

**GENERAL NOTES**

- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND ZONE 'A' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE AUSTIN COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48015C0025F, REVISED DATE: 10-18-2019.
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00007444527922 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- (D) INDICATES THE DEED CALLS FILED IN INSTRUMENT NO. 180435, OPRACT.
- ALL PROPERTY CORNERS ARE A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET UNLESS NOTED OTHERWISE.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY BELLVILLE ABSTRACT COMPANY, GF NO. 50148, EFFECTIVE DATE: OCTOBER 29TH, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
  - ITEM 10a: 30' WIDE WATER LINE EASEMENT IN VOLUME 367, PAGE 921, DRACT, DOES APPLY, BUT CANNOT BE SHOWN DUE TO HAVING NO PLOTTABLE OBJECTS.
  - ITEM 10b: 30' WIDE WATER LINE EASEMENT IN VOLUME 429, PAGE 401, DRACT, DOES NOT APPLY.
  - ITEM 10c: 30' WIDE WATERLINE EASEMENT IN VOLUME 429, PAGE 407, DRACT, DOES APPLY, BUT CANNOT BE SHOWN DUE TO HAVING NO PLOTTABLE OBJECTS.
  - ITEM 10d: BLANKET UTILITY RIGHT-OF-WAY EASEMENT IN INSTRUMENT NO. 041248, OPRACT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
  - ITEM 10e: 30' WIDE WATER LINE EASEMENT IN INSTRUMENT NO. 112915, OPRACT, DOES APPLY, BUT CANNOT BE SHOWN DUE TO HAVING NO PLOTTABLE OBJECTS.
  - ITEM 10f: 30' WIDE WATERLINE EASEMENT IN INSTRUMENT NO. 172170, OPRACT, DOES APPLY, BUT CANNOT BE SHOWN DUE TO HAVING NO PLOTTABLE OBJECTS.
  - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- ALL KNOWN AND APPARENT OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.

STATE OF TEXAS  
 COUNTY OF AUSTIN

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOBY GRANT CALES, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

(PRINT NAME)

\_\_\_\_\_  
 MY COMMISSION EXPIRES:

I ANDREA CARDENAS, COUNTY CLERK OF AUSTIN COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION

IN MY OFFICE ON \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M. AND IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE MAP RECORDS OF AUSTIN COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT AUSTIN COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

ANDREA CARDENAS, OFFICIAL CLERK  
 AUSTIN COUNTY, TEXAS

BY: \_\_\_\_\_  
 DEPUTY

APPROVED BY COMMISSIONERS COURT OF AUSTIN COUNTY, TEXAS,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
 TIM LAPHAM  
 COUNTY JUDGE

STATE OF TEXAS  
 COUNTY OF AUSTIN

I, MOBY GRANT CALES, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
 MOBY GRANT CALES  
 OWNER

I, JONATHAN HOPKO, P.E., COUNTY ENGINEER OF AUSTIN COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF AUSTIN COUNTY.

DATE \_\_\_\_\_ JONATHAN HOPKO, P.E.  
 COUNTY ENGINEER

MARK LAMP  
 COMMISSIONER, PRECINCT 1

ROBERT RINN  
 COMMISSIONER, PRECINCT 2

LEROY CERNY  
 COMMISSIONER, PRECINCT 3

CHIP REED  
 COMMISSIONER, PRECINCT 4

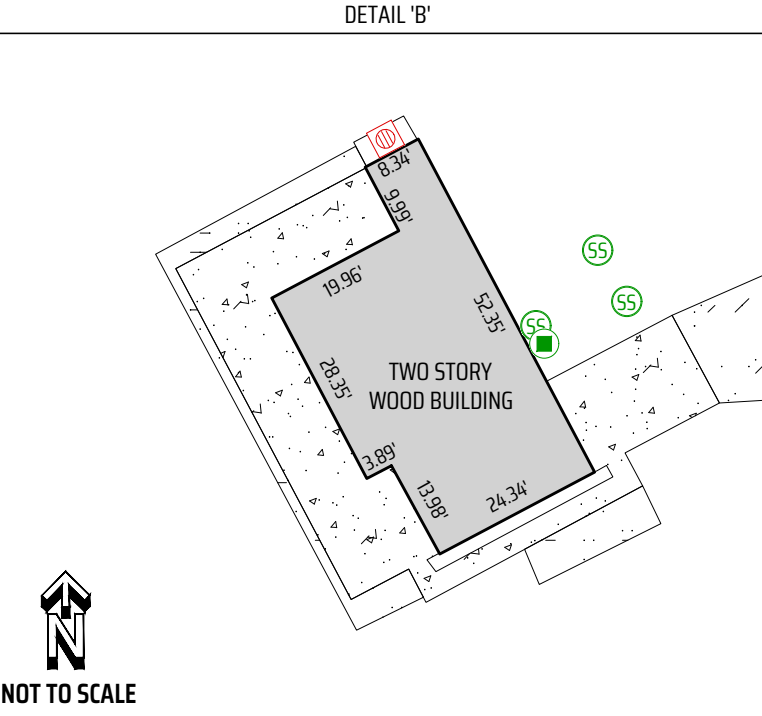
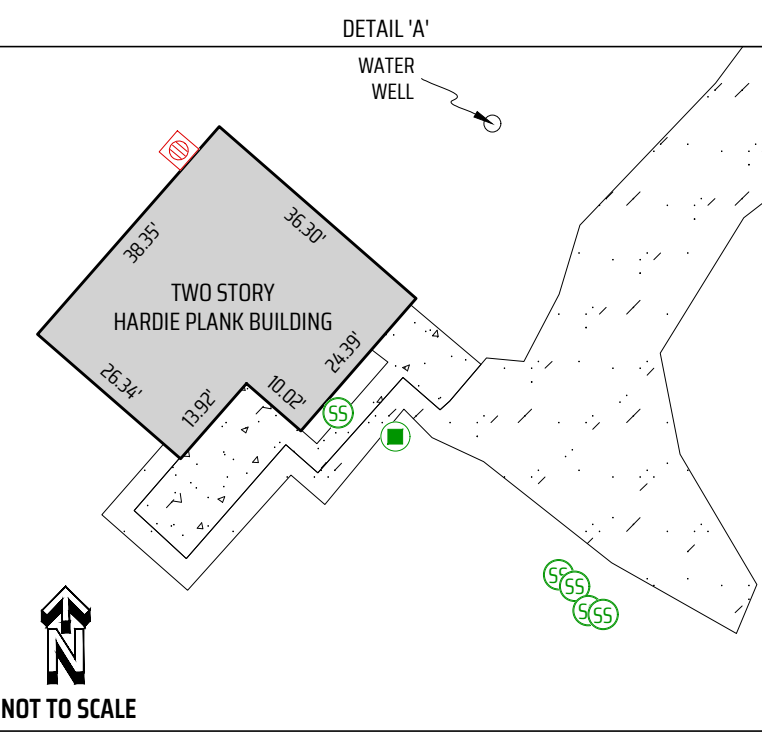
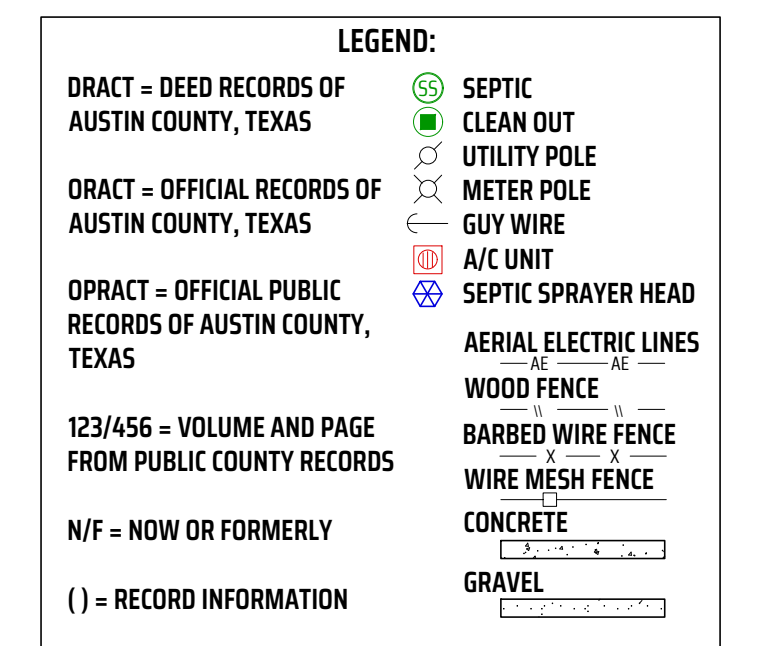
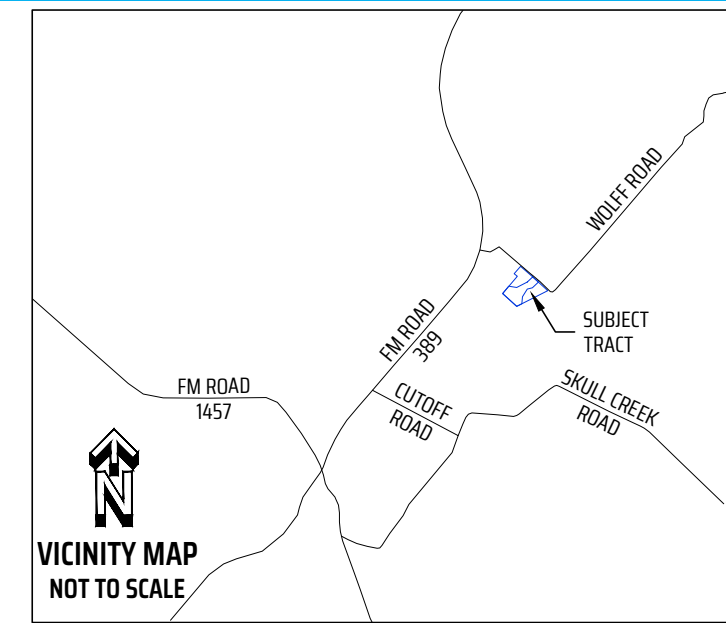
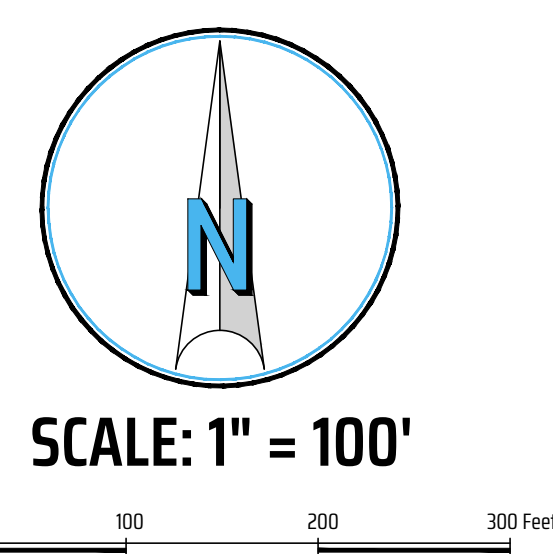
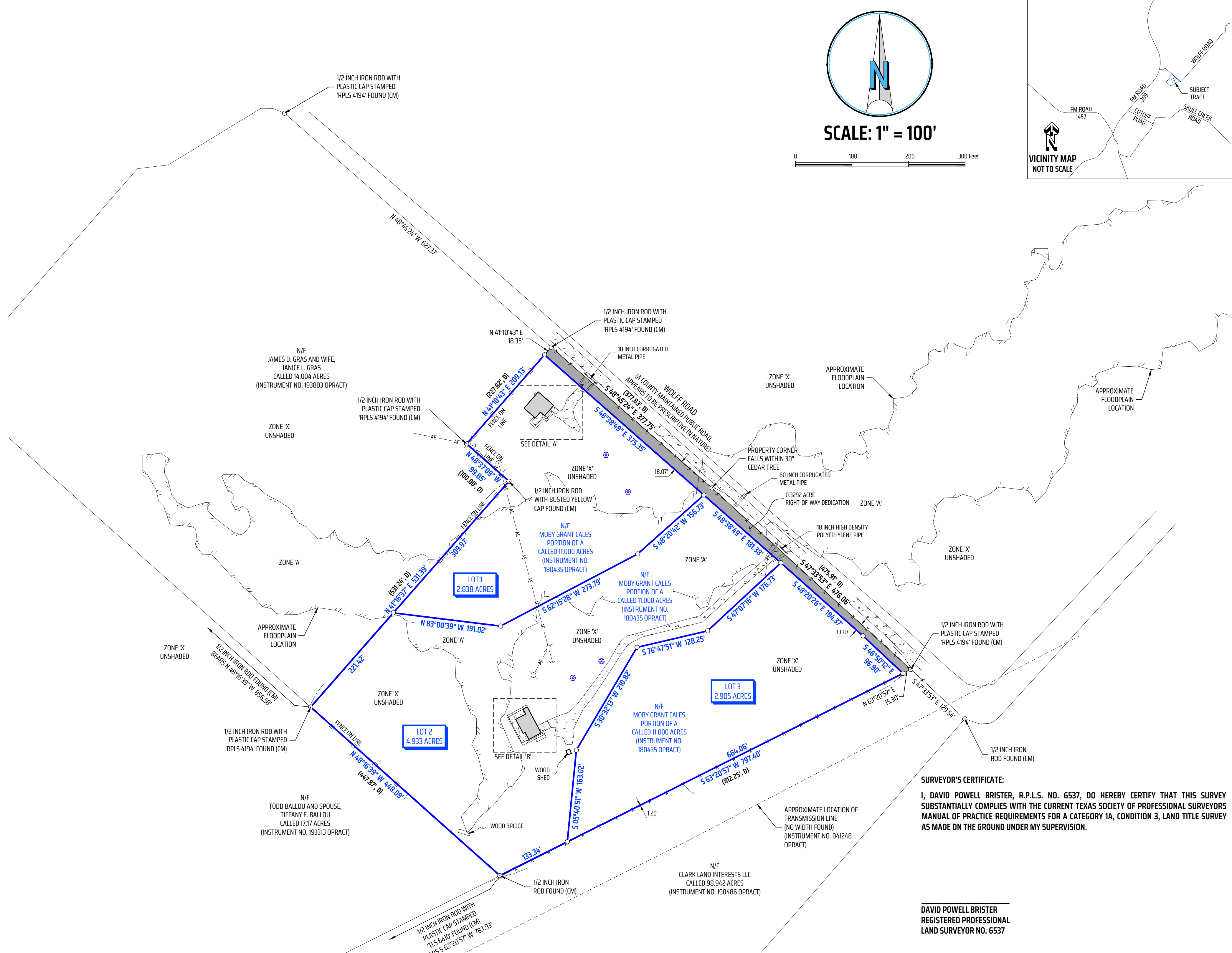
APPROVAL BY PLAT ROOM RECORDER

DATE \_\_\_\_\_ PLAT BOOK RECORDER

COUNTY CLERK'S FILE NO. \_\_\_\_\_

PLAT CABINET NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DAVID P. KELLY II, P.E. DATE \_\_\_\_\_  
 TEXAS REGISTRATION NO. \_\_\_\_\_



**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.**

**SURVEYOR'S CERTIFICATE:**  
 I, DAVID POWELL BRISTER, R.P.L.S. NO. 6537, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

DAVID POWELL BRISTER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6537

**FINAL PLAT  
 OF  
 WOLFF ROAD ESTATES  
 LOT 1 (3.000 ACRES)  
 LOT 2 (5.005 ACRES)  
 LOT 3 (3.000 ACRES)  
 11.005 TOTAL ACRES  
 CALLED TO BE 11.000 ACRES IN  
 INSTRUMENT NO. 180435 OPRACT  
 WILLIAM SUTHERLAND LEAGUE SURVEY, ABSTRACT 96  
 AUSTIN COUNTY, TEXAS**

SCALE: 1 INCH = 100 FEET  
 SURVEY DATE: 11-12-2024 | PLAT DATE: 12-02-2024  
 JOB NUMBER: 24-1331 | CAD NAME: 24-1331-PRELIM  
 POINT FILE: 24-1331-ALL  
 DRAWN BY: RCU CHECKED BY: DPB  
 PREPARED BY: KERR SURVEYING, LLC  
 TPPELS FIRM#10018500  
 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
 PHONE: (979) 268-3195  
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

**KERR SURVEYING**

"When one person stands to gain over another, the facts must be uncovered"