

**METES AND BOUNDS DESCRIPTION**

BEING 5.984 ACRES OF LAND OUT OF THE THOMAS P. DAVY SURVEY NO. 169, IN WILLIAMSON COUNTY, TEXAS, AND BEING LOT 2, THE PARK AT BRUSHY CREEK, A SUBDIVISION OF RECORD IN CABINET DD, SLIDES 242-244 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOC. NO. 2007062547 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the northeast corner of said Lot 2, The Park at Brushy Creek and being on angle point in the easterly line of Lot 1, The Park at Brushy Creek and also being in the west line of Lot 13, Block "C", The Woods of Brushy Creek, Section VI, Phase I, a subdivision of record in Cabinet Q, Slide 141 of the Plat Records of Williamson County, Texas;

THENCE South 21°24'07" East (record: South 21°24'07" East), along the east line of Lot 2, The Park at Brushy Creek and said west line of Lot 13, Block "C", The Woods of Brushy Creek, passing at a distance of 122.29 feet a 1/2" rebar found for the southwest corner of Lot 13, Block "C", The Woods of Brushy Creek, Section VI, Phase I and being the northwest corner of Lot 51, Block "C", The Woods of Brushy Creek, Section VI, Phase I and continuing along the east line of Lot 2, The Park at Brushy Creek and the west line of said Lot 51, Block "C", The Woods of Brushy Creek, Section VI, Phase I for a total distance of 328.64 feet (record: 328.64 feet) to a 1/2" rebar found for the southeast corner of Lot 2, The Park at Brushy Creek, the southwest corner of Lot 51, Block "C", The Woods of Brushy Creek, Section VI, Phase I, and being in the north right-of-way line of R.M. 620 (R.O.W. varies);

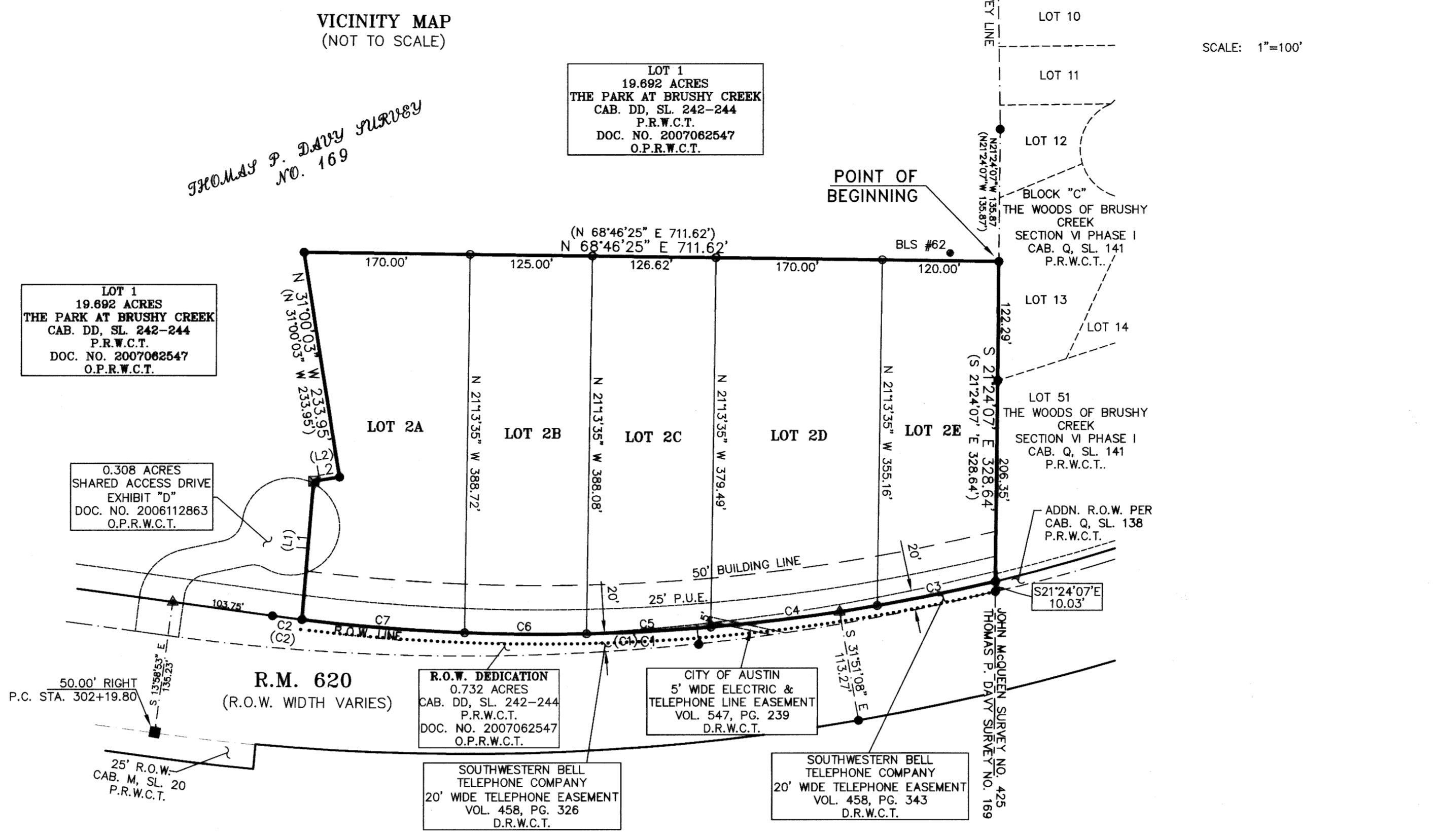
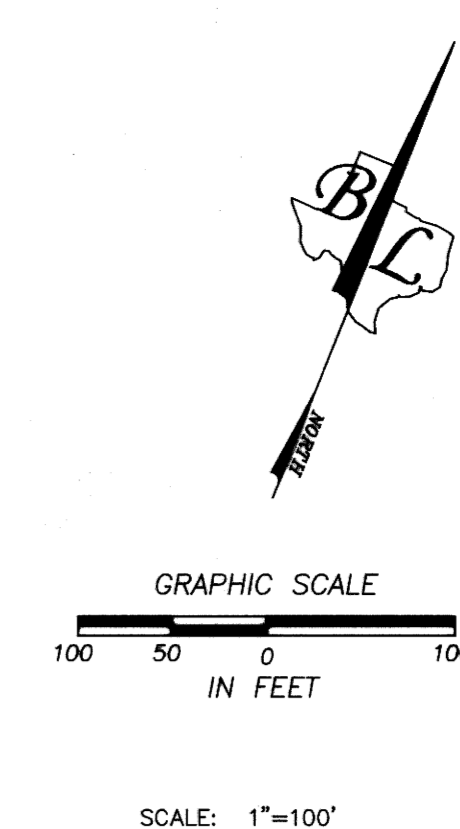
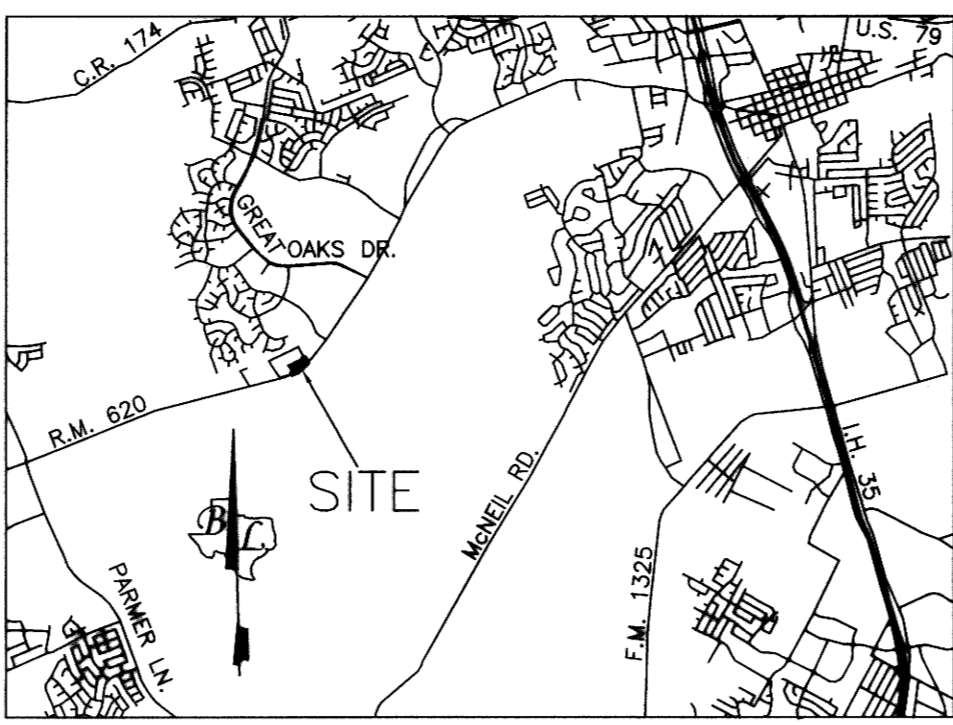
THENCE along the south line of Lot 2, The Park at Brushy Creek and said north right-of-way line of R.M. 620, along a non-tangential curve to the right having a radius of 2008.53 feet (record: 2008.53 feet), an arc length of 714.62 feet (record: 714.62 feet), a delta angle of 20°23'08" (record: 20°23'08") and a chord which bears South 64°50'16" West a distance of 710.86 feet (record: South 64°50'16" West a distance of 710.86 feet) to a 1/2" rebar found for the southwest corner of Lot 2, The Park at Brushy Creek, the southeast corner of Lot 1, The Park at Brushy Creek, and being in the north right-of-way line of R.M. 620, from which a 1/2" rebar found for a point of tangency in the south line of Lot 1, The Park at Brushy Creek and being in the north right-of-way line of R.M. 620 bears along a non-tangential curve to the right having a radius of 2008.53 feet (record: 2008.53 feet), an arc length of 30.35 feet (record: 30.35 feet), a delta angle of 00°51'57" (record: 00°51'57") and a chord which bears South 75°27'48" West a distance of 30.35 feet (record: South 75°27'48" West a distance of 30.35 feet);

THENCE along the west and north lines of Lot 2, The Park at Brushy Creek and the easterly line of Lot 1, The Park at Brushy Creek the following four (4) courses:

1. North 17°13'29" West a distance of 142.70 feet (record: North 17°13'29" West a distance of 142.70 feet) to a chiseled "X" found;
2. North 58°59'57" East a distance of 26.71 feet (record: North 58°59'57" East a distance of 26.71 feet) to a 1/2" rebar found;
3. North 31°00'03" West a distance of 233.95 feet (record: North 31°00'03" West a distance of 233.95 feet) to a 1/2" rebar found for the northwest corner of Lot 2, The Park at Brushy Creek;
4. North 68°46'25" East a distance of 711.62 feet (record: North 68°46'25" East a distance of 711.62 feet) to the POINT OF BEGINNING.

This parcel contains 5.984 acres of land, more or less, out of the Thomas P. Davy Survey No. 169, in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinate System, Central Zone, NAD 83/96 CORS.



LINE	BEARING	LENGTH
L1	N 17°13'29" W	142.70'
(L1)	N 17°13'29" W	142.70'
L2	N 58°59'57" E	26.71'
(L2)	N 58°59'57" E	26.71'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2008.53	714.62	20°23'08"	S 64°50'16" W	710.86
(C1)	2008.53	714.62	20°23'08"	S 64°50'16" W	710.86
C2	2008.53	30.35	00°51'57"	S 75°27'48" W	30.35
(C2)	2008.53	30.35	00°51'57"	S 75°27'48" W	30.35
C3	2008.53	123.90	03°32'04"	S 56°24'44" W	123.88
(C3)	2008.53	123.90	03°32'04"	S 56°24'44" W	123.88
C4	2008.53	171.78	04°54'01"	S 60°37'46" W	171.73
(C4)	2008.53	171.78	04°54'01"	S 60°37'46" W	171.73
C5	2008.53	126.93	03°37'15"	S 64°53'24" W	126.91
(C5)	2008.53	126.93	03°37'15"	S 64°53'24" W	126.91
C6	2008.53	125.02	03°33'59"	S 68°29'01" W	125.00
(C6)	2008.53	125.02	03°33'59"	S 68°29'01" W	125.00
C7	2008.53	166.99	04°45'49"	S 72°38'55" W	166.94
(C7)	2008.53	166.99	04°45'49"	S 72°38'55" W	166.94

- LEGEND**
- 1/2" REBAR FOUND
  - CHEELED "X" FOUND
  - 1/2" REBAR SET W/PLASTIC CAP: "BASELINE, INC."
  - CALCULATED POINT
  - BENCHMARK
  - PROPOSED SIDEWALK
  - R.O.W. RIGHT OF WAY
  - ( ) RECORD INFO. PER DOC. NO. 2007062547
  - P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER: ECC BRUSHY CREEK, L.P.  
 ACREAGE: 5.984 ACRES  
 SURVEYOR: BASELINE LAND SURVEYORS, INC.  
 NUMBER OF BLOCKS: 1  
 LINEAR FEET OF NEW STREETS: 0'  
 SUBMITTAL DATE: JUNE 6, 2012  
 DATE OF PLANNING & ZONING COMMISSION REVIEW: JULY 11, 2012  
 ACREAGE BY LOT TYPE: COMMERCIAL: 5.984 AC.  
 NUMBER OF LOTS BY TYPE: COMMERCIAL LOTS: 5.  
 PATENT SURVEY: THOMAS P. DAVY SURVEY, ABSTRACT NO. 169  
 ENGINEER: AMC DESIGN GROUP, INC.  
 BENCHMARK DESCRIPTION AND ELEVATION: "X" CUT IN DRIVEWAY NORTH OF LOT 2E, AND NOTED AS "BLS #62". ELEVATION: 846.23. DATUM: NAVD 88

**BASELINE LAND SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754  
 OFFICE: 512-374-9722 FAX: 512-873-9743  
 scott@baseline@austln.r.com

**THE PARK AT BRUSHY CREEK**  
**AMENDED PLAT OF LOT 2**

Scale (Horiz.): 1" = 100'  
 Date: 06/05/12  
 Drawn By: JSL  
 Checked By: RLW  
 Revision 1:  
 Revision 2:  
 Revision 3:

SHEET  
 01 of 02

**STATE OF TEXAS }  
 COUNTY OF WILLIAMSON }**

KNOW ALL MEN BY THESE PRESENTS: THAT ECC BRUSHY CREEK, L.P. BEING THE OWNER OF LOT 2, BLOCK A OF THE PARK AT BRUSHY CREEK SUBDIVISION, A SUBDIVISION OF RECORD LOCATED IN CABINET DD, SLIDE 243, OF THE OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED BY INSTRUMENT OF RECORD IN DOC. NO. 2012... OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,

DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON AND DOES HEREBY AMEND SAID PLAT, CONSISTING OF 5.984 ACRES TO BE KNOWN AS PURSUANT TO CHAPTER 232.0095 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"THE PARK AT BRUSHY CREEK, AMENDED PLAT OF LOT 2"

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 ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE ACQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

TO CERTIFY WHICH, WITNESS MY HAND THIS 10 DAY OF July 2012. A.D.

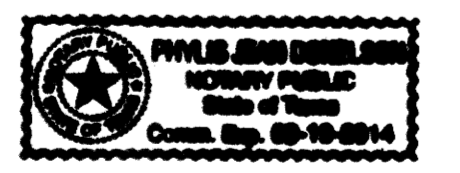
BY: ECC BRUSHY CREEK, L.P.  
 901 S. MOPAC BUILDING 5, SUITE 205  
 AUSTIN, TEXAS 78746  
 TEL: (512) 451-9991

BY: Lee Combs  
 NAME: LEE COMBS,  
 TITLE: MANAGER, ECC BRUSHY CREEK GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

**STATE OF TEXAS }  
 COUNTY OF WILLIAMSON }**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF July 2012 BY LEE COMBS, AS MANAGER, ECC BRUSHY CREEK GP, LLC, ON BEHALF OF SAID ECC BRUSHY CREEK, L.P.

Notary Public, State of Texas  
 PRINTED NAME: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

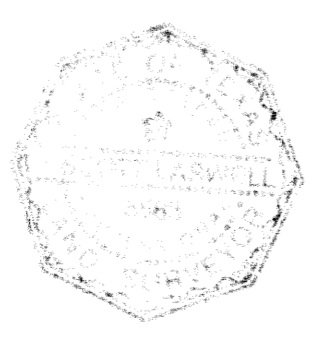


CHRIS McCOMB, P.E. 80442 DATE 6-26-12  
 AMC DESIGN GROUP, INC.  
 TBPE FIRM NUMBER F-1708  
 P.O. BOX 18058  
 AUSTIN, TEXAS 78760  
 (PHONE) 512-385-2911 (FAX) 512-385-5400



THAT I, J. SCOTT LASWELL, 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 PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS, APPROVED FEBRUARY 1, 2000.

J. Scott Laswell 7/4/12  
 J. SCOTT LASWELL DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5583  
 BASELINE LAND SURVEYORS, INC.  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754  
 (PHONE) 512-374-9722 (FAX) 512-873-9743



**GENERAL NOTES:**

1. NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
2. THIS PROPERTY IS WITHIN THE CITY OF ROUND ROCK ETJ BUT IS WITHIN THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. APPROVAL OF THIS PLAT BY THE CITY OF ROUND ROCK IS NOT REQUIRED BASED ON THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF ROUND ROCK AND WILLIAMSON COUNTY ON DECEMBER 17, 2002 BY THE COUNTY.
3. THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEM.
5. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MAY BE INSPECTED BY THE DISTRICT.
6. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT), AND SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH SAID AGREEMENT. IN ACCORDANCE WITH THE MUD CONSENT AGREEMENT, RESTRICTIVE COVENANTS FOR THIS SUBDIVISION SHALL BE RECORDED IN THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS AT THE TIME OF FINAL PLAT.
7. NO CONSTRUCTION IN THIS SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN (WPAP).
8. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
9. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
10. 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 THROUGHFARES 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 COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY 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.
11. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE 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.
12. THIS SUBDIVISION IS SUBJECT TO STORM WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1 ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
13. DRIVEWAY LOCATIONS SHALL BE APPROVED BY TxDOT.
14. NO PORTION OF THIS TRACT IS ENCOACHED BY ANY SPECIAL FLOOD HAZARD INUNDED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0630E, MAP REVISED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
15. NO PORTION OF THIS TRACT IS ENCOACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
16. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS. REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONER'S COURT.

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 THE PLAT COMPLES WITH THE REQUIREMENTS OF EDWARDS AQUIFER RECHARGE ZONE 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 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 WITH IT.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 11 DAY OF July 2012 A.D.

Jeressa Baker  
 WILLIAMSON COUNTY ADDRESSING COORDINATOR

**STATE OF TEXAS }  
 COUNTY OF WILLIAMSON }**

I, DAN A. GATTIS, 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND A PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE DATE

**STATE OF TEXAS }  
 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 05 DAY OF July 2012, AT 0:00 O'CLOCK P.M., AND DULY RECORDED THIS THE 05 DAY OF July 2012, AT 0:00 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ & DOCUMENT NUMBER \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF 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

**BASELINE LAND SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 8333 CROSS PARK DRIVE  
 AUSTIN, TEXAS 78754  
 OFFICE: 512-374-9722 FAX: 512-873-9743  
 scott@baseline@austln.r.com

**THE PARK AT BRUSHY CREEK**  
**AMENDED PLAT OF LOT 2**

Scale (Horiz.): 1" = 100'  
 Date: 06/05/12  
 Drawn By: JSL  
 Checked By: RLW  
 Revision 1:  
 Revision 2:  
 Revision 3:

SHEET  
 02 of 02