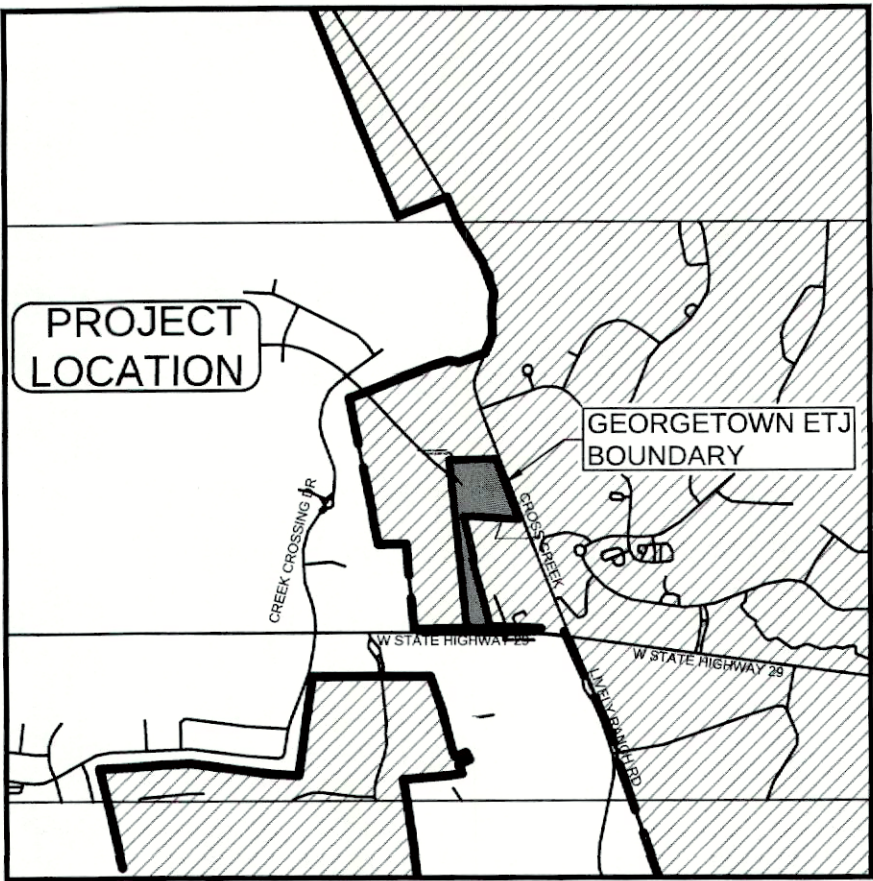
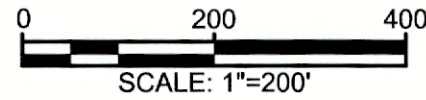




FINAL PLAT
OF
CROSS CREEK COMMERCIAL PARK



BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).

LEGEND

○	IRON ROD SET
●	IRON ROD FOUND
■	BENCHMARK
---	SUBJECT PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	DRAINAGE EASEMENT
---	WATER EASEMENT
---	BUILDING SETBACK LINE (BSL)
---	25' OSSF SETBACK
---	EXISTING ROAD CENTERLINE
---	RIGHT-OF-WAY
VOL./PG.	VOLUME/PAGE
DRWC	DEED RECORDS WILLIAMSON COUNTY
OPRWCT	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
DOC	DOCUMENT
---	PROPOSED LOT LINES
---	GEORGETOWN ETJ BOUNDARY LINE
---	CITY OF GEORGETOWN ETJ

PROPERTY DESCRIPTION:

BEING A 12.46 ACRE TRACT, MORE OR LESS, OUT OF THE GREENLIEF FISK LEAGUE, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS, FUTHER BEING A PORTION OF A CALLED 12.673 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO LIBERTY HEIGHTS INVESTMENTS LLC, RECORDED IN DOCUMENT NO. 2021072045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AS MODIFIED BY BOUNDARY LINE AGREEMENT IN VOL. 1395, PG 826, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 12.46 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 29, AT THE SOUTHEAST CORNER OF A CALLED 22.66 ACRE TRACT DESCRIBED IN DOCUMENT TO MRS. SAM GOLDENBERG, RECORDED IN VOLUME 1705, PAGE 793 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 12.673 ACRE TRACT, AND HEREOF;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID 22.66 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
1) NORTH 05°49'52" WEST, A DISTANCE OF 1765.46' TO A 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER HEREOF;
2) NORTH 88°25'06" EAST, PER SAID BOUNDARY LINE AGREEMENT, A DISTANCE OF 490.19' TO 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", AT THE NORTHEAST CORNER OF SAID BLANN TRACT, AND HEREOF;

THENCE SOUTH 20°26'53" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CROSS CREEK ROAD, THE EAST LINE OF SAID BLANN TRACT, AND HEREOF, AT 30.89' PASSING A 60D NAIL FOUND IN A FENCE POST, IN ALL A DISTANCE OF 677.31', TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 2, THE RICHARDS SUBDIVISION, A SUBDIVISION LOCATED IN WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET X, SLIDE 187 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, WHENCE A 1/2" IRON ROD FOUND FOR REFERENCE BEARS N24°22'15"E, A DISTANCE OF 5.38';

THENCE ALONG THE NORTH AND WEST LINES OF SAID LOT 2, THE EAST LINE OF SAID BLANN TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:
1) NORTH 86°37'24" WEST, A DISTANCE OF 576.64' TO A 1/2" IRON PIN FOUND FOR A REENTRANT CORNER HEREOF AND THE NORTHWEST CORNER OF SAID LOT 2,
2) SOUTH 13°19'40" EAST, A DISTANCE OF 461.96' TO A 1/2" IRON PIN WITH CAP "CUPLIN" FOUND AT THE NORTHEAST CORNER OF A CALLED 0.135 ACRE TRACT DESCRIBED IN DOCUMENT TO GEORGETOWN STORAGE, LP, RECORDED IN DOCUMENT NO. 2016061045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE NORTH AND WEST LINES OF SAID 0.135 ACRE TRACT, AND THE EAST LINE HEREOF, THE FOLLOWING COURSES AND DISTANCES:
1) SOUTH 82°13'02" WEST, A DISTANCE OF 18.94' TO A 1/2" IRON PIN FOUND;
2) SOUTH 14°50'23" EAST, A DISTANCE OF 359.39' TO A 1/2" IRON PIN FOUND;
3) NORTH 74°58'59" EAST, A DISTANCE OF 4.70' TO A 1/2" IRON PIN WITH CAP "CUPLIN" FOUND;
4) SOUTH 14°02'13" EAST, A DISTANCE OF 383.00' TO A 1/2" IRON PIN FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 29, FOR THE SOUTHEAST CORNER OF SAID BLANN TRACT, AND HEREOF,

THENCE NORTH 89°51'05" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY NO. 29, THE SOUTH LINE OF SAID BLANN TRACT, AND HEREOF, A DISTANCE OF 248.84' TO THE POINT OF BEGINNING, CONTAINING 12.46 ACRES, MORE OR LESS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.70	N74° 58' 59"E
L2	18.94	S82° 13' 02"W

ACREAGE REDUCTION TABLE FOR OSSF				
LOT	TOTAL AREA (AC.)	TOTAL AREA (SF)	REDUCED AREA (SF)	NET AREA (SF)
1	8.03	349,987.0	79,848.5	270,138.5
2	1.55	67,524.4	0	67,524.4
3	2.88	125,422.0	12,256.8	113,165.2

LOT TABLE			
LOT	AREA (AC.)	AREA (SF)	OWNER
1	8.03	349,987.0	CROSS CREEK COMMERCIAL PARK, LLC (PART OF CONDO ASSOCIATION)
2	1.55	67,524.4	CROSS CREEK COMMERCIAL PARK, LLC (PART OF CONDO ASSOCIATION)
3	2.88	125,422.0	MTA INVESTMENT GROUP

NOTE: "NET" REPRESENTS LOT AREA EXCLUDING ACREAGE FOR CALCULATION OF MINIMUM LOT SIZE FOR OSSF.

OWNER 1: CROSS CREEK COMMERCIAL PARK, LLC
406 LEE STREET SUITE 201
ROUND ROCK, TEXAS 78664
PHONE (512) 401-8882
EMAIL TYLERH@LOTTBROTHERS.COM

OWNER 2: MTA INVESTMENT GROUP
232 BLUE WATERLEAF LANE
GEORGETOWN, TEXAS 78626
PHONE (801) 671-8672
EMAIL MICHAEL.AUER@AUERSRV.COM

SURVEYOR: WILLIAM C STEWART, RPLS No. 5785
TEXAS LAND SURVEYING, INC
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
PHONE (512) 930-1600
E-MAIL NICOLE@TEXAS-LS.COM

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
PELS FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228
E-MAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE: 03/26/2025

ORIGINAL GREENLIEF FISK LEAGUE
SURVEY: ABSTRACT NO. 5

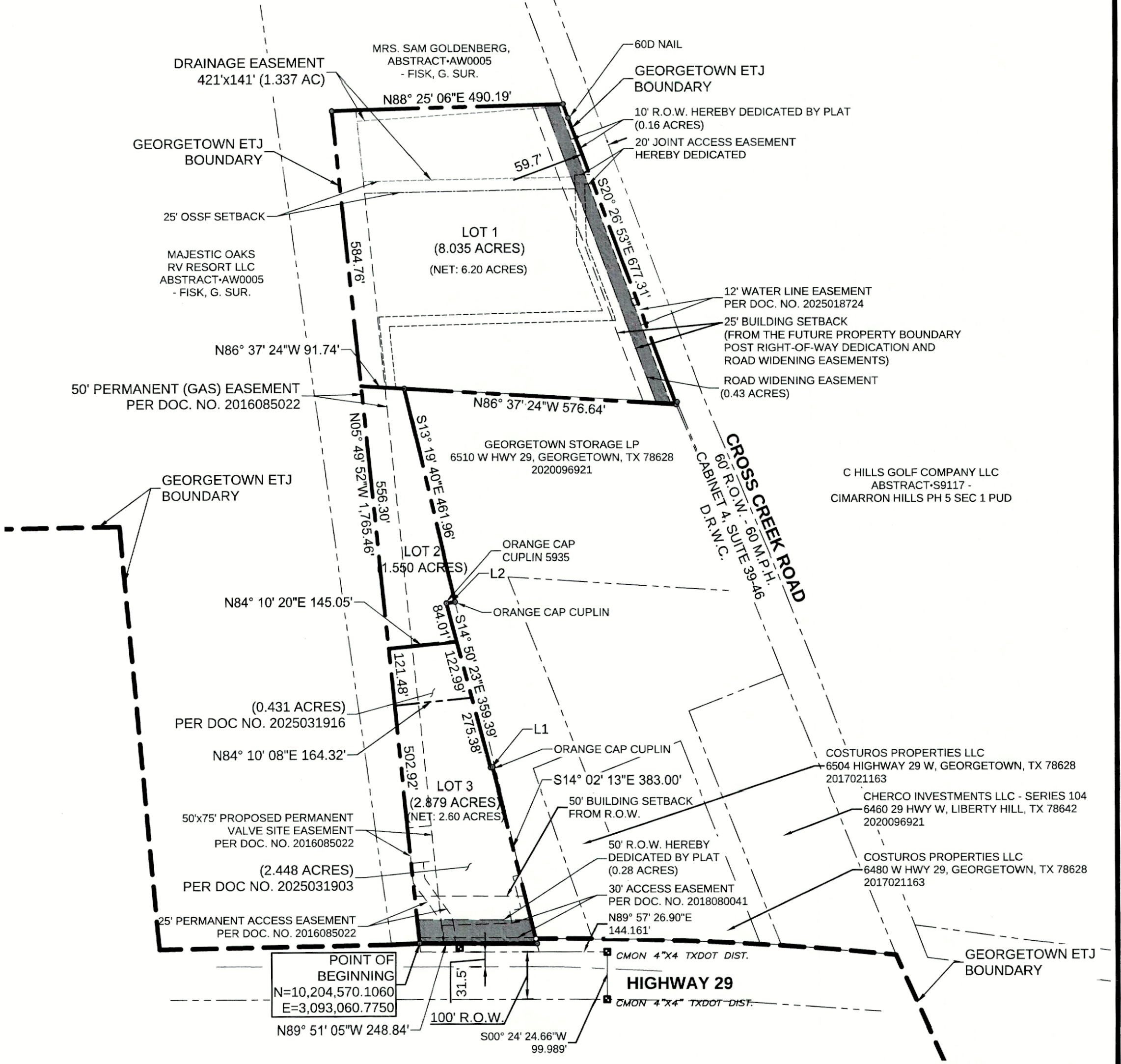
FEMA 48491C0275E
FLOODPLAIN: 9/26/2008

WATER: CITY OF GEORGETOWN, TEXAS

WASTEWATER: OSSF

BENCHMARK: ELEV.= 971.04' (NAVD88)

TEMPORARY BENCHMARK BOX CUT ON DRAIN



SHEET 01 OF 02

Henderson Professional Engineers
HPE
Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
WBE210166 | HUB 1853873845300

OWNER'S DEDICATION

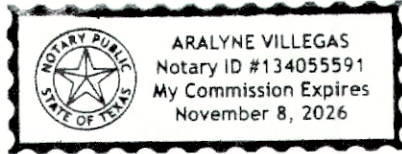
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, CROSS CREEK COMMERCIAL PARK, LLC SOLE OWNER OF LOT 1 (8.03 ACRES) AND LOT 2 (1.55 ACRES) SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021072045 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 FINAL PLAT, CROSS CREEK COMMERCIAL PARK.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 9th DAY OF September, 2025.

CROSS CREEK COMMERCIAL PARK, LLC
TYLER HUMES, MANAGING MEMBER
406 LEE STREET SUITE 201
ROUND ROCK, TEXAS 78664

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED TYLER HUMES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OF OFFICE ON THIS 9th DAY OF September, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: November 8th, 2026

OWNER'S DEDICATION

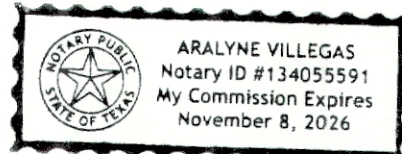
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, MTA INVESTMENT GROUP SOLE OWNER OF LOT 3 (2.88 ACRES) SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENTS NO. 2025031903 AND NO. 2025031916 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 FINAL PLAT, CROSS CREEK COMMERCIAL PARK.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 9th DAY OF September, 2025.

MTA INVESTMENT GROUP
MICHAEL AUER
232 BLUE WATERLEAF LANE
GEORGETOWN, TEXAS 78626

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED MICHAEL AUER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OF OFFICE ON THIS 9th DAY OF September, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: November 8th, 2026

ROAD WIDENING EASEMENTS

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.

ROADWAY CONSTRUCTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS 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 COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE 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.

OWNER'S RESPONSIBILITIES

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.

FINAL PLAT
OF
CROSS CREEK COMMERCIAL PARK

SURVEYOR CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, WILLIAM C STEWART, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

WILLIAM C STEWART,
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5785
STATE OF TEXAS

DATE



PLAT NOTES:

1. 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 OWNERS.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY: CITY OF GEORGETOWN. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY: OSSF
3. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUES 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.
4. 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.
5. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
6. 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.
7. THIS TRACT IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.
8. 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.
9. 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.
10. 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.
11. 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, IT'S 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.
12. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
13. THIS PROPERTY WAS RELEASED FROM GEORGETOWN ETJ ON 04/23/2024 PER RESOLUTION NO. 042324-5D.
14. 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.
15. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
16. NO LOT IN THIS SUBDIVISION IS ENCROACHED 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. 48491C0275E, EFFECTIVE DATE 9/26/2008 FOR WILLIAMSON COUNTY, TEXAS.
17. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
18. ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 9 DAY OF Sept, 2025, A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

ENGINEERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, JENNIFER L. HENDERSON, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

JENNIFER L. HENDERSON, PE F-22208
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS



ON-SITE SEWAGE FACILITY APPROVAL

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 DISCLAIM 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, PE
WILLIAMSON COUNTY ENGINEER

COUNTY JUDGE'S APPROVAL

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

I, STEVEN SNELL, 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.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

COUNTY CLERK'S CERTIFICATION

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 ___, 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 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

SHEET 02 OF 02

Henderson Professional Engineers

HPE 600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com

WBE210166 | HUB 1853873845300

COUNTY PERMIT NUMBER 2024-734-COC