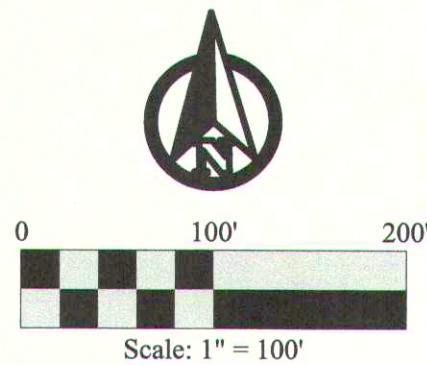


PLAT NOTES:

- Water service for this subdivision will be provided by Manville Water Supply Corporation.  
Sewer service for this subdivision will be provided by On-Site Sewage Facilities.
- No lot in this subdivision is encroached by any special flood hazard areas inundated by the 1% annual chance flood as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 48491C0675F, effective date December 20, 2019, for Williamson County, Texas.
- 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.
- 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.
- 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.
- The landowner assumes all risk 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.
- 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.
- Development of this subdivision will comply with Appendix B 11.1 of the Williamson County Subdivision Regulations.
- Development of on-site sewage facilities within this subdivision will comply with Edwards Aquifer Regulations for Williamson County and with Williamson County On-site Sewage Facility Regulations.
- Except as may be modified of hereon, this replat is subject to all applicable plat notes and restrictions as set forth in the original plat of Wild Plum Valley, as recorded in Cabinet I, Slide 86, Plat Records of Williamson County, Texas and the Replat of Lot 3-A Wild Plum Valley as recorded under Instrument No. 2023020228, Official Public Records of Williamson County, Texas.
- Driveway spacing shall adhere to the spacing criteria noted in Appendix B3.5.4.
- 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.
- 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.
- All sidewalks shall be maintained by each of the adjacent property owners.
- 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.
- This subdivision is subject to storm-water management controls as required by Williamson County, Subdivision Regulations Section B11.1 and Flood Damage Prevention Order, on new development that would evoke such controls beyond existing conditions.
- A certificate of compliance is hereby issued for all lots within this subdivision. This certificate of compliance is valid until such time as FEMA or the county revises or newly adopts floodplain boundaries in this vicinity.
- This subdivision is located within the City of Hutto Extra-Territorial Jurisdiction.



**LANGAN**

Langan Engineering and  
Environmental Services, LLC  
9606 N. Mopac Expressway, Suite 110  
Austin, TX 78759

T: 737.289.7800 F: 737.289.7801 www.langan.com  
TBPELS Firm No. 10194888

Project No.

**531033001**

Date

**2024/07/23**

Drawn By

**R. GONZALES**

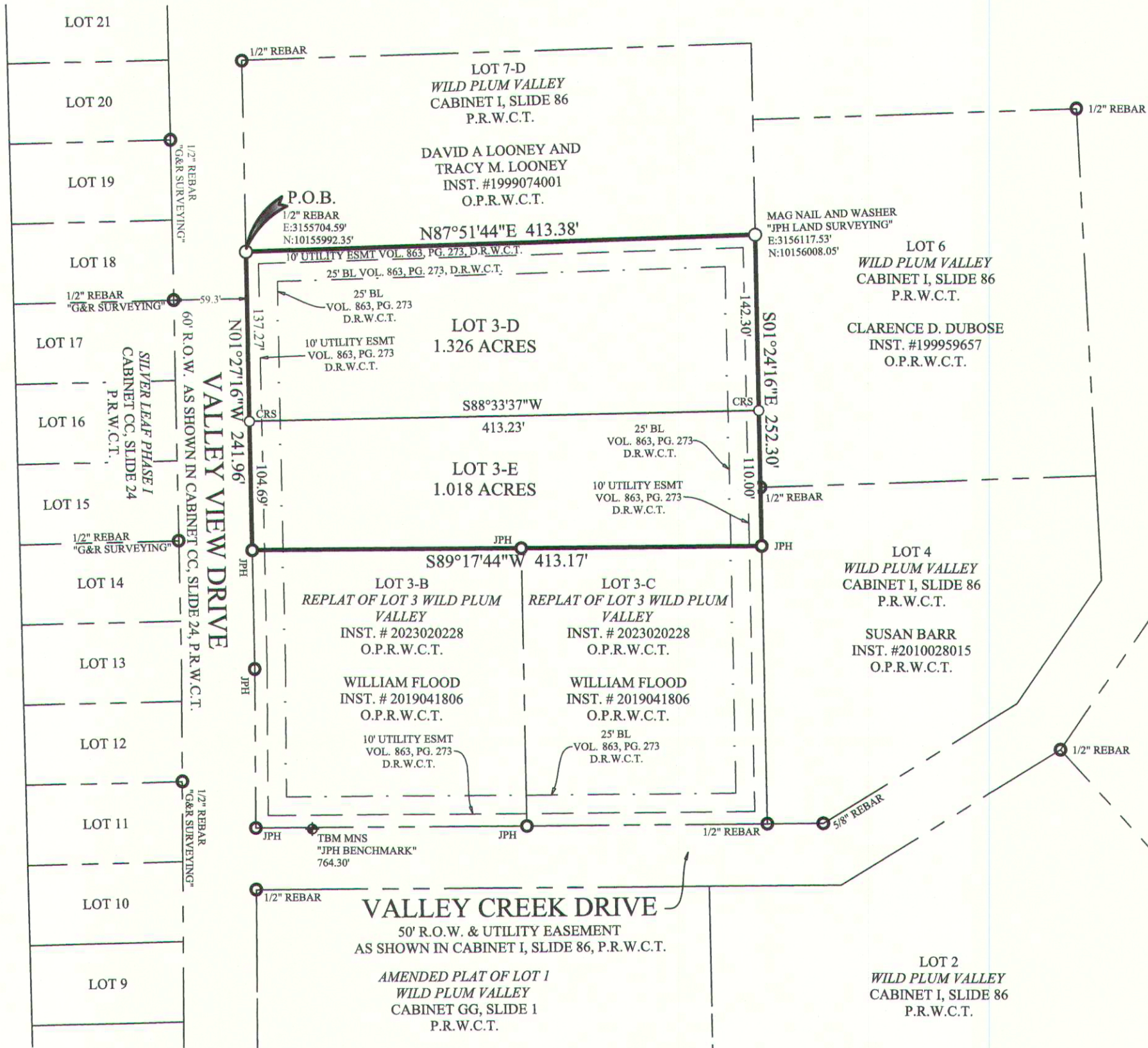
Checked By

**C. HENDERSON**

DRIVEWAY CULVERT TABLE			
LOT NO.	LENGTH (FT)	SIZE (IN)	INVERTS (FT MSEL)
3-D	22	18	SEE NOTE 1, BASED ON S=2.1%
3-E	22	18	SEE NOTE 1, BASED ON S=2.1%

CULVERT NOTES:

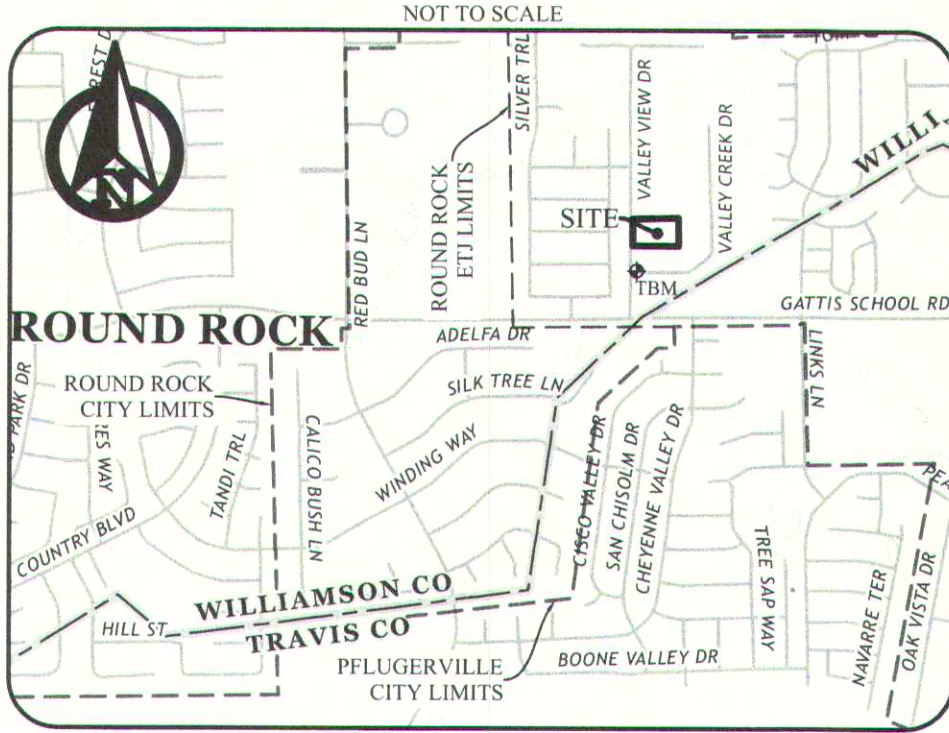
- Inverts will vary based on actual location of driveway culvert.
- Length of culverts shall be 22 feet minimum measured from ends of pipe not including length of safety end treatments (set).
- 6:1 safety end treatments shall be installed on each end of all driveway culverts. refer to TXDOT standards for set details.



SURVEYOR'S NOTES:

- The site benchmark (TBM) is a mag nail with metal washer stamped "JPH BENCHMARK" found in a concrete driveway along the north right-of-way line of Valley Creek Drive, located approximately 45 feet easterly from the east right-of-way line of Valley View Drive, and approximately 370 feet westerly from the southeast corner of subject tract. Benchmark Elevation = 764.30' (NAVD'88 - GEOID 18).
- Combined Scale Factor: 1.00011

LOCATION MAP



REPLAT  
OF  
LOT 3-A  
WILD PLUM VALLEY

RECORDED UNDER INSTRUMENT NUMBER 2023020228, O.P.R.W.C.T.

2.344 ACRES

SITUATED IN THE

JOHN H. RANDALL SURVEY

ABSTRACT NO. 531

WILLIAMSON COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 2 Lots, 1 Block

LINEAR FEET OF NEW STREETS: None

SUBMITTAL DATE: JUNE 2024

OWNER:

William Flood  
5 Valley View Drive  
Round Rock, Texas 78664

SURVEYOR:

Langan Engineering and Environmental Services, LLC  
9606 N. Mopac Expressway, Ste. 110  
Austin, Texas 78759  
(737) 289-7800

ENGINEER/APPLICANT:

CLGANN, LLC  
3000 Joe Dimaggio, Suite 29D  
Round Rock, Texas 78665  
Phone: (512) 574-5738

LEGEND OF LINE WORK

- Subdivision Boundary
- Lot lines
- Deed/adjoiner lines
- Easement lines
- Building Setback Lines

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.  
CRS 1/2" rebar stamped "LANGAN" set  
MNS Mag nail & washer stamped "LANGAN" set  
TBM Site benchmark (see vicinity map for general location)  
Vertex or common point (not a monument)  
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ  
Elevations, if shown, are NAVD'88, GEOID 18  
Bearings are based on grid north (TxCS,'83,CZ)  
JPH 1/2" rebar stamped "JPH Land Surveying" found

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  
CABINET/SL Cabinet/Slide  
POB/POC Point of Beginning/Point of Commencing  
R.O.W. Right-of-way  
S.F. Square Feet  
MFFE Minimum Finished Floor Elevation (as shown in former plat)



REPLAT OF LOT 3-A  
WILD PLUM VALLEY

WHEREAS, William Flood is the owner of that certain tract situated in the John H. Randall Survey, Abstract No. 531 in Williamson County, Texas, being all of Lot 3-A, *REPLAT OF LOT 3 WILD PLUM VALLEY*, an addition recorded Instrument Number 2023020228, of the Official Public Records of Williamson County, Texas, and as conveyed in a General Warranty Deed to William Flood, recorded under Instrument Number 2019041806, of the said Official Public Records of Williamson County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found in the east right-of-way line of Valley View Drive (a called 60' wide right-of-way as shown in Cabinet CC, Slide 24, P.R.W.C.T.), at the common west corner of said Lot 3-A, and Lot 7-D, *WILD PLUM VALLEY*, an addition recorded in Cabinet I, Slides 86, of the Plat Records of Williamson County, Texas;

THENCE NORTH 87° 51' 44" EAST, with the common line of said Lot 3-A and said Lot 7-D, a distance of 413.38 feet to a Mag nail with metal washer stamped "JPH Land Surveying" found in the west line of Lot 6 of said *WILD PLUM VALLEY*, at the common east corner of said Lot 3-A and said Lot 7-D;

THENCE SOUTH 01° 24' 16" EAST, in part with the common line of said Lot 3-A and said Lot 6, and the common line of said Lot 3-A and Lot 4 of said *WILD PLUM VALLEY*, a distance of 252.30 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" found in the west line of Lot 4 of said *WILD PLUM VALLEY* at the common east corner of said Lot 3-A and Lot 3-C of said *REPLAT OF LOT 3 WILD PLUM VALLEY*;

THENCE SOUTH 89° 17' 44" WEST, with the common line of said Lot 3-A and Lot 3-C, and Lot 3-B of said *REPLAT OF LOT 3 WILD PLUM VALLEY*, a distance of 413.17 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" found in the east right-of-way line of said Valley View Drive, at the common west corner of said Lot 3-A and Lot 3-B;

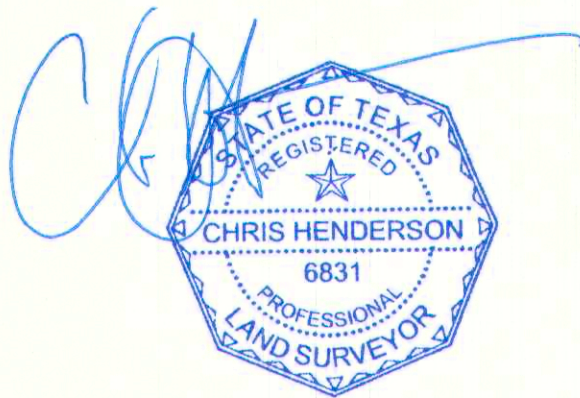
THENCE NORTH 01° 27' 16" WEST, with the common line of said Lot 3-A and the east right-of-way line of said Valley View Drive a distance of 241.96 feet returning to the Point of Beginning and enclosing 2.344 acres (±102,123 square feet).

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That I, **Chris Henderson**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision, and all easements of record are shown or noted as found on the Title Policy provided by Alamo Title Insurance, GF# AUT-57-124-AUT19004385EM, Commitment# AUT19004385, effective May 2, 2019, and issued May 10, 2019, and that this plat is in conformance with the Williamson County Subdivision Regulations.

Chris Henderson  
Registered Professional  
Land Surveyor, No. 6831  
CHenderson@Langan.com  
Date: 7-26-24, 2024



STATE OF TEXAS §  
COUNTY OF Williamson §

KNOW ALL MEN BY THESE PRESENTS:

I, William Flood, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2019041806 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby resubdivide 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, 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 *REPLAT OF LOT 3-A WILD PLUM VALLEY*.

Witness my hand at Williamson County, Texas, this 26 day of July, 2024.

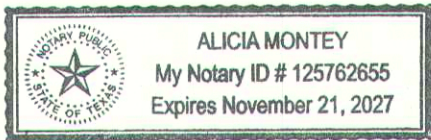
William Flood  
William Flood  
5 Valley View Drive  
Round Rock, Texas 78664

STATE OF TEXAS §  
COUNTY OF Williamson §

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared William Flood, 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.

Given under my hand and seal of office on this the 26th day of July, 2024.

[Signature]  
Notary Public in and for the State of Texas

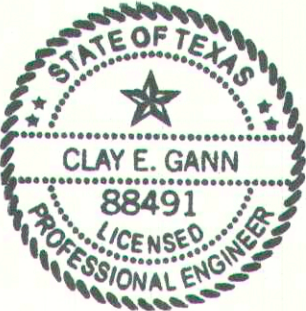


STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

That I, Clay E. Gann, Registered Professional Engineer No. 88491, do hereby certify that this plat is not located within the Edwards Aquifer Recharge Zone and is not encroached by a Special Flood Hazard Area inundated by 100 year flood as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community-Panel Number 48491C0675F, effective date December 20, 2019.

Clay E. Gann, P.E.  
Licensed Professional Engineer  
No. 88491 State of Texas  
Date: 7/26/24



ON-SITE SEWAGE FACILITY APPROVAL:

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.

Adam D. Boatright  
Adam D. Boatright, PE  
Williamson County Engineer

07/31/2024  
Date

ROAD NAME AND 911 ADDRESSING APPROVAL:  
Road name and address assignments verified this the 29 day of July, 2024 A.D.

Cindy Bridges  
Williamson County Addressing Director  
Cindy Bridges

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., County Judge  
Williamson County, Texas

Date

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, Nancy E. 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 Official Public Records of said County in Document No. \_\_\_\_\_.

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.

Nancy Rister, Clerk County Court of Williamson County, Texas

By: \_\_\_\_\_, Deputy

**LANGAN**

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Austin, TX 78759

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TBPELS Firm No. 10194888

Project No.  
**531033001**

Date  
**2024/07/23**

Drawn By  
**R. GONZALES**

Checked By  
**C. HENDERSON**