

STATE OF TEXAS
COUNTY OF _____;

I, KLM CUSTOM HOMES, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022012391 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, RIGHT-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 "TIMBER RANCH" SUBDIVISION.

TO CERTIFY WHICH, WITNESS MY HAND, THIS THE _____ DAY OF _____, A.D., 2023

KLM CUSTOM HOMES -- OWNER
MATT JONES -- AUTHORIZED AGENT

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATT JONES, KNOWN BY ME AN OFFICER OF KLM CUSTOM HOMES, LLC., AND ACKNOWLEDGED TO ME THAT THE FOREGOING WAS EXECUTED AS THE ACT OF KLM CUSTOM HOMES, LLC., IN THE CAPACITY AND FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

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. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

STATE OF TEXAS:
COUNTY OF BURNET:

KNOWN ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE SAN SABA COUNTY SUBDIVISION REGULATIONS AND I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DANNY J. STARK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5602

DATE

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 2023, A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

DATE

FIELD NOTES:

BEING A 9.877 ACRE TRACT OF LAND OUT OF THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED TO KLM CUSTOM HOMES, LLC., IN GENERAL WARRANTY DEED DATED JANUARY 24, 2022 AND BEING RECORDED IN DOCUMENT NO. 2022012391 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 9.877 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON PIN FOUND ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 255, THE SOUTHEAST CORNER OF A 9.878 ACRE TRACT OF LAND DESCRIBED TO GEORGE M. SHANKS, JR. IN DOCUMENT NO. 0017613829 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF, THENCE, SOUTH 20°32'29" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID COUNTY ROAD 255, THE EASTERLY LINE OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF, A DISTANCE OF 379.10 FEET TO A ½" IRON PIPE ALONG THE WESTERLY RIGHT OF WAY OF SAID COUNTY ROAD 255, THE NORTHEAST CORNER OF LOT 8, POWDERHORN SUBDIVISION, AS RECORDED IN CABINET H, SLIDE 163 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF;

THENCE, SOUTH 71°59'52" WEST, ALONG THE NORTHERLY LINE OF LOTS 5, 6, 7, AND 8 OF SAID POWDERHORN SUBDIVISION, THE NORTHERLY LINE OF THE REMAINDER OF A CALLED 9.872 ACRE TRACT OF LAND DESCRIBED TO WILLIAM KOLAKOWSKI IN VOLUME 1123, PAGE 913 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SOUTHERLY LINE OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF, A DISTANCE OF 1136.23 FEET TO A ½" IRON PIN FOUND ALONG THE EASTERLY LINE OF LOT 26, FARRIS RANCH EAST, AS RECORDED IN CABINET L, SLIDE 140 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID 9.872 ACRE TRACT OF LAND, AT THE SOUTHWEST CORNER OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF;

THENCE, NORTH 20°30'26" WEST, ALONG THE EASTERLY LINE OF LOTS 24, 25, AND 26 OF SAID FARRIS RANCH EAST, THE EASTERLY LINE OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF, A DISTANCE OF 378.99 FEET TO A ½" IRON PIPE AT ALONG THE EASTERLY LINE OF SAID LOT 24, FARRIS RANCH EAST, THE SOUTHWEST CORNER OF SAID 9.878 ACRE TRACT OF LAND, THE NORTHWEST CORNER OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF;

THENCE, NORTH 71°59'34" EAST, WITH THE SOUTHERLY LINE OF SAID 9.878 ACRE TRACT OF LAND, THE NORTHERLY LINE OF SAID 9.877 ACRE TRACT OF LAND, AND HEREOF, A DISTANCE OF 1136.00 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 9.877 ACRES MORE OR LESS.

NOTES:

- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48491C0275E, EFFECTIVE 9/26/2008.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE WILLIAMSON COUNTY SUBDIVISION RULES AND REGULATIONS ALONG WITH THE WILLIAMSON COUNTY LONG RANGE TRANSPORTATION PLAN.
- THERE ARE 3 NEW RESIDENTIAL LOTS WITHIN THIS PRIVATE SUBDIVISION.
- ALL ROADS WITHIN THIS SUBDIVISION ARE DESIGNATED AS PRIVATE AND ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION.
- BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE RE-SUBDIVIDED.
- DISTANCES AS SHOWN HEREON ARE GRID VALUES. FOR SURFACE CONVERSION, USE SCALE FACTOR OF 1.00015328.
- THIS SUBDIVISION IS A RESIDENTIAL DEVELOPMENT.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- WATER SERVICE IS PROVIDED BY THE CITY OF GEORGETOWN.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- 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 THERE LOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- 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.
- THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
- THIS SUBDIVISION IS DESIGNED TO ALLOW NATURAL DRAINAGE PATTERNS TO SHEET FLOW ACROSS PROPERTIES AND ROADWAYS. PROPERTY GRADING SHALL DIRECT WATER AWAY FROM THE STRUCTURAL FOUNDATION, INCLUDING STORMWATER THAT ORIGINATES ACROSS ROADWAYS. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE THAT TOP OF GRASS OR OTHER LANDSCAPING ALONG RIBBON CURB, ON THE DOWNSLOPE SIDE OF THE ROADWAY, DOES NOT OBSTRUCT OR REDIRECT FLOW WITHIN THE RIGHT-OF-WAY.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- LOTS 1, 2 AND 3 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
- DRIVEWAYS FOR LOTS 1 AND 2 SHALL CONNECT ONLY TO THE 30' ACCESS EASEMENT AND NOT TO COUNTY ROAD 255.
- ENTRANCE TO THIS SUBDIVISION LINES UP WITH LOST SPRING LANE.
- 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.

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.
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY E. RISER, 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 _____, 2023 A.D., AT _____ O'CLOCK __,M., AND DULY RECORDED THIS THE DAY OF _____, 2023 A.D., AT _____ O'CLOCK __,M, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT _____.

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.

COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

TIMBER RANCH

BEING A 9.877 ACRE TRACT OF LAND OUT OF THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS.

PRELIMINARY FOR ADMINISTRATIVE REVIEW

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e). THIS DOCUMENT IS "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

DEVELOPER:
KLM CUSTOM HOMES, LLC
P.O. BOX 2026
LIBERTY HILL, TEXAS 78642

ENGINEER:
WILLIAM H. ENGINEERING
405 N. WATER STREET
BURNET, TEXAS 78611
(512) 553-1555

SURVEYOR:
CUPLIN AND ASSOCIATES
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
(325) 388-3300

PROJ. NO. 22289
PREPARED FOR: MATT JONES
TECH: L.BELK
APPROVED: D.STARK
FIELDWORK PERFORMED ON: 09/28/2022
COPYRIGHT:2023 PROFESSIONAL FIRM NO: 10126900

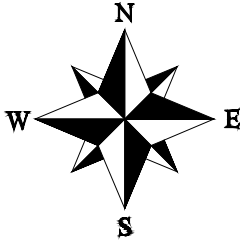
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 100'
0 50 100

	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

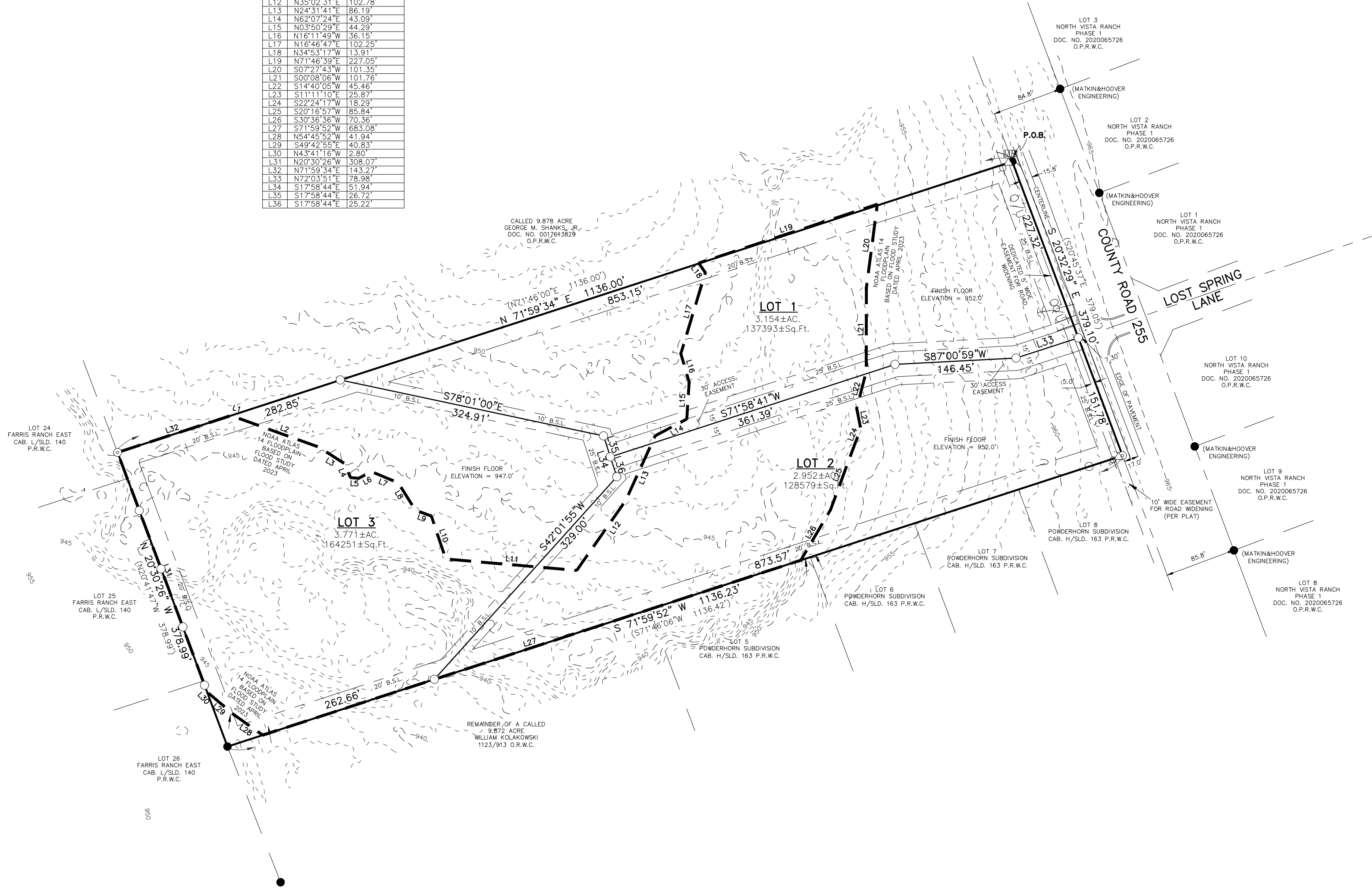
1 OF 2
SHEET

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
⊙	3/4" IRON PIPE FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
.../...	VOLUME/PAGE
P.R.W.C. PLAT RECORDS WILLIAMSON CO.	
O.R.W.C. OFFICIAL RECORDS WILLIAMSON CO.	
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY	
()	RECORD INFO/SUBJECT
[]	RECORD INFO/ADJOINER
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°14'45"E	9.36'
L2	S70°12'13"E	104.37'
L3	S57°08'40"E	36.76'
L4	S22°32'23"E	18.11'
L5	S85°57'12"E	9.79'
L6	N63°02'17"E	17.57'
L7	S67°10'07"E	35.02'
L8	S32°00'28"E	38.71'
L9	S69°44'31"E	20.74'
L10	S18°26'48"E	54.59'
L11	S84°59'46"E	158.79'
L12	N35°02'31"E	102.78'
L13	N24°31'41"E	86.19'
L14	N62°07'24"E	43.09'
L15	N03°50'22"E	44.29'
L16	N10°11'49"W	36.15'
L17	N16°46'47"E	102.25'
L18	N34°53'17"W	13.91'
L19	N71°46'39"E	227.05'
L20	S07°29'43"W	101.35'
L21	S00°08'06"W	101.76'
L22	S14°40'05"W	45.46'
L23	S11°11'10"E	25.87'
L24	S22°24'17"W	18.29'
L25	S20°16'57"W	85.84'
L26	S30°36'36"W	70.36'
L27	S71°59'52"W	683.08'
L28	N64°45'52"W	41.94'
L29	S49°42'55"E	40.83'
L30	N43°41'16"W	2.80'
L31	N20°30'26"W	308.07'
L32	N71°59'34"E	143.27'
L33	N72°03'51"E	78.98'
L34	S17°58'44"E	51.94'
L35	S17°58'44"E	26.72'
L36	S17°58'44"E	25.22'

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TIMBER RANCH
BEING A 9.877 ACRE TRACT OF LAND OUT OF THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS.

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0 50 100

REVISIONS	
DATE	DESCRIPTION
2	
1	