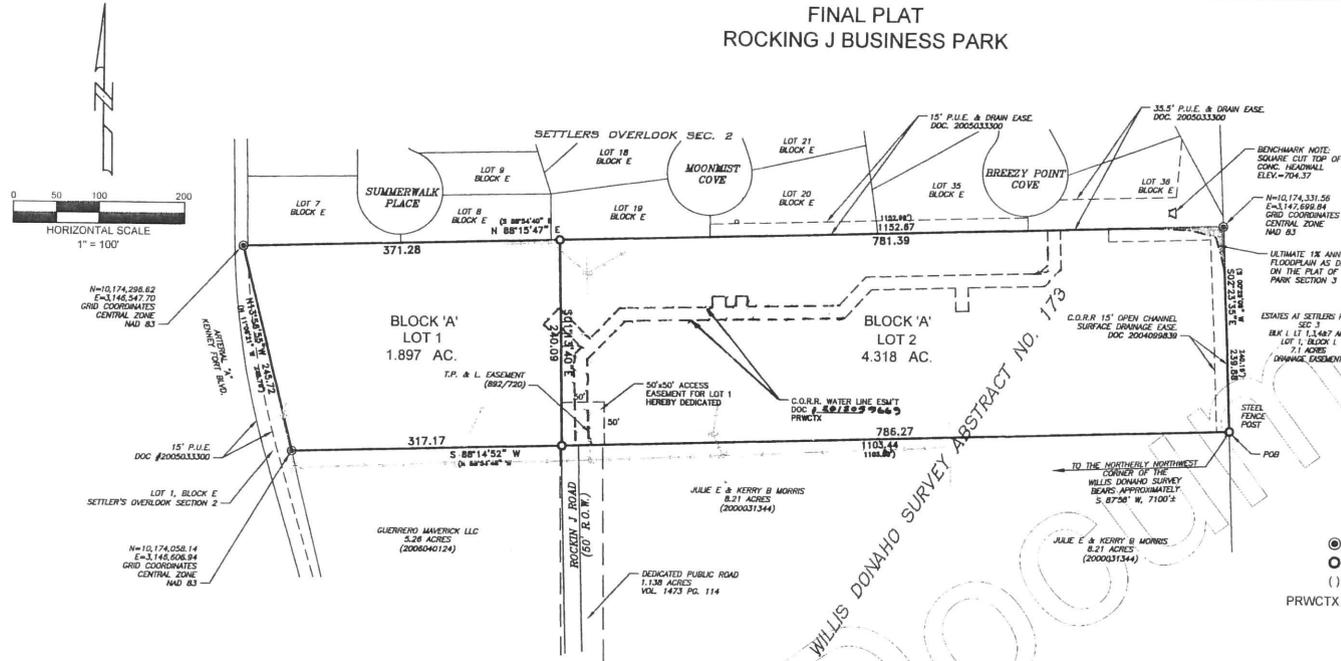


FINAL PLAT  
ROCKING J BUSINESS PARK



**LEGEND**  
 ● 1/2" IRON PIN FOUND  
 ○ 1/2" IRON PIN SET  
 ( ) RECORD INFORMATION  
 PRWCTX PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

FINAL PLAT  
ROCKING J BUSINESS PARK

**OWNERS:** TOM PITT FAMILY INVESTMENTS L.P.  
3580 ROCKIN J ROAD  
ROUND ROCK, TX 78665

**ACREAGE:** 6.215 AC.  
**PATENT SURVEY:** WILLIS DONAHO SURVEY ABSTRACT NO. 173  
**NUMBER OF BLOCKS:** 1  
**ACREAGE BY LOT TYPE:** LOT 1 (1.90 AC.) LIGHT INDUSTRIAL  
 LOT 2 (4.32 AC.) OUTDOOR ENTERTAINMENT (P.U.D. #87)  
**NUMBER OF LOTS BY TYPE:** LIGHT INDUSTRIAL - 1  
 OUTDOOR ENTERTAINMENT (P.U.D. #87) - 1  
**SURVEYOR:** CRICHTON AND ASSOCIATES, INC.  
**ENGINEER:** WAELTZ & PRETE, INC., FIRM TX. REG. #F-10308  
**LINEAR FEET OF NEW STREETS:** 0  
**SUBMITTAL DATE:** MARCH 15, 2011  
**DATE OF PLANNING AND ZONING COMMISSION REVIEW:** APRIL 13, 2011  
**BENCHMARK:** SQUARE CUT TOP OF CONCRETE HEADWALL APPROXIMATELY 67' NORTHWEST OF NORTHEAST PROPERTY CORNER. ELEV. = 704.37'

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

That Tom Pitt Family Investments acting by and through Tom Pitt, being the owner of 6.2156 acres in the Willis Donaho Survey as recorded in Document No 2001029443 of the Williamson County Official, do hereby subdivide said land in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted, to be known as Rocking J Business Park, and do hereby dedicate to the Public the use of the Streets and Easements as shown hereon.  
 Witness my hand this the 29 day of March, 2011, A.D.

*Tom Pitt*  
 Tom Pitt  
 3580 Rockin J Road  
 Round Rock, Texas 78665

STATE OF TEXAS  
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Tom Pitt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 29 day of March, 2011, A.D.

*Sheryl L. Reagan*  
 NOTARY PUBLIC IN AND FOR  
 THE STATE OF TEXAS

Sheryl L. Reagan 2/28/12  
 Printed Name of Notary Expires



**EXHIBIT**  
**"A"**



**WAELTZ & PRETE, INC.**  
**CIVIL ENGINEERS**  
 3000 JOE DIMAGGIO BLVD. #72  
 ROUND ROCK, TX. 78665  
 PH (512) 505-8953  
 FIRM TX. REG. #F-10308

FINAL PLAT  
ROCKING J BUSINESS PARK

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF TRAVIS

THAT I, HERMAN CRICHTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY FOUND OR PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION), AS AMENDED, AND I FURTHER CERTIFY THAT THE PROPERTY BOUNDARY CLOSES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING CODE, AS AMENDED, SPECIFICALLY SECTION 663.13-663.23 WHICH INCLUDE PROVISIONS REQUIRING 1:10,000+0.010 FEET PRECISION FOR MONUMENTATION FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY IN TEXAS

*H. Crichton* 3/30/11  
HERMAN CRICHTON, RPLS NO. 4046 DATE  
CRICHTON AND ASSOCIATES  
6448 E. HIGHWAY 290, SUITE B-105  
AUSTIN, TEXAS 78723  
(512) 244-3395



ENGINEER'S CERTIFICATE:

A WILLIAM WAELTZ, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION), AS AMENDED AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

*William Waeltz* 3-29-11  
A WILLIAM WAELTZ, P.E.  
WAELTZ & PRETE, INC.  
3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TEXAS 78665  
(512) 505-8953



EXHIBIT 'A'  
Page 2 of 2

CITY OF ROUND ROCK CERTIFICATE:

APPROVED THIS 13<sup>TH</sup> DAY OF April, 2011, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

*Sandy Arnold* for *Al Kosik*  
SANDY ARNOLD, VICE CHAIR AL KOSIK, CHAIRMAN

APPROVED, ON THE 13<sup>TH</sup> DAY OF April, 2011.

ATTEST:

*Alan McGraw* *Sara L. White*  
ALAN MCGRAW, MAYOR SARA L. WHITE, CITY SECRETARY  
CITY OF ROUND ROCK, TEXAS CITY OF ROUND ROCK, 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 23<sup>RD</sup> DAY OF OCTOBER, A.D., 2012, AT 11:04 O'CLOCK, A.M. AND DULY RECORDED ON THE 23<sup>RD</sup> DAY OF OCTOBER, A.D., 2012, AT 1:26 O'CLOCK, A.M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER 2012087986.

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

NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

*William Wehring*  
DEPUTY WILLIAM WEHRING



WAELTZ & PRETE, INC.  
CIVIL ENGINEERS

3000 JOE DIMAGGIO BLVD. #72  
ROUND ROCK, TX. 78665  
PH (512) 505-8953  
FIRM TX. REG. #F-10308

FIELD NOTES FOR A 6.2159 ACRES TRACT OUT OF THE WILLIS DONAHO SURVEY ABSTRACT NO.173 IN WILLIAMSON COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED IN DOCUMENT NO 2001029443, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" pin found on the West line of Lot 1, Block L of the Amending Plat of Lots 1, 3, 4, & 7, Block L, Estates at Settlers Park Section 3 Records of Williamson County, Texas also being the Northeast corner of an 8.21 acre tract conveyed to Julie and Kerry B. Morris in Document No. 2000031344, Official Public Records of Williamson County, Texas for the Southeast corner of this tract and the POINT OF BEGINNING.

THENCE S 88° 14' 52" W with the North line of said 8.21 acre tract also being the South line of this tract passing the Northern terminus of Rockin J Road, as dedicated in Vol. 1473, Pg. 114, Official Records of Williamson County, Texas, and continuing with the North line of a 5.26 acre tract conveyed to Guerrero Maverick LLC, in Document No. 2006040124, Official Public Records, Williamson County, Texas, for a total distance of 1103.44 feet to a 1/2" pin found on the East line of Lot 1, Block E, of Settlers Overlook Section 2, a subdivision of record in Cab. AA, Sl. 122, Plat Records, Williamson County, Texas. Said iron pin being the Northwest corner of the said Guerrero Maverick LLC tract and the Southwest corner of this tract.

THENCE N 13° 56' 55" W with the East line of said Lot 1, Block E, also being the West line of this tract 245.72 feet to a 1/2" pin found for the Northwest corner of this tract.

THENCE N 88° 15' 47" E with the South line of said Settlers Overlook Section 2, also being the North line of this tract 1152.67 feet to a 1/2" pin found on the West line of said Lot 1, Block L, of the Amending Plat of Lots 1, 3, 4, & 7, Block L, Estates at Settlers Park Section 3, for the Northeast corner of this tract and the Southeast corner of Lot 36, Block E of said Settlers Overlook Section 2.

THENCE S 02° 23' 35" W with the West line of said Lot 1, Block L, also being the East line of this tract 239.88 feet to the POINT OF BEGINNING and containing 6.215 acres more or less.

PLAT NOTES:

- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP FLOOD INSURANCE RATE MAP COMMUNITY PANEL 4849IC0495E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES, 2010 EDITION, AS AMENDED OR AS MODIFIED IN P.U.D. #87.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ROUND ROCK ORDINANCES, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
- ACCESS TO THESE PROPERTIES WILL BE FROM ROCKIN J ROAD ONLY.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- BUILDINGS SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 706.00'
- ACCESS FOR FIRE DEPARTMENT SHALL CONFORM TO 2006 I.F.C., SECTION D103.3.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 2, 2011.
- SUBDIVISION IMPROVEMENTS FOR WATER, WASTEWATER, AND DRAINAGE ARE REQUIRED TO BE APPROVED PRIOR TO RECORDATION OF FINAL PLAT.
- VERTICAL DATUM IS REFERENCED TO THE CITY OF ROUND ROCK'S GPS CONTROL NETWORK, MONUMENT NUMBER 01-014, ELEV. = 743.73, AND MONUMENT NUMBER 01-040, ELEV. = 766.75, NAVD 88.
- CERTAIN BUILDINGS ARE CURRENTLY IN NON-COMPLIANCE AND MUST BE BROUGHT INTO COMPLIANCE EITHER THROUGH CITY ORDINANCE (ZONING, SUBDIVISIONS, ETC) OR AS DIRECTED BY THE PUD, WHICHEVER TAKES PRECEDENCE.