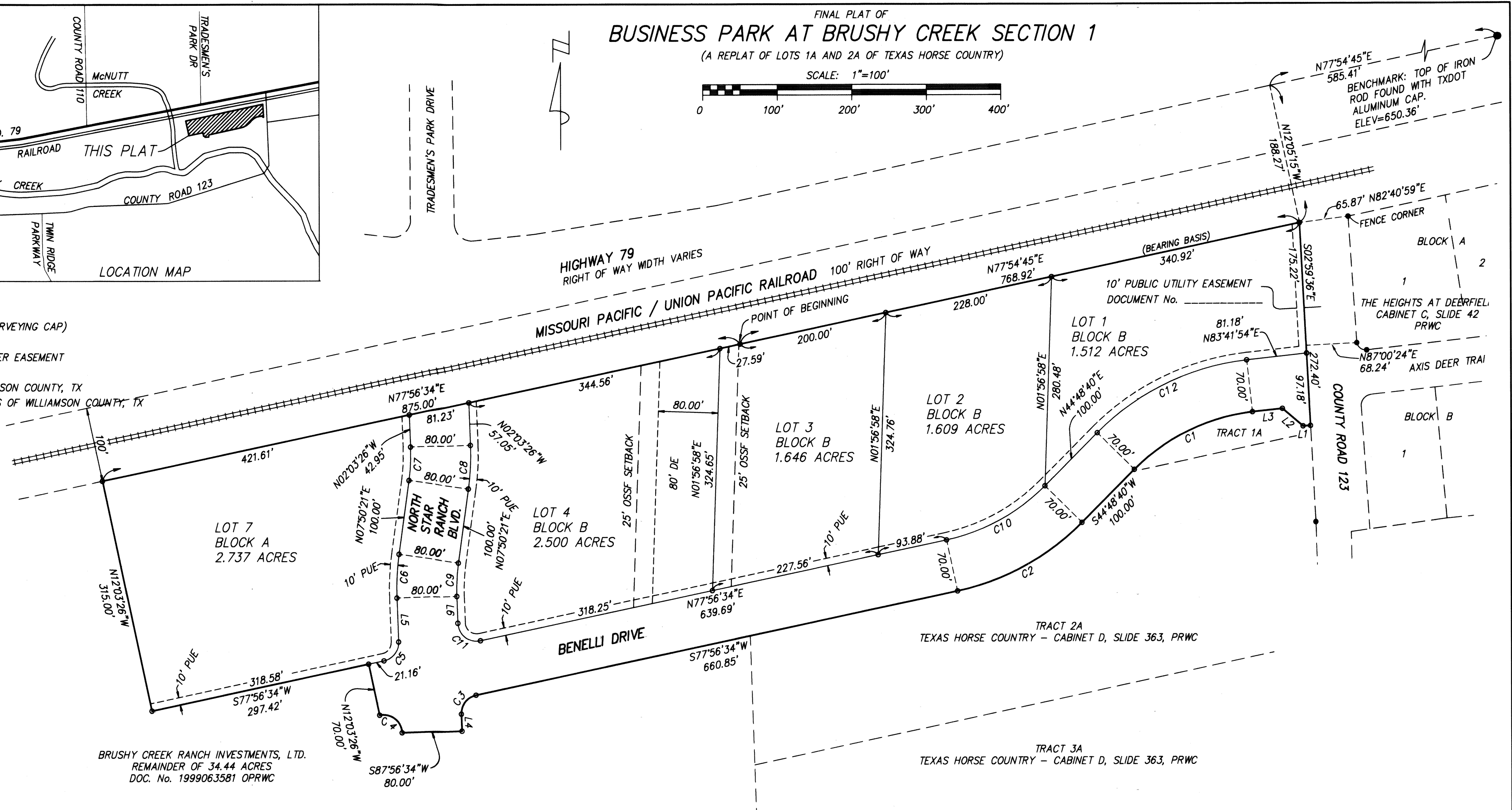


- LEGEND:
- = 1/2" IRON ROD FOUND
 - = IRON ROD SET (1/2" WITH RJ SURVEYING CAP)
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE AND STORM SEWER EASEMENT
 - OSSF = ON SITE SEWAGE FACILITY
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TX
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
 - BL = BUILDING SETBACK LINE



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	179.86	265.00	38°53'14"	S64°15'17"W	176.43	93.55
C2	193.72	335.00	33°07'54"	S61°22'37"W	191.03	99.65
C3	34.91	25.00	80°00'00"	S37°56'34"W	32.14	20.98
C4	43.63	25.00	100°00'00"	N52°03'26"W	38.30	29.79
C5	34.91	25.00	80°00'00"	N37°56'34"E	32.14	20.98
C6	58.73	340.00	9°53'47"	N02°53'28"E	58.65	29.44
C7	44.91	260.00	9°53'47"	N02°53'28"E	44.85	22.51
C8	58.73	340.00	9°53'47"	N02°53'28"E	58.65	29.44
C9	44.91	260.00	9°53'47"	N02°53'28"E	44.85	22.51
C10	153.24	265.00	33°07'54"	N61°22'37"E	151.11	78.83
C11	43.63	25.00	100°00'00"	N52°03'26"W	38.30	29.79
C12	227.37	335.00	38°53'14"	N64°15'17"E	223.03	118.26

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S87°00'24"W
L2	36.36'	N49°38'51"W
L3	40.63'	S83°41'54"W
L4	22.92'	S02°03'26"E
L5	58.91'	N02°03'26"W
L6	35.98'	N02°03'26"W

SITE DATA:
TOTAL AREA OF SITE: 12.867 ACRES
SURVEY: ROBERT McNUTT SURVEY,
ABSTRACT NO. 422, WILLIAMSON CO., TX.
RIGHT OF WAY: 2.86 ACRES
5 LOTS
2 BLOCKS

NEW STREETS:

NAME	LENGTH	DESIGN SPEED	DESIGNATION
NORTH STAR RANCH BLVD	434'	30 MPH	PUBLIC
BENELLI DRIVE	1349'	30 MPH	PUBLIC
TOTAL	1783'		

PROPERTY OWNER:
BCBP DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
P. O. BOX 1279
PFLUGERVILLE, TEXAS 78691

DATE: FEB. 3, 2015 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
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FINAL PLAT OF
BUSINESS PARK AT BRUSHY CREEK SECTION 1
(A REPLAT OF LOTS 1A AND 2A OF TEXAS HORSE COUNTRY)

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, AND BEING A PART OF THAT 34.44 ACRES TRACT OF LAND, CONVEYED TO BRUSHY CREEK RANCH INVESTMENTS, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 1999063581 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND PART OF TRACTS 1A AND 2A OF TEXAS HORSE COUNTRY, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, SLIDES 363-366 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO BRUSHY CREEK RANCH INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT NUMBER 2000084650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THE UNION PACIFIC RAILROAD AT THE NORTHWEST CORNER OF SAID TRACT 1A, SAME BEING THE NORTHEAST CORNER OF SAID 34.44 ACRE TRACT;

THENCE N.77°54'45"E., (BEARING BASIS) WITH THE SOUTH LINE OF THE UNION PACIFIC RAILROAD AND THE NORTH LINE OF TRACT 1A, A DISTANCE OF 768.92 FEET TO A 1/2" IRON ROD FOUND;

THENCE S.02°59'36"E., WITH A LINE 10 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACTS 1A AND 2A A DISTANCE OF 272.40 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID LOT 1A THE FOLLOWING FIVE COURSES:

1. S.87°00'24"W. A DISTANCE OF 10.00 FEET;
2. N.49°38'51"W. A DISTANCE OF 36.36 FEET;
3. S.83°41'54"W. A DISTANCE OF 40.63 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 179.86 FEET, SAID CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 38°53'14", AND A CHORD BEARING S.64°15'17"W., 176.43 FEET;
5. S.44°48'40"W. (AT 4.24 FEET PASS THE SOUTH LINE OF TRACT 1A AND CONTINUE ACROSS SAID TRACT 2A) IN ALL A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE ACROSS SAID TRACT 2A THE FOLLOWING TWO COURSES:

1. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 193.72 FEET, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 33°07'54", AND A CHORD BEARING S.61°22'37"W., 191.03 FEET;
2. S.77°56'34"W. (AT 284.61 FEET PASS THE WEST LINE OF TRACT 2A AND CONTINUE ACROSS SAID 34.44 ACRE TRACT) IN ALL A DISTANCE OF 660.85 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE CONTINUE ACROSS SAID 34.44 ACRE TRACT THE FOLLOWING SEVEN COURSES:

1. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 34.91 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°00'00", AND A CHORD BEARING S.37°56'34"W., 32.14 FEET;
2. S.02°03'26"E. A DISTANCE OF 22.92 FEET;
3. S.87°56'34"W. A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;
4. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.63 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 100°00'00" AND A CHORD BEARING N.52°03'26"W., 38.30 FEET TO A 1/2" IRON ROD SET;
5. THENCE N.12°03'26"W. A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD SET;
6. THENCE S.77°56'34"W. A DISTANCE OF 297.42 FEET TO A 1/2" IRON ROD SET;
7. THENCE N.12°03'26"W. A DISTANCE OF 315.00 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF SAID 34.44 ACRE TRACT, SAME BEING THE SAID SOUTH LINE OF UNION PACIFIC RAILROAD;

THENCE N.77°56'34"E., WITH THE NORTH LINE OF SAID 34.44 ACRE TRACT AND THE SOUTH LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 875.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.867 ACRES, MORE OR LESS.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 5th DAY OF April, 2016 A.D.

Jeusa Bak
WILLIAMSON COUNTY ADDRESSING COORDINATOR

KNOW ALL MEN BY THESE PRESENTS THAT BCBP DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THAT CERTAIN 12.867 ACRE TRACT OF LAND OUT OF THE A. ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2015070859 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 12.867 ACRES IN ACCORDANCE WITH CHAPTER 232 AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS "BUSINESS PARK AT BRUSHY CREEK SECTION 1" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 19th DAY OF APRIL A. D. 2016

BY: BCBP DEVELOPMENT, LLC

Randall S. Jones
GENERAL PARTNER
P. O. BOX 1279
PFLUGERVILLE, TEXAS 78691

STATE OF TEXAS §
COUNTY OF TRAVIS §

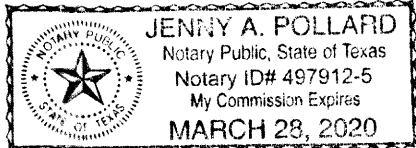
BEFORE ME, THE UNDERSIGNED AUTHORITY. ON THIS DAY PERSONALLY APPEARED Randall S. Jones, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF APRIL,

2016.

Jenny A. Pollard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES (SEAL)



NOTES:

1. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
2. 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 AN IDENTIFIED FLOOD HAZARD ARE 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.
3. 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 PLAT, AN APPLICATION FOR FLOOD PLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE PROJECT AND EXTEND 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.
4. WATER SERVICE WILL BE PROVIDED BY JONAH SPECIAL UTILITY DISTRICT.
5. SANITARY SERVICE WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
6. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
7. 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.

SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

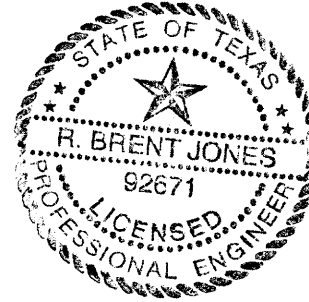
J. Kenneth Weigand April 2, 2016
J. KENNETH WEIGAND DATE
R.P.L.S. NO. 5741
STATE OF TEXAS



ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48491C0515E EFFECTIVE SEPT. 26, 2008
I, R. BRENT JONES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

R.B. Jones 4/5/16
R. BRENT JONES DATE
LICENSED PROFESSIONAL ENGINEER NO. 92671



HEALTH DISTRICT APPROVAL
BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OF 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 CITIES AND HEALTH DISTRICT (WCCHD) AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Deborah L. Marlow 04/07/2016
DEBORAH L. MARLOW, RS, OS0029596
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCCHD

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 OF 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.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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 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.

DAN A. GATTIS, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

THAT 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 ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT 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
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: FEB. 3, 2015

RANDALL JONES ENGINEERING & ASSOCIATES, INC.
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