

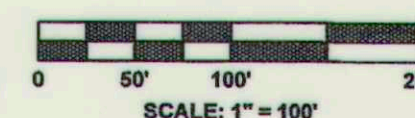
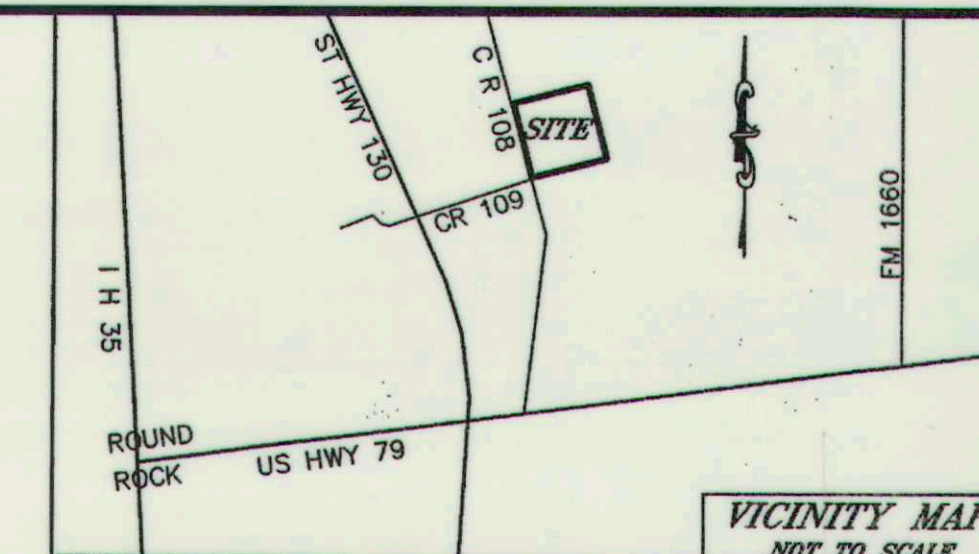
T.K. INDUSTRIAL PARK FINAL PLAT

NO-COUNT, LLC
TRACT 4 REMAINDER
50.82 AC.
DOC. 2013060751

50' FUTURE ROAD ACCESS FOR GLANDER

1264.01

NO-COUNT, LLC
TRACT 1
8.36 AC.
DOC. 2013060751



OWNER:
108 TENANT L.L.C. &
DPK VENTURES L.L.C.
2210 HOWARD LANE
AUSTIN, TEXAS 78728
(512) 251-0992
CONTACT: HOWDY TUCKER

SURVEYOR: CRICHTON AND ASSOCIATES, INC.
6448 US HIGHWAY 290 EAST SUITE B-105
AUSTIN, TX 78723 / (512) 244-3395
ENGINEER: BINKLEY & BARFIELD
3901 S LAMAR BLVD #430
AUSTIN, TX 78704 / (512) 292-0006

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.15	25.00	S66°42'33"E	35.27
C2	21.68	25.00	N43°35'08"E	21.00
C3	6.05	60.00	N21°38'09"E	6.05
C4	34.30	60.00	N40°54'13"E	33.84
C5	13.44	60.00	N63°41'54"E	13.41
C6	31.71	60.00	N85°15'13"E	31.34
C7	61.15	60.00	S50°24'34"E	58.54
C8	60.43	60.00	N07°38'35"E	57.91
C9	31.71	60.00	S51°38'10"W	31.34
C10	13.44	60.00	S73°11'32"W	13.41
C11	34.30	60.00	N84°00'56"W	33.83
C12	6.02	60.00	N64°46'03"W	6.01
C13	21.68	25.00	N86°44'05"W	21.00
C14	39.39	25.00	S23°17'27"W	35.44

NO-COUNT, LLC
TRACT 3
3.50 AC.
DOC. 2013060751

TODD RIGGAN
27.895 AC.
DOC. 2007024092

NOTES:

- BEARING BASIS IS TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203).
- LOTS 4, 5, 8, AND 10 MAY NOT BE FURTHER SUBDIVIDED.
- AVERAGE DAILY TRIPS = 1,129.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SUD.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- POUD MAINTENANCE WILL BE PROVIDED BY THE OWNER.
- ROADWAY CLASSIFICATION = LOCAL COLLECTOR (RURAL SUBDIVISION). DESIGN SPEED = 25 MPH. TK INDUSTRIAL ROAD LENGTH = 764.4'. DRIVEWAYS FOR LOTS 1 & 3 THROUGH 11 SHALL ONLY CONNECT TO TK INDUSTRIAL ROAD.
- DRIVEWAYS FOR LOTS 1 & 3 THROUGH 11 SHALL ONLY CONNECT TO TK INDUSTRIAL ROAD.

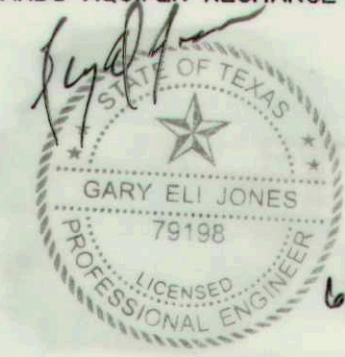
LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- NAI FOUND
- () RECORD INFORMATION
- R.P. RADIUS POINT

Lot	Length	Size	FL (in)	FL (out)
1	52	24" Diameter	730.3	729.6
2	50	24" Diameter	726.7	725
4	44	18" Diameter	727.3	726.3
5	48	2-30" Diameter	719.6	719.2
8	48	2-30" Diameter	719.6	719.2
10	46	24" Diameter	727.6	726.3
12	28	Dip Style Drive	731.9	736.6

LEGAL DESCRIPTION
36.7332 ACRES OUT OF THE AARON ARMSTRONG SURVEY ABSTRACT NO. 26 IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A 87.56 ACRE TRACT DESCRIBED AS TRACT 4 IN DEED TO NO-COUNT, LLC RECORDED IN DOC. NO. 2013060751 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE SAME TRACT CONVEYED TO 108 TENANT, LLC. AND DPK VENTURES, LLC. BY DEED RECORDED IN DOC. NO. 2017072367, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.



6/23/18

T.K. INDUSTRIAL PARK
FINAL PLAT

STATE OF TEXAS
COUNTY OF WILLIAMSON

108 TENANT, LLC AND DPK VENTURES, LLC. ACTING HEREIN THROUGH ITS MANAGER, HOWDY TUCKER, BEING OWNER OF THAT CERTAIN 36.7332 ACRE TRACT OUT OF THE AARON ARMSTRONG SURVEY, ABSTRACT NO. 26, IN WILLIAMSON COUNTY, TEXAS, SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2017072367 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND AS SHOWN HEREON AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENT AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "T.K. INDUSTRIAL PARK"

WITNESS MY HAND THIS THE 27TH DAY OF JUNE, 2018 A.D.

HOWDY TUCKER

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HOWDY TUCKER, 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 27TH DAY OF JUNE, A.D., 2018

NOTARY PUBLIC SIGNATURE

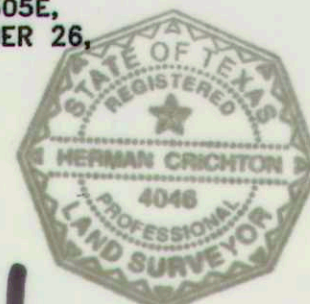
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES:

SURVEYED BY:
CRICHTON AND ASSOCIATES
6448 HIGHWAY 290 EAST B-105
AUSTIN, TEXAS 78723

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X", AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN AS SHOWN ON PANEL 48491C0505E, PREPARED FOR THE WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008

HERMAN CRICHTON R.P.L.S. 4046



BASED UPON THE ABOVE 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 THE 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 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.

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

Roger Hickman

1) A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

2) 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.

5) 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.

6) IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR 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.

7) 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.

8) THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

9) 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.

10) WATER SERVICE WILL BE SUPPLIED BY JONAH WATER SPECIAL UTILITY DISTRICT. AS REQUIRED BY JONAH WATER SUD'S RATE ORDER, ANY APPLICANT FOR NON-STANDARD SERVICE WILL BE REQUIRED TO ENTER INTO A NON-STANDARD SERVICE AGREEMENT WITH JONAH WATER SUD PRIOR TO RECEIVING A BINDING COMMITMENT FOR SERVICE OR FIRE FLOW.

11) SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

12) 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.

13) ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

14) NO MORE THAN 3 LOTS MAY SHARE USE OF A JOINT ACCESS DRIVEWAY.

FIELD NOTES FOR 36.7332 ACRES OUT OF THE AARON ARMSTRONG SURVEY ABSTRACT NO. 26 IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A 87.56 ACRE TRACT DESCRIBED AS TRACT 4 IN DEED TO NO-COUNT, LLC RECORDED IN DOC. NO. 2013060751 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE SAME TRACT CONVEYED TO 108 TENANT, LLC AND DPK VENTURES, LLC. BY DEED RECORDED IN DOC. NO. 2017072367, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found in a fence post on the East R.O.W. of County Road 108 being the Northwest corner of a 27.895 acre tract conveyed to Todd Riggan in Doc. No. 2007024092, Official Records of Williamson County, Texas also being the Southwest corner of the said 87.56 acre and 36.7332 acre tracts for the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE N21°50'38"W with the East R.O.W. of County Road 108, a distance of 1,271.16 feet to a 1/2" Iron pin set for the Northwest corner of said 36.7332 acre tract and this tract.

THENCE N68°27'08"E through the interior of said 87.56 acre tract, with the North line of said 36.7332 acre tract and this tract, a distance of 1,264.01 feet to a 1/2" Iron pin set being on the common line of said 87.56 acre tract and a 8.36 acre tract called Tract 1 in said Doc. No. 2013060751 for the Northeast corner of said 36.7332 acre tract and this tract, from which a mag nail found in a fence post at the Northwest corner of said 8.36 acre tract bears N 21° 36' 16" W, 50.00 feet.

THENCE S21°36'16"E with the East line of said 87.56 acre tract, same being the East line of said 36.7332 acre tract and this tract, passing the West common corner of said 8.36 acre tract and a 3.50 acre tract called Tract 3 in said Doc. No. 2013060751, in all a distance of 1,255.61 feet to a 1/2" Iron pin found on the North line of said 27.895 acre tract, at the Southwest corner of said 3.50 acre tract, same being the Southeast corner of the said 87.56 acre and 36.7332 acre tracts, for the Southeast corner of this tract.

THENCE with the common line of said 87.56 acre tract and said 27.895 acre tract, same being the south line of said 36.7332 acre tract and this tract, the following two (2) courses:

- 1) S65°49'12"W, a distance of 307.66 feet to a mag nail in a fence post found.
- 2) S68°22'04"W, a distance of 951.35 feet to the POINT OF BEGINNING and containing 36.7332 acres, more or less.

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 5th DAY OF JULY, 2018 A.D.

Teresa Baker Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

The property shown hereon is located in Zone "X" AREA OUTSIDE THE 500 YEAR FLOOD PLAIN as shown on Community Panel Number 48491C0505E of the FLOOD INSURANCE RATE MAP prepared for WILLIAMSON COUNTY, TEXAS by the Federal Insurance Administration Department, H.U.D. Effective Date: SEPT. 26, 2008

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

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, 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 COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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

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 OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE DAY OF _____, 20____ A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT 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 E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY