

5-17-21
Date

Patricia S. Hulett, DROX 8771
Patricia S. Hulett
Designated Representative
For Kerr County OSSF

And, I have reviewed and acknowledged the foregoing statement as applicable to the Kerr County Flood Damage Prevention Order.

Charlie Hastings I dated this 14 day of JUNE 2021
Charlie Hastings
Flood Plain Administrator

6/14/21
Date

Cheri Hastings
County Subdivision Representative

Nick Lamante 051721
Kerr 911 Representative Date

Dated this 14 day of June, 2024.

By: Robt Kelly
Robt Kelly
County Judge, Kerr County, Texas

Filed for record on the 16 day of June 20 21 A.D., at
10:20 o'clock A.M.
Recorded on the 16 day of June 20 21 A.D., at
10:21 o'clock A.M. In Record No. 21-05264 of the Plat Records of
Kearney County, Iowa.

Jackie Dowdy
County Clerk of Kerr County, Texas

The owners of the land shown on this plot, and whose names are subscribed hereto, and in person or through a duly authorized agent, dedicates, for the use of the public forever all parks, water courses, drains, easements, in all of the aforesaid public places and all other public places thereon shown for the purpose and consideration therein expressed.

Jay Colvin, III
FM1092 Center
PO Box 1405
Center Point, Texas 7801

BEFORE ME, the undersigned authority, on this day personally appeared:

known to me to be the persons whose names are subscribed to the foregoing instruments and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this 18 day of May, 2021

Lindy Wellborn
Notary Public
Kerr County, Texas

UTILITY EASEMENT NOTE:

[illegible]

100.72 ACRES
J. M. COLVIN, III
VOL. 1482 PG. 282 O.P.R.K.C.T.

39.56 ACRES
DOC. #11-89M O.P.R.K.C.T.

10.41 ACRES
DOC. #11-89M O.P.R.K.C.T.

16.0 ACRES
ALBRECHT BRANDON CRENS TRUST
VOL. 166 PG. 888 O.P.R.K.C.T.

93.65 ACRES
SWATZ, AS, LLC
VOL. 1788 PG. 217 O.P.R.K.C.T.

53.28 ACRES
VOL. 1788 PG. 217 O.P.R.K.C.T.

2.56 ACRES
M. WIKESKA
DOC. #14-2431 O.P.R.K.C.T.

71.49 ACRES
J. M. COLVIN, III
VOL. 1074 PG. 380 O.P.R.K.C.T.

72.40-AC

TRACT 3

TRACT 2

TRACT 1

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

GUADALUPE RIVER

ZONE X
"UNSHADOW"

ZONE AE

ZONE 4204

LEGEND

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS, REFERENCED TO NAD 83. BEARS STATE PLANE COORDINATES. SOUTH CENTRAL ZONE 4204. REDUCED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET, EPOCH 2000.8826246.

2. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, (V.E. 1680.61' (1680.00')).

3. THE LAND PLATTED HEREON IS PARTIALLY LOCATED IN ZONE "AE" AS VAGUALLY DEPICTED ON F.L.P.M. PLAT MAP NO. 1680-00787 & 1680-00788 EFFECTIVE 03/03/2011.

4. THIS SUBDIVISION LIES TOTALLY WITHIN THE CENTER POINT INDEPENDENT SCHOOL DISTRICT.

5. IN ACCORDANCE WITH KERR COUNTY SUBDIVISION RULES AND REGULATIONS, THIS SUBDIVISION IS PERMITTED SIXTEEN (16) LOTS.

6. PRIOR TO CONSTRUCTION ON ANY LOT THE OWNER OF SAID LOT SHALL CONTACT KERR COUNTY OGP DESIGNATED REPRESENTATIVE. ALL LOTS IN THIS SUBDIVISION ARE REQUIRED TO COMPLY WITH ALL OGP REGULATIONS ADOPTED BY KERR COUNTY. INDIVIDUAL OGP SYSTEMS SELECTION MUST BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC 285 OGP RULES.

7. UTILITY COMPANIES:
ELECTRIC = BANERJA ELECTRIC COOPERATIVE

TxDOT NOTES:

1. For development directly adjacent to state right-of-way, the developer and/or landowner shall be responsible for adequate setback and/or sound abatement measure for present and/or future noise mitigation.

2. The developer and/or landowner is responsible for preventing any adverse impact to the drainage system within the highway right-of-way.

3. Prior to construction of any lot, the owner of said lot shall contact TxDOT to secure a driveway construction permit. The owner is responsible for construction of driveway in accordance with regulations prepared by TxDOT.

4. Lots 1 and 2 will be allowed one access point each, as regulated in the current version of the TxDOT Access Management Manual. Additional access in these lots will not be granted in future division of the property as proposed. Access to Lot 3 will be regulated as shown in the most current version of the TxDOT Access Management Manual.

I have reviewed this plat with respect to its access and hereby approve this plat for recording.

Dated this 19th day of May, 2021.

J. M. Colvin, III

151.48 ACRES
TRIPLE 4 WESTMANS, LTD
VOL. 1004 PG. 578 O.P.R.K.C.T.

CENTER POINT ESTATES

TODOT NOTES:

1. For development directly adjacent to state right-of-way, the developer and/or landowner shall be responsible for adequate setback and/or sound abatement measure for present and future noise impacts.
2. The developer and/or landowner is responsible for preventing any adverse impact to the drainage system within the highway right-of-way.
3. Prior to construction of any lot, the owner of said lot shall contact TxDOT to secure a driveway construction mitigation. The owner is responsible for construction of driveway in accordance with regulations prepared by TxDOT.
4. Lots 1 and 2 will be allowed one access point each, as regulated in the current version of the TxDOT Access Management Manual. Additional access to these lots will not be permitted in the future. Future driveway construction shall be regulated as shown in the most current version of the TxDOT Access Management Manual.

I have reviewed this plot with respect to its access and hereby approve this plot for recording.

Dated this 19TH day of MAY, 2021

100

Marshall Heap II
TXDOT Area Engineer

STATE OF TEXAS ~
COUNTY OF KERR ~

I, R. Scott McClintock, Sr. do hereby certify:

This plot is a true and accurate representation of the property described and plotted hereon as determined from an actual survey of the property made on the ground under my direction and supervision;

The subdivision plotted hereon is within the 100 year flood plain, Flood Zone X according to Flood Insurance Rate Map Community Panel No. 48265C0675F & 48265C0700F Effective 03/03/2011, for Kerr County, Texas.

05-13-2021
Date


Registered Professional Land Surveyor No. 5007

05-13-2021
Date

GENERAL NOTES:

- [illegible]

FINAL PLAT
THE LAJITAS SUBDIVISION

OUT OF AN 82.43 ACRE TRACT
OUT OF THE FRANCIS ARTHUR SURVEY NO. 35, ABSTRACT NO. 1
BEING THE REMAINDER OF "TRACT 7"
ACCORDING TO THE ASSUMPTION WARRANTY DEED FILED IN
VOLUME 1175, PAGE 447
OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

631 WATER STREET
FERRVILLE, TX 78026
wellsoneengineering.com
PHONE 10154410

WELLBORN ENGINEERING & SURVEYING	PROJECT:	SCALE:	FIELD:	DRAFTING:	CHECK:
	WCS- 21-036	1" = 200'	J5M	J5M	R5M
LAST FIELD VISIT: 03.24.2021 LAST DRAFT REVISION: 05.13.2021					SHEET NO.