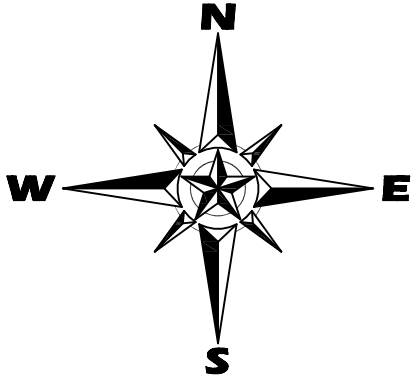
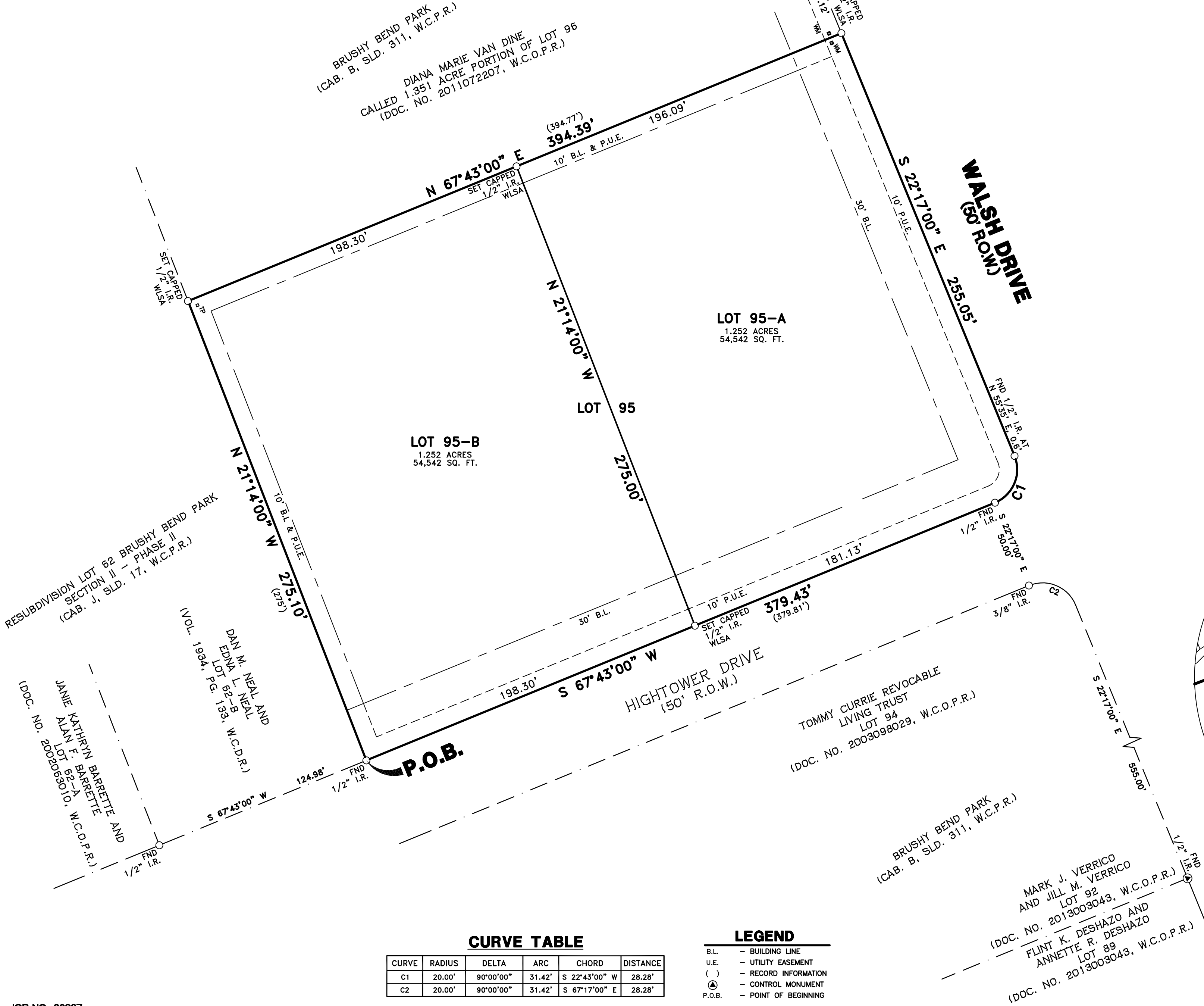
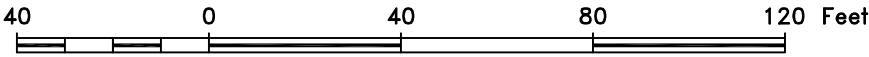


AMENDED PLAT OF LOT 95  
BRUSHY BEND PARK

BEING 2.504 ACRES OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179  
WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 40'



LOCATION MAP  
NTS

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	DISTANCE
C1	20.00'	90°00'00"	31.42'	S 22°43'00" W	28.28'
C2	20.00'	90°00'00"	31.42'	S 67°17'00" E	28.28'

LEGEND

- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- ( ) - RECORD INFORMATION
- ⊙ - CONTROL MONUMENT
- P.O.B. - POINT OF BEGINNING

Windrose  
Services

Land  
Austin

4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744  
Firm Registration No. 10110400

Telephone: (512) 326-2100  
Fax: (512) 326-2770  
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SERVICES AUSTIN, ALL RIGHTS RESERVED

**AMENDED PLAT OF LOT 95  
BRUSHY BEND PARK  
BEING 2.504 ACRES OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179  
WILLIAMSON COUNTY, TEXAS**

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

I, Glazier Homes, LLC., sole owner of that certain 2.504 acre tract of land, being Lot 95 of Brushy Bend Park, a subdivision of record in Cabinet "B", Slides 311 through 315 of the Williamson County Plat Records and being out of the John H. Dillard Survey, Abstract No. 179 as shown hereon and being described in a deed recorded in Document No. 2016034391 of the Official Public Records of Williamson County, Texas, and do hereby resubdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as "AMENDED PLAT OF LOT 95 OF BRUSHY BEND PARK".

TO CERTIFY WHICH, WITNESS by my hand this 12 day of August, 2016

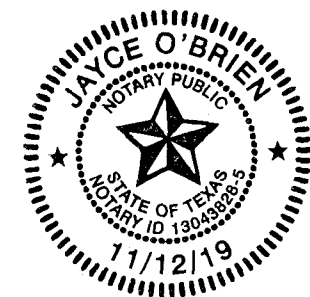
Jared Glazier  
GLAZIER HOMES, LLC  
JARED GLAZIER  
1904 BRUSHY BEND DRIVE  
ROUND ROCK, TEXAS 78681-1451

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

Before me, the undersigned authority, on this day personally appeared Jared Glazier representing Glazier Homes, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 12<sup>th</sup> day of August, 2016

Notary Public in and for the State of Texas  
My Commission expires on: 11/12/19



Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) 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 and Cities Health District (WCCHD) and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

Deborah L. Marlow, R.S. 8/16/2016  
DEBORAH L. MARLOW, R.S. OS0029569 Date  
ASSISTANT DEPUTY DIRECTOR,  
ENVIRONMENTAL HEALTH SERVICES, WCCHD

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

I, Michael Turner, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this replat is true and correctly made from an actual survey made on the ground under my direct supervision of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Subdivision Regulations of Williamson County, Texas.

Michael Turner 8/16/16  
MICHAEL TURNER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6441  
WINDROSE LAND SERVICES AUSTIN LTD.  
4120 COMMERCIAL CENTER DRIVE, SUITE 300  
AUSTIN, TEXAS 78744  
PHONE: 512-326-2100  
FAX: 512-326-2770



LEGAL DESCRIPTION:

BEING A TRACT OR PARCEL OF LAND CONTAINING 2.504 ACRES (109,083 SQ. FT.) OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, SAME BEING LOT 95, BRUSHY BEND PARK, A RECORDED SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET B, SLIDE 311, W.C.P.R., AND BEING THAT SAME TRACT OF LAND CONVEYED TO DANIEL J. MENTER BY DEED RECORDED IN DOCUMENT NO. 2014087123, W.C.O.P.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON SAID RECORDED PLAT OF BRUSHY BEND PARK:

BEGINNING AT A FOUND  $\frac{1}{2}$ " IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF HIGHTOWER DRIVE (50' R.O.W.) FOR THE SOUTHEAST CORNER OF LOT 62-B OF THE RESUBDIVISION OF LOT 62 BRUSHY BEND PARK SECTION II-PHASE II, A RECORDED SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET J, SLIDE 17, W.C.P.R., SAID LOT 62-B BEING CONVEYED TO DAN M. NEAL AND EDNA L. NEAL BY DEED RECORDED IN VOLUME 1934, PAGE 133, W.C.D.R., AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A FOUND  $\frac{1}{2}$ " IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 62-B BEARS SOUTH 67°43'00" WEST, A DISTANCE OF 124.98';

THENCE NORTH 21°14'00" WEST WITH THE COMMON LINE OF SAID LOT 62-B AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 275.10' (RECORD: 275') TO A SET  $\frac{1}{2}$ " IRON ROD IN THE EAST LINE OF SAID LOT 62-B, SAME BEING THE SOUTHWEST CORNER OF LOT 96 OF SAID BRUSHY BEND PARK AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.3511 ACRE PORTION OF LOT 96 CONVEYED TO DIANA MARIE VAN DINE BY DEED RECORDED IN DOCUMENT NO. 2011072207, W.C.O.P.R., AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 67°43'00" EAST WITH THE COMMON LINE OF SAID CALLED 1.351 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 394.39 (RECORD: 394.77') TO A SET  $\frac{1}{2}$ " IRON ROD CAPPED "WLSA" IN THE WEST RIGHT-OF-WAY LINE OF WALSH DRIVE (50' R.O.W.) FOR THE SOUTHEAST CORNER OF SAID LOT 96 AND SAID CALLED 1.351 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A FOUND  $\frac{1}{2}$ " IRON ROD FOR THE NORTHEAST CORNER OF SAID CALLED 1.351 ACRE TRACT BEARS NORTH 22°17'00" WEST, A DISTANCE OF 150.12';

THENCE SOUTH 22°17'00" EAST WITH THE WEST RIGHT-OF-WAY LINE OF SAID WALSH DRIVE AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 255.05' TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20:100; FROM SAID POINT A FOUND  $\frac{1}{2}$ " IRON ROD FOR REFERENCE BEARS NORTH 55°35' EAST, A DISTANCE OF 0.6';

THENCE WITH SAID CURVE TO THE RIGHT A DISTANCE OF 31.42', SUBTENDING A CENTRAL ANGLE OF 90°00'00", WHOSE CHORD BEARS SOUTH 22°43'00" WEST, A CHORD DISTANCE OF 28.28' TO A FOUND  $\frac{1}{2}$ " IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHTOWER DRIVE;

THENCE SOUTH 67°43'00" WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHTOWER DRIVE AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 379.43' (RECORD: 379.81') TO PLACE OF BEGINNING AND CONTAINING 2.504 ACRES (109,083 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON APRIL 11, 2016.

GENERAL NOTES:

- 1) THIS PROPERTY IS LOCATED WITHIN THE ETJ OF ROUND ROCK, TEXAS.
- 2) ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 3) THE WATER SERVICE PROVIDER IS THE BRUSHY CREEK MUD.
- 4) ELECTRICAL SERVICE IN THIS AREA IS PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- 5) NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. FIRM MAP NUMBER 48491C 0490 E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 6) LOTS SHOWN HEREON ARE SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF BRUSHY BEND PARK RECORDED IN WILLIAMSON COUNTY, TEXAS IN CABINET "B", SLIDE 311 OF THE PLAT RECORDS OF SAID WILLIAMSON COUNTY, TEXAS.
- 7) SEWER SERVICE WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- 8) 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, TEXAS.
- 9) NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 10) NO CONSTRUCTION IN THIS SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
- 11) THE MINIMUM 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 BFE, WHICHEVER IS HIGHER.
- 12) 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 THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE.
- 13) ALL PUBLIC ROADWAYS, AND EASEMENTS AS SHOWN HEREON ARE FREE OF LIENS.
- 14) RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- 15) ONE-WAY CIRCULAR DRIVEWAYS SHALL BE PROHIBITED.

Road name and address assignments verified this the 16<sup>th</sup> day of August, 2016 A.D.

Cindy Burdick  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

I, Dan A. Gattis, County Judge of Williamson County, do hereby certify that this map or plat, with field notes hereon, for 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 that this plat is authorized to be registered and recorded in the proper records of the the County Clerk of Williamson County, Texas.

Dan A. Gattis, County Judge  
Williamson County, Texas,

Date

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

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

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 E. Rister, Clerk County Court of Williamson County, Texas.

By: \_\_\_\_\_ Deputy Date: \_\_\_\_\_

