FINAL PLAT

L.R. WILLIAMS BUSINESS PARK, PHASE III

BEING A 9.954 ACRE TRACT OF LAND LOCATED IN THE JOHN H. ESTEP SURVEY, ABSTRACT NO. 219, WILLIAMSON COUNTY, TEXAS, SAID 9.954 ACRE TRACT BEING A REMAINING PORTION OF THAT CALLED 24.292 ACRE TRACT OF LAND KNOWN AS "TRACT 3", RECORDED IN DOCUMENT NO. 2013107847, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

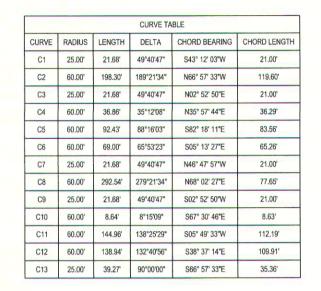
NOTES: 1) FIELD WORK PERFORMED ON: JULY 2019 2) HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE, NAD83 3) VERTICAL DATUM: NAVD88

3) VERTICAL DATUM: NAVD88
4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

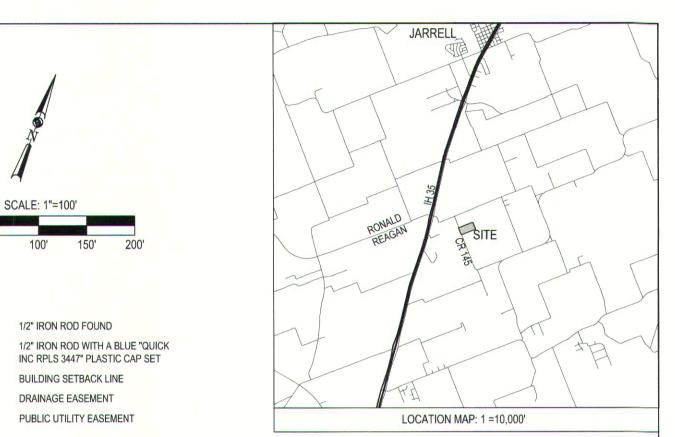
FEMA FLOOD PLAIN - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0150E, EFFECTIVE DATE DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

N: 10254546.201'

E: 3150218.182



5' P.U.E., D.E. & B.S.L. 247.28'



FIELD NOTES FOR A 9.954 ACRE TRACT OF LAND:

BEING A 9.954 ACRE TRACT OF LAND, LOCATED IN THE JOHN H. ESTEP SURVEY, ABSTRACT NO. 219, WILLIAMSON COUNTY, TEXAS; SAID 9.954 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 24.292 ACRE TRACT OF LAND KNOWN AS "TRACT 3", RECORDED IN DOCUMENT NO. 2013107847, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 9.954 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED IN THE SOUTHEAST LINE OF SAID 24.292 ACRE "TRACT 3", A NORTHWEST LINE OF THAT TRACT OF LAND RECORDED IN VOLUME 450, PAGE 305, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE EASTERNMOST CORNER OF THAT CERTAIN LOT 6, BLOCK B, OF L.R. WILLIAMS BUSINESS PARK, PHASE II, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2017040100, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ACROSS SAID 24.292 ACRE "TRACT 3", WITH THE BOUNDARY LINES OF SAID L.R. BUSINESS PARK, PHASE II, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1. N 21° 57' 34" W, A DISTANCE OF 179.47', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE
- 2. S 68° 02' 27" W, A DISTANCE OF 99.00', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE
- 3. N 21° 57" 33" W, A DISTANCE OF 235.99", TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- 4. \$ 68° 02' 27" W, A DISTANCE OF 78.00', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE
- 5. N 21° 57' 33" W, A DISTANCE OF 60.00', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN EXTERIOR CORNER OF THE
- 6. N 68° 02' 27" E, A DISTANCE OF 45.00', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR AN INTERIOR CORNER OF THE
- 7. N 21° 57' 33" W, A DISTANCE OF 199.99', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED IN THE NORTHWEST LINE OF SAID 24.292 ACRE "TRACT 3", THE SOUTHEAST LINE OF THAT CALLED 24.292 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2011022726, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE NORTHERNMOST CORNER OF THAT CERTAIN LOT 3, BLOCK A, OF L.R. WILLIAMS BUSINESS PARK, PHASE II, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2017040100, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- 8. THENCE, WITH THE NORTHWEST LINE OF SAID 24,292 ACRE "TRACT 3", THE SOUTHEAST LINE OF SAID 24,292 ACRE TRACT RECORDED IN DOCUMENT NO. 2011022726, N 68° 02' 27" E, A DISTANCE OF 691.28", TO A 1/2" IRON ROD LOCATED FOR THE NORTHERNMOST CORNER OF SAID 24,292 ACRE "TRACT 3", THE EASTERNMOST CORNER OF SAID 24,292 ACRE TRACT RECORDED IN DOCUMENT NO. 2011022726, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS BEING IN A SOUTHWEST LINE OF SAID TRACT OF LAND RECORDED IN VOLUME 450, PAGE 305, AND BEING THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE NORTHEAST AND SOUTHEAST LINES OF SAID 24.292 ACRE "TRACT 3", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 9. S 20° 48' 46" E, A DISTANCE OF 675.59', TO A 1/2" IRON ROD LOCATED FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
- 10. S 68° 02' 26" W, A DISTANCE OF 545.76, TO THE POINT OF BEGINNING CONTAINING 9.954 ACRES OF LAND.

BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83

L.R. WILLIAMS BUSINESS F BLOCK A DOCUMENT NO. 201 OFFICIAL PUBLIC RI	19	LOT 4 1.010 ACRES		OT 5 ACRES 57.33"W 171.90	LOT 6 1.150 ACRES	
	S68° 02' 27"V 78.00'	220.00' 5' LP S68° WILLIAMS LANE LIC RIGHT-OF-WAY) N68	174.19' 02' 27"W 439.19' N68° 02' 27"E 504.00' 371.00' 5' LANDSC	25' B.S.L. 15' P.U.E. & D.E. CA 15' P.U.E. & D.E. C	CAPE S/	675.59
	LOTZ	N21° 57" 33"W 235.99 5" PUE, DE. 8 B.S.L.	LOT 9 3.379 ACRES	25 B.S.L. 15 F.U.E. & D.E. C9 S21° 57' 33"E C9 C9 S21° 57' 33"E (60' PUBLIC RIGHT-OF-WAY)	1.052 ACRES 1.052 ACRES	20° 48
	L.R. WILLIAMS BUSINESS PARK, PHASE II BLOCK B DOCUMENT NO. 2017040100 OFFICIAL PUBLIC RECORDS	O O O O O O O O O O O O O O O O O O O	_5' <u>P.U.E., D.E.</u> & <u>B.S.L.</u>	BLOCK A 19.97 (8.77.34"W 119.97 (8.77.34"W 119.9	LOT 8 1.010 ACRES	
	KOKEL LEONA ETAL VOLUME 450, PAGE 305 DEED RECORDS	P.O.B.		S68° 02' 26"W 545.76"		N: 10254173.200' E: 3151099.356' EL: 854.87'

BORIACK HAROLD LEE CALLED 24.292 ACRES

DOCUMENT NO. 2011022726 OFFICIAL PUBLIC RECORDS

5' P.U.E., D.E. & B.S.L. 224.00'

BLOCK A

N68° 02' 27"E 691.28'

ENGINEER

MATKIN HOOVER ENGINEERING
8 SPENCER ROAD, SUITE 100
GEORGETOWN, TEXAS, 78006

LEGEND

0

B.S.L.

D.E.

P.U.E.

N: 10254804.703'

E: 3150859.310'

EL: 842.94'

OWNER/AGENT SISSY WILLIAMS LR WILLIAMS BUSINESS PARK LLC P.O. BOX 872 THORNDALE, TEXAS, 76577 512-786-2570



DATE: JOB NO.

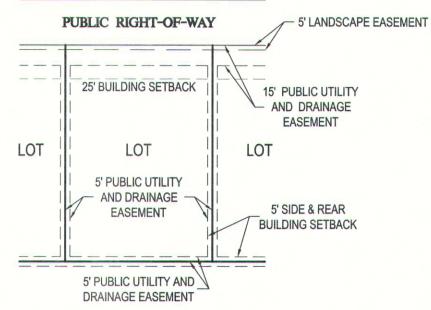
JULY 01, 2020 O. 15-2123

SHEET 1 OF 2

- ACREAGE OF SUBDIVISION = 9.954 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.66 AC/LOT,
- 2. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO.48491C0105F DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JARRELL SCHWERTNER WATER SUPPLY CORP.
- 4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
- 5. ELECTRIC SERVICE PROVIDED BY BARTLETT ELECTRIC COOPERATIVE.
- 6. 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.
- 7. A FIFTEEN (15) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE LOT, ALL EASEMENTS SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
- 8. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
- 9. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR
- 10. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A
- 11. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
- 12. 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 POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENTS OF MAINTENANCE OF THE
- 13. 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
- 14. 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 THE PROPERTY. 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.
- 15. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS, REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.
- 16. 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.
- 17. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- 18. NO LOT DEVELOPMENT IS PROPOSED WITH THIS PLAT. 19. ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.
- 20. 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.
- 21. THIS SUBDIVISION IS SUBJECT TO A 5' LANDSCAPE EASEMENT OUTSIDE OF THE PUBLIC RIGHT-OF-WAY TO OFF-SET THE PROPOSED IMPERVIOUS COVER OF THE ROAD. THE 5' LANDSCAPE EASEMENT PROVIDES FAIR CONDITION GRASS IN PLACE OF THE EXISTING ROW CROPS FROM THE PROPOSED EDGE OF PAVEMENT TO 5' OUTSIDE THE PUBLIC RIGHT-OF-WAY, THIS ADDITION OF FAIR CONDITION GRASS IS SUFFICIENT TO CAUSE NO DOWNSTREAM IMPACT FROM STORM WATER RUN OFF AFTER PROPOSED ROAD
- 22. 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 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.
- 23. 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.
- 24. ALL LOT OWNERS SHALL BE REQUIRED TO SUBMIT CONSTRUCTION PLANS TO EMERGENCY SERVICES DISTRICT NO. 5, JARRELL FIRE DEPARTMENT AND RECEIVE APPROVAL BEFORE ANY DEVELOPMENT CAN BEGIN.
- 25. 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. 26. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT
- PERMIT FOR ALL LOTS FULLY OR PARTIALLY OUTSIDE OF GEORGETOWN CITY LIMITS FROM THE WILLIAMSON COUNTY FLOODPLAIN
- 27. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 28. LOTS 4-9 SHALL UTILIZE A "DIP TYPE" DRIVEWAY AND SHALL BE INSTALLED TO NOT OBSTRUCT STORMWATER WITH THE PUBLIC

ROADWAY TABLE

DESIGN SPEED 30 MPH MAINTENANCE AUTHORITY: PUBLIC



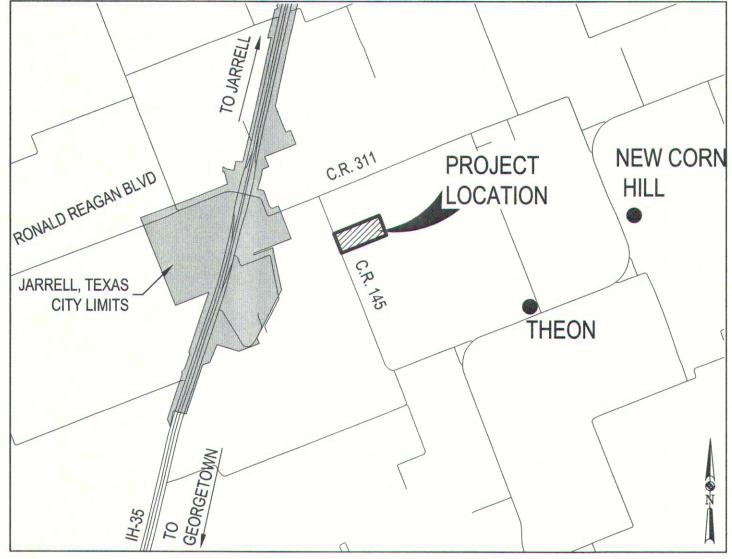
TYPICAL LOT EASEMENTS

N.T.S. (ESTABLISHED ON ALL LOTS)

FINAL PLAT OF L.R. WILLIAMS BUSINESS PARK, PHASE III

BEING A 9.954 ACRE TRACT OF LAND LOCATED IN THE JOHN H. ESTEP SURVEY, ABSTRACT NO. 219, WILLIAMSON COUNTY, TEXAS, SAID 9.954 ACRE TRACT BEING A REMAINING PORTION OF THAT CALLED 24.292 ACRE TRACT OF LAND KNOWN AS "TRACT 3", RECORDED IN DOCUMENT NO. 2013107847, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS,

NEW LOTS: 6



STATE OF TEXAS COUNTY OF WILLIAMSON)(

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

REGISTERED PROFESSIONAL LAND SURVEYOR TRAVES OUICKSALL RPLS

STATE OF TEXAS COUNTY OF WILLIAMSON

I GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0105F. EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY. TEXAS. THIS 💆 DAY OF __, 20 20.

GARRETT D. KELLER **REGISTERED PROFESSIONAL ENGINEER** NO. 111511 STATE OF TEXAS



OWNER/DEVELOPER: LR WILLIAMS BUSINESS PARK, LLC C/O SISSY WILLIAMS P.O. BOX 91 THORNDALE, TX 76577 OFF: 1-(512) 786-2570

MATKIN HOOVER RANSIS421@YAHOO.COM OFF: (512) 868-2244

AGENT/PREPARER: ENGINEERING & SURVEYING

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, SISSY WILLIAMS, CO-OWNER AND AGENT FOR L.R. WILLIAMS BUSINESS PARK, LLC, SOLE OWNER OF THE CERTAIN TRACT OF

C/O GARRETT D. KELLER, P.E. 3303 SHELL ROAD, SUITE 3 GEORGETOWN, TEXAS 78628 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM

OFFICE: 512.868.2244 FAX:830.249.0099 & SURVEYING TEXAS REGISTERED ENGINEERING FIRM F-004512

JOB NO. TEXAS REGISTERED SURVEYING FIRM F-10024000

SHEET

DATE: Jaly 01, 2020

LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013107847 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT 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, 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 L.R. WILLIAMS BUSINESS PARK, PHASE III. LR WILLIAMS BUSINESS PARK, LLC C/O SISSY WILLIAMS P.O. BOX 91 THORNDALE, TX 76577 BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. AND SEAL OF OFFICE THIS 09 DAY OF July , 20 20 A.D. NEIL AARON TURNER May aarondelike Notary Public, State of Texas Comm. Expires 01-07-2024 NOTARY PUBLIC, STATE OF TEXAS Notary ID 132302845 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 CERTIFICATIONS 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 MEMBERS OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT. J. TERRON EVERTSON, PE, DR, CFM Adam D. Boatright DATE
COUNTY ENGINEER FOR J. TENTON EVERTSON ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE LLDAY OF JULY 2000. STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: 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 BILL GRAVELL, JR., COUNTY JUDGE WILLIAMSON COUNTY, TEXAS STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: 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 O'CLOCK, ___.M., AND DULY RECORDED THIS THE _____ DAY OF . 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