

OWNER/DEVELOPER:
CHAKRADHAR KARRI
141 ARCHIELAGO TRL
AUSTIN, TX 78716
ACREAGE : 4.31 ACRES

NUMBER OF BLOCKS: 1
ACREAGE BY DEVELOPMENT : 4.31 ACRES (DEVELOPMENT)
NUMBER OF LOTS BY DEVELOPMENT: 2 DEVELOPMENT
ENGINEER: RAO'S CONSULTING ENGINEERS LLC
SURVEYOR: CROSS TEXAS LAND SERVICES INC
LINEAR FEET OF NEW STREETS : 0
SUBMITTAL DATE: 27TH SEPTEMBER 2021

BRUSHY BEND SECTION - II PHASE TWO LOT 15 REPLAT

BEING ALL OF LOT 15, BRUSHY BEND SECTION II, PHASE TWO, A
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT OF RECORD IN CABINET C, SLIDE 123, PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS.

THE STATE OF TEXAS
(COUNTY OF WILLIAMSON)

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, CHAKRADHAR KARRI, SOLE OWNER (OR CO-OWNER) OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORD
ED IN DOCUMENT NUMBER 2021022309 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 BRUSHY BEND SECTION II PHASE TWO LOT 15 REPLAT 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 BRUSHY BEND SECTION II PHASE TWO LOT 15 REPLAT.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF June, 2023

CHAKRADHAR KARRI

141 ARCHIELAGO TRL
AUSTIN, TX 78716

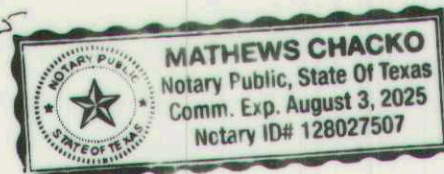
THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, CHAKRADHAR KARRI, AS THE OWNER OF THAT CERTAIN ACRE TRACT OF LAND RECORDED IN DOCUMENT
NUMBER 2021022309, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC
FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN
HEREON TO BE KNOWN AS SUBDIVISION.

CHAKRADHAR KARRI

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23rd DAY OF June, 2023, BY, NOTARY
PUBLIC STATE OF TEXAS
PRINTED NAME: Mathews Chacko
MY COMMISSION EXPIRES: August 3, 2025



THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, S. RAO VASAMSETTI, DO HERBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE
SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN THE EDWARD AQUIFER RECHARGE ZONE

SIGNATURE AND SEAL OF LICENSED ENGINEER
DATE 6/20/23



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 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 WITH IT.

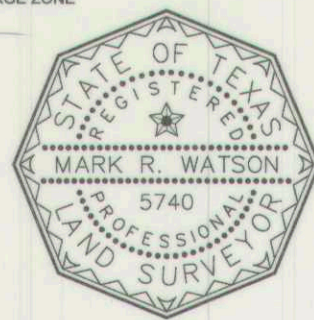
Adam D. Boatright
ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY ENGINEER

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, MARK R. WATSON, DO HERBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE
SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

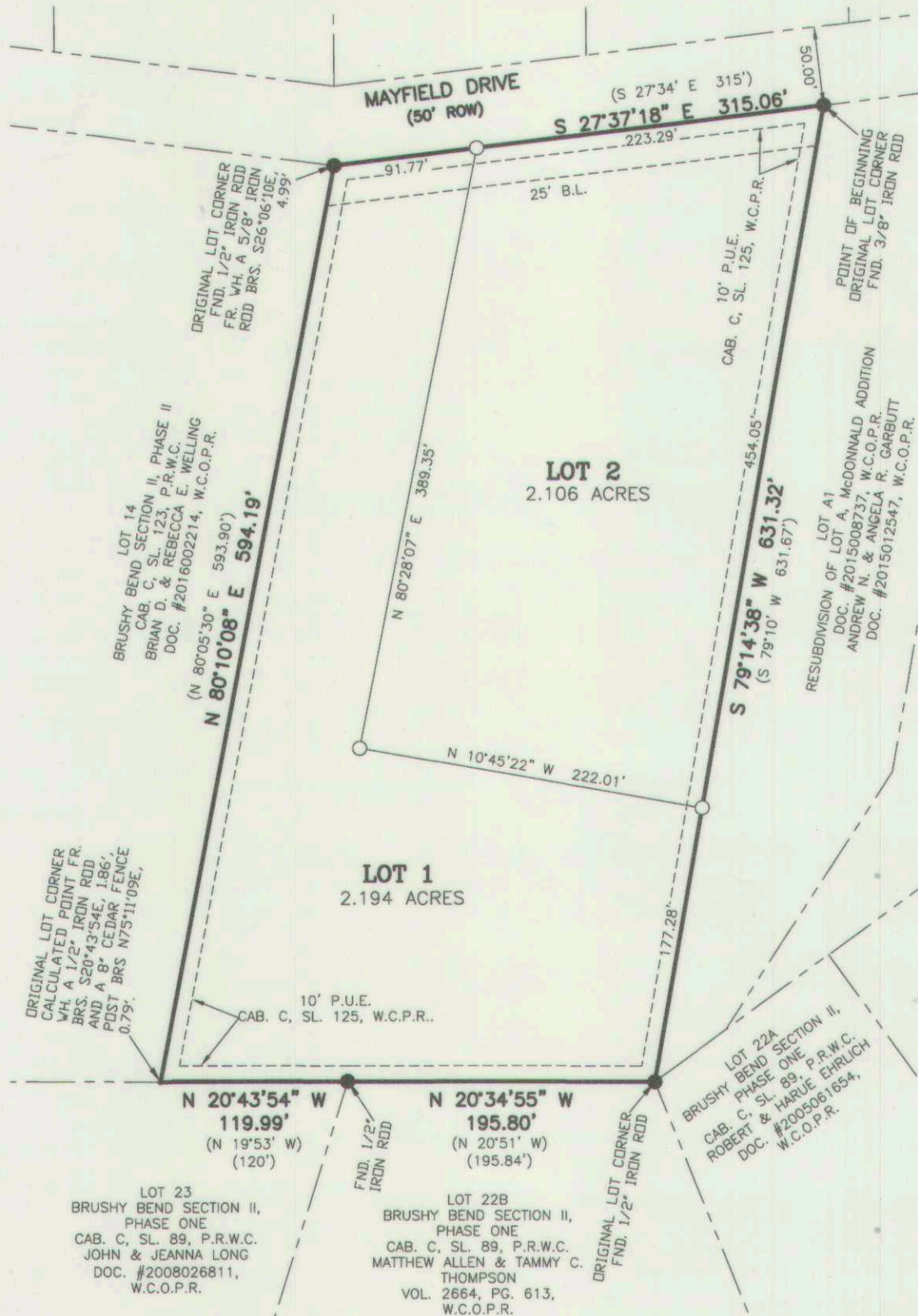
THIS TRACT IS LOCATED WITHIN THE EDWARD AQUIFER RECHARGE ZONE

SIGNATURE AND SEAL OF LICENSED SURVEYOR
DATE 6/20/23



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 22 DAY OF December, 2023

Teresa Baker
WILLIAMSON COUNTY ADDRESSING COORDINATOR



LEGAL DESCRIPTION: BEING ALL OF LOT 15, BRUSHY BEND SECTION II, PHASE TWO, A
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF
RECORD IN CABINET C, SLIDE 123, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND
BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO CHAKRADHAR
KARRI, RECORDED IN DOCUMENT NO. 2021022309, OF THE OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC
IN SEPTEMBER 2021:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF
MAYFIELD DRIVE, FOR THE NORTHEAST CORNER OF LOT 14, RESUBDIVISION OF LOT 4,
MCDONNALL ADDITION, RECORDED IN DOCUMENT NO. 201508737, OF THE SAID OFFICIAL
RECORDS, FOR THE SOUTHEAST CORNER OF SAID LOT 15, FOR THE SOUTHWEST CORNER
HEREOF;

THENCE SOUTH 79°14'38" WEST, ALONG THE COMMON LINE OF SAID LOT 15 AND SAID LOT 4,
A DISTANCE OF 631.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER
OF SAID LOT 14, THE NORTH CORNER OF LOT 22A, BRUSHY BEND SECTION II, PHASE ONE,
RECORDED IN CABINET C, SLIDE 89, OF THE SAID PLAT RECORDS, FOR THE SOUTHEAST
CORNER OF LOT 22B, OF THE SAID BRUSHY BEND SECTION II, PHASE ONE, FOR THE
SOUTHWEST CORNER OF SAID LOT 15, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 20°34'55" WEST, ALONG THE COMMON LINE OF SAID LOT 15 AND SAID LOT 2,
A DISTANCE OF 195.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 22B, THE
SOUTHEAST CORNER OF LOT 23, OF THE SAID BRUSHY BEND SECTION II, PHASE ONE, IN THE
WEST LINE OF SAID LOT 15, FOR AN ANGLE POINT IN THE WEST LINE HEREOF;

THENCE NORTH 20°43'54" WEST, ALONG THE COMMON LINE OF SAID LOT 15 AND SAID LOT 23,
A DISTANCE OF 119.99 FEET TO A POINT IN THE EAST LINE OF SAID LOT 23, FOR THE
SOUTHWEST CORNER OF LOT 14, OF THE SAID BRUSHY BEND SECTION II, PHASE TWO, FOR THE
NORTHWEST CORNER OF SAID LOT 15, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH
A FOUND 1/2 INCH IRON ROD BEARS SOUTH 20°43'54" EAST, A DISTANCE OF 1.86 FEET, AND A
FOUND 8-INCH CEDAR FENCE POST BEARS NORTH 79°11'09" EAST, A DISTANCE OF 0.79 FEET;

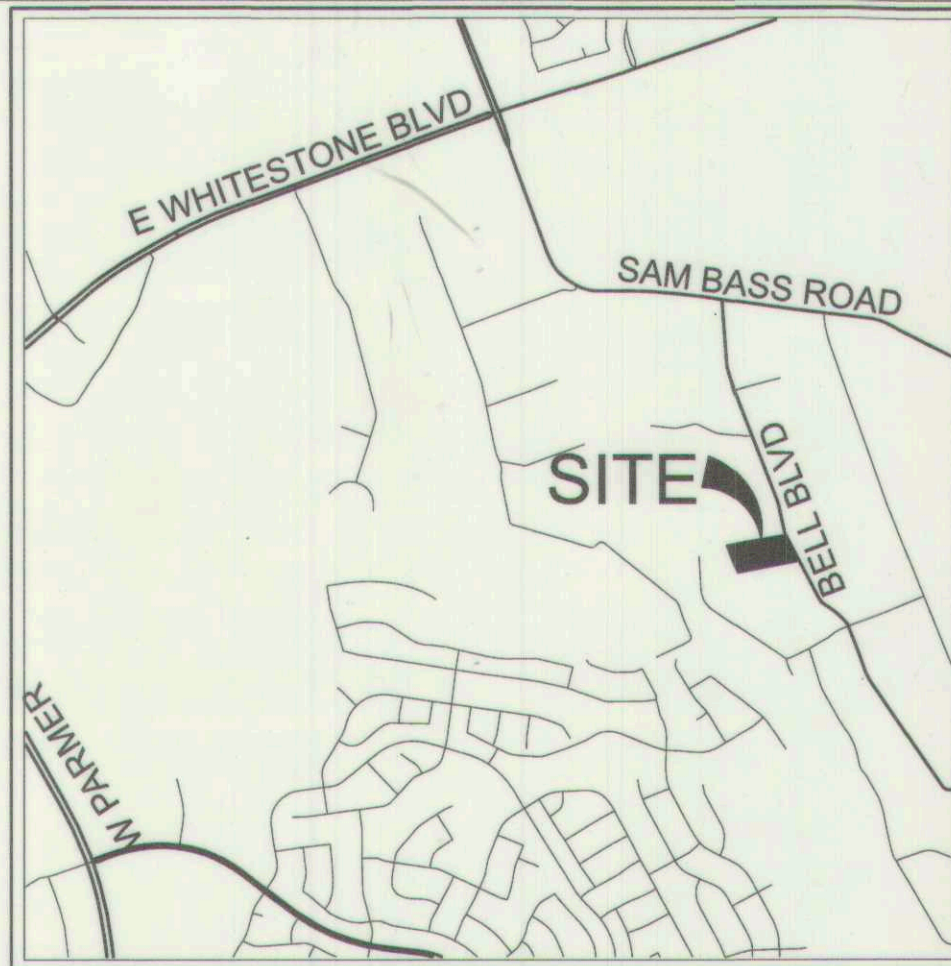
THENCE NORTH 80°10'08" EAST, ALONG THE COMMON LINE OF SAID LOT 14 AND SAID LOT 15,
A DISTANCE OF 594.19 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY
LINE OF SAID MAYFIELD DRIVE, FOR THE SOUTHEAST CORNER OF SAID LOT 14, THE
NORTHEAST CORNER OF SAID LOT 15, FOR THE NORTHEAST CORNER HEREOF, FROM WHICH
A FOUND 5/8 INCH IRON ROD BEARS SOUTH 26°06'10" EAST, A DISTANCE OF 4.99 FEET;

THENCE SOUTH 27°37'18" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID MAYFIELD
DRIVE AND THE EAST LINE OF SAID LOT 15, A DISTANCE OF 315.06 FEET TO THE POINT OF
BEGINNING, AND CONTAINING 4.300 ACRES, MORE OR LESS, AND AS SHOWN HEREOF.

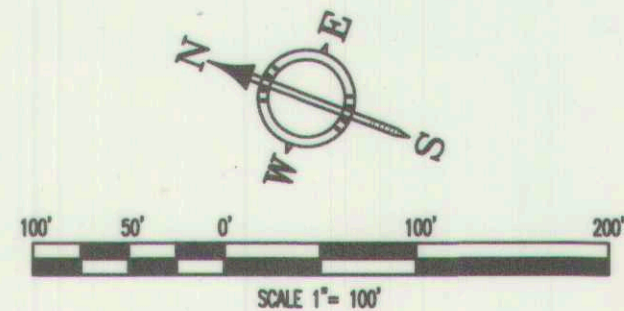
NOTE: BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD 83, TEXAS CENTRAL
ZONE AND ARE DERIVED FROM GPS TECHNIQUES.

NOTE:

- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE
COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR
PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER
MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- WATER SERVICE IS PROVIDED BY: AQUA TEXAS INC
WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE
PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- 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.
- THIS SUBDIVISION IS WHOLLY CONTAINED IN EXTRA TERRITORIAL JURISDICTIONS OF
CITY OF ROUND ROCK
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S)
INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S.
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 48491C0470F, EFFECTIVE DATE DECEMBER 12, 2019 FOR
WILLIAMSON COUNTY, TEXAS.
- 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.
- NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH
SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED
FROM THE CROWNS OF THE ADJACENT STREETS.
- THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND
RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF BRUSHY BEND SECTION II
PHASE TWO AS RECORDED IN CABINET C SLIDE 123 IN THE OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY.
- EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL
APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF
BRUSHY BEND SECTION II PHASE TWO, AS RECORDED IN CABINET C, SLIDE 123 IN THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- NO CULVERTS REQUIRED FOR NEW DRIVEWAY.
- 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, WILL CHANGE
OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER
FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR
MAINTENANCE BY THE COUNTY.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY
OWNERS.
- 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 PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF
LIENS.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS
SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA
OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS
VICINITY.
- 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.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY
OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE
ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT
CONTROLS WILL REMAIN WITH THE OWNER.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF
OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE
RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE
ROADWAY.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION
CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH
STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM
PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS
FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER
LOT.
- 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.
- BRUSHY BEND SECTION II PHASE TWO SHALL BE NO CLOSER THAN 100 FEET CENTER TO
CENTER.
- NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON
ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT
PLAN (WPAP) IN WRITING.
- ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL
ENGINEER OR REGISTERED SANITARIAN.



LOCATION MAP
(N.T.S.)



Legend

- FIR FOUND IRON ROD AS NOTED
- SIRC SET 1/2" IRON ROD WITH CAP
- PROPOSED 10-FT CONCRETE TRAIL

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 COMMISSIONERS 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

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT 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 20 DAY OF June, 2023, AT _____ O'CLOCK M. AND DULY RECORDED ON THE _____ DAY OF _____, A.D. 2023, AT _____ O'CLOCK M. IN THE PLAT RECORDS OF SAID
COUNTY, IN CABINET SLIDE(S) _____, WITNESS MY HAND AND SEAL OF THE COUNTY
COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, COUNTY COURT CLERK

CLERK
COUNTY COURT WILLIAMSON COUNTY, TEXAS
BY: _____ DEPUTY

RAO'S CONSULTING ENGINEERS
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SAN ANTONIO TX 78258
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