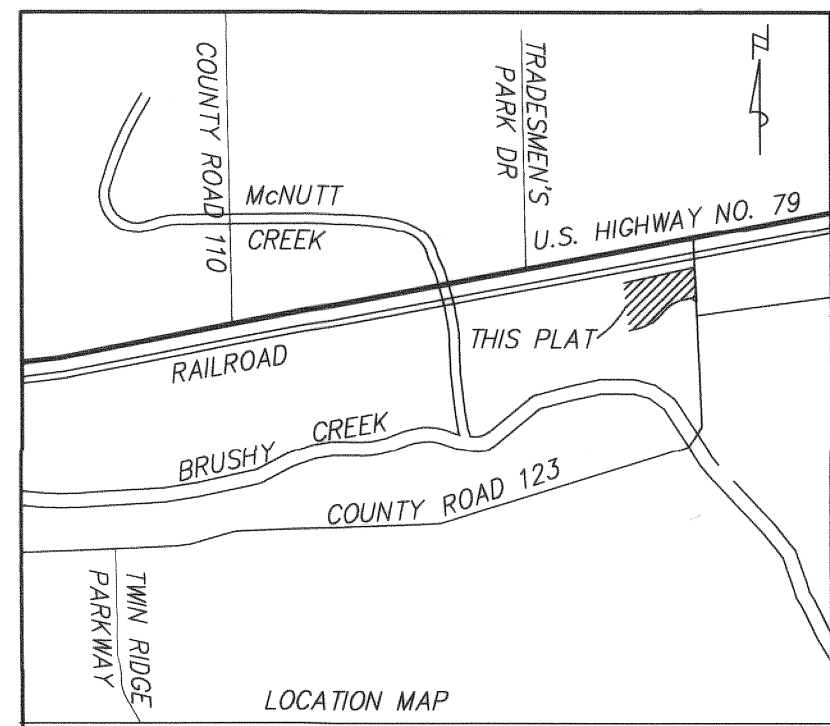
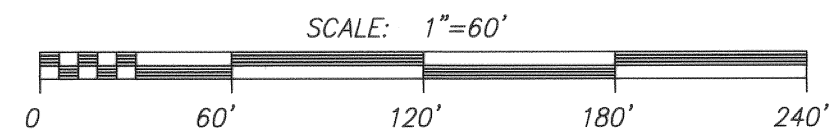
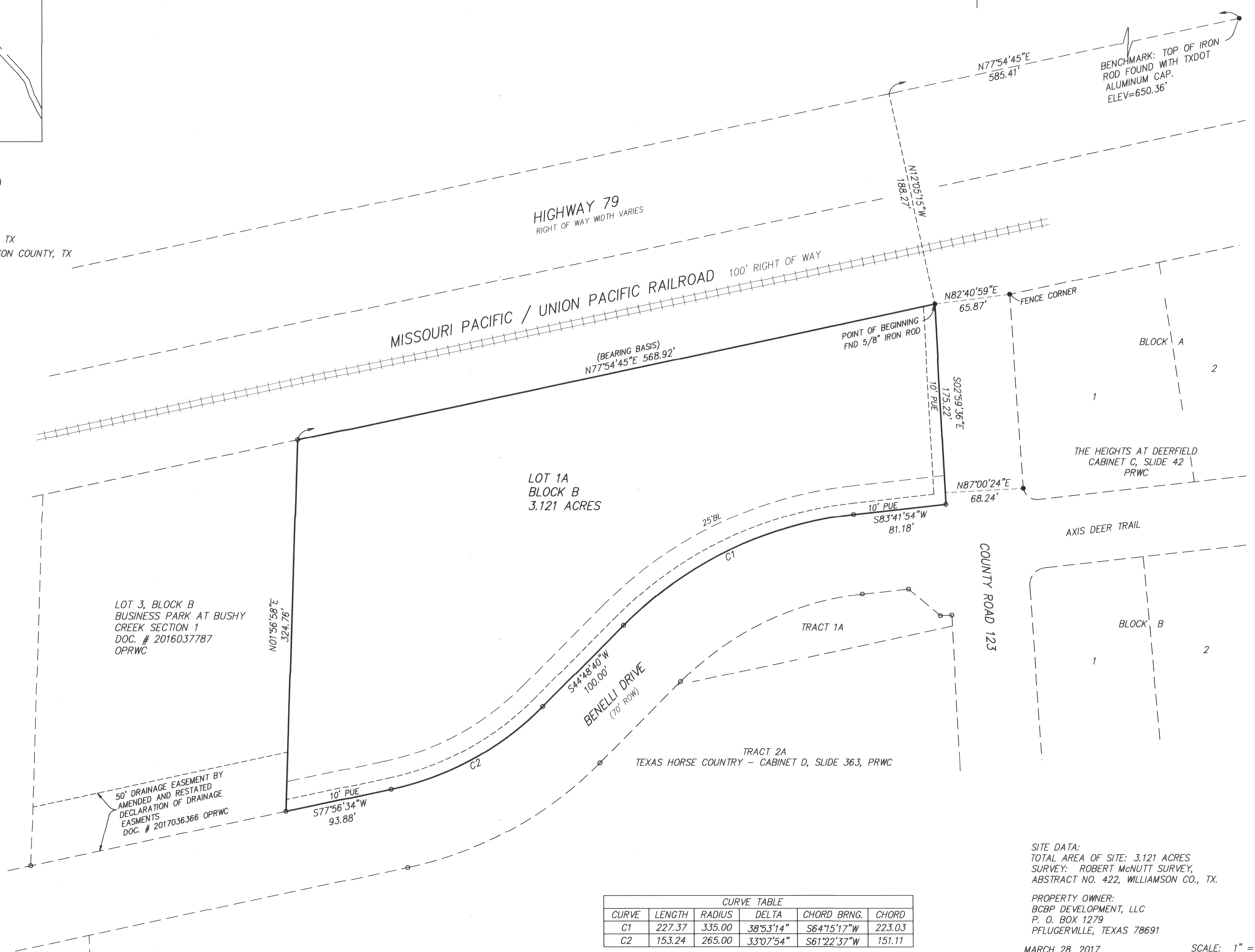


BUSINESS PARK AT BRUSHY CREEK SECTION 1,
AMENDED PLAT OF LOTS 1 AND 2, BLOCK B



- 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

S:\LAND\501-1550\1527\dwg\1527-AMENDED LOTS 1 and 2.dwg 4/26/2017 10:39:27 AM CDT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	227.37	335.00	38°53'14"	S64°15'17"W	223.03
C2	153.24	265.00	33°07'54"	S61°22'37"W	151.11

SITE DATA:
TOTAL AREA OF SITE: 3.121 ACRES
SURVEY: ROBERT McNUTT SURVEY,
ABSTRACT NO. 422, WILLIAMSON CO., TX.

PROPERTY OWNER:
BCBP DEVELOPMENT, LLC
P. O. BOX 1279
PFLUGERVILLE, TEXAS 78691

MARCH 28, 2017 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

BUSINESS PARK AT BRUSHY CREEK SECTION 1,
AMENDED PLAT OF LOTS 1 AND 2, BLOCK B

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, AND BEING ALL OF LOTS 1 AND 2 OF BLOCK B, BUSINESS PARK AT BUSHY CREEK SECTION 1, DOCUMENT NUMBER 2016037787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 5/8" IRON ROD FOR THE NORTHEAST CORNER OF SAID LOT 1, IN THE SOUTH LINE OF THE UNION PACIFIC RAILROAD AND IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 123;

THENCE S.02°59'36"E., ALONG EAST LINE OF SAID LOT 1, AND WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 123, A DISTANCE OF 175.22 FEET, TO A SET 1/2" IRON ROD WITH CAP FOR THE SOUTHEAST CORNER;

THENCE ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2 AND THE NORTH LINE OF BENELLI DRIVE THE FOLLOWING FIVE (5) COURSES:

1. S.83°41'54"W., A DISTANCE OF 81.18 FEET, TO A SET 1/2" IRON ROD WITH CAP FOR AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

2. SOUTHWESTERLY ALONG A CURVE TO THE LEFT, THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 223.37 FEET, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°53'14", AND A CHORD BEARING S.64°15'17"W., 223.03 FEET, TO A SET 1/2" IRON ROD WITH CAP;

3. S.44°48'40"W., A DISTANCE OF 100.00 FEET, TO A SET 1/2" IRON ROD WITH CAP AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

4. SOUTHWESTERLY ALONG A CURVE TO THE RIGHT. THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 153.24 FEET, SAID CURVE HAVING A RADIUS 265.00 FEET, A CENTRAL ANGLE OF 33°07'54", AND A CHORD BEARING S.61°22'37"W., 151.11 FEET, TO A SET 1/2" IRON ROD WITH CAP;

5. S.77°56'34"W., A DISTANCE OF 93.88 FEET TO A SET 1/2" IRON ROD WITH CAP FOR THE SOUTHWEST CORNER;

THENCE N.01°56'58"E., ALONG THE EAST LINE OF LOT 3, BLOCK B, BUSINESS PARK AT BUSHY CREEK SECTION 1, A DISTANCE OF 324.76 FEET TO A SET 1/2" IRON ROD WITH CAP FOR THE NORTHWEST CORNER;

THENCE N.77°54'45"W., WITH THE NORTH LINE OF THIS SAID TRACT AND THE SOUTH LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 568.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.121 ACRES, MORE OR LESS.

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

KNOW ALL MEN BY THESE PRESENTS THAT BCBP DEVELOPMENT, LLC, OWNER OF LOTS 1 AND 2, BLOCK B, BUSINESS PARK AT BRUSHY CREEK SECTION 1 AS RECORDED IN DOCUMENT NUMBER 2016037787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT No. 2015070859 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY AMEND LOTS 1 AND 2 IN ACCORDANCE WITH CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AS SHOWN HEREON, TO BE KNOWN AS "BUSINESS PARK AT BRUSHY CREEK SECTION 1, AMENDED PLAT OF LOTS 1 AND 2, BLOCK B" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON ON SAID PLAT, SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 1st DAY OF May A. D. 2017

BY: BCBP DEVELOPMENT, LLC.

John S. Lloyd
P. O. BOX 1279
PFLUGERVILLE, TEXAS 78691

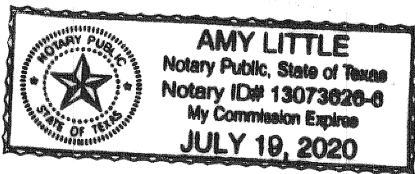
STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY. ON THIS DAY PERSONALLY APPEARED John S. Lloyd, 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 1st DAY OF May, 2017.

Amy Little
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES (SEAL)



NOTES:

- A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOT 1A IN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH SPECIAL UTILITY DISTRICT.
- SANITARY SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS SET FORTH IN THE ORIGINAL PLAT OF BUSINESS PARK AT BRUSHY CREEK SECTION 1 AS RECORDED IN DOCUMENT 2016037787 OF THE PLAT RECORDS OF WILLIAMSON COUNTY.
- THE MINIMUM LOWEST 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.

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.

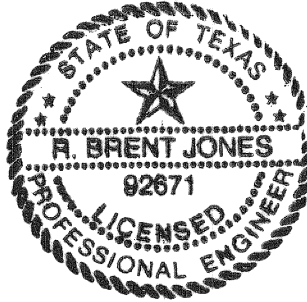
John K. Weigand 4/21/2017
J. KENNETH WEIGAND
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5741
STATE OF TEXAS



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 4/27/17
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 R.S. 5/2/2017
DEBORAH L. MARLOW, RS, 050029596
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
WILLIAMSON COUNTY, TEXAS
DATE

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

MARCH 28, 2017
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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