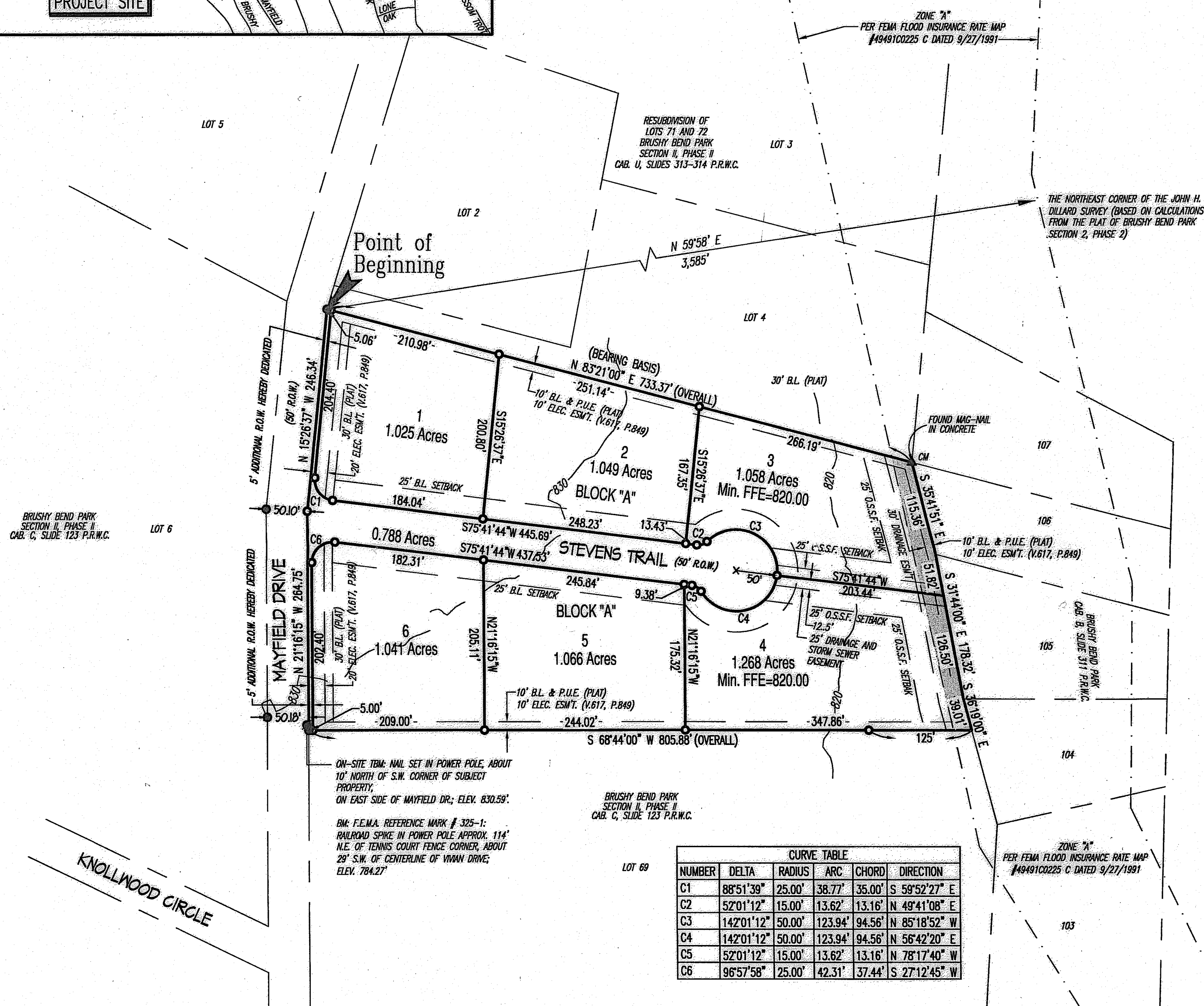


The map shows a network of roads and landmarks. The Project Site is a shaded rectangle located near the intersection of Vista Hills and Deer Track. To the north of the Project Site is a creek and a road labeled '1437'. To the east of the Project Site is a road labeled '1437' and a road labeled '1437'. To the south of the Project Site is a road labeled '1437' and a road labeled '1437'. To the west of the Project Site is a road labeled '1437' and a road labeled '1437'. The map also shows a north arrow in the top left corner.

1 inch = 100 ft.

● 1/2" IRON PIN FOUND
 ○ 1/2" IRON PIN SET CAPPED "Grant 1919"
 P.U.E PUBLIC UTILITY EASEMENT
 B.L BUILD LINE
 ESM'T EASEMENT
 CM CONTROL MONUMENT



CURVE TABLE						
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION	
C1	88°51'39"	25.00'	38.77'	35.00'	S	59°52'27" E
C2	52°01'12"	15.00'	13.62'	13.16'	N	49°41'08" E
C3	142°01'12"	50.00'	123.94'	94.56'	N	85°18'52" E
C4	142°01'12"	50.00'	123.94'	94.56'	N	56°42'20" E
C5	52°01'12"	15.00'	13.62'	13.16'	N	78°17'40" E
C6	96°57'58"	25.00'	42.31'	37.44'	S	27°12'45" E

OWNER: Capital Hills Development Corporation
P.O. Box 160
Round Rock, Texas 78680
Phone (512) 657-9248
Fax (512) 255-0142

ACREAGE: 7.295

SURVEY: John H. Dillard Survey, Abstract No. 179

F BLOCKS: 1

OF LOTS: 6

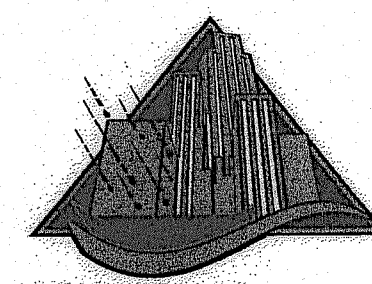
STREETS: Stevens Trail = 525.09'
(Local Street) Speed = 25 M.P.H.

SURVEYOR: Harris-Grant Surveying, Inc.
1700 South Lamar Boulevard, Suite 332
Austin, Texas 78704
Phone (512) 444-1781 Fax (512) 444-6123
James M. Grant R.P.L.S.

ENGINEER: Fisher Hagood, Inc.
One Chisholm Trail, Suite 5200
Round Rock, Texas 78681
Phone (512) 244-1546 Fax (512) 388-3698
Terry R. Hagood, P.E.

ENCHMARK: BM: F.E.M.A. Reference Mark #325-1:
Railroad Spike in power pole approx. 114'
N.E. of tennis court fence corner, about
29' S.W. of centerline of Vivian Drive;
Elev. 784.27'

**RESUBDIVISION OF LOT 70
BRUSHY BEND PARK,
SECTION II, PHASE II**



Fisher & Hagood
Civil and Structural Engineering
"Innovation engineered from the ground up"

1

of 2

- 1) THIS LOT IS SUBJECT TO A BLANKET-TYPE ELECTRIC EASEMENT TO P.E.C., INC. RECORDED IN VOL. 565, PG. 303 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 2) MAILBOXES - CURB LINE DELIVERY FOR EACH LOT IN THIS SUBDIVISION.
- 3) NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN.
- 4) THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), CHAPTER 213 - EDWARDS AQUIFER RULES. IMPERVIOUS COVER FOR EACH LOT MUST NOT EXCEED 20% FOR LOW DENSITY SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
- 5) ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 6) NO STRUCTURE OR LAND ON THIS BLUE LINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- 7) NO DEVELOPMENT SHALL BEGIN ON LOTS 3 AND 4 PRIOR TO ISSUANCE OF A FLOOD PLAIN DEVELOPMENT PERMIT BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR FOR EACH LOT SPECIFIED.

- 8) THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN FLOOD HAZARD AREAS THAT SUCH PROPERTY IS IN AN IDENTIFIED FLOOD HAZARD AREA AND THAT A FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED BEFORE A STRUCTURE CAN BE PLACED ON THE PROPERTY. THE WRITTEN NOTICE SHALL BE FILED FOR RECORD IN THE DEED RECORDS OF WILLIAMSON COUNTY. A COPY OF THIS WRITTEN NOTICE SHALL BE PROVIDED WHEN APPLICATIONS ARE MADE FOR FLOOD PLAIN DEVELOPMENT PERMITS.
- 9) PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, GRADING, CHANNEL IMPROVEMENT, OR STORAGE OF MATERIALS OR ANY OTHER CHANGE WITHIN THE 100 YEAR FLOOD PLAIN LOCATED WITHIN THIS BLUE LINE (SURVEY), AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND EXTENT OF CHANGES, IF ANY, TO THE WATERCOURSE OR NATURAL DRAINAGE AS A RESULT OF THE PROPOSED DEVELOPMENT, MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
- 10) 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 AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 11) WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT.

FIELD NOTES DESCRIPTION

BEING PART OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALSO DESCRIBED AS LOT 70 OF "BRUSHY BEND PARK, SECTION 2, PHASE 2" A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET C, SLIDES 123-126 OF THE WILLIAMSON COUNTY PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a rebar found on the east line of Mayfield Drive (50' right-of-way), at the northwest corner of said Lot 70, also the southwest corner of Lot 71, for the northwest corner and PLACE OF BEGINNING hereof, from which point the northeast corner of the John H. Dillard Survey (based on calculations from the plat of Brushy Bend Park Section 2 Phase 2) bears N 59°58' E 3,585 feet;

THENCE with the north line of Lot 70, also the south line of Lots 71 and 72, N 83°21'00" E (bearing basis for this survey) 733.37 feet to a mag-nail found in concrete, at the common easterly corner between Lots 70 and 72, for the northeast corner hereof;

THENCE with the east line of Lot 70, also the west line of Lots 104-106 of "Brushy Bend Park" as recorded in Cabinet B, Slide 311 of the Williamson County Plat Records, the following three courses:

- 1) S 35°41'51" E 115.36 feet to a point inundated by the waters of a pond;
- 2) S 31°44'00" E 178.32 feet to a point inundated by the waters of said pond;
- 3) S 36°19'00" E 39.01 feet to a point inundated by the waters of said pond, for the southeast corner of Lot 70, also the northeast corner of Lot 69, for the northeast corner hereof;

THENCE with the common line between Lots 69 and 70, S 68°44'00" W 805.88 feet to a rebar set on the east line of Mayfield Drive, at the common westerly corner between said lots, for the southwest corner hereof, from which point a rebar found at the southwest corner of Lot 68, bears S 21°16'15" E 624.53 feet;

THENCE with the east line of Mayfield Drive, also the west line of Lot 70, the following two courses:

- 1) N 21°16'15" W 264.75 feet to a rebar set;
- 2) N 15°26'37" W 246.34 feet to the PLACE OF BEGINNING and containing 7.295 acres of land, more or less.

Notes 1. All rebars are 1/2" in diameter, and all rebars set are capped "Grant 1919".

OWNER'S CERTIFICATION:

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

That, Capital Hills Development Corporation, acting by and through Joel Plouffe, President, owner of that certain tract of land shown hereon and described in a Warranty Deed with Vendor's Lien recorded as Document No. 2006072910, of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as "Final Plat of the Resubdivision of Lot 70, Brushy Bend Park, Section II, Phase II".

I understand that it is my responsibility as owner, not the county's responsibility, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

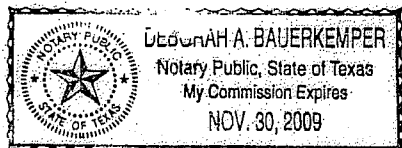
Joel Plouffe, President
Capital Hills Development Corporation

Before me, the undersigned authority, on this the 1st day of Dec., 2006 personally appeared Joel Plouffe, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.

Williamson, D.A. Bauer
Notary Public in and for the State of Texas

Deborah A. Bauer-Kemper
Printed Name or Notary and Notary Stamp

Nov. 30, 2009
Date Notary Commission Expires



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

That I, Walter L. Angerman, the lien holder of that certain tract of land shown hereon and described in a Deed of Trust recorded as Document No. 2006072911, of the Official Public Records of Williamson County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon. This subdivision is to be known as "Final Plat of the Resubdivision of Lot 70, Brushy Bend Park, Section II, Phase II".

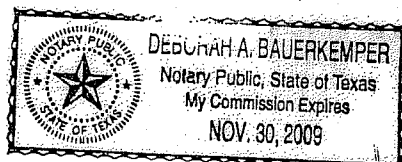
Walter L. Angerman
Walter L. Angerman

Before me, the undersigned authority, on this the 4th day of Dec., 2006 personally appeared Walter L. Angerman, known by me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the legal representative or the lien holder of the property described hereon.

Williamson, D.A. Bauer
Notary Public in and for the State of Texas

Deborah A. Bauer-Kemper
Printed Name or Notary and Notary Stamp

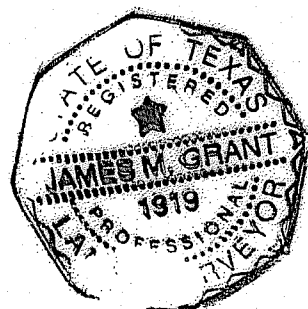
Nov. 30, 2009
Date Notary Commission Expires



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

That I, James M. Grant, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly found or placed under my personal supervision, in accordance with the Subdivision Regulations of the Williamson County, Texas.

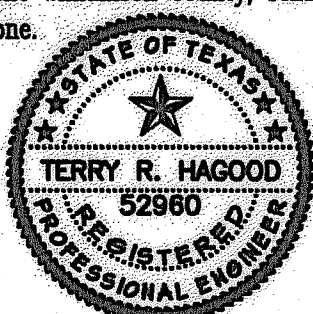
James M. Grant 12-27-06
James M. Grant Date
Registered Professional Land Surveyor No. 1919



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

That I, Terry R. Hagood, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the stormwater drainage policy adopted by the Williamson County, Texas.
This tract is located within the Edwards Aquifer Recharge Zone.

Terry R. Hagood 12/1/06
Terry R. Hagood Date
Registered Professional Engineer



ROAD WIDENING:

Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until a 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 will be responsible for the relocation and/or replacement of the improvement.

LIEN FREE RIGHT OF WAY:

The all public roadways and easements as shown on this plat are free of liens.
Required release of liens shall be provided to Commissioners' Court.

OWNERS RESPONSIBILITY:

In approving this plat by the Commissioners' 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 Commissioners' 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.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by 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.

WILLIAMSON COUNTY 911 ADDRESSING:

Road name and address assignments verified this 2nd day of February, 2007 A.D.

Sharon Nicks
Williamson County Address Coordinator

HEALTH DEPARTMENT APPROVAL:

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, the Williamson County Flood Plain Regulations and Williamson County On-Site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Paulo Pinto 3/1/07
Director Environmental Services Date

COUNTY JUDGE'S APPROVAL:

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

I, John Doerfler, 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.

John Doerfler, County Judge Date Approved Date Signed
Williamson County, Texas

COUNTY CLERK'S APPROVAL:

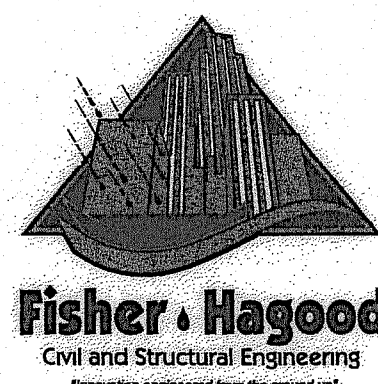
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate 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 Plat Records of said County in Cabinet _____, Slide _____.
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

**FINAL PLAT
OF THE
RESUBDIVISION OF LOT 70
BRUSHY BEND PARK,
SECTION II, PHASE II**



Sheet

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of 2