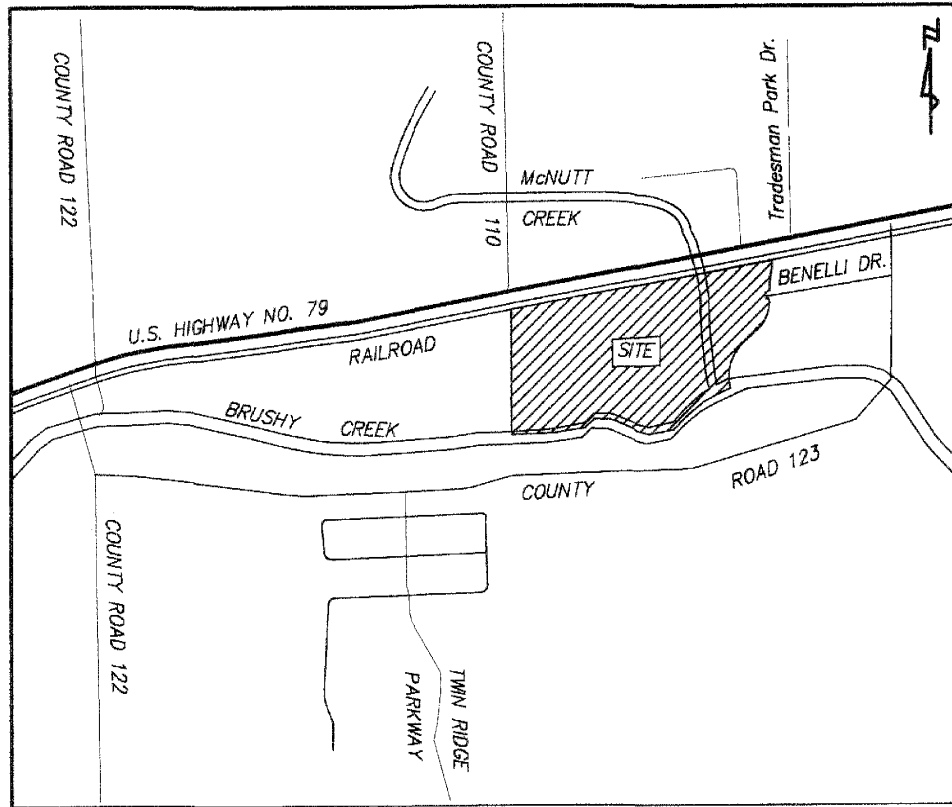


FINAL PLAT OF BUSINESS PARK AT BRUSHY CREEK SECTION 2

(ALL OF A 62.91 ACRE TRACT, PART OF 34.44 ACRE TRACT AND A REPLAT
OF LOT 7, BLOCK A OF BUSINESS PARK AT BRUSHY CREEK SECTION 1)



LOCATION MAP
SCALE: 1" = 2000'



KEY MAP

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. A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR OFFICE PRIOR TO ANY DEVELOPMENT ON THE SPECIFIC LOTS THAT HAVE A FLOODPLAIN.
3. 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.
4. 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.
5. WATER SERVICE WILL BE PROVIDED BY JONAH SPECIAL UTILITY DISTRICT.
6. SANITARY SERVICE WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
7. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
8. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY 2000 WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B10.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
9. THE 1% ANNUAL CHANCE FLOOD BOUNDARY SHOWN ON THIS PLAT WAS DETERMINED BY A STUDY PREPARED BY RANDALL JONES ENGINEERING & ASSOCIATES, INC., PROJECT No. 2456, DATED MAY 1, 2018.
10. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING TWO (2) FEET TO THE BASE FLOOD ELEVATIONS (BFE) AS DETERMINED BY A STUDY PREPARED BY RANDALL JONES ENGINEERING & ASSOCIATES, INC., PROJECT No. 2456, DATED MAY 1, 2018.
11. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
12. BM-01 (BENCHMARK) IS CUT "X" ON THE WEST END OF THE NORTH HEADWALL ON BENELLI DRIVE NEAR LOT 4, BLOCK B OF BUSINESS PARK AT BRUSHY CREEK SECTION 1 WITH AN ELEVATION OF 638.52'.
13. BM-02 (BENCHMARK) IS CUT "X" ON THE EAST END OF THE NORTH HEADWALL ON BENELLI DRIVE NEAR LOT 4, BLOCK B OF BUSINESS PARK AT BRUSHY CREEK SECTION 1 WITH AN ELEVATION OF 638.52'.
14. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
15. 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.
16. THE DEVELOPER OF THIS SUBDIVISION IS ONLY RESPONSIBLE TO CONSTRUCT A 140-FOOT STUBOUT OF NORTH STAR RANCH BLVD SOUTH OF BENELLI DR.
17. ALL DRIVEWAYS SHALL BE DIP-STYLE OR STRAIGHT TIE, AS LONG AS THE GRADE BREAKS ARE LESS THAN 15%.
18. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
19. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
20. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED. ALL LOTS SHALL ONLY TAKE ACCESS FROM BENELLI DRIVE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°03'26"E	42.95'
L2	S07°50'21"W	100.00'
L3	S02°03'26"E	58.91'
L4	S12°03'26"E	70.00'
L5	S02°03'26"E	6.53'
L6	N77°56'34"E	207.37'
L7	N77°56'34"E	214.67'
L8	N00°54'37"W	168.19'
L9	N25°21'25"W	22.83'
L10	N24°56'27"W	103.76'
L11	N89°49'31"W	42.55'
L12	N78°34'10"E	183.42'
L13	N55°17'47"W	21.41'
L14	N77°56'34"E	9.47'
L15	N77°56'34"E	340.19'
L16	N77°56'34"E	342.62'
L17	N77°56'34"E	245.00'
L18	N77°56'34"E	174.11'
L19	N01°21'38"E	71.64'
L20	N03°33'21"W	99.48'
L21	N24°54'15"W	46.48'
L22	N21°24'14"W	52.32'
L23	N77°56'34"E	186.61'
L24	N77°56'34"E	21.16'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	43.63	25.00	100°00'00"	N52°03'26"W	38.30
C2	218.18	260.00	48°04'44"	N21°58'57"E	211.83
C3	366.38	340.00	61°44'31"	N15°09'03"E	348.91
C4	16.64	30.00	31°47'18"	N86°09'47"W	16.43
C5	336.03	70.00	275°02'41"	N27°47'28"W	94.54
C6	110.45	70.00	90°24'28"	N64°31'38"E	99.35
C7	51.13	70.00	41°50'59"	N01°36'05"W	50.00
C8	169.24	70.00	138°31'41"	N88°12'35"E	130.93
C9	5.20	70.00	4°15'33"	N16°48'58"E	5.20
C10	33.12	30.00	63°15'23"	N46°18'53"E	31.46
C11	83.74	260.00	18°27'16"	N07°10'13"E	83.38
C12	134.43	260.00	29°37'28"	N31°12'35"E	132.94
C13	34.91	25.00	80°00'00"	N37°56'34"E	32.14
C14	58.73	340.00	9°53'47"	N02°53'28"E	58.65
C15	44.91	260.00	9°53'47"	N02°53'28"E	44.85
C16	34.91	25.00	80°00'00"	N37°56'34"E	32.14
C17	109.51	340.00	18°27'16"	N07°10'13"E	109.04
C18	167.66	340.00	28°15'14"	N01°35'35"W	165.97
C19	175.79	340.00	29°37'28"	N31°12'35"E	173.84
C20	280.18	260.00	61°44'31"	N15°09'03"E	266.82
C21	285.31	340.00	48°04'44"	N21°58'57"E	277.01

MINIMUM FIRST FLOOR ELEVATIONS

LOT	ELEVATION
9	633.50'
10	633.50'
17	637.00'
18	636.00'
22	635.00'
23	634.60'
24	634.50'
27	633.50'
28	633.00'
29	632.80'

SITE DATA:
TOTAL AREA OF SITE: 83.168 ACRES
SURVEY: ROBERT McNUTT SURVEY, ABSTRACT NO. 422
RIGHT OF WAY: 5.98 ACRES
23 LOTS

NEW STREETS:	LENGTH	DESIGN SPEED	DESIGNATION
BENELLI DRIVE	2523'	30 MPH	PUBLIC
NORTH STAR RANCH BLVD	910'	30 MPH	PUBLIC
TOTAL	3433'		

PROPERTY OWNER:
BRUSHY CREEK RANCH INVESTMENTS, LTD.
P. O. BOX 1279
PFLUGERVILLE, TEXAS 78691

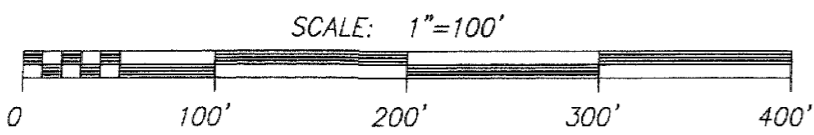
DATE: April 24, 2018

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

FINAL PLAT OF BUSINESS PARK AT BRUSHY CREEK SECTION 2

(ALL OF A 62.91 ACRE TRACT, PART OF 34.44 ACRE TRACT AND A REPLAT OF LOT 7, BLOCK A OF BUSINESS PARK AT BRUSHY CREEK SECTION 1)



GORDON, BEVERLY JOHNSON
DOC No. 9835986, OPRWC

JIM EMBREE
0.99 ACRE
DOC No. 2011062361, OPRWC

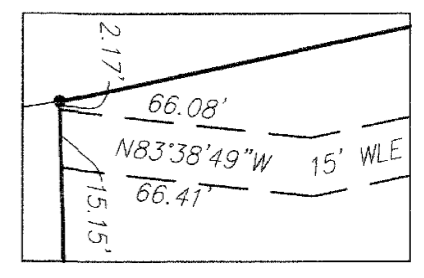
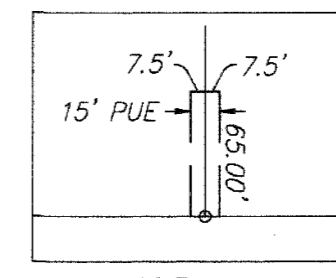
JIM EMBREE
DOC No. 2015070081, OPRWC

TOM RAMSEY, JR
DOC No. 2006003266, OPRWC

BURGESS, CHRISTOPHER
& JUDITH
DOC No. 2016015314
OPRWC

LOW WATER CROSSING ON
BRUSHY CREEK
CABINET D, SLIDE 389, PRWC

- LEGEND:**
- = 1/2" IRON ROD FOUND
 - = IRON ROD SET (1/2" WITH RJ SURVEYING CAP)
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - OSSF = ON SITE SEWAGE FACILITY SETBACK
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TX
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TX
 - BL = BUILDING SETBACK LINE
 - JAE = JOINT DRIVEWAY AND ACCESS EASEMENT
 - TDE = TEMPORARY DRAINAGE EASEMENT
 - WLE = WATER LINE EASEMENT FOR JONAH WATER
 - ROW = RIGHT OF WAY
 - = 100 YEAR FLOOD PLAIN FEMA PRELIMINARY 100 YEAR FLOOD PLAIN EFFECTIVE JANUARY 30, 2017
 - = CHAIN LINK FENCE



DATE: April 24, 2018 SCALE: 1" = 100'

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(512) 836-4793 FAX: (512) 836-4817 F-9784

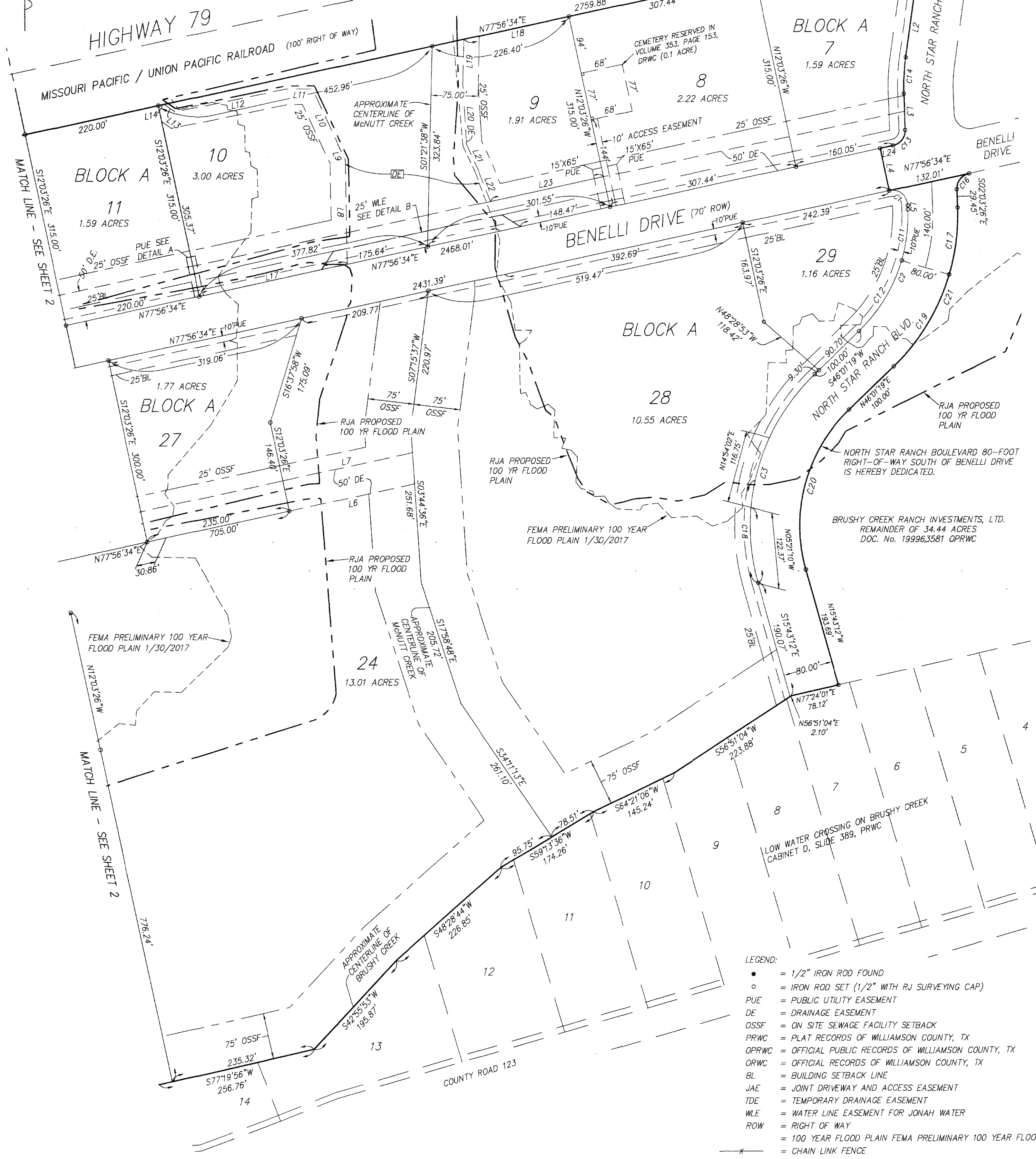
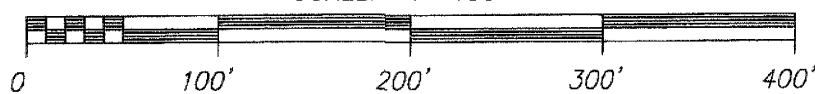
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

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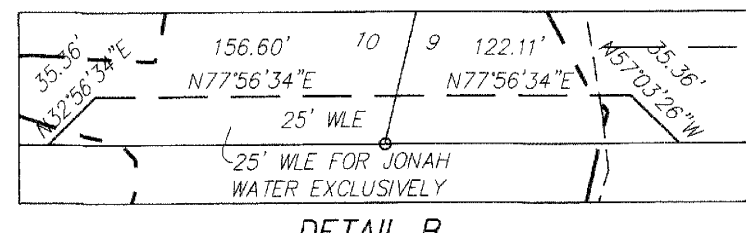
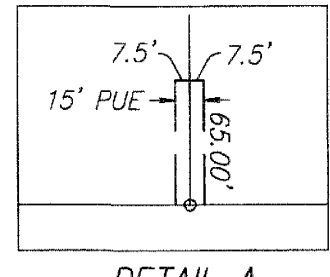
FINAL PLAT OF BUSINESS PARK AT BRUSHY CREEK SECTION 2

(ALL OF A 62.91 ACRE TRACT, PART OF 34.44 ACRE TRACT AND A REPLAT OF LOT 7, BLOCK A OF BUSINESS PARK AT BRUSHY CREEK SECTION 1)

SCALE: 1"=100'



- LEGEND:**
- = 1/2" IRON ROD FOUND
 - = IRON ROD SET (1/2" WITH RJ SURVEYING CAP)
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - OSSF = ON SITE SEWAGE FACILITY SETBACK
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TX
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TX
 - BL = BUILDING SETBACK LINE
 - JAE = JOINT DRIVEWAY AND ACCESS EASEMENT
 - TDE = TEMPORARY DRAINAGE EASEMENT
 - WLE = WATER LINE EASEMENT FOR JONAH WATER
 - ROW = RIGHT OF WAY
 - - - = 100 YEAR FLOOD PLAIN FEMA PRELIMINARY 100 YEAR FLOOD
 - * = CHAIN LINK FENCE



DATE: April 24, 2018 SCALE: 1" = 100'

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FINAL PLAT OF
BUSINESS PARK AT BRUSHY CREEK SECTION 2

(ALL OF A 62.91 ACRE TRACT, PART OF 34.44 ACRE TRACT AND A REPLAT
OF LOT 7, BLOCK A OF BUSINESS PARK AT BRUSHY CREEK SECTION 1)

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 34.44 ACRE TRACT OF LAND CONVEYED TO BRUSHY CREEK RANCH INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT No. 199963581 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF THAT 62.91 ACRE TRACT OF LAND CONVEYED TO BRUSHY CREEK RANCH INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT No. 9923603 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF LOT 7, BLOCK A, BUSINESS PARK AT BRUSHY CREEK SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT No. 2016037787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO BCBP DEVELOPMENT, LLC, BY DEED RECORDED IN DOCUMENT No. 2015070859 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set in the South Line of the Missouri Pacific / Union Pacific Railroad at the Northeast Corner of said Lot 7 in the West Line of North Star Ranch Boulevard;

THENCE along the East Line of Lot 7 and the West Line of North Star Ranch Boulevard the following six courses:

1. S.02°03'26"E, a distance of 42.95 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
2. Southerly, along the arc of said curve to the right a distance of 44.91 feet, (said curve having a radius of 260.00 feet, a central angle of 09°53'47", and a chord bearing S.02°53'28"W, 44.85 feet) to a 1/2" iron rod set;
3. S.07°50'21"W, a distance of 100.00 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
4. Southerly, along the arc of said curve to the left a distance of 58.73 feet, (said curve having a radius of 340.00 feet, a central angle of 09°53'47", and a chord bearing S.02°53'28"W, 58.65 feet) to a 1/2" iron rod set;
5. S.02°03'26"E, a distance of 58.91 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
6. Southwesterly, along the arc of said curve to the right 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) to a 1/2" iron rod set in the North Line of Benelli Drive;

THENCE S.77°56'34"W, along the South Line of said Lot 7 and the North Line of Benelli Drive a distance of 21.16 feet to a 1/2" iron rod set;

THENCE S.12°03'26"E, along the West End of Benelli Drive a distance of 70.00 feet to a 1/2" iron rod set at a point;

THENCE N.77°56'34"E, across said 34.44 Acre Tract a distance of 132.01 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;

THENCE along said West End of Benelli Drive the following two courses:

1. Southwesterly 34.91 feet, along the arc of a curve to the left, 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 to a 1/2" iron rod set;
2. S.02°03'26"E, a distance of 29.45 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;

THENCE across said 34.44 Acre Tract the following four courses:

1. Southwesterly 285.31 feet, along the arc of a curve to the left, said curve having a radius of 340.00 feet, a central angle of 48°04'44", and a chord bearing S.21°58'57"W, 277.01 feet to a 1/2" iron rod set;
2. S.46°01'19"W, a distance of 100.00 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
3. Southwesterly 280.18 feet, along the arc of a curve to the left, said curve having a radius of 260.00 feet, a central angle of 61°44'31", and a chord bearing S.15°09'03"W, 266.82 feet to a 1/2" iron rod set;
4. S.15°43'12"E, a distance of 193.69 feet to the South Line of said 34.44 Acre Tract in the center of Brushy Creek and the North Line of the plat of Low Water Crossing on Brushy Creek according to the plat thereof recorded in Cabinet D, Slide 389 of the Plat Records of Williamson County, Texas;

THENCE along the South Line of said 34.44 Acre Tract, the center of Brushy Creek, and the North Line of said Low Water Crossing on Brushy Creek the following five courses:

1. S.77°24'01"W, a distance of 78.12 feet;
2. S.56°51'04"W, a distance of 2.10 feet;
3. S.56°51'04"W, a distance of 223.88 feet;
4. S.64°21'06"W, a distance of 145.24 feet;
5. S.58°13'36"W, at 78.51 feet pass the Southwest Corner of said 34.44 Acre Tract and the Southeast Corner of said 62.91 Acre Tract) in all a distance of 174.26 feet;

THENCE along the South Line of said 62.91 Acre Tract, the center of Brushy Creek and the North Line of said Low Water Crossing on Brushy Creek the following six courses:

1. S.48°28'44"W, a distance of 226.85 feet;
2. S.42°55'53"W, a distance of 195.87 feet;
3. S.77°19'56"W, a distance of 256.76 feet;
4. N.76°10'36"W, a distance of 131.96 feet;
5. N.67°51'24"W, (at approximately 36 feet pass the Northwest Corner of Lot 14, of said Low Water Crossing on Brushy Creek) in all a distance of 248.03 feet;

THENCE along the South Line of said 62.91 Acre Tract, the center of Brushy Creek, and the North Line of that tract of land conveyed to Christopher and Judith Burgess by deed recorded in Document No. 2016015314 of the Official Public Records of Williamson County, Texas, the North Line of that tract of land conveyed to Tom Ramsey, Jr., by deed recorded in Document No. 2006003266 of the Official Public Records of Williamson County, Texas; the North Line of those tract conveyed to Jim Embree by deed recorded in Document No. 2011062361 and Document No. 2015070081 of the Official Public Records of Williamson County, Texas, the following five courses:

1. N.73°30'30"W, a distance of 65.16 feet;
2. N.89°51'25"W, a distance of 159.54 feet;
3. S.44°28'19"W, a distance of 135.92 feet;
4. S.80°02'34"W, a distance of 351.40 feet;
5. S.86°30'42"W, a distance of 418.65 feet to the Southwest Corner of said 62.91 Acre Tract and the East Line of that tract of land conveyed to Beverly Johnson Gordon, as recorded in Document No. 9835986 of the Official Records of Williamson County, Texas;

THENCE N.01°36'05"W along the West Line of said 62.91 Acre Tract and the East Line of said Gordon Tract a distance of 1305.99 feet to a 1/2" iron rod found at the Northwest Corner of said 62.91 Acre Tract in the South Line of said Missouri Pacific / Union Pacific Railroad;

THENCE N.77°56'34"E, along the North Line of said 62.91 Acre Tract (at 1959.15 feet pass the Northeast Corner of said 62.91 Acre Tract and the Northwest Corner of said 34.44 Acre Tract, and at 2138.27 feet pass the Northwest Corner of Lot 7) in all a distance of 2759.88 feet to the said Point of Beginning.

Containing 83.168 acres, more or less.

KNOW ALL MEN BY THESE PRESENTS THAT BCBP DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THAT CERTAIN 77.670 ACRE TRACT OF LAND OUT OF THE A. ROBERT McNUTT SURVEY, ABSTRACT No. 422, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2018025509 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING THE OWNER OF LOT 7, BLOCK A, BUSINESS PARK AT BRUSHY CREEK SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2016037787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2015070859 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 83.168 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 2" 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 24 DAY OF April A. D. 2018

BCBP DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY



BRUCE CASH
P. O. BOX 1279
PFLUGERVILLE, TEXAS 78691

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE CASH, 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 24 DAY OF April

2018



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES (SEAL)

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS THAT PLAINSCAPITAL BANK, A TEXAS STATE BANK, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT No. 2018025509 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF 18.933 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

PLAINSCAPITAL BANK, A TEXAS STATE BANK

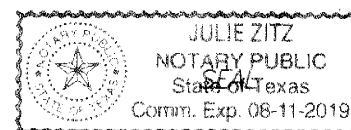
BY: 
T. SHAUN TUGGLE

STATE OF TEXAS
COUNTY OF

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED T. Shaun Tuggle, 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 THE 24th DAY OF April A. D., 2018.


NOTARY PUBLIC SIGNATURE



WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) 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 OR 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 ENGINEER'S OFFICE 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.


J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE: 5/23/18


ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 26th DAY OF April, 2018 A.D.


CINDY BRIDGES
WILLIAMSON COUNTY ADDRESSING COORDINATOR

ENGINEER'S CERTIFICATION

A 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 48491C0515F EFFECTIVE PRELIMINARY JAN. 30, 2017

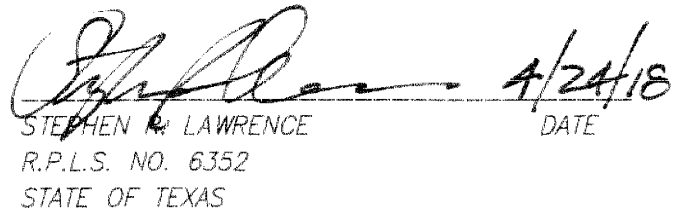
I, J. KEITH COLLINS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.


J. KEITH COLLINS
DATE: 4/24/18
LICENSED PROFESSIONAL ENGINEER NO. 80579



SURVEYOR'S CERTIFICATION

I, STEPHEN R. LAWRENCE, 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.


STEPHEN R. LAWRENCE
DATE: 4/24/18
R.P.L.S. NO. 6352
STATE OF TEXAS



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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS;

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 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: April 24, 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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(512) 836-4793 FAX: (512) 836-4817 F-9784

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2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
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F-10015400