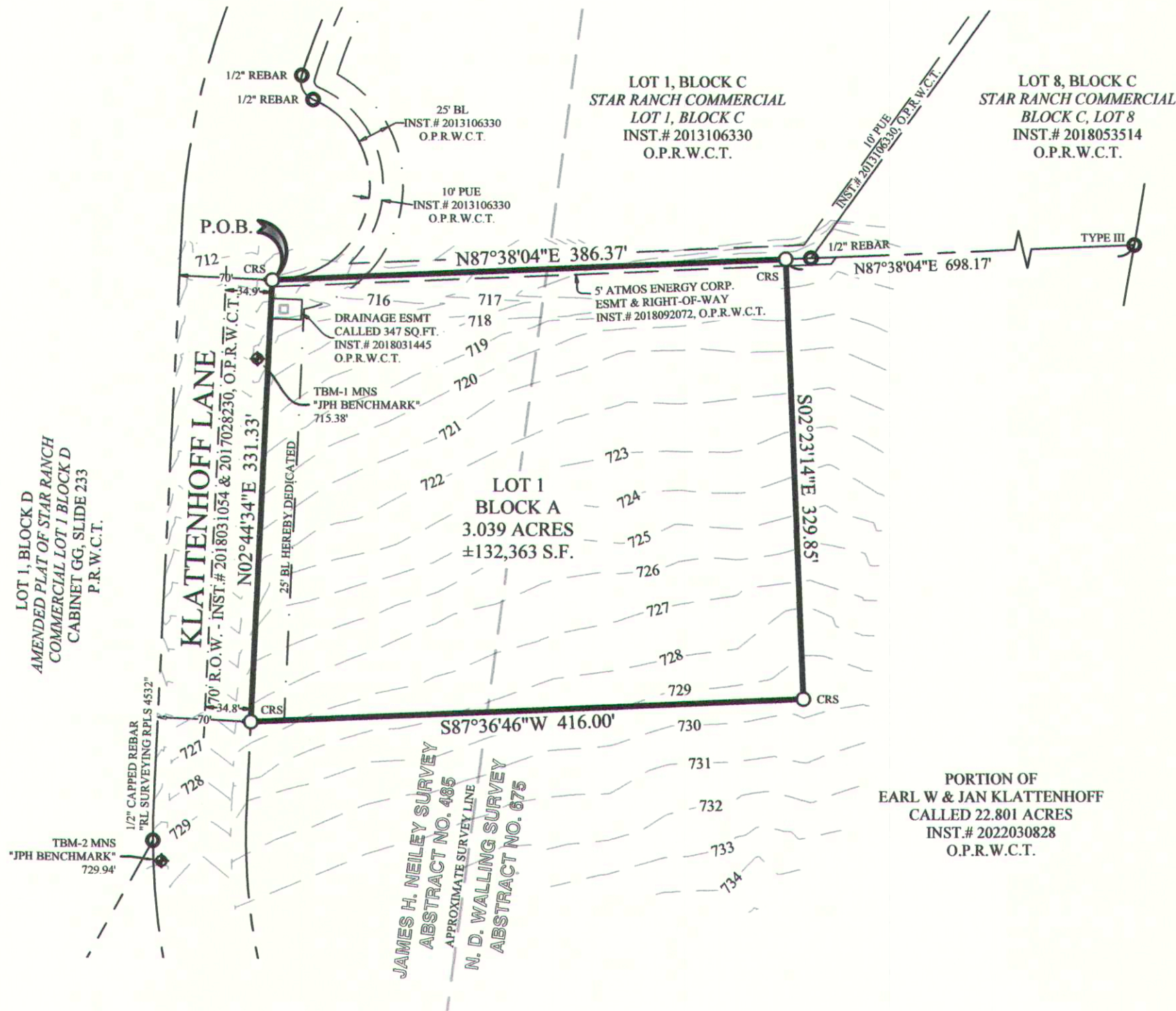


**PLAT NOTES:**

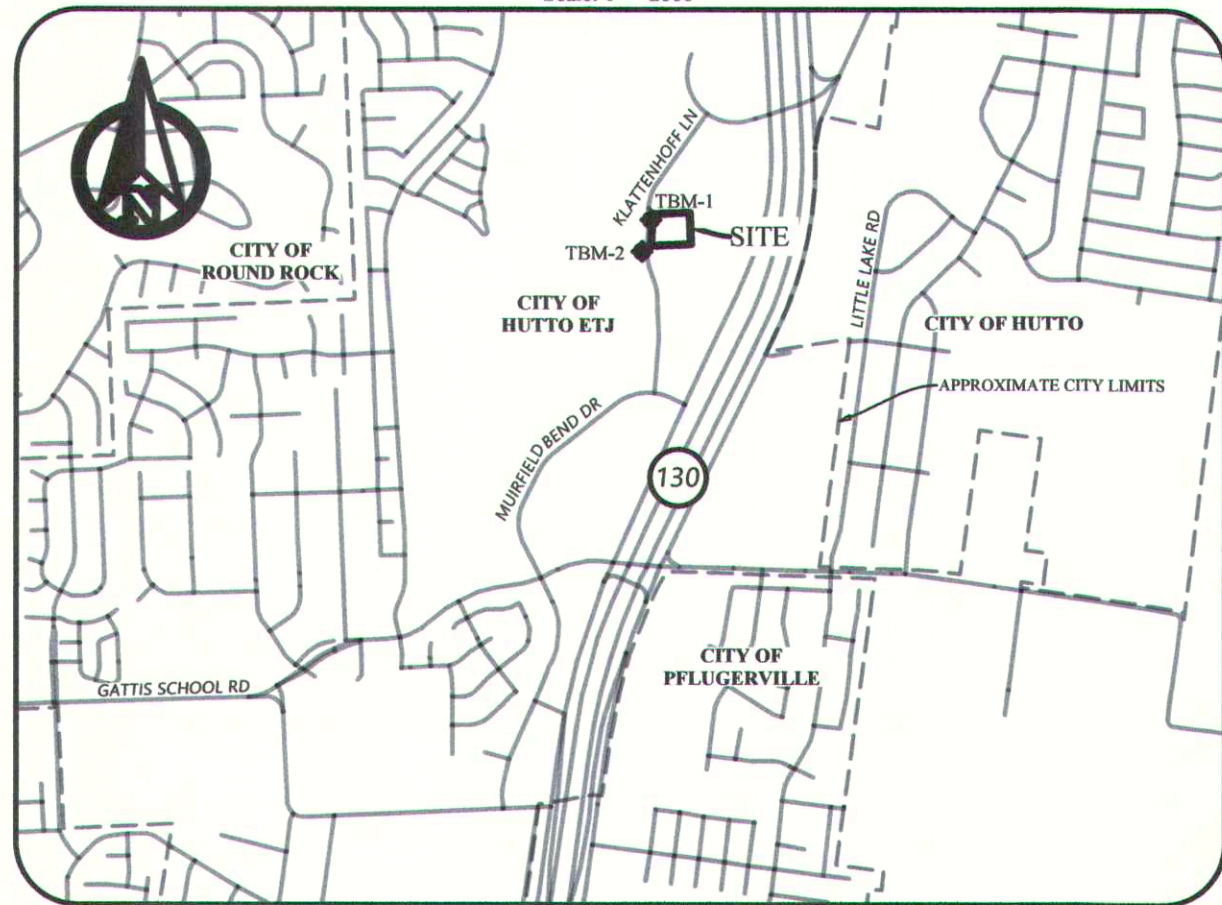
- No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted by Williamson County.
- No lot in this subdivision is encroached by a Special Flood Hazard Area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map No. 48491C0515F, dated 2019/12/20, for Williamson County, Texas.
- This subdivision was exempt from providing storm-water management controls (detention) at the time of filing this plat based on Williamson County Subdivision Regulation B11.1.4. Prior to any development within this subdivision, storm-water management controls shall be designed, constructed and maintained by the owner in accordance with the applicable regulations in effect at the time of development. Contact the Williamson County Floodplain Administrator for review and approval of the proposed stormwater management controls prior to any development within this subdivision.
- 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 owner.
- Maximum of 20% impervious cover per lot, otherwise stormwater management controls shall be designed, constructed and maintained by owner. If impervious cover is proposed to exceed maximum percentage allowed, contact Williamson County Floodplain Administration to review the stormwater management controls proposed on lot.
- The minimum FFE (Finished Floor Elevation) shall be at least one foot above the adjacent finished grade and BFE (Base Flood Elevation). 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.
- 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.
- 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. Rate Map, Community Panel No. 48491C0515F, effective date December 20, 2019 for Williamson County, Texas.
- This subdivision is subject to Storm-Water Management Controls as required by Williamson County Subdivision Regulations Section B11.1 and the Flood Damage Prevention Order, on new development that would evoke such controls beyond existing conditions.
- 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.
- 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.
- All sidewalks shall be maintained by each of the adjacent property owners.
- Utility providers for this development are:

Water: Williamson County WSID 3  
Wastewater: Williamson County WSID 3  
Electric: Oncor Electric Delivery  
Gas: Atmos Energy



**VICINITY MAP**

Scale: 1" = 2000'



**MINOR PLAT  
OF  
KLATTENHOFF ADDITION**

A SUBDIVISION OF 3.039 ACRES  
SITUATED IN THE  
JAMES H. NEILEY SURVEY, ABSTRACT NO. 485  
& N. D. WALLING SURVEY, ABSTRACT NO. 675

NUMBER OF LOTS: 1  
NUMBER OF BLOCKS: 1  
LOT TYPE: COMMERCIAL  
RIGHT-OF-WAY AREA: 0  
LINEAR FEET OF NEW STREETS: 0

PREPARED ON: AUGUST 25, 2022  
SUBMITTAL DATE: SEPTEMBER 7, 2022

**OWNER:**  
Williamson County Emergency Services District No. 3  
501 Exchange Blvd.  
Hutto, Texas 78634

**SURVEYOR:**  
JPH Land Surveying, Inc.  
1516 E. Palm Valley Blvd., Ste. A4  
Round Rock, Texas 78664  
(817) 431-4971

**ENGINEER:**  
Hagood Engineering Associates  
900 E. Main Street  
Round Rock, Texas 78664  
(512) 244-1546

**LEGEND OF LINE TYPES**

- EASEMENT LINE
- BUILDING SETBACK LINE
- DEED/ADJOINER LINE
- PLAT BOUNDARY LINE
- SURVEY LINE
- APPROXIMATE CENTERLINE OF PAVEMENT

**MONUMENTS / DATUMS / BEARING BASIS**

**Monuments are found if not marked MNS or CRS.**

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
TBM ◆ Site benchmark (see vicinity map for general location)  
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ  
Elevations, if shown, are NAVD'88 (Geoid 18)  
Bearings are based on the TxCS,'83,CZ  
Distances & areas shown are represented in surface values  
TYPE III ○ TxDOT Right of Way aluminum cap.

**LEGEND OF ABBREVIATIONS**

- US.SyFt. United States Survey Feet  
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone  
NAVD'88 North American Vertical Datum of 1988  
P.R.W.C.T. Plat Records of Williamson County, Texas  
O.P.R.W.C.T. Official Public Records of Williamson County, Texas  
D.R.W.C.T. Deed Records of Williamson County, Texas  
VOL/Pg/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line

**SURVEYOR'S NOTES:**

- The first site benchmark (TBM-1) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete curb inlet in the east margin of Klattenhoff Lane, located approximately 60 feet southerly from the northwest corner of subject property. Benchmark Elevation = 715.38' (NAVD'88). See vicinity map for general location.
- The second site benchmark (TBM-2) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete sidewalk in the west margin of Klattenhoff Lane, located approximately 124 feet southwesterly from the southwest corner of subject property. Benchmark Elevation = 729.94' (NAVD'88). See vicinity map for general location.
- This property is subject to Easements recorded in Volume 581, Page 641, Volume 581, Page 746, and Volume 5919, Page 1855, D.R.W.C.T. These easements are blanket in nature and cannot be accurately plotted hereon.
- This property is subject to Easement and Development Agreement recorded under Instrument Number 2000015871, O.P.R.W.C.T. further affected by amendments under Instrument Numbers 2001072309, 2001072310, 2002036496, 2008092097, 2013115075, 2014062061, 2014095659 & 2017077314, O.P.R.W.C.T.



JPH Job/Drawing No. (see below)  
2022.311.001 - 149 Klattenhoff Ln., Hutto, Wilco, TX-PLAT.dwg  
© 2023 JPH Land Surveying, Inc. - All Rights Reserved  
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500  
DFW | Central Texas | West Texas | Houston



METES AND BOUNDS DESCRIPTION:

Being that certain 3.039 acre tract situated in the James H. Neiley Survey, Abstract No. 485, and the N. D. Walling Survey, Abstract No. 675, City of Hutto Extra-Territorial Jurisdiction, Williamson County, Texas, being that tract described as 3.039 acres in a Special Warranty Deed to Williamson County Emergency Services District No. 3, a political subdivision of the State of Texas (hereinafter referred to as ESD tract), recorded under Instrument Number 2022107352, of the Official Public Records of Williamson County, Texas; the subject tract is more particularly described as follows:

**BEGINNING** at a 1/2 inch capped rebar stamped "JPH Land Surveying" set in the east right-of-way line of Klattenhoff Lane (a 70-foot wide right-of-way as shown under Instrument Numbers 2018031054 and 2017028230, of said Official Public Records), at the common west corner of said ESD tract and Lot 1, Block C, STAR RANCH COMMERCIAL, LOT 1, BLOCK C, an addition to the City of Hutto Extra-Territorial Jurisdiction recorded under Instrument Number 2013106330, of said Official Public Records;

**THENCE** NORTH 87° 38' 04" EAST along the common line of said ESD tract and said Lot 1, a distance of 386.37 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the northeast corner of said ESD tract, from which an aluminum capped TXDOT Type III monument found at the northeast corner of the tract described as 22.801 acres in a Special Warranty Deed to Earl W. Klattenhoff and Jan K. Klattenhoff, Trustees of the EJK Family Trust (hereinafter referred to as Klattenhoff tract), recorded under Instrument Number 2022030828, of the Official Public Records of Williamson County, Texas bears NORTH 87° 38' 04" EAST, a distance of 698.17 feet;

**THENCE** through the interior of said Klattenhoff tract with the east and south lines of said ESD tract, the following bearings and distances:

1. SOUTH 02° 23' 14" EAST, a distance of 329.85 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
2. SOUTH 87° 36' 46" WEST, a distance of 416.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set in the common line of said Klattenhoff tract and the east right-of-way line of said Klattenhoff Lane, at the southwest corner of said ESD tract;

**THENCE** NORTH 02° 44' 34" EAST with the common line of said ESD tract and the east right-of-way line of said Klattenhoff Lane, a distance of 331.33 feet to the **POINT OF BEGINNING**, enclosing 3.039 acres (±132,363 square feet) of land.

SURVEYOR'S CERTIFICATION

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

That I, **Chris Henderson**, Registered Public Surveyor, No. 6831, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground. The field work was completed on August 18, 2021.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 22<sup>nd</sup> day of May, 20 23.

Chris Henderson  
Registered Professional  
Land Surveyor, No. 6831  
chris@jphls.com



MINOR PLAT  
OF  
KLATTENHOFF ADDITION

JPH Job/Drawing No. (see below)  
2022.311.001 - 149 Klattenhoff Ln., Hutto, Wilco, TX-PLAT.dwg  
© 2023 JPH Land Surveying, Inc. - All Rights Reserved  
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPELS Firm #10019500  
DFW | Central Texas | West Texas | Houston

OWNER'S CERTIFICATION

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

I, Scott Kerwood, Chief of Williamson County Emergency Services District No. 3, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2022107352 of the Official Public 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 dedicate to Williamson County the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate. This subdivision is to be known as **KLATTNHOF ADDITION**.

Witness my hand at Williamson County, Texas, this 16 day of August, 20 23.

[Signature]  
Scott Kerwood, Chief  
Williamson County Emergency Services District No. 3  
501 Exchange Blvd.  
Hutto, Texas 76534

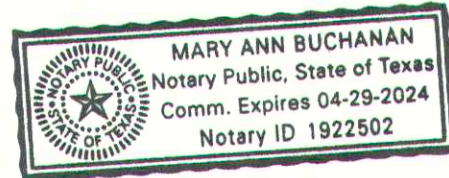
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Scott Kerwood, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office on this the 16 day of August, 20 23

[Signature]  
Notary Public in and for the State of Texas  
Mary Ann Buchanan  
Notary Public printed name

My commission expires on: 4-29-24



ROAD NAME AND 911 ADDRESSING APPROVAL

Road name and address assignments verified this the 23 day of August, 20 23 A.D.

[Signature]  
Williamson County Addressing Coordinator  
Cindy Bridges

ENGINEER'S CERTIFICATION

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

I, Terry R. Hagood, do hereby certify that the information contained on this plat complies with the subdivision regulations adopted by Williamson County, Texas.

[Signature]  
Terry Hagood  
Licensed Professional Engineer No. 52960  
State of Texas  
Date: \_\_\_\_\_



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

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., County Judge  
Williamson County, Texas

Date

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

That 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. at \_\_\_\_ O'clock \_\_\_\_M., and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. at \_\_\_\_ O'clock \_\_\_\_M, in the Plat Records of said County in Instrument Number \_\_\_\_\_.

To certify which, witness my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last written above.

Nancy Rister, Clerk, County Court  
of Williamson County, Texas

BY: \_\_\_\_\_  
Deputy