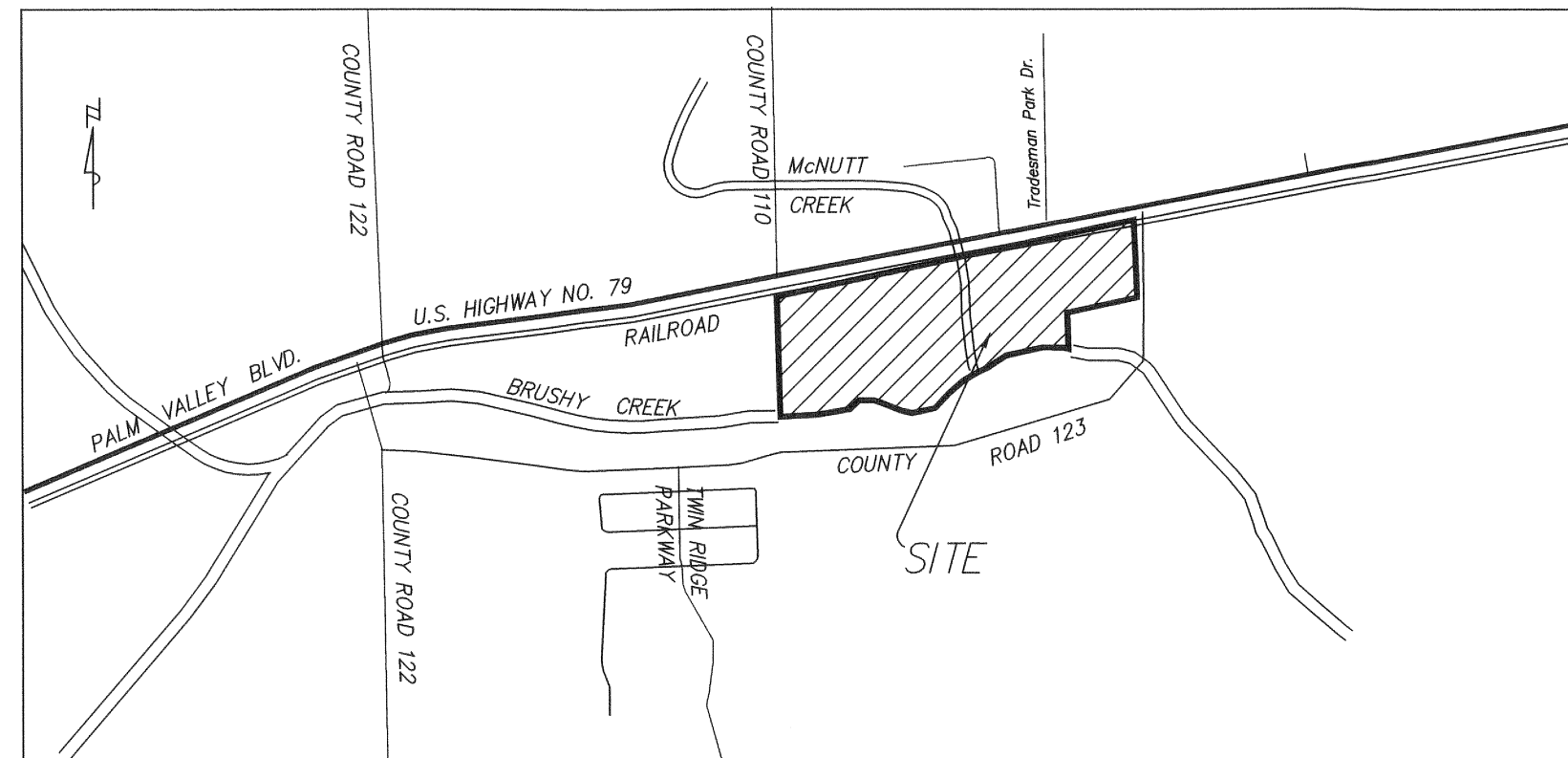
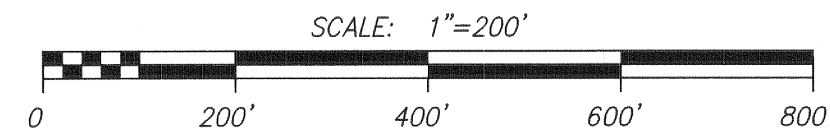
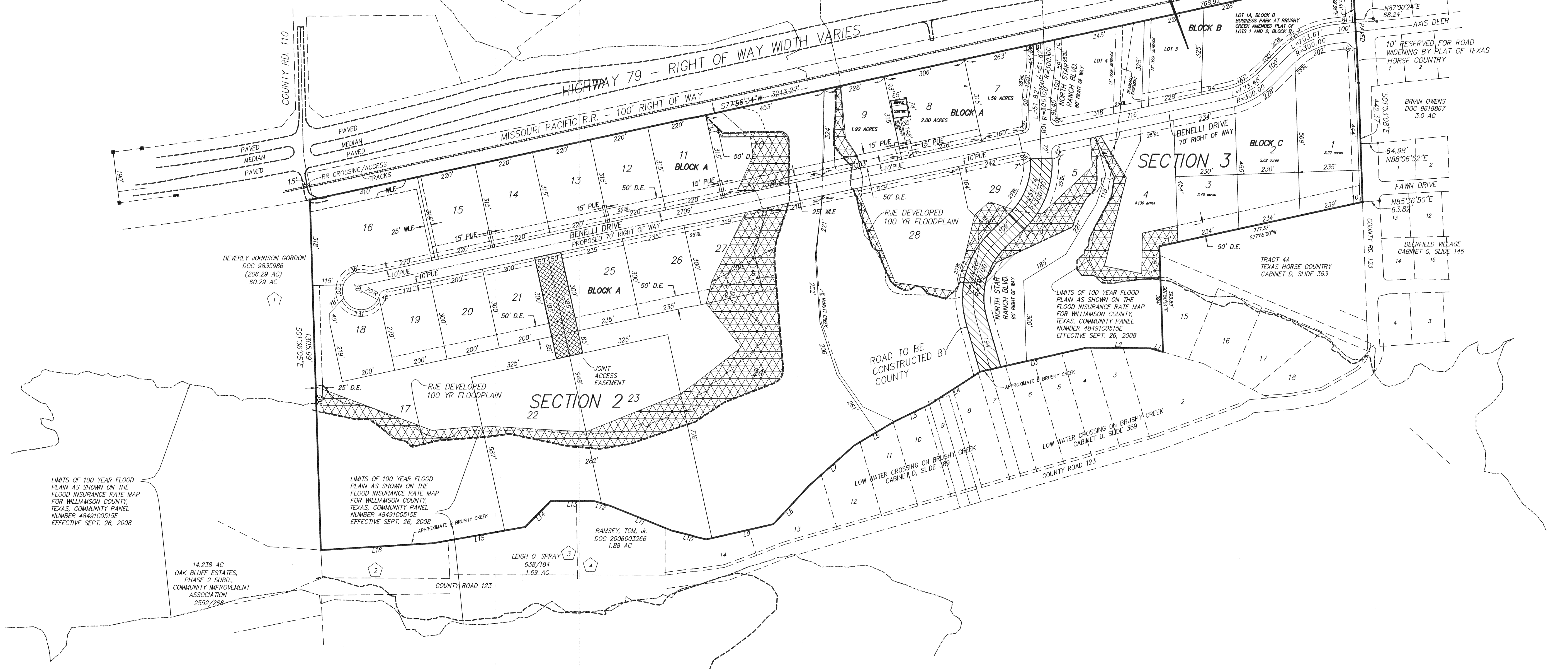


REVISED PRELIMINARY PLAN FOR
BUSINESS PARK AT BRUSHY CREEK



LOCATION MAP - 1" = 2000'

BUSINESS PARK AT
BRUSHY CREEK SECTION 1
AMENDED PLAT OF LOTS 1
AND 2, BLOCK B
DOC. No. 2017041845 OPRWC



LIMITS OF 100 YEAR FLOOD
PLAIN AS SHOWN ON THE
FLOOD INSURANCE RATE MAP
FOR WILLIAMSON COUNTY,
TEXAS, COMMUNITY PANEL
NUMBER 48491C0515E
EFFECTIVE SEPT. 26, 2008

LIMITS OF 100 YEAR FLOOD
PLAIN AS SHOWN ON THE
FLOOD INSURANCE RATE MAP
FOR WILLIAMSON COUNTY,
TEXAS, COMMUNITY PANEL
NUMBER 48491C0515E
EFFECTIVE SEPT. 26, 2008

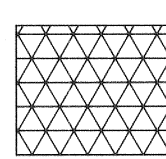
14.238 AC
OAK BLUFF ESTATES,
PHASE 2 SUBD.,
COMMUNITY IMPROVEMENT
ASSOCIATION
2502/206

RAMSEY, TOM, JR.
DOC. 2006003266
1.88 AC

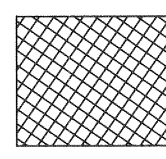
LEIGH O. SPRAY
638/184
1.69 AC

LEGEND:

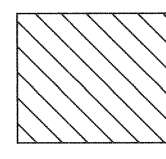
- = FOUND IRON ROD
- = FOUND HIGHWAY RIGHT OF WAY MONUMENT



TEMPORARY DRAINAGE EASEMENT



JOINT ACCESS EASEMENT



PART OF NORTH STAR RANCH
BOULEVARD TO BE CONSTRUCTED
BY WILLIAMSON COUNTY

KEY TO ADJACENT PROPERTY OWNERS OF NON-PLATTED TRACTS:

- GORDON, BEVERLY JOHNSON
9168 CR 110
ROUND ROCK, TX 78665
- KEMBLE, JIM
4747 WILLIAMS DRIVE
GEORGETOWN, TX 78663-2017
- SPRAY, LEIGH O.
705 OVERLOOK BND
LEANDER, TX 78641-2975
- RAMSEY, TOM, JR.
2804 BAREFOOT LN
ROUND ROCK, TX 78664 4260

NOTES:

- NO FENCE OR OTHER OBSTRUCTIONS SHALL BE INSTALLED OR PLACED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- A PORTION OF THIS TRACT IS ENCRONCHED BY THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0244 C, EFFECTIVE DATE SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.
- PUBLIC UTILITY EASEMENTS WILL BE DEDICATED AS FOLLOWS: 10' ALONG AND ADJACENT TO ALL STREETS, 5' ON EACH SIDE OF ALL SIDE LOT LINES STREETS WILL BE PUBLIC.
- ALL LOTS SUBJECT TO BUILDING SETBACK LINES AS FOLLOWS: 25' FRONT YARD SETBACK, 10' STREET SIDE SETBACK, 5' SIDE YARD SETBACK, AND 10' REAR YARD SETBACK
- UTILITY PROVIDERS: WATER BY JONAH WATER SPECIAL UTILITY DISTRICT; WASTEWATER ON SITE: GAS BY TXU; ELECTRIC BY TXU.
- SIDEWALKS ARE REQUIRED ON BOTH SIDES OF STREETS.
- TOPOGRAPHY SOURCE: FIELD SURVEY (NAVD 88 DATUM)
- THE PORTION OF NORTH STAR RANCH BOULEVARD SOUTH OF BENELLI DRIVE WILL BE CONSTRUCTED BY WILLIAMSON COUNTY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.17'	S73°51'06"E
L2	237.75'	N89°26'56"W
L3	408.10'	S77°23'24"W
L4	225.98'	S56°51'04"W
L5	145.13'	S64°20'54"W
L6	174.26'	S59°13'36"W
L7	226.85'	S48°28'44"W
L8	195.87'	S42°55'53"W
L9	256.76'	S77°19'56"W
L10	131.96'	N76°10'36"W
L11	248.03'	N67°51'24"W
L12	65.16'	N73°30'30"W
L13	158.54'	N69°51'25"W
L14	135.92'	S44°28'19"W
L15	351.40'	S80°02'34"W
L16	418.65'	S86°30'42"W

SITE DATA:
SECTION 1 (RECORDED AS DOC. No. 2016037787)
SECTION 2: 29 LOTS
SECTION 3: 5 LOTS

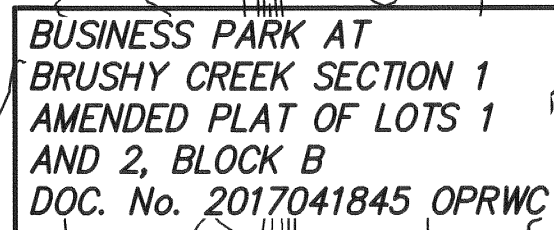
DATE: JUNE 1, 2017 SCALE: 1" = 200'

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

SCALE: 1"=200'

A horizontal graphic scale bar with tick marks at 0, 200', 400', 600', and 800'. The bar is divided into four equal segments, each representing 200 feet. The first segment is further divided into four smaller squares, each representing 50 feet.



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- = FOUND HIGHWAY RIGHT OF WAY MONUMENT

= PART OF NORTH STAR RANCH BOULEVARD TO BE CONSTRUCTED BY WILLIAMSON COUNTY

SCALE: 1" = 200'

F-9784

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