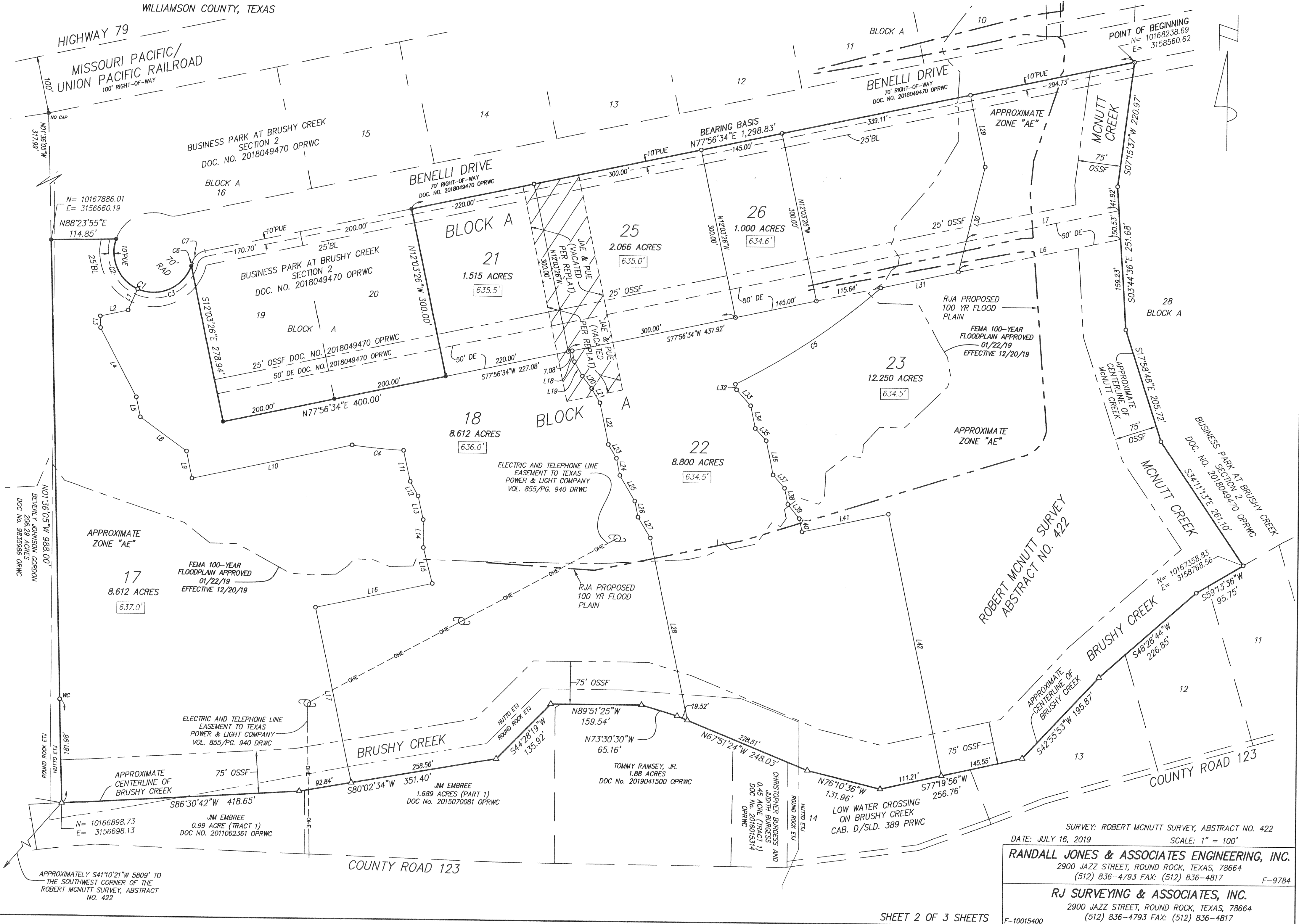
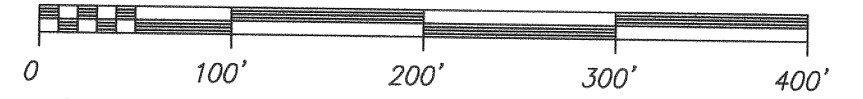


FINAL PLAT OF
LOTS 17, 18, & 21-
K AT BRUSHY CREEK
WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422

DATE: JULY 16, 2019

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS. 78664

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

-9784

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

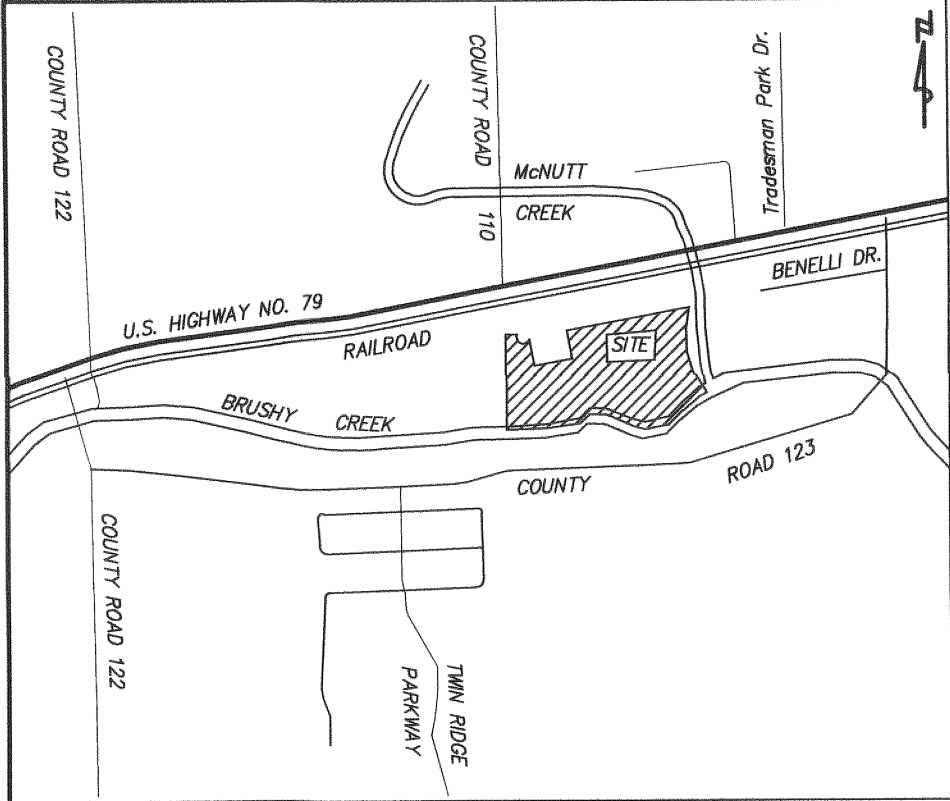
500 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 2 OF 3 SHEETS

F-10015400

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LOCATION MAP
SCALE: 1"= 2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N23°24'04"E	40.74'
L2	N77°34'28"E	50.10'
L3	N01°36'05"W	20.49'
L4	N27°47'16"W	136.83'
L5	N11°57'35"W	35.82'
L6	S77°56'34"W	291.29'
L7	S77°56'34"W	274.35'
L8	N54°16'52"W	101.05'
L9	N11°58'02"W	48.35'
L10	S77°44'32"W	287.97'
L11	N12°42'58"W	55.61'
L12	N29°11'25"W	29.17'
L13	N12°42'58"W	42.59'
L14	N00°45'41"W	48.89'
L15	N14°24'52"W	64.91'
L16	N77°56'34"E	209.36'
L17	N12°03'26"W	313.75'
L18	S12°03'26"E	19.67'
L19	S29°17'39"E	28.88'
L20	S37°30'52"E	27.25'
L21	S30°23'15"E	28.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S12°03'26"E	74.53'
L23	S30°41'00"E	28.07'
L24	S12°03'26"E	30.63'
L25	S30°52'33"E	52.12'
L26	S12°03'26"E	28.91'
L27	S30°54'52"E	42.19'
L28	S12°03'26"E	326.23'
L29	S12°03'26"E	128.77'
L30	S13°48'40"W	190.30'
L31	S77°56'34"W	140.44'
L32	S12°03'26"E	10.09'
L33	S41°49'02"E	37.19'
L34	S12°03'26"E	40.67'
L35	S42°19'49"E	28.81'
L36	S12°03'26"E	61.26'
L37	S41°24'52"E	30.79'
L38	S12°03'26"E	28.82'
L39	S39°10'15"E	32.30'
L40	S12°03'26"E	23.40'
L41	N77°56'34"E	155.34'
L42	S12°03'26"E	488.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	220.37'	70.00'	180°22'40"	S70°51'56"E	140.00'
C2	104.97'	70.00'	085°55'20"	S23°38'16"E	95.41'
C3	115.40'	70.00'	094°27'20"	N66°10'24"E	102.77'
C4	90.70'	1059.80'	004°54'13"	N84°40'35"W	90.68'
C5	307.12'	1173.09'	015°00'01"	S55°58'41"W	306.24'
C6	5.20'	70.00'	004°15'33"	N16°48'58"E	5.20'
C7	33.12'	30.00'	063°15'23"	S46°18'53"W	31.46'

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 62.91 ACRE TRACT CONVEYED TO BCBP DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2018046000 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), BEING ALL OF LOTS 17, 18, 21, 22, 23, 24, 25, 26 AND 27, BLOCK A OF BUSINESS PARK AT BRUSHY CREEK SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2018049470 OPRWC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF BENELLI DRIVE (70' WIDE RIGHT-OF-WAY) MONUMENTING THE NORTHWEST CORNER OF LOT 28, BLOCK A, BEING THE NORTHEAST CORNER OF LOT 24, BLOCK A OF SAID PLAT OF BUSINESS PARK AT BRUSHY CREEK SECTION 2;

THENCE ALONG THE WEST LINE OF SAID LOT 28, BLOCK A, BEING THE EAST LINE OF LOT 24, BLOCK A, AND ACROSS SAID 62.91 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

- S07°15'37"W A DISTANCE OF 220.97 FEET TO A 1/2" IRON ROD SET;
- S03°44'36"E A DISTANCE OF 251.68 FEET TO A 1/2" IRON ROD SET;
- S17°58'48"E A DISTANCE OF 205.72 FEET TO A 1/2" IRON ROD SET;
- S34°11'13"E A DISTANCE OF 261.10 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF LOT 11 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 (PRWC), BEING THE SOUTHEAST CORNER OF LOT 24, BLOCK A AND THE SOUTHWEST CORNER OF LOT 28, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2;

THENCE ALONG THE SOUTH LINE OF LOTS 17, 22, 23 AND 24, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2, BEING THE SOUTH LINE OF SAID 62.91 ACRE TRACT, ALONG THE APPROXIMATE CENTERLINE OF BRUSHY CREEK, ALONG THE NORTH LINE OF LOTS 11 THROUGH 14 OF SAID LOW WATER CROSSING ON BRUSHY CREEK, ALONG THE NORTH LINE OF THAT 0.45 ACRE TRACT (TRACT 1) CONVEYED TO CHRISTOPHER BURGESS AND JUDITH BURGESS BY DEED RECORDED IN DOCUMENT NO. 2016015314 OPRWC, ALONG THE NORTH LINE OF THAT 1.88 ACRE TRACT CONVEYED TO TOMMY RAMSEY, JR. BY DEED RECORDED IN DOCUMENT NO. 2019041500 OPRWC, ALONG THE NORTH LINE OF THAT 1.689 ACRE (PART 1) TRACT OF LAND CONVEYED TO JIM EMBREE BY DEED RECORDED IN DOCUMENT NO. 2015070081 OPRWC, ALONG THE NORTH LINE OF THAT 0.99 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO JIM EMBREE BY DEED RECORDED IN DOCUMENT NO. 2011062361 OPRWC, THE FOLLOWING ELEVEN (11) COURSES:

- S59°13'36"W A DISTANCE OF 95.75 FEET TO A 1/2" IRON ROD SET;
- S48°28'44"W A DISTANCE OF 226.85 FEET TO A CALCULATED POINT;
- S42°55'53"W A DISTANCE OF 195.87 FEET TO A CALCULATED POINT;
- S77°19'56"W A DISTANCE OF 256.76 FEET TO A CALCULATED POINT;
- N76°10'36"W A DISTANCE OF 131.96 FEET TO A CALCULATED POINT;
- N67°51'24"W A DISTANCE OF 248.03 FEET TO A CALCULATED POINT;
- N73°30'30"W A DISTANCE OF 65.16 FEET TO A CALCULATED POINT;
- N89°51'25"W A DISTANCE OF 159.54 FEET TO A CALCULATED POINT;
- S44°28'19"W A DISTANCE OF 135.92 FEET TO A CALCULATED POINT;
- S80°02'34"W A DISTANCE OF 351.40 FEET TO A CALCULATED POINT;
- S86°30'42"W A DISTANCE OF 418.65 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF LOT 17, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2, BEING ALSO THE SOUTHWEST CORNER OF SAID 62.91 ACRE TRACT, BEING THE SOUTHEAST CORNER OF THAT 206.29 ACRE TRACT CONVEYED TO BEVERLY JOHNSON GORDON BY DEED RECORDED IN DOCUMENT NO. 9835986 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWC), FROM WHICH THE SOUTHWEST CORNER OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY S41°10'21"W A DISTANCE OF 5809 FEET;

THENCE ALONG THE EAST LINE OF SAID 206.29 ACRE TRACT, ALONG THE WEST LINE OF LOT 17, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2, N01°36'05"W, PASSING AT A DISTANCE OF 181.98 FEET A 1/2" IRON ROD SET FOR A WITNESS CORNER, CONTINUING FOR A TOTAL DISTANCE OF 988.00 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 16, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2, FROM WHICH A 1/2" IRON ROD WITH NO CAP FOUND ON THE SOUTH LINE OF THE MISSOURI PACIFIC/UNION PACIFIC RAILROAD (100' WIDE RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID 62.91 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF LOT 16, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2, BEARS N01°36'05"W A DISTANCE OF 317.99 FEET;

THENCE ALONG THE SOUTH LINE OF SAID LOT 16, BLOCK A AND ACROSS SAID 62.91 ACRE TRACT, N88°23'55"E A DISTANCE OF 114.85 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT ON SAID RIGHT-OF-WAY LINE OF BENELLI DRIVE (70' RADIUS);

THENCE EASTERLY ALONG SAID CURVE AND ACROSS SAID 62.91 ACRE TRACT, AN ARC LENGTH OF 220.37 FEET, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 180°22'40", AND A CHORD BEARING S70°51'56"E A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD FOUND AT A NORTHWEST CORNER OF LOT 19, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2;

THENCE ACROSS SAID 62.91 ACRE TRACT, ALONG THE WEST AND SOUTH LINES OF SAID LOT 19, BLOCK A AND ALONG THE SOUTH AND EAST LINES OF LOT 20, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2, THE FOLLOWING THREE (3) COURSES:

- S12°03'26"E A DISTANCE OF 278.94 FEET TO A 1/2" IRON ROD FOUND;
- N77°56'34"E A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 20;
- N12°03'26"W A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID BENELLI DRIVE FOR THE NORTHWEST CORNER OF LOT 21, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2;

THENCE ACROSS SAID 62.91 ACRE TRACT, ALONG THE NORTH LINE OF LOT 21, 22, 23, 24, 25, 26 AND 27, BLOCK A OF SAID BUSINESS PARK AT BRUSHY CREEK SECTION 2, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BENELLI DRIVE, N77°56'34"E (BEARING BASIS) A DISTANCE OF 1,298.83 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 42.855 ACRES, MORE OR LESS.
ALL IRON RODS FOUND OR SET HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.
BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF BENELLI DRIVE, CALLED AS N77°56'34"E ON THE SAID PLAT OF BUSINESS PARK AT BRUSHY CREEK SECTION 2.
WILLIAMSON COUNTY APPRAISAL DISTRICT REFERENCE NUMBERS R571128, R571129, R571132, R571133, R571134, R571135, R571136, R571137 AND R571138.

FINAL PLAT OF
**REPLAT OF LOTS 17, 18, & 21-27, BLOCK A,
BUSINESS PARK AT BRUSHY CREEK SECTION 2**
WILLIAMSON COUNTY, TEXAS

NOTES:

- 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.
- 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.
- 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.
- 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.
- WATER SERVICE WILL BE PROVIDED BY JONAH SPECIAL UTILITY DISTRICT.
- SANITARY SEWER SERVICE 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.
- A PORTION OF THIS TRACT IS WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE REVISED AND APPROVED PRELIMINARY FLOOD INSURANCE RATE MAP PANEL NO. 48491C0515F, REVISION DATE JANUARY 22, 2019, EFFECTIVE DATE DECEMBER 20, 2019.
- THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 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.
- 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 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.
- 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.
- ALL DRIVEWAYS SHALL BE DIP-STYLE OR STRAIGHT TIE, AS LONG AS THE GRADE BREAKS ARE LESS THAN 15%.
- 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.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED. ALL LOTS SHALL ONLY TAKE ACCESS FROM BENELLI DRIVE.
- SURVEYOR UNABLE TO SET CORNERS ALONG A PORTION OF APPROXIMATE CENTERLINE OF BRUSHY CREEK DUE TO BEING UNDERWATER OR OTHERWISE INACCESSIBLE.
- THE SUBJECT TRACT LIES WITHIN THE UPPER BRUSHY CREEK WCID.
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY.
- THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF BUSINESS PARK AT BRUSHY CREEK SECTION 2, AS RECORDED IN DOCUMENT NO. 2018049470 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THE JOINT DRIVEWAY AND ACCESS EASEMENT/PUBLIC UTILITY EASEMENT SHOWN HEREON IS TO BE VACATED BY THIS REPLAT.

LEGEND:

- = 1/2" IRON ROD FOUND WITH "RJ SURVEYING" CAP
- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
- △ = CALCULATED POINT
- xxx.x' = MINIMUM FINISHED FLOOR ELEVATION
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- OSSF = ON-SITE SEWAGE FACILITY SETBACK
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- BL = BUILDING SETBACK LINE
- ROW = RIGHT-OF-WAY
- = ETJ LINE (PER CITY OF HUTTO GIS DATA)

SITE DATA:

TOTAL AREA OF SITE: 42.855 ACRES
NUMBER OF LOTS: 7
NUMBER OF BLOCKS : 1
SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422

NEW STREETS: NONE

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

MINIMUM FIRST FLOOR ELEVATIONS (NAVD '88)

LOT	ELEVATION
17	637.0'
18	636.0'
21	635.5'
22	634.5'
23	634.5'
25	635.0'
26	634.6'

AREA SUMMARY:

TOTAL AREA OF PLAT:	42.855 ACRES
LOT 17	8.612 ACRES
LOT 18	8.612 ACRES
LOT 21	1.515 ACRES
LOT 22	8.800 ACRES
LOT 23	12.250 ACRES
LOT 25	2.066 ACRES
LOT 26	1.000 ACRES

DATE: JULY 16, 2019

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.

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F-10015400

FINAL PLAT OF
REPLAT OF LOTS 17, 18, & 21-27, BLOCK A,
BUSINESS PARK AT BRUSHY CREEK SECTION 2
WILLIAMSON COUNTY, TEXAS

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

THAT BCBP DEVELOPMENT, INC., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018046000 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-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 EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOTS 17, 18, & 21-27, BLOCK A, BUSINESS PARK AT BRUSHY CREEK SECTION 2".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11 DAY OF December 2019.

BCBP DEVELOPMENT, INC., A TEXAS CORPORATION

BY: B. W. CASH
BRUCE W. CASH, PRESIDENT
BCBP DEVELOPMENT, INC.
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED BRUCE W. CASH, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11 DAY OF December 2019 A.D.

BY: Cristina Cardenas
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: CRISTINA CARDENAS

MY COMMISSION EXPIRES: 9/17/2023



THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED MARCH 28, 2018, RECORDED AS DOCUMENT NO. 2018025509 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

PLAINSCAPITAL BANK

BY: T. Shawn Tuggle
PRINTED NAME: T. Shawn Tuggle
TITLE: Plaintiff - Round Rock

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME ON THIS DAY PERSONALLY APPEARED T. Shawn Tuggle, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10th DAY OF December 2019 A.D.

BY: Julie Zitz
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Julie Zitz

MY COMMISSION EXPIRES: 8-11-2023



THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF DEED OF TRUST LIEN DATED MAY 29, 2018, RECORDED AS DOCUMENT NO. 2018046070 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

BRUSHY CREEK RANCH INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: B. W. CASH
PRINTED NAME: BRUCE W. CASH
TITLE: PARTNER

STATE OF TEXAS

COUNTY OF WILLIAMSON

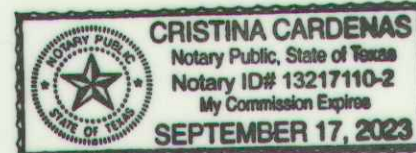
BEFORE ME ON THIS DAY PERSONALLY APPEARED B. W. CASH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11 DAY OF December 2019 A.D.

BY: Cristina Cardenas
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: CRISTINA CARDENAS

MY COMMISSION EXPIRES: 9/17/2023

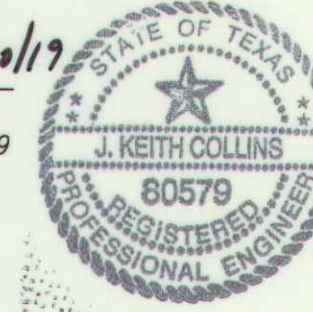


ENGINEER'S CERTIFICATION

A PORTION OF THIS TRACT IS WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE REVISED AND APPROVED PRELIMINARY FLOOD INSURANCE RATE MAP PANEL NO. 48491C0515F, REVISION DATE JANUARY 22, 2019, EFFECTIVE DATE DECEMBER 20, 2019.

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.

BY: J. Keith Collins 12/10/19
J. KEITH COLLINS
DATE
LICENSED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS



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 ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY UNDER COMMITMENT NO. GF NO. 1928185-COM, EFFECTIVE DATE JULY 5, 2019. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

BY: Stephen R. Lawrence 12/10/2019
STEPHEN R. LAWRENCE
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE 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 WITHIN IT.

BY: J. Terron Evertson 12/12/19
J. TERRON EVERTSON, PE, DR, CFM
DATE
COUNTY ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 11th DAY OF December 2019 A.D.

BY: Teresa Baker
Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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 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 AND STREETS.

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, BILL GRAVELL JR., 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.

BY: Bill Gravel Jr.
BILL GRAVELL JR., COUNTY JUDGE
DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF WILLIAMSON

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 THIS 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
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: JULY 16, 2019

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