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.

1) FIELD WORK PERFORMED ON: MAY 21, 2021

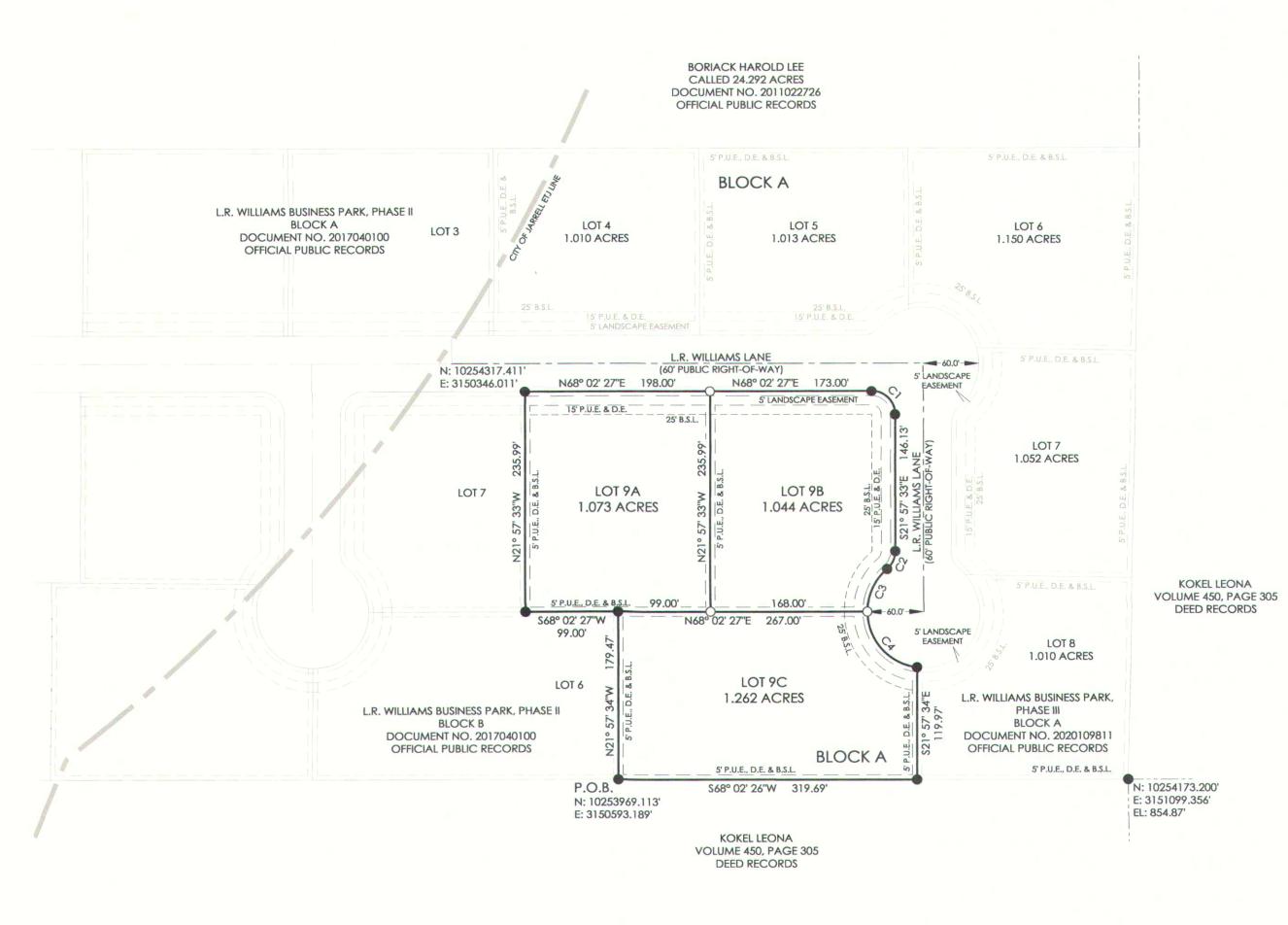
2) HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE, NAD83 3) VERTICAL DATUM: NAVD88

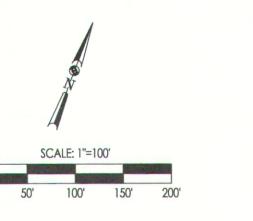
4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT

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

CURVETABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
Cl	25.00'	39.27	90°00'00"	\$66° 57' 33"E	35.36'
C2	25.00'	21.68'	49°40'47"	S02° 52' 50"W	21.00'
СЗ	60.00'	52.08'	49°44'00"	\$02° 51' 14"W	50.46'
C4	60.00'	86.86'	82°56'57"	\$63° 29' 14"E	79.47'





LEGEND

1/2" IRON ROD FOUND

BUILDING SETBACK LINE

1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 3447" PLASTIC CAP SET

B.S.L.

0

D.E.

DRAINAGE EASEMENT

P.U.E. **PUBLIC UTILITY EASEMENT**

SITE LOCATION MAP: 1 =10,000'

JARRELL

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

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

- 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;
- 2.5 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
- 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 \$ 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. \$ 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 \$ 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 \$ 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, \$ 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. \$ 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 8 SPENCER ROAD, SUITE 100 GEORGETOWN, TEXAS, 78006 830-249-0600

LR WILLIAMS BUSINESS PARK LLC P.O. BOX 872 THORNDALE, TEXAS, 76577

Firm: 10194104 512-915-4950 1430 N. Robertson Road, Salado, Texas 76571 DATE: MAY 29, 2021

JOB NO. 15-2123

SHEET 1 OF 2

- 1. ACREAGE OF SUBDIVISION = 3.379 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.126 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.48491C0150F 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 ADJACENT ROAD.
- 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 9A, 9B AND 9C SHALL UTILIZE A "DIP TYPE" DRIVEWAY AND SHALL BE INSTALLED TO NOT OBSTRUCT STORMWATER WITH THE PUBLIC RIGHT-OF-WAY

— 5' LANDSCAPE EASEMENT PUBLIC RIGHT-OF-WAY 25' BUILDING SETBACK 15' PUBLIC UTILITY AND DRAINAGE **EASEMENT** LOT LOT 5' PUBLIC UTILITY - AND DRAINAGE 5' SIDE & REAR **EASEMENT BUILDING SETBACK** 5' PUBLIC UTILITY AND

TYPICAL LOT EASEMENTS

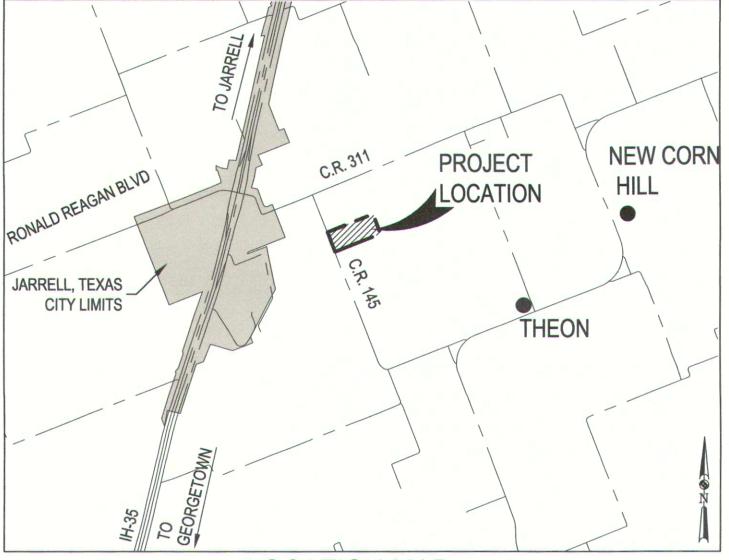
DRAINAGE EASEMENT

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

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.

NEW LOTS: 3



LOCATION MAP

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

> TRAVIS L. QUICKSALLD

REGISTERED PROFESSIONAL LAND SURVEYOR TRAVIS QUICKSALL, R.P.L.S.

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

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

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 RANSIS421@YAHOO.COM

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

GKELLER@MATKINHOOVER.COM

OFFICE: 512.868.2244 FAX:830.249.0099

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

KNOW ALL MEN BY THESE PRESENTS

DATE

& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS COI

DATE: MAY 29, 2021

. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID

2754.02 JOB NO.

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 HERBY 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 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 Scary Williams 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 OR DAY OF August, 2021 A.D. NEIL AARON TURNER Notary Public, State of Texas Comm. Expires 01-07-2024 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. Rocar Hickman, PE Terror Eventson 8/4/2021

J. TERRON EVERTSON, PE, DR, CFM

DATE ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 2 DAY OF AUGUST 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. BILL GRAVELL, JR., COUNTY JUDGE 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 INSTRUMENT NO. COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN. NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

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