

PRELIMINARY PLAT OF KLEPZIG SUBDIVISION IN MCQUEEN SURVEY, ABSTRACT NO. 428

PIO 유 THE JOHN 428, WILLIAMSON COUNTY, **TEXAS**

OWNER'S CERTIFICATION:

STATE OF

ALL MEN BY THESE

THAT I, ROBERT J. KLEPZIG AND LINDA J. KLEPZIG OWNER(S) OF THAT CERTAIN TRALAND SHOWN HEREON AND DESCRIBED IN AN AFFIDAVIT RECORDED IN VOLUME 2090, IN COUNTY, TEXAS DO HEREBY JOIN, APPROVE CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS KNOWN AS THE KLEPZIG SUBDIVISION. , 905 OF OF

I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS OWNER, NOT THE COUNTY'S RESPONSIBILITY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

ROBERT J. KLEPZIG 10100 WESTLAKE PKWY, 150RGETOWN, TX, 78628

CEORGETOWN, TX, 78628

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE ______ DAY OF 20____, PERSONALLY APPEARED ROBERT J. KLEPZIG & LINDA J. KLEPZIG, KNOTHE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT OF THE PROPERTY DESCRIBED HEREON. BEEN BE

OWNER

NOTARY PUBLIC IN AND FOR THE STATE OF

DATE NOTARY COMMISSION EXPIRES

ENGINEER'S CERTIFICATION:

TEXAS

COUNTY OF WILLIAMSON SKNOW ALL MEN BY THESE

, JAMES B. COULTER, REGISTERED PROFESSIONAL ENGINEER IN THE ST. HEREBY CERTIFY THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWAR ZONE AND AREAS OF THIS SUBDIVISION ARE ENCROACHED BY "ZONE A" HAZARD AREAS INUNDATED BY 100—YEAR FLOODS AS IDENTIFIED BY THAT MAP (FLOOD INSURANCE RATE MAP) OF MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) OF NUMBER 48491CO505 E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26,

JAMES B. COULTER
REGISTERED PROFESSIONAL
STATE OF TEXAS ENGINEER NO. 57922





Being 15.47 acres of land situated in Williamson County, Texas out of the John McQueen Survey, Abstract No. 426, Williamson County, Texas and being a portion of that tract described as Tract 2: 18.58 acres and being a portion of that tract described as Tract 3: 78.83 acres in a Special Warranty granted to Robert J. Klepzig, et. ux. and recorded in Volume 2090, Page 905, Official Records of Williamson County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set in north margin of County Road 105 for the southeast corner of this tract, from which a 1/2" iron pin found for the southeast corner of said Tract 2 Klepzig tract bears N 68.4'07" E 75.10 feet;

THENCE, S 68'42'07" Walong the north margin of said County Road 105 into said Tract 2 Klepzig tract with the south line of this tract at 247.85 feet passing the east line of said Tract 3 Klepzig tract and the west line of said Tract 2 Klepzig tract, in all 958.33 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set for the southwest corner of this tract;

THENCE, N 21°17'53" W 409.85 feet into said Tract 3 Klepzig tract with the west line of this tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set in the center—line of a dry creek for the northeast corner of this tract;

THENCE, with the center—line of a dry creek and the north line of this tract in following ten (10) courses:

1. N 79°33'25" E 78.04 feet into said Tract 3 Klepzig tract to a 1/2" iron pin a yellow plastic cap inscribed "CS, LTD" set; e the

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- N 34°30'44" E 59.70 feet continuing into said Tract 3 Klepzig tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
- N 45.07.53" E iron pin with a 264.94 feet continuing into said Tract 3 Klepzig tract to a 1/2" yellow plastic cap inscribed "CS, LTD" set;
- N 40°01'12" E 95.39 feet continuing into said Tract 3 Klepzig tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set;

 N N 35°13'01" W 98.69 feet continuing into said Tract 3 Klepzig tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
- across said Tract 3 Klepzig tract at 76.65 feet passing the west t 2 Klepzig tract and the east line of said Tract 3 Klepzig tract in to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD"
- N 19'24'48" E o line of said Tract all 105.67 feet to set; N 24°36'59" E 68.16 feet into said Tract 2 Klepzig tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set;
- N 36*48*52" E 92.01 feet continuing into said Tract 2 Klepzig iron pin with a yellow plastic cap inscribed "CS, LTD" set; tract to 1/2"
- N 40°54'44" E 175.21 feet c iron pin with a yellow plastic cc ontinuing into said Tract 2 Klepzig tract to a up inscribed "CS, LTD" set; 1/2"
- N 54*21'46" E iron pin with a of this tract; 187.60 feet continuing into said Tract 2 Klepzig tract to a 1/2" yellow plastic cap inscribed "CS, LTD" set for the northeast corner
- S 21*31'24" E 955.40 feet continuing into said Tract 2 Klepzig tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set; with the east line of this tract in the following two (2) courses:

THENCE,

- 39.37 feet along a curve to the r= 25.00 feet, ic bears S 23° tract to the POINT OF BEGINNIN e right and concave to the northwest ($\Delta=~90^{\circ}13'31"$, 35'22" W 35.42 feet) across said Tract 2 Klepzig G.

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS & SKNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON & STATE OF TEXAS

I, CLYDE C. CASTLEBERRY, JR., 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, OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

THE PERIMETER I SHOWN HEREON HAVE A MATHEMATICAL CLOSURE WITHIN THE "PROFESSIONAL LAND SURVEYING ACT" OF THE STATE OF KNOWLEDGE AND BELIEF.

CLYDE C. CASTLEBERRY JUR.
REGISTERED PROFESSIONAL LAND
STATE OF TEXAS DATE SURVEYOR NO. 4835

19/21/8





PRELIMINARY PLAT OF KLEPZIG SUBDIVISION THE JOHN MCQUEEN SURVEY, ABSTRACT NO. 428

15.47 **ACRES** DUT 유 428, WILLIAMSON COUNTY, **TEXAS**

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS 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 STREETS, 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 AND STREETS.

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.

BASED UPON THE REPRESENTATIONS OF THE HERETO, AND AFTER REVIEW OF THE PLAT AS SURVEYOR, I FIND THAT THIS PLAT COMPLIES PRIVATE SEWAGE FACILITY REGULATIONS, CONFACILITY REGULATIONS (TCEQ), FLOODPLAIN NEGULATIONS OF THE EDWARDS AQUIFER CHAREGULATIONS OF THE EDWARDS AQUIFER CHAREGULATION IS MADE SOLELY UPON SUCH CERTIFICATION IS MADE SOLELY UPON SUCH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS PUBLIC FOR INDEPENDENT VERIFICATION OF CONTAINED IN THIS PLAT AND THE DOCUMEN NS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR TOMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY TIONS, CONSTRUCTION STANDARDS FOR ON SITE SEWAGE COUNTY, QUIFER CHAPTER 313 SUBCHAPTER A SS131.1-313.15. THIS PON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE SATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, DOCUMENTS ASSOCIATED WITHIN IT.

PAULO PINTO DIRECTOR ENVIRONMENTAL

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL A 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.

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 REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

COUNTY

STATE OF TEXAS & KNOW SOUNTY OF WILLIAMSON & THESE

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT 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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE WILLIAMSON COUNTY, TEXAS

PUBLIC

WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH BOXES 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.

AND ASSIGNMENTS

WILLIAMSON COUNTY

COUNTY CLERK'S

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X M Z THESE PRESENTS;

STATE OF TEXAS & KNOW ALL 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 PLAT RECORDS OF SAID COUNTY IN CABINET A FD

20____A.D., AT ____, SLIDE CABINET

COUNTY,

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

Hob me Drive, Suite 903 - Georgetown, Texas (512) 930-1600/(512) 930-9389 fax www.oastleberrysurveying.com

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