

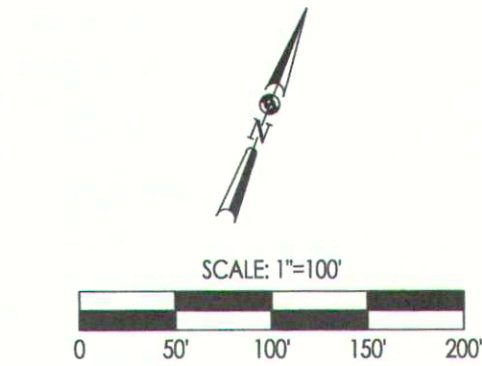
REPLAT LOT 9 BLOCK A
L.R. WILLIAMS BUSINESS PARK, PHASE III

BEING A 3.379 ACRE TRACT OF LAND, LOCATED IN THE JOHN H. ESTEP SURVEY, ABSTRACT NO. 219, WILLIAMSON COUNTY, TEXAS, SAID 3.379 ACRE TRACT, BEING ALL OF LOT NINE (9), BLOCK A, OF L.R. WILLIAMS BUSINESS PARK, PHASE III, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2020109811, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

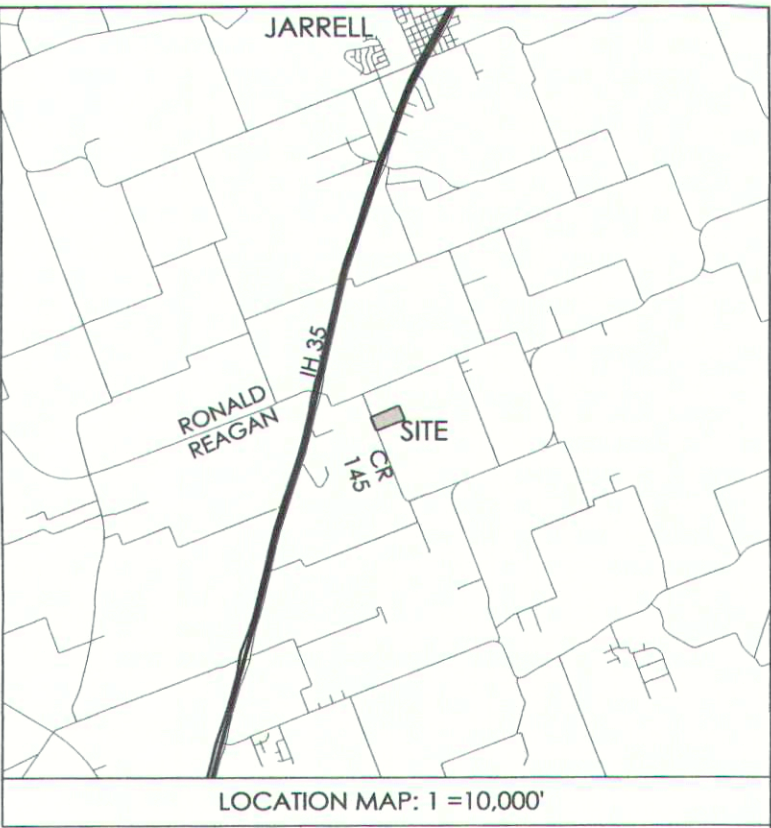
- NOTES:
- 1) FIELD WORK PERFORMED ON: MAY 21, 2021
 - 2) HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 3) VERTICAL DATUM: NAVD88
 - 4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN 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 PROPERTY 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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	S66° 57' 33"E	35.36'
C2	25.00'	21.68'	49°40'47"	S02° 52' 50"W	21.00'
C3	60.00'	52.08'	49°44'00"	S02° 51' 14"W	50.46'
C4	60.00'	86.86'	82°56'57"	S63° 29' 14"E	79.47'



- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 3447" PLASTIC CAP SET
 - B.S.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT



FIELD NOTES FOR A 3.379 ACRE TRACT OF LAND:

BEING A 3.379 ACRE TRACT OF LAND, LOCATED IN THE JOHN H. ESTEP SURVEY, ABSTRACT NO. 219, WILLIAMSON COUNTY, TEXAS; SAID 3.379 ACRE TRACT, BEING ALL OF LOT NINE (9), BLOCK A, OF L.R. WILLIAMS BUSINESS PARK, PHASE III, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2020109811, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 3.379 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 FOR THE SOUTHERNMOST CORNER OF SAID LOT 9, 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, BEING IN A NORTHWEST LINE OF THAT TRACT OF LAND RECORDED IN VOLUME 450, PAGE 305, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID POINT BEING THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

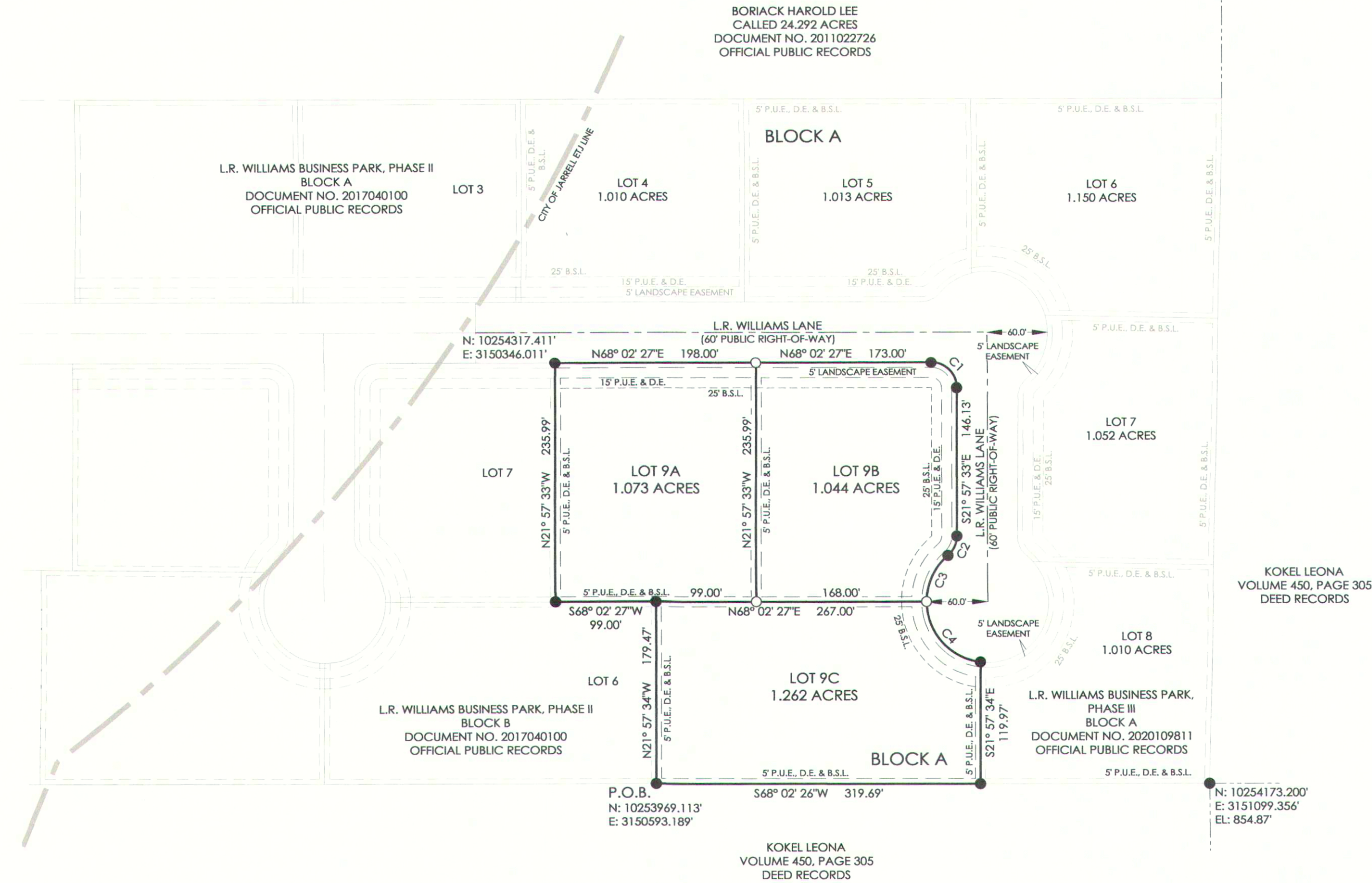
THENCE, WITH THE COMMON BOUNDARY LINES OF SAID LOT 9 AND SAID L.R. WILLIAMS BUSINESS PARK, PHASE II, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

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 HEREIN DESCRIBED TRACT OF LAND;
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 HEREIN DESCRIBED TRACT OF LAND;
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 IN THE SOUTHEAST RIGHT-OF-WAY LINE OF L.R. WILLIAMS LANE, BEING THE WESTERNMOST CORNER OF SAID LOT 9, THE NORTHERNMOST CORNER OF LOT 7, BLOCK B, OF SAID L.R. WILLIAMS BUSINESS PARK, PHASE II, SAID POINT BEING THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE SOUTHEAST AND SOUTHWEST RIGHT-OF-WAY LINE OF L.R. WILLIAMS LANE, THE NORTHWEST AND NORTHEAST LINES OF SAID LOT 9, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

4. N 68° 02' 27" E, A DISTANCE OF 371.00', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR THE BEGINNING OF A CURVE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT OF LAND;
5. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 25.00', A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS S 66° 57' 33" E, A CHORD DISTANCE OF 35.36', A TOTAL CURVE LENGTH OF 39.27', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT OF LAND;
6. S 21° 57' 33" E, A DISTANCE OF 146.13', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR THE BEGINNING OF A CURVE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT OF LAND;
7. WITH SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 25.00', A CENTRAL ANGLE OF 49°40'47", A CHORD WHICH BEARS S 02° 52' 50" W, A CHORD DISTANCE OF 21.00', A TOTAL CURVE LENGTH OF 21.68', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR THE BEGINNING OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT OF LAND;
8. WITH SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 60.00', A CENTRAL ANGLE OF 132°40'56", A CHORD WHICH BEARS S 38° 37' 14" E, A CHORD DISTANCE OF 109.91', A TOTAL CURVE LENGTH OF 138.94', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF L.R. WILLIAMS LANE, BEING AN ANGLE POINT OF SAID LOT 9, AN ANGLE POINT OF LOT 8, BLOCK A, OF SAID L.R. WILLIAMS BUSINESS PARK, PHASE III, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT OF LAND;
9. THENCE, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF L.R. WILLIAMS LANE, WITH THE COMMON BOUNDARY LINE OF SAID LOT 9 AND LOT 8, S 21° 57' 34" E, A DISTANCE OF 119.97', TO A 1/2" IRON ROD WITH A BLUE "QUICK INC. RPLS 6447" PLASTIC CAP LOCATED FOR THE EASTERNMOST CORNER OF SAID LOT 9, THE SOUTHERNMOST CORNER OF SAID LOT 8, BEING IN A NORTHWEST LINE OF SAID TRACT OF LAND RECORDED IN VOLUME 450, PAGE 305, SAID POINT BEING THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
10. THENCE, WITH THE SOUTHEAST LINE OF SAID LOT 9, A NORTHWEST LINE OF SAID TRACT OF LAND RECORDED IN VOLUME 450, PAGE 305, S 68° 02' 26" W, A DISTANCE OF 319.69', TO THE POINT OF BEGINNING CONTAINING 3.379 ACRES OF LAND.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.



ENGINEER
MATKIN HOOVER ENGINEERING
8 SPENCER ROAD, SUITE 100
GEORGETOWN, TEXAS, 78066
830-249-0600

OWNER/AGENT
SISSY WILLIAMS
L.R. WILLIAMS BUSINESS PARK LLC
P.O. BOX 872
THORNDALE, TEXAS, 76577
512-915-4950

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571

DATE: MAY 29, 2021

JOB NO. 15-2123

SHEET 1 OF 2

BEING A 3.379 ACRE TRACT OF LAND, LOCATED IN THE JOHN H. ESTEP SURVEY, ABSTRACT NO. 219, WILLIAMSON COUNTY, TEXAS, SAID 3.379 ACRE TRACT, BEING ALL OF LOT NINE (9), BLOCK A, OF L.R. WILLIAMS BUSINESS PARK, PHASE III, ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 2020109811, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

[illegible]

N.T.S.


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

07/29/202
REGISTERED PROFESSIONAL LAND SURVEYOR
TRAVIS QUICKSALL, R.P.L.S.



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. 48491C0150F EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS 29th DAY OF July, 2021.


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



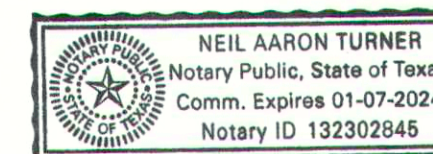
TYPICAL LOT EASEMENTS

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

I, Sissy Williams, co-owner and agent for L.R. Williams Business Park, LLC, sole owner of the certain tract of land shown hereon and described in a deed recorded in document no. 2013107947 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.


Sissy Williams
OWNER

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sissy Williams, KNOWN TO ME TO BE THE 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 02 DAY OF August, 2021 A.D.



Hei Aaron Leone
NOTARY PUBLIC, STATE OF TEXAS

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THIS 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 MEMBERS OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.


 Roger Hickman, PE ^{For} Teron Evertson
 J. TERROR EVERTSON, PE, DR, CFM
 COUNTY ENGINEER

DATE 8/4/2020

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 2 DAY OF August, 2021A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR
TERESA BAKER
Cindy Bridges

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

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____.

_____ 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 SAILOR COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O GARRETT D. KELLER, P.E.
3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78628
OFF: (512) 868-2244
FAX: (830) 249-0099
GKEI | FR@MATKINHOOVER.C

MATKIN HOOVER

3303 SHELL ROAD, SUITE 3
GEORGETOWN, TEXAS 78626
OFFICE: 512.868.2244 FAX: 830.249.0099

ENGINEERING
& SURVEYING

TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000

CIVIL ENGINEERS, SURVEYORS, LAND BOUNDERS, CONSTRUCTION MANAGERS, CONSULTANTS

DATE: MAY 29, 2021

JOB NO. 2754.02

SHEET 2 OF 2