.O.W.		RIGHT OF WAY
VOL.		VOLUME
P.G.		PAGE(S)
P.O.B.		POINT OF BEGINNING
BM	(SURVEYOR)	BENCHMARK FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
		ROAD CENTERLINE BOUNDARY LINE

JOSEPH P. PULSIFER SURVEY
ABSTRACT NO. 498

Per UDC 11.07.050, the geologic assessment must state if any springs or streams exist on this tract and show any required buffers.

LOT 1, BLOCK A
WOLF LAKES VILLAGE,
SECTION 1, PHASE 1 & 2
DOC. NO. 2021171737 (O.P.R.)
PRIVATE WATER QUALITY & DETENTION POND LOT

LOT 2, BLOCK A
WOLF LAKES VILLAGE,
SECTION 1, PHASE 1 & 2
DOC. NO. 2021171737 (O.P.R.)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N68°57'49"E	18.09'
L2	S23°16'26"W	34.93'
L3	S22°24'56"E	25.22'
L4	N47°17'53"E	57.31'
L5	N22°24'56"W	24.16'
L6	N67°24'56"W	33.31'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	968.00'	005°35'42"	N66°09'58"E	94.49'	94.53'
C2	68.00'	020°11'39"	S32°30'46"E	23.84'	23.97'
C3	132.00'	022°35'11"	S31°19'00"E	51.70'	52.04'
C4	493.00'	032°35'16"	S36°19'02"E	276.64'	280.40'
C5	68.00'	020°08'44"	S37°13'31"W	23.79'	23.91'
C6	95.00'	020°08'44"	N37°13'31"E	33.23'	33.40'
C7	557.00'	024°49'22"	N32°26'05"W	239.43'	241.31'
C8	68.00'	022°35'11"	N31°19'00"W	26.63'	26.81'
C9	132.00'	020°11'39"	N32°30'46"W	46.28'	46.52'

Per UDC 13.02.020, show an 8 inch wastewater stub to the south end of Bella June Drive on the utility plan exhibit.

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG. 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 3

**FINAL PLAT
OF
WOLF LAKES VILLAGE, SECTION 1, PHASE 3**

A 1.650 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 202.149 ACRE TRACT, CONVEYED TO WOLF LAKES, LP, DESCRIBED AS TRACT FIVE: PARCEL ONE, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013096286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH P. PULSIFER SURVEY, ABSTRACT NO. 498, IN WILLIAMSON COUNTY, TEXAS.

FIELD NOTES
FOR

A 1.650 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 202.149 ACRE TRACT, CONVEYED TO WOLF LAKES, LP, DESCRIBED AS TRACT FIVE: PARCEL ONE, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013096286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH P. PULSIFER SURVEY, ABSTRACT NO. 498, IN WILLIAMSON COUNTY, TEXAS. SAID 1.650 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING at a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set on a point of curvature in the east right-of-way line of Wolf Ranch Parkway, a variable width right-of-way, in Warranty Deed and Dedication of Right of Way recorded in Document No. 2005082790 of said Official Public Records, said point being the northernmost northeast corner of Wolf Lakes Village, Section 1, Phase 1 & 2, a subdivision according to the plat recorded in Document No. 2021171737 of said Official Public Records, same being a west corner of the Remnant Portion of said 202.149 acre tract, for the northwest corner and POINT OF BEGINNING hereof;

THENCE, departing the east boundary line of said Wolf Lakes Village, Section 1, Phase 1 & 2, with the east right-of-way line of said Wolf Ranch Parkway, same being the west boundary line of the Remnant Portion of said 202.149 acre tract, the following two (2) courses and distances:

1. along the arc of a curve to the right, having a radius of 968.00 feet, a central angle of $05^{\circ}35'42''$, a chord bearing and distance of N $66^{\circ}09'58''$ E, 94.49 feet, an arc length of 94.53 feet to an iron rod with cap marked "Steger & Bizzell" found for a point of non-tangency hereof, and
2. N $68^{\circ}57'49''$ E, a distance of 18.09 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set, for the northeast corner hereof;

THENCE, departing the east right-of-way line of said Wolf Ranch Parkway, through the interior of the Remnant Portion of said 202.149 acre tract, the following ten (10) courses and distances:

1. S $23^{\circ}16'26''$ W, a distance of 34.93 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
2. S $22^{\circ}24'56''$ E, a distance of 25.22 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
3. along the arc of a curve to the left, having a radius of 68.00 feet, a central angle of $20^{\circ}11'39''$, a chord bearing and distance of S $32^{\circ}30'46''$ E, 23.84 feet, an arc length of 23.97 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
4. S $42^{\circ}36'35''$ E, a distance of 166.71 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
5. along the arc of a curve to the right, having a radius of 132.00 feet, a central angle of $22^{\circ}35'11''$, a chord bearing and distance of S $31^{\circ}19'00''$ E, 51.70 feet, an arc length of 52.04 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
6. S $20^{\circ}01'24''$ E, a distance of 102.16 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
7. along the arc of a curve to the left, having a radius of 493.00 feet, a central angle of $32^{\circ}35'16''$, a chord bearing and distance of S $36^{\circ}19'02''$ E, 276.64 feet, an arc length of 280.40 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
8. S $47^{\circ}17'53''$ W, a distance of 121.70 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
9. along the arc of a curve to the left, having a radius of 68.00 feet, a central angle of $20^{\circ}08'44''$, a chord bearing and distance of S $37^{\circ}13'31''$ W, 23.79 feet, an arc length of 23.91 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof, and
10. S $27^{\circ}09'09''$ W, a distance of 338.58 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found on a point in the north terminus line of Bella June Drive, a 64-foot right-of-way, in said Wolf Lakes Village, Section 1, Phases 1 & 2, for an angle point for the southeast corner hereof;

THENCE N $62^{\circ}50'51''$ W, with the north terminus line of said Bella June Drive, a distance of 64.00 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found on a point in the east boundary line of said Wolf Lakes Village, Section 1, Phase 1 & 2, for the southwest corner hereof;

THENCE, with the east boundary line of said Wolf Lakes Village, Section 1, Phase 1 & 2, same being the west boundary line of the Remnant Portion of said 202.149 acre tract and hereof, the following ten (10) courses and distances:

1. N $27^{\circ}09'09''$ E, a distance of 345.15 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
2. along the arc of a curve to the right, having a radius of 95.00 feet, a central angle of $20^{\circ}08'44''$, a chord bearing and distance of N $37^{\circ}13'31''$ E, 33.23 feet, an arc length of 33.40 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
3. N $47^{\circ}17'53''$ E, a distance of 57.31 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency curvature hereof,
4. along the arc of a curve to the right, having a radius of 557.00 feet, a central angle of $24^{\circ}49'22''$, a chord bearing and distance of N $32^{\circ}26'05''$ W, 239.43 feet, an arc length of 241.31 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
5. N $20^{\circ}01'24''$ W, a distance of 102.16 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
6. along the arc of a curve to the left, having a radius of 68.00 feet, a central angle of $22^{\circ}35'11''$, a chord bearing and distance of N $31^{\circ}19'00''$ W, 26.63 feet, an arc length of 26.81 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
7. N $42^{\circ}36'35''$ W, a distance of 166.71 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
8. along the arc of a curve to the right, having a radius of 132.00 feet, a central angle of $20^{\circ}11'39''$, a chord bearing and distance of N $32^{\circ}30'46''$ W, 46.28 feet, an arc length of 46.52 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
9. N $22^{\circ}24'56''$ W, a distance of 24.16 feet to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
10. N $67^{\circ}24'56''$ W, a distance of 33.31 feet to the POINT OF BEGINNING, and containing 1.650 acres in the Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey exhibit prepared by Pape-Dawson Engineers, Inc., under Job No. 51119-04.

PLAT NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN, AND ELECTRIC: GEORGETOWN UTILITY SYSTEMS.
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0290E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
5. PARKLAND DEDICATION REQUIREMENTS ARE BEING MET IN ACCORDANCE WITH CITY OF GEORGETOWN ORDINANCE NUMBER 2018-80.
6. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN-TEXAS CENTRAL ZONE AND NAVD 88.
7. THE MAXIMUM GROSS IMPERVIOUS COVER FOR THE PARCEL IS 80%.
8. 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 OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED 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.
9. 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 CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY 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. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRaining OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
10. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY 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 CITY AND/OR COUNTY.

11. 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 CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
12. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
13. THE SUBDIVISION SUBJECT TO THE WATER QUALITY REGULATIONS AS SPECIFIC IN ITS DEVELOPMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2014095878.
14. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED IN APRIL OF 2017. ANY SPRINGS OR STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
15. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING AVIGATION EASEMENT FOR THE FREE AND UNOBSTRUCTED FLIGHT OF AIRCRAFT (WHICH TERM SHALL INCLUDE ANY CONTRIVANCE NOW OR HEREAFTER USED FOR FLIGHT THROUGH THE AIR) AND THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE PROPERTY, TOGETHER WITH SUCH NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT LANDING AT, TAKING OFF FROM, OR ENGAGED IN OTHER FLIGHT ACTIVITIES AT THE GEORGETOWN MUNICIPAL AIRPORT.
16. GRANTORS DO HEREBY GRANT AND CONVEY AN EASEMENT FOR THE CONICAL ZONE, AS THAT TERM IS DEFINED IN SECTION 12.36 OF THE CITY OF GEORGETOWN CODE OF ORDINANCES.
17. THESE EASEMENTS SHALL BE PERPETUAL AND SHALL BE BINDING ON GRANTOR AND ITS ASSIGNS, HEIRS, AND SUCCESSORS.

Note 13 does not make much sense. This development agreement you reference does not contain any terms for water quality regulations. Please use the standard note regarding water quality from the Plat Checklist (UDC 1.11).

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 2 OF 3

FINAL PLAT
OF
WOLF LAKES VILLAGE, SECTION 1, PHASE 3

A 1.650 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 202.149 ACRE TRACT, CONVEYED TO WOLF LAKES, LP, DESCRIBED AS TRACT FIVE: PARCEL ONE, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013096286 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOSEPH P. PULSIFER SURVEY, ABSTRACT NO. 498, IN WILLIAMSON COUNTY, TEXAS.

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

THAT WOLF LAKES, LP, ACTING BY AND THROUGH IVA WOLF MCLACHLAN, SOLE OWNER OF THE CERTAIN 1.650 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013096286 THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN OR AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS: "FINAL PLAT OF WOLF LAKES VILLAGE, SECTION 1, PHASE 3".

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

OWNER: IVA WOLF MCLACHLAN
PRESIDENT
WOLF LAKES, LP
ADDRESS: 4229 MERCER ROAD, GEORGETOWN, TX 78628

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED IVA WOLF MCLACHLAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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:

ENGINEER'S CERTIFICATION

I, MICHAEL S. FISHER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF WOLF LAKES VILLAGE, SECTION 1, PHASE 3, IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE "A" FLOOD AREA, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0290E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS DAY OF , 20 .

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF MICHAEL S. FISHER, P.E. 87704
DATE: NOVEMBER 22, 2021
IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(e)

MICHAEL S. FISHER
LICENSED PROFESSIONAL ENGINEER NO. 87704
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
10801 N MOPAC EXPY,
BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORDS WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

SOFIA NELSON, PLANNING DIRECTOR _____ DATE _____

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

GLEN HOLCOMB, BUILDING OFFICIAL
CITY OF GEORGETOWN, TEXAS _____ DATE _____

THIS SUBDIVISION TO BE KNOWN AS FINAL PLAT OF WOLF LAKES VILLAGE, SECTION 1, PHASE 3, HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION ON THE DAY OF , 20 , A.D.

R. TRAVIS PERTHUIS, CHAIRMAN _____ DATE _____

KAYLAH MCCORD, SECRETARY _____ DATE _____

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

THAT 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 DAY OF , A.D., 20 , AT O'CLOCK M. AND DULY RECORDED ON THE DAY OF , A.D., 20 , AT O'CLOCK M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. .

TO CERTIFY, 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 WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 3