

FIELDNOTE

BEING A 34.197 ACRE TRACT OF LAND OUT OF THE A.J. DALLAS SURVEY, ABSTRACT NO. 183, LOCATED IN WILLIAMSON COUNTY, TEXAS, SAID 34.197 ACRE TRACT OF CONVEYED FROM DOLORES G. KELLY, INDEPENDENT EXECUTOR OF THE ESTATE OF PAT W. KELLEY, DECEASED TO DOLORES G. KELLEY, FILED MARCH 2, 2012 AND RECORDED IN DOCUMENT NO. 2012015006 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); SAID 34.197 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch iron pipe found for the Southwest corner of a called 53.29 acre tract conveyed from Ralph Zett, Independent Executor of the Estate of Mary R. Zett, deceased to Larry G. Svehlak and Marie A. Svehlak, filed September 19, 2001 and recorded in Document No. 2001069165 OPRWC, being in the East line of County Road 340, and marking the Northwest corner of the herein described tract, from which a 1/2 inch iron rod found bears North 45°09'11" West, a distance of 160.76 feet;

THENCE, North 68°17'32" East a distance of 1,753.87 feet, to a calculated point in the South line of a called 59.04 acre tract conveyed from Rose M. Bohac to Larry Svehlak and wife, Marie Svehlak, filed August 13, 1990 and recorded in Volume 1929, Page 696 of the Deed Records of Williamson County, Texas, being a corner in the West line of a called 74.7 acre tract conveyed from the Estate of Albert W. Kotrla to Albert W. Kotrla Estate Trust, filed January 19, 2016 and recorded in Document No. 2016004571 OPRWC, and marking the Northeast corner of the herein described tract;

THENCE, South 21°17'42" East passing at a distance of 487.62 feet, a 1/2 inch iron rod with a yellow plastic cap stamped "FOREST RPLS 1847" found for the Southwest corner of the said 74.7 acre tract, the Northwest corner of a called 61.52 acre tract conveyed from Diane Bohac to the Diane Bohac Surviving Settlers Trust, filed August 24, 2017 and recorded in Document No. 2017078714 OPRWC, continuing for a total distance of 847.86 feet, to a T post found for the Northeast corner of a called 6.00 acre tract conveyed from Diane Batla Volek and Sharon Batla Kromas to Michael W. Harper and Lynn C. Harper, filed October 20, 1999 and recorded in Document No. 1999071581 OPRWC, and marking the Southeast corner of the herein described tract:

THENCE, South 68°10'07" West passing at a distance of 789.79 feet, a 1/2 inch iron rod found, passing at a distance of 263.48 feet, a 1/2 inch iron rod found, and continuing for a total distance of 1,752.12 feet, to a 1/2 inch iron rod found for the Northwest corner of a called 7.86 acre tract conveyed from Sharon K. Kromas to Jason Buford Kromas, filed November 16, 2012 and recorded in Document No. 2012095554 OPRWC, being in the East line of County Road 340, and marking the Southwest corner of the herein described tract;

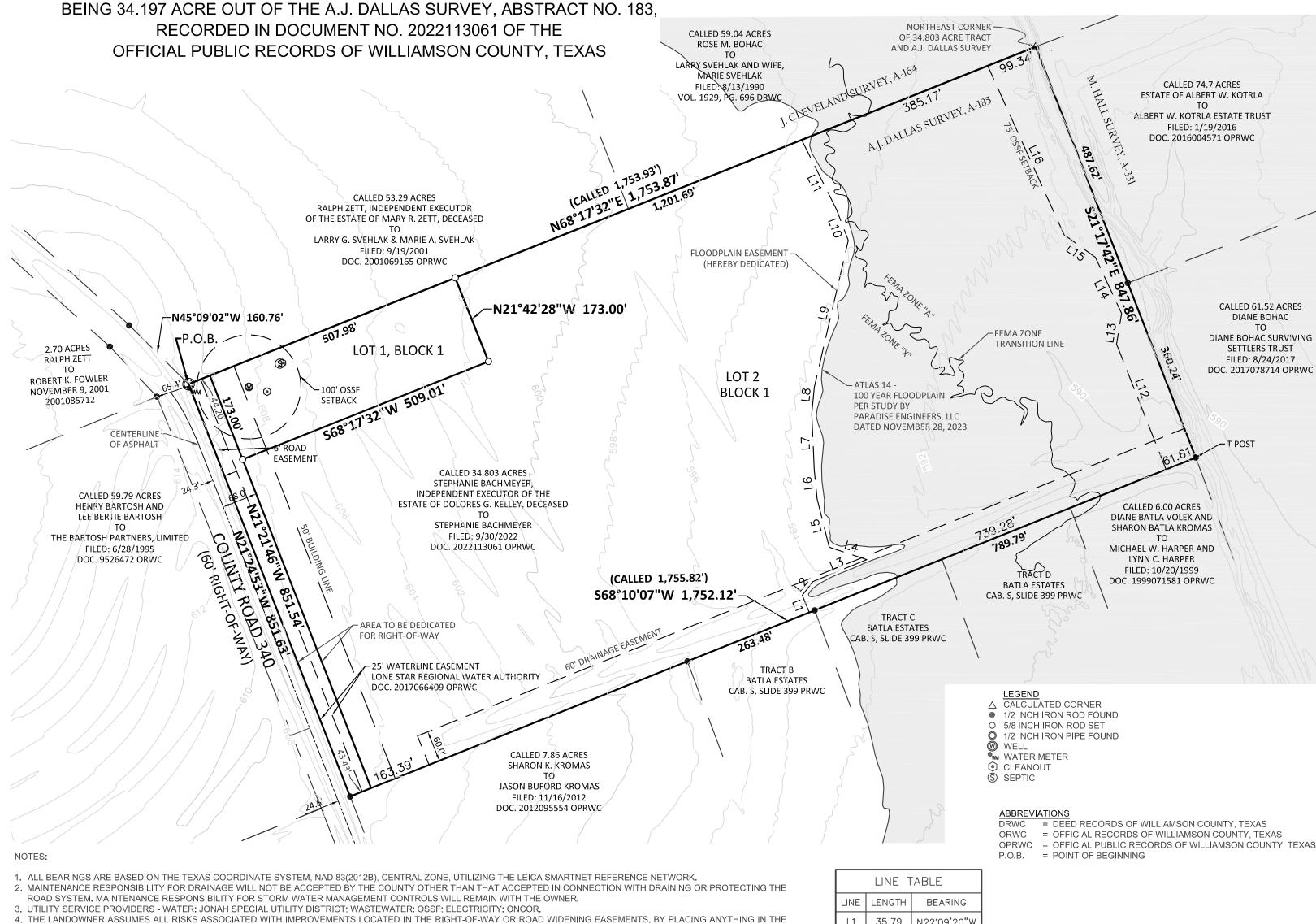
THENCE, North 21°24'53" West with the East line of County Road 340, a distance of 851.63 feet, to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds 34.197 acres of land, more or less.

PAR AREA	CEL TABLE
LOT #	AREA (ACRE)
1	2.020
2	31.320
R.O.W. (TO BE DEDICATED)	0.857
TOTAL	34.197



26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

PRELIMINARY PLAT KELLEY SUBDIVISION



- 4. 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 THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- 5. RURAL MAILBOXES 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.
- 6. 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.
- 7. 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.
- 8. LOT 2 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 MAPS, COMMUNITY PANEL NUMBER 48491C0340F, EFFECTIVE DATE, DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.

 9. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOT 2 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- 10. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY BY PARADISE ENGINEERS LLC, DATED NOVEMBER 28, 2023.

 11. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE
- CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

 12. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE. WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY

- 13.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. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 BEEN ACCEPTED FOR MAINTENANCE
- 14. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

LINE TABLE			
LINE	LENGTH	BEARING	
L1	35.79	N22°09'20"W	
L2	33.56	N38°13'03"E	
L3	111.63	N67°49'22"E	
L4	76.06	N71°43'50"W	
L5	95.45	N14°06'37"W	
L6	57.03	N05°37'12"W	
L7	107.67	N02°30'36"W	
L8	51.58	N05°27'54"E	
L9	288.95	N13°03'54"E	
L10	62.96	N20°48'22"W	
L11	150.44	N26°35'13"W	
L12	259.09	S21°33'23"E	
L13	59.99	S09°19'26"W	
L14	119.14	S25°06'30"E	
L15	74.12	S54°13'03"E	
L16	356.43	S24°20'01"E	

OWNER: STEPHANIE BACHMEYER P.O. BOX 390 TAYLOR, TEXAS 76574 (512) 569-3049

ACREAGE: 34.197 ACRES (1,489,564 SQ. FT.)

NUMBER OF LOTS: 2

NUMBER OF BLOCKS: 1

SURVEY: A.J. DALLAS SURVEY, A-183

SUBMITTAL DATE: NOVEMBER 30, 2023

SURVEYOR: COREY JOSEPH HALL, RPLS KONTUR TECHNICAL, LLC 26 WOODLAND LANE ROUND ROCK, TEXAS 78664 (512) 360-0012

SHEET 1 OF 2

PRELIMINARY PLAT KELLEY SUBDIVISION

BEING 34.197 ACRE OUT OF THE A.J. DALLAS SURVEY, ABSTRACT NO. 183, RECORDED IN DOCUMENT NO. 2022113061 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



OWNER'S SIGNATURE BLOCK:		
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS;		
COUNTY OF WILLIAMSON §		
I, Stephanie Bachmeyer, sole owner of the certain 34.803 acre tract of land shown hereon and described in a deed recorded in Document No. 2022113061 of the Official Public Records of Williamson County, Texas, and do hereby plat 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, 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 KELLEY SUBDIVISION.		
TO CERTIFY WHICH, WITNESS by my hand this day of, 2024.		
Stephanie Bachmeyer		
P.O. Box 390		
Taylor, Texas 76574		
THE STATE OF TEXAS § §		
COUNTY OF WILLIAMSON §		
Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument.		
Given under my hand and seal of the office on this the day of, 20)24.	
NOTARY PUBLIC in and for the State of Texas		

SURVEYOR'S CERTIFICATION:	
hereby certify that this plat is true and ground of the property legally described conflicts, overlapping of improvements, on the accompanying plat, and that the	Professional Land Surveyor in the State of Texas, do correctly made from an actual survey made on the hereon, and that there are no apparent discrepancies visible utility lines of roads in place, except as shown the corner monuments shown thereon were properly in accordance with the subdivision regulations of the
This tract is not located within the Edwar	ds Aquifer Recharge Zone.
TO CERTIFY WHICH, WITNESS my Texas, this day of	hand and seal at Round Rock, Williamson County, , 2024.
Corey Joseph Hall Registered Professional Land Surveyor No. 6362 State of Texas	

ON-SITE SEWAGE FACILITY:	
Based upon the above representations of the engine hereto, and after a review of the survey as represent find that this plat complies with the requirements Williamson County and Williamson County On-Site certification is made solely upon such representation verifications of the facts alleged. The Williamson County disclaims any responsibility to any member of of the representations, factual or otherwise, contain associated with it.	ed by the said engineer or surveyor, I of Edwards Aquifer Regulations for e Sewage Facility Regulations. This has and should not be relied upon for unty Engineer's office and Williamson the public for independent verification
Adam D. Boatright, P.E. Williamson County Engineer	Date

COUNTY JUDGE:	
I, Bill Gravell Jr., County Judge of Williamson County, Tex or plat, with field notes hereon, for a subdivision hav Commissioners Court of Williamson County, Texas, and be were on this day approved and that this plat is authorized the proper records of the County Clerk of Williamson Coun	ring been fully presented to the by the said Court duly considered, If to be registered and recorded in
Bill Gravell Jr., County Judge Williamson County, Texas	Date

WILLIAMSON COUNTY CLERK:		
STATE OF TEXAS		KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON	§	
foregoing instrument in wooffice on the day of and duly recorded this the	iting, w	County Court of said County, do hereby certify that the ith its certificate of authentication was filed for record in my, 20A.D., ato'clock,M.,
		my hand and seal at the County Court of said County, at my date last shown above written.
		Nancy E. Rister, Clerk County Court of Williamson County, Texas
		By:, Deputy

OWNER: STEPHANIE BACHMEYER P.O. BOX 390 TAYLOR, TEXAS 76574

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SHEET 2 OF 2

