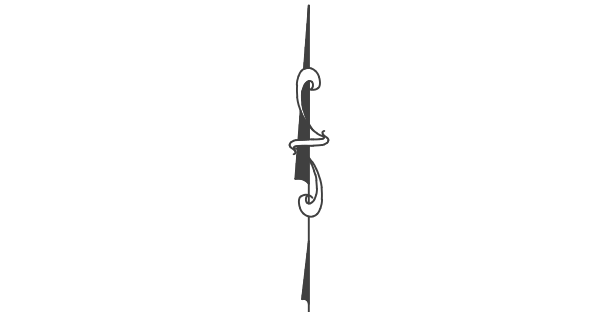


LOCATION MAP (NOT TO SCALE)



FIELDNOTES

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;

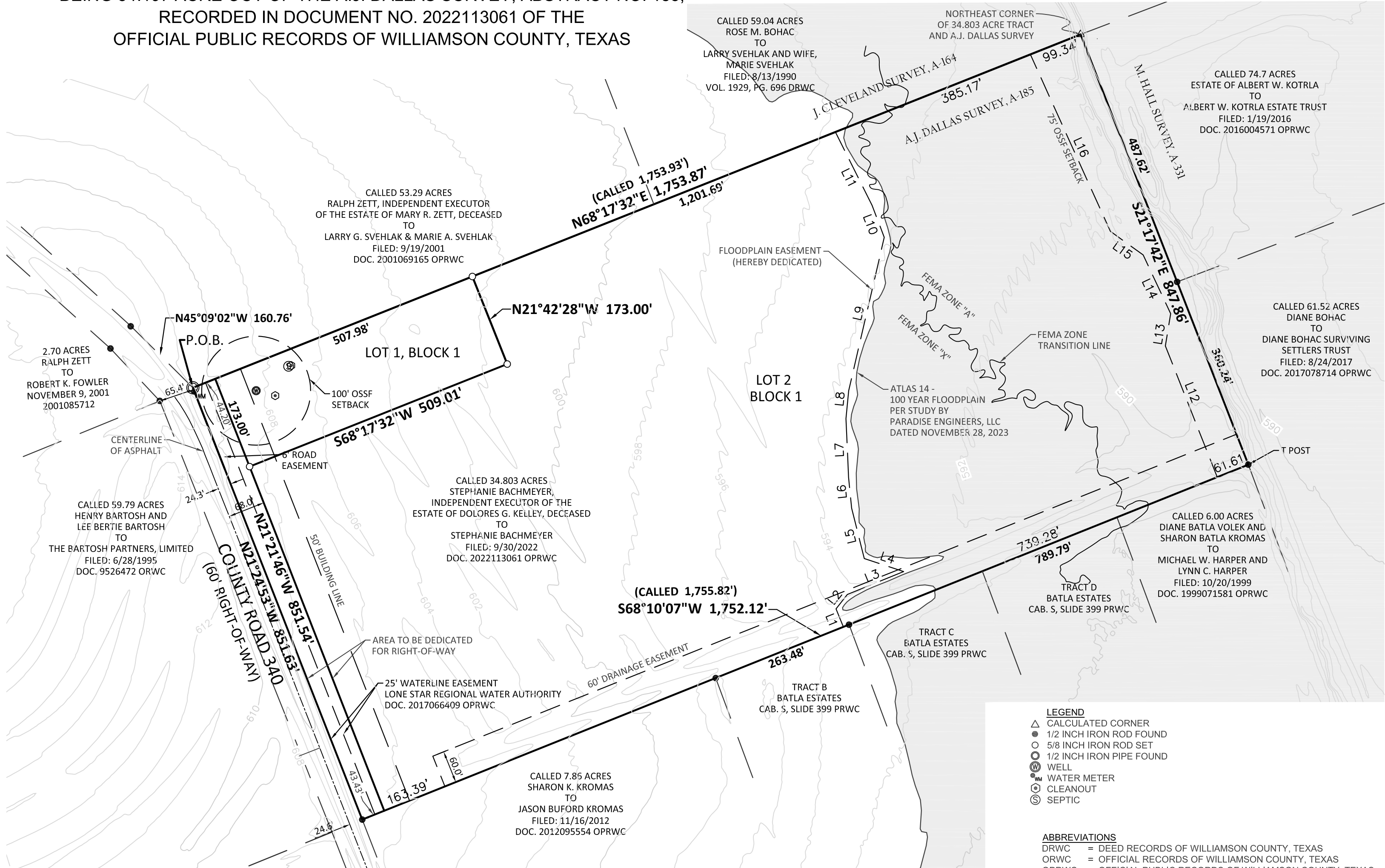
THENCE, South 68°10'07" West passing at a distance of 789.79 feet, a 1/2 inch iron rod found, passing at a distance of 263.48 feet, a 1/2 inch iron rod found, and continuing for a total distance of 1,752.12 feet, to a 1/2 inch iron rod found for the Northwest corner of a called 7.86 acre tract conveyed 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.

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

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



NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83(2012B), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.
- 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.
- UTILITY SERVICE PROVIDERS - WATER: JONAH SPECIAL UTILITY DISTRICT; WASTEWATER: OSSF; ELECTRICITY: ONCOR.
- 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 BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- 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.
- 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.
- 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.
- LOT 2 IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDAED 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.
- 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.
- 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.
- 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 WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
- 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.
- 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 BY THE COUNTY.
- 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



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

P:\Shared drives\Active\Survey\County\WILLIAMSON\GRANGER\A.J. DALLAS SURVEY\4227.001.00\DWG\4227.001-PLAT.dwg PLOTTED ON 4/3/2024