



3 PGS
PLAT

2014088562

PLAT MAP RECORDING SHEET

DEDICATOR: YAAB INVESTMENTS, LP
JIM EMBREE, OWNER
WOOD ROAD PROPERTIES, INC
LARRY WOOD, OWNER

SUBDIVISION NAME: BERRY CREEK COMMERICAL TRACT

PROPERTY IS DESCRIBED AS: 29.074 ACRES IN THE JOHN BERRY
SURVEY, ABSTRACT NUMBER 51, IN
WILLIAMSON COUNTY, TEXAS.

Reference: 2006105681
1996031789
2007088489

HAND TO: CITY OF GEORGETOWN; KAREN FROST, (512) 930-2545

INSTRUMENT DATE: OCTOBER 6, 2014

FILE DATE: NOVEMBER 4, 2014

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014088562



Nancy E. Rister

Nancy E. Rister, County Clerk

Williamson County, Texas

November 04, 2014 10:19 AM

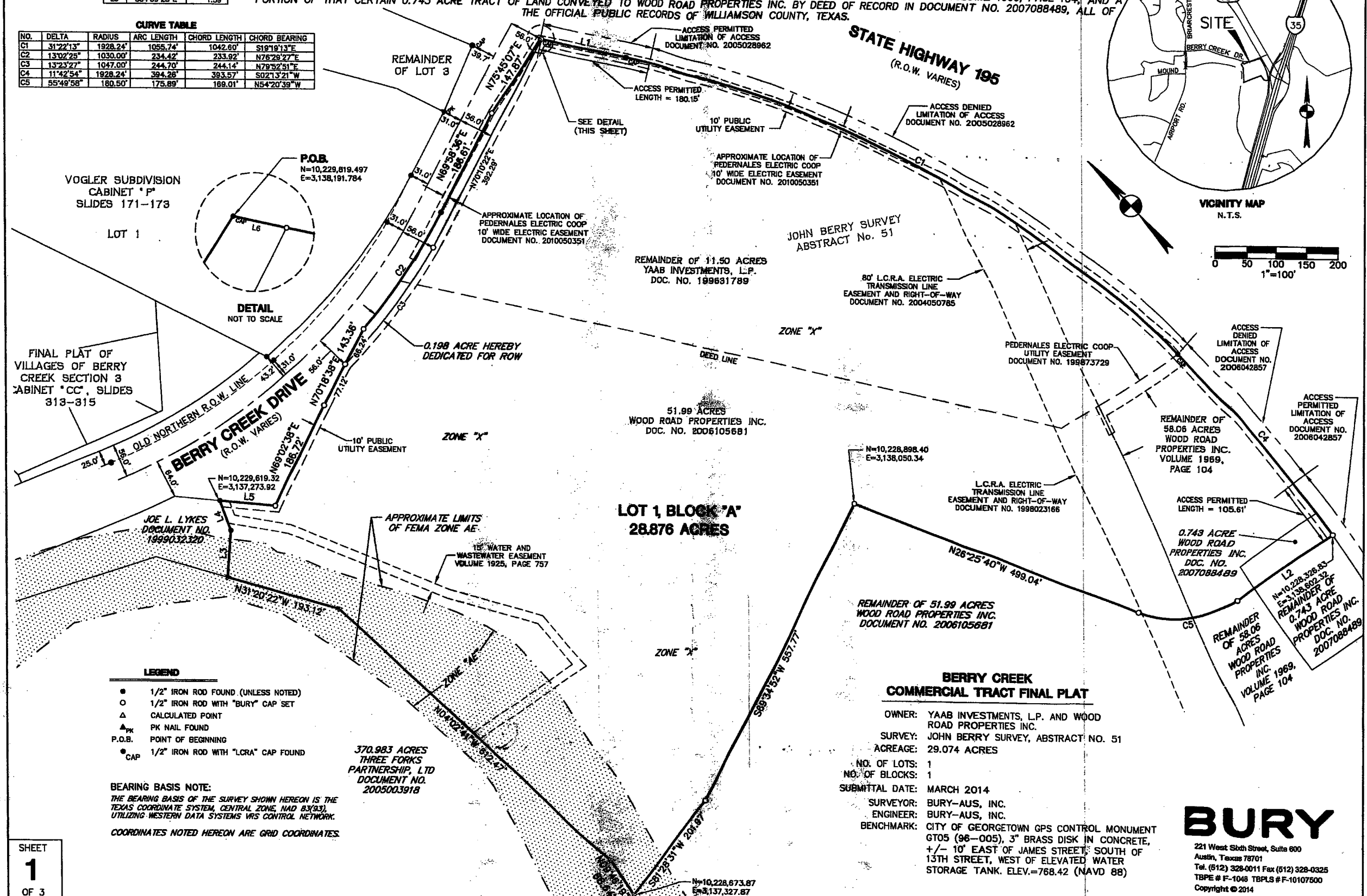
FEE: \$241.00 CTIDWELL

BERRY CREEK COMMERCIAL TRACT FINAL PLAT

OF 29.074 ACRES OF LAND OUT OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 51.99 ACRES OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 2006105681, THE REMAINING PORTION OF THAT CERTAIN 11.50 ACRES OF LAND CONVEYED TO YAAB INVESTMENTS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 1996031789, A PORTION OF THE REMAINING PORTION OF THAT CERTAIN 58.06 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES BY DEED OF RECORD IN VOLUME 1969, PAGE 104, AND A PORTION OF THAT CERTAIN 0.743 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 2007088489, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
No.	BEARING	DISTANCE
L1	S34°59'28"E	141.00'
L2	N82°15'38"W	194.31'
L3	N47°15'38"E	78.46'
L4	N22°45'38"E	52.78'
L5	S41°47'22"E	93.66'
L6	S34°59'28"E	1.59'

CURVE TABLE				
NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	31°22'13"	1928.24'	1055.74'	S19°19'13"E
C2	13°02'25"	1030.00'	234.42'	N75°28'27"E
C3	13°23'27"	1047.00'	244.70'	N79°52'31"E
C4	11°42'54"	1928.24'	394.28'	S02°13'21"W
C5	55°49'58"	180.50'	175.89'	N54°20'39"W



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD WITH "BURY" CAP SET
 - △ CALCULATED POINT
 - ▲ PK NAIL FOUND
 - P.O.B. POINT OF BEGINNING
 - CAP 1/2" IRON ROD WITH "LCRA" CAP FOUND

BEARING BASIS NOTE:
 THE BEARING BASIS OF THE SURVEY SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93), UTILIZING WESTERN DATA SYSTEMS VRS CONTROL NETWORK.
 COORDINATES NOTED HEREON ARE GRID COORDINATES.

SHEET
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 OF 3

BERRY CREEK COMMERCIAL TRACT FINAL PLAT

OWNER: YAAB INVESTMENTS, L.P. AND WOOD ROAD PROPERTIES INC.

SURVEY: JOHN BERRY SURVEY, ABSTRACT NO. 51

ACREAGE: 29.074 ACRES

NO. OF LOTS: 1

NO. OF BLOCKS: 1

SUBMITTAL DATE: MARCH 2014

SURVEYOR: BURY-AUS, INC.

ENGINEER: BURY-AUS, INC.

BENCHMARK: CITY OF GEORGETOWN GPS CONTROL MONUMENT GT05 (96-005), 3" BRASS DISK IN CONCRETE, +/- 10' EAST OF JAMES STREET, SOUTH OF 13TH STREET, WEST OF ELEVATED WATER STORAGE TANK. ELEV.=768.42 (NAVD 88)

BURY

221 West 5th Street, Suite 600
 Austin, Texas 78701
 Tel. (512) 328-0011 Fax (512) 328-0325
 TBPE # F-1048 TBPLS # F-10107500
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BERRY CREEK COMMERCIAL TRACT FINAL PLAT

OF 29.074 ACRES OF LAND OUT OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 51.99 ACRES OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 2006105681, THE REMAINING PORTION OF THAT CERTAIN 11.50 ACRES OF LAND CONVEYED TO YAAB INVESTMENTS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 1996031789, A PORTION OF THE REMAINING PORTION OF THAT CERTAIN 58.06 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES BY DEED OF RECORD IN VOLUME 1969, PAGE 104, AND A PORTION OF THAT CERTAIN 0.743 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 207088489, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FIELD NOTE DESCRIPTION:

OF 29.074 ACRES OF LAND OUT OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 51.99 ACRES OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 2006105681, THE REMAINING PORTION OF THAT CERTAIN 11.50 ACRES OF LAND CONVEYED TO YAAB INVESTMENTS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 1996031789, A PORTION OF THE REMAINING PORTION OF THAT CERTAIN 58.06 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES BY DEED OF RECORD IN VOLUME 1969, PAGE 104, AND A PORTION OF THAT CERTAIN 0.743 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 207088489, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 29.074 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH CAP FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BERRY CREEK DRIVE (ALSO KNOWN AS COUNTY ROAD 190) (R.O.W. VARIES), AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 195 (R.O.W. VARIES), FOR THE NORTHEASTERLY CORNER OF SAID 11.50 ACRE REMAINDER TRACT AND HEREOF;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF BERRY CREEK DRIVE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 195, WITH THE EASTERLY LINE OF SAID 11.50 ACRE REMAINDER TRACT, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S34°59'28"E, A DISTANCE OF 141.00 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM TXDOT CAP TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- 2) ALONG SAID CURVE, HAVING A RADIUS OF 1928.24 FEET, A CENTRAL ANGLE OF 31°22'13", AN ARC LENGTH OF 1055.74 FEET AND A CHORD WHICH BEARS S19°19'13"E, A DISTANCE OF 1042.80 FEET TO A 1/2 INCH IRON ROD WITH ALUMINUM TXDOT CAP FOUND AT THE NORTHEASTERLY CORNER OF SAID 58.06 ACRE REMAINDER TRACT, ALSO BEING THE SOUTHEASTERLY CORNER OF SAID 11.50 ACRE REMAINDER TRACT;

THENCE, LEAVING THE SOUTHERLY LINE OF SAID 11.50 ACRE REMAINDER TRACT, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 FOR A PORTION OF THE EASTERLY LINE HEREOF, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1928.24 FEET, A CENTRAL ANGLE OF 11°42'54", AN ARC LENGTH OF 394.26 FEET, AND A CHORD WHICH BEARS S02°13'21"W, A DISTANCE OF 393.57 FEET, TO A 1/2 INCH IRON ROD WITH BURY CAP SET AT THE END OF SAID CURVE FOR THE SOUTHEASTERLY CORNER HEREOF, BEING IN THE EASTERLY LINE OF SAID 0.743 ACRE TRACT;

THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 35, OVER AND ACROSS A PORTION OF SAID 0.743 ACRE TRACT, A PORTION OF SAID REMAINDER OF 58.06 ACRE TRACT, AND A PORTION OF SAID 51.99 ACRE TRACT, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N82°15'38"W, A DISTANCE OF 184.31 FEET TO A 1/2 INCH IRON ROD WITH BURY CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- 2) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 180.50 FEET, A CENTRAL ANGLE OF 55°49'58", AN ARC LENGTH OF 175.89 FEET, AND A CHORD WHICH BEARS N54°20'39"W, A DISTANCE OF 169.01 FEET TO A 1/2 INCH IRON ROD WITH BURY CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- 3) N26°25'40"W, A DISTANCE OF 499.04 FEET TO A 1/2 INCH IRON ROD WITH BURY CAP SET FOR AN ANGLE POINT;
- 4) S69°34'52"W, A DISTANCE OF 557.77 FEET TO A 1/2 INCH IRON ROD WITH BURY CAP SET FOR AN ANGLE POINT;
- 5) S81°28'31"W, A DISTANCE OF 201.97 FEET TO A POINT AT OR NEAR THE CENTERLINE MEANDERS OF BERRY CREEK, BEING THE EASTERLY LINE OF THAT 370.983 ACRES OF LAND CONVEYED TO THREE FORKS PARTNERSHIP, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2005003918 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE WESTERLY LINE OF SAID 51.99 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE CALCULATED WESTERLY LINE OF SAID 51.99 ACRE REMAINDER TRACT, BEING THE EASTERLY LINE OF SAID 370.983 ACRE TRACT, ALONG THE APPROXIMATE CENTER LINE MEANDERS OF BERRY CREEK, FOR THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N09°46'19"E, A DISTANCE OF 68.64 FEET TO AN ANGLE POINT;
- 2) N04°02'41"W, A DISTANCE OF 612.47 FEET TO AN ANGLE POINT;
- 3) N31°20'22"W, A DISTANCE OF 193.12 FEET TO A POINT IN THE APPARENT SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOE L. LYKES BY DEED OF RECORD IN DOCUMENT NO. 199932320 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER OF SAID 51.99 ACRE REMAINDER TRACT AND HEREOF;

FIELD NOTE DESCRIPTION (CONTINUED):

THENCE, ALONG THE SOUTHERLY LINE OF SAID LYKES TRACT, WITH THE NORTHERLY LINE OF SAID 51.99 ACRE REMAINDER TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N47°15'38"E, A DISTANCE OF 78.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;
- 2) N22°45'38"E, A DISTANCE OF 52.78 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BERRY CREEK DRIVE, FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE EASTERLY LINE OF SAID LYKES TRACT, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BERRY CREEK DRIVE, WITH THE NORTHERLY LINE OF SAID 51.99 ACRE REMAINDER TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) S41°47'22"E, A DISTANCE OF 93.66 FEET TO A 1/2 INCH IRON ROD WITH BURY CAP SET;
- 2) N69°02'38"E, A DISTANCE OF 186.72 FEET TO A 1/2 INCH IRON ROD WITH BURY CAP SET;
- 3) N70°18'38"E, A DISTANCE OF 143.36 FEET TO A 1/2 INCH IRON ROD WITH BURY CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 4) ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 13°02'25", AN ARC LENGTH OF 234.42 FEET AND A CHORD WHICH BEARS N76°29'27"E, A DISTANCE OF 233.92 FEET TO A 1/2 INCH IRON ROD FOUND AT THE END OF SAID CURVE, FOR AN ANGLE POINT HEREOF;
- 5) N69°58'36"E, A DISTANCE OF 186.61 FEET TO A 1/2 INCH IRON ROD WITH BURY CAP SET FOR AN ANGLE POINT;
- 6) N75°45'07"E, A DISTANCE OF 147.87 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 29.074 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

GENERAL NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN, AND ELECTRIC: CITY OF GEORGETOWN.
2. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS DEDICATED BY THIS PLAT (IF ANY).
3. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
4. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT.
5. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0265E, EFFECTIVE DATE OF 09/26/2008.
6. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT (IF APPLICABLE)
7. PRIOR TO ANY CHANNEL ALTERATION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR APPROVAL AND APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. A 10 FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
9. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING IMPROVEMENTS IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS, 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 CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR ANY RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
10. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

BERRY CREEK
COMMERCIAL TRACT FINAL PLAT

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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SHEET

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BERRY CREEK COMMERCIAL TRACT FINAL PLAT

OF 29.074 ACRES OF LAND OUT OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 51.99 ACRES OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 2006105681, THE REMAINING PORTION OF THAT CERTAIN 11.50 ACRES OF LAND CONVEYED TO YAAB INVESTMENTS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 1996031789, A PORTION OF THE REMAINING PORTION OF THAT CERTAIN 58.06 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES BY DEED OF RECORD IN VOLUME 1969, PAGE 104, AND A PORTION OF THAT CERTAIN 0.743 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 2007088489, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER'S SIGNATURE BLOCK:

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

THAT YAAB INVESTMENTS, L.P. AND WOOD ROAD PROPERTIES INC., BEING THE OWNERS OF THAT CERTAIN 29.074 ACRES OF LAND OUT OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 51.99 ACRES OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 2006105681, THE REMAINING PORTION OF THAT CERTAIN 11.50 ACRES OF LAND CONVEYED TO YAAB INVESTMENTS, L.P. BY DEED OF RECORD IN DOCUMENT NO. 1996031789, A PORTION OF THE REMAINING PORTION OF THAT CERTAIN 58.06 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES BY DEED OF RECORD IN VOLUME 1969, PAGE 104, AND A PORTION OF THAT CERTAIN 0.743 ACRE TRACT OF LAND CONVEYED TO WOOD ROAD PROPERTIES INC. BY DEED OF RECORD IN DOCUMENT NO. 2007088489, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 29.074 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND SUBJECT TO THE NOTES HEREOF, DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON (IF ANY) (EXCLUDING THOSE PLACES AND EASEMENTS INDICATED AS PRIVATE OR DEDICATED BY SEPARATE INSTRUMENT) FOR SUCH PUBLIC PURPOSES AS INDICATED HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "BERRY CREEK COMMERCIAL TRACT FINAL PLAT".

TO CERTIFY WHICH, WITNESS, BY MY HAND THIS 6th DAY OF Oct, 2014.

BY: [Signature] 10-6-2014
DATE
WOOD ROAD PROPERTIES INC.
221 STEARMAN DRIVE
GEORGETOWN, TEXAS 78628-2322

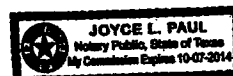
BY: [Signature] 10-8-2014
DATE
YAAB INVESTMENTS, L.P.,
4747 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633-2017

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Wood, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF Oct, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 10-7-2014

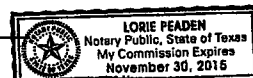


STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Embree, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF October, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 11-30-15

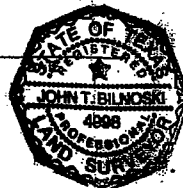


STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN THESE PRESENTS:

I, JOHN T. BILNOSKI, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 1 DAY OF October, 2014.

JOHN T. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4988
BURY-AUS, INC.
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

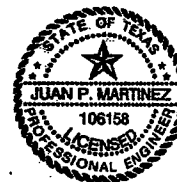


STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN THESE PRESENTS:

I, JUAN P. MARTINEZ, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND A PORTION IS ENCRONCHED BY A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0285, HAVING AN EFFECTIVE DATE OF SEPTEMBER 28, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 15 DAY OF October, 2014.

Juan P. Martinez 10-15-14
DATE
JUAN P. MARTINEZ, P.E.
TEXAS REGISTRATION NO. 106158
BURY-AUS, INC.
211 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



FLOODPLAIN NOTE:

A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "A" (SHADED) SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOODS WITH BASE FLOOD ELEVATIONS DETERMINED AND THE REMAINDER OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN; AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0285 REVISED SEPTEMBER 28, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CITY FLOODPLAIN ADMINISTRATOR:

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15-44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

[Signature] 10-30-2014
DATE
DAVE HILL, FLOODPLAIN ADMINISTRATOR
CITY OF GEORGETOWN

CHAIR, PLANNING AND ZONING COMMISSION:

THIS FINAL PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON

10-7-14 10-30-2014
[Signature]
JOHN HORNE, CHAIR DATE

SECRETARY, PLANNING AND ZONING COMMISSION:

[Signature] 10-28-14
ATTEST, BOB BRENT, SECRETARY DATE

PLANNING DIRECTOR:

I, ANDREW SPURGIN, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

[Signature] 10-30-14
ANDREW SPURGIN
PLANNING DIRECTOR

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 CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF November, 2014 A.D. AT 9:50 O'CLOCK A.M., AND DULY RECORDED ON THE 4th DAY OF November, 2014 A.D. AT 10:19 O'CLOCK A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2014088562.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: [Signature]
DEPUTY Connie Phelps



BERRY CREEK
COMMERCIAL TRACT FINAL PLAT

BURY

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TBP# F-1048 TBPLS # F-10107500
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