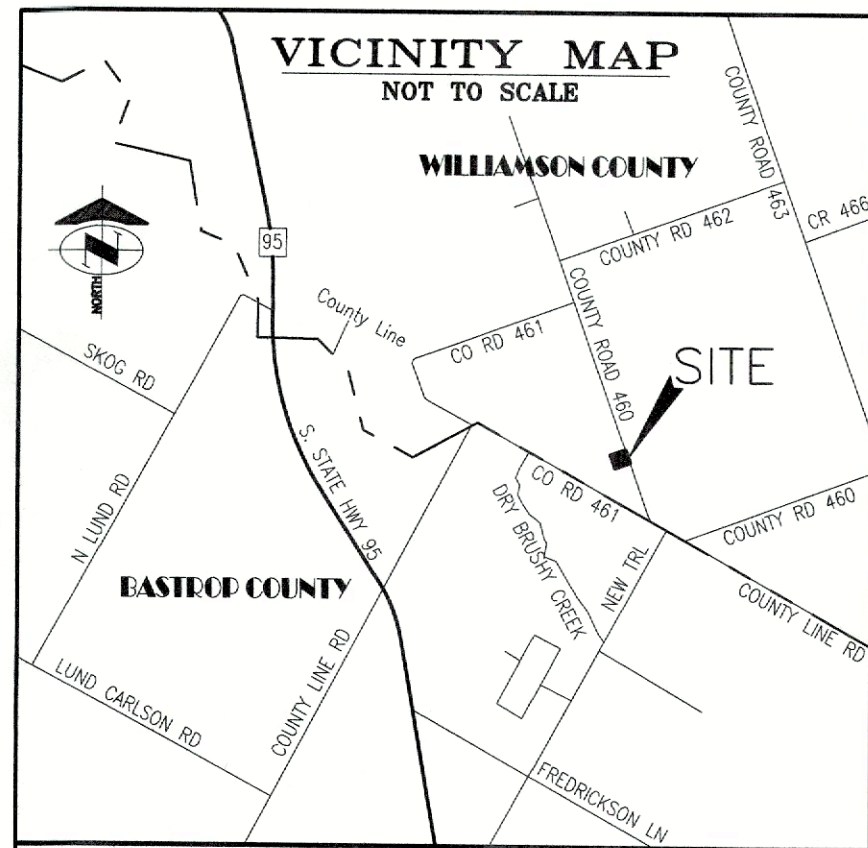
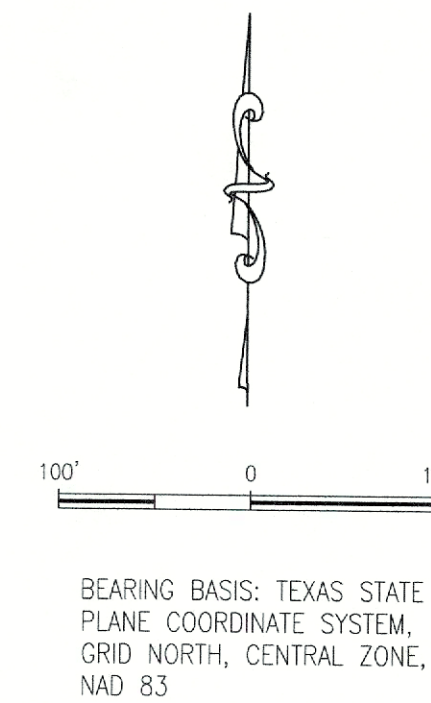


FINAL PLAT OF LOPEZ PONCE SUBDIVISION



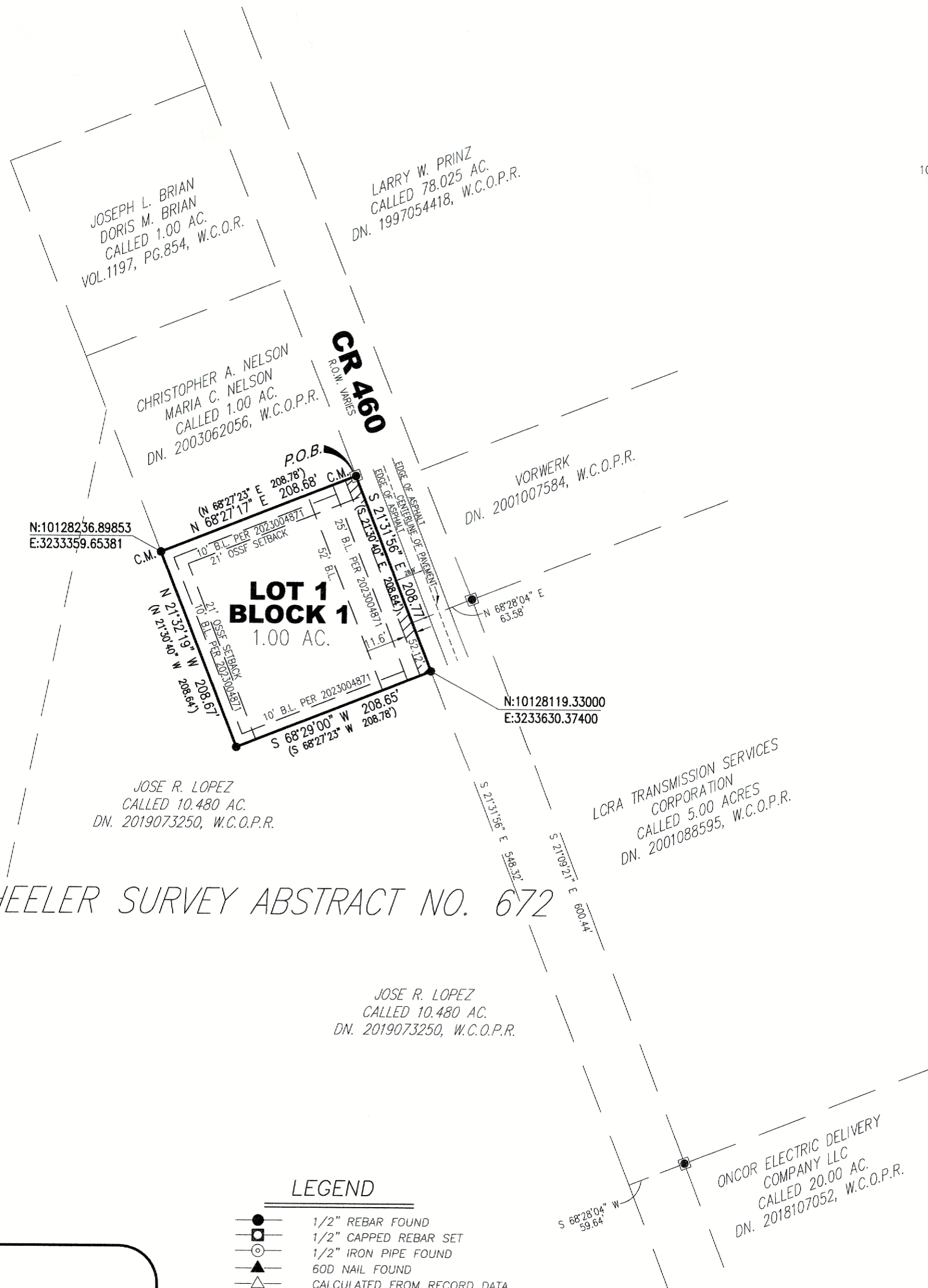
EDWARDS AQUIFER NOTE:
THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

ETJ NOTE:
THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF ANY CITY OR EXTRA-TERRITORIAL JURISDICTION.



GENERAL NOTES

1. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION (EXISTING)
2. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
3. ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE ONCOR ELECTRIC COMPANY.
4. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNERS.
5. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48491C0725F, EFFECTIVE DATE OF DECEMBER 20, 2019.
6. 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-WAYS SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
7. 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.
8. IN ACCORDANCE WITH THE WILLIAMSON COUNTY REGULATIONS, NO LOT SHALL EXCEED 20% IMPERVIOUS COVER IN ORDER TO AVOID ON-SITE STORM WATER DETENTION.
9. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
10. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BASE FLOOD ELEVATION. 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 BASE FLOOD ELEVATION.
11. 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.
12. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
13. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THE CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
14. BLANKET-TYPE ELECTRIC AND TELEPHONE EASEMENT RECORDED IN VOLUME 547, PAGE 109, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AFFECTS THIS TRACT.
15. BLANKET-TYPE ELECTRIC EASEMENT RECORDED IN VOLUME 2031, PAGE 277, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS AFFECTS THIS TRACT.
16. MEMORANDUM OF WATERLINE EASEMENT RECORDED IN DOCUMENT NO. 2006093274, OFFICIAL PUBLIC RECORDS, ASSIGNED IN DOCUMENT NO. 2008077701, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS THIS TRACT.
17. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
18. ONE-WAY CIRCULAR DRIVEWAYS SHALL BE PROHIBITED ONTO COUNTY ROAD 460.
19. 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.
20. LAND USE WITHIN THIS PLAT IS TERRACED FROM PRIOR AGRICULTURAL USE. THE TERRACING RETAINS RAINFALL RUNOFF AND DIRECTS IT THROUGH EXISTING DRAINAGE PATTERNS ON LOTS. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNERS SHALL NOT GRADE OR DEVELOP LAND ON PROPERTY IN A MANNER THAT WOULD ALTER THE EXISTING DRAINAGE PATTERNS. IN THE EVENT DRAINAGE PATTERNS ARE CHANGED AND ADJACENT PROPERTIES ARE ADVERSELY IMPACTED OR DAMAGED, THE PROPERTY OWNER MAY BE LIABLE PER TEXAS WATER CODE SECTION 11.086.
21. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
22. ON-SITE SEWAGE FACILITIES (OSSF'S) INSTALLED AND OPERATED WITHIN WILLIAMSON COUNTY'S JURISDICTION MUST FOLLOW THE REQUIREMENT ESTABLISHED IN THE WILLIAMSON COUNTY ENGINEER'S ON-SITE SEWAGE FACILITY RULES.



HENRY H. WHEELER SURVEY ABSTRACT NO. 672

OWNER: JOSE LOPEZ
ADDRESS: 6008 PARLIAMENT DR.
AUSTIN, TEXAS 78724

TOTAL ACREAGE: 1.00 ACRE
SURVEY: HENRY H. WHEELER SURVEY ABSTRACT NO. 672
NUMBER OF LOTS AND PROPOSED USE: 1 RESIDENTIAL LOTS
SUBMITTAL DATE: MAY 3, 2023

SURVEYOR: B & G SURVEYING, INC.
ADDRESS: 1404 WEST NORTH LOOP
AUSTIN, TEXAS 78756
PHONE: (512) 458-6969

LEGEND

	1/2" REBAR FOUND
	1/2" CAPPED REBAR SET
	1/2" IRON PIPE FOUND
	60D NAIL FOUND
	CALCULATED FROM RECORD DATA
	CAPPED REBAR FOUND
	"X" SET IN CONCRETE
	"X" FOUND IN CONCRETE
	COTTON SPINDLE FOUND
	PER DN. 2023004871
	BREAK IN SCALE
	BUILDING LINE
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
	CONTROL MONUMENT
	RIGHT OF WAY
	ON-SITE SEWAGE FACILITY
	WATER LINE EASEMENT PER VOL. 581, PG. 723



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512*458-6969

REVISED: 11/20/24
JOB #: B0511523_PLAT
DATE: 06/29/2023
SCALE: 1" = 100'

FINAL PLAT OF LOPEZ PONCE SUBDIVISION

STATE OF TEXAS §
 COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

That I, JOSE LOPEZ, being the owner of 1.00 acre of land out of the H. Wheeler Survey, Abstract No. 672 in Williamson County, Texas, being all of that tract called 1.00 acre of land conveyed in Document Number 2023004871 of the Official Public Records of Williamson County, Texas, do hereby state that there are no lien holders of the certain tract of land, do hereby subdivide a total of 1.00 acre of land 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:

LOPEZ PONCE SUBDIVISION

Subject to any other easements and restrictions heretofore granted and not released.

To certify which, Witness my hand this 7 day of March, 2025.

Jose Lopez
 JOSE LOPEZ
 6008
 AUSTIN, TEXAS 78724

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared JOSE LOPEZ, known to me to be the person whose name is subscribed to the foregoing instrument, and that he executed the foregoing instrument as the owner of the property described herein.

Given under my hand and seal of office this 7 day of March, 2025.

Tatiana Guevara
 Notary Public in and for the State of Texas

Tatiana Guevara
 Printed Name of Notary

My Commission Expires: 09-29-2028



FIELD NOTES DESCRIBING 1.00 ACRE OF LAND, MORE OR LESS, OUT OF THE HENRY H. WHEELER SURVEY ABSTRACT NO. 672. SITUATED IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THAT CALLED 1.00 ACRE TRACT CONVEYED TO JOSE LOPEZ BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2023004871, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.00 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped 1/2" iron rebar found in the west right-of-way line of County Road 460 (CR 460) at the northeast corner of said Lopez 1.00 acre tract, same being the southeast corner of that tract called 1.00 acre of land conveyed to Christopher A. Nelson and Maria C. Nelson by Gift Deed recorded in Document No. 2003062056, Official Public Records of Williamson County, Texas for the northeast corner hereof;

THENCE S 21°31'56" E, following said right-of-way line and the east line of said Lopez 1.00 acre tract, a distance of 208.77 feet to a 1/2" iron rebar found at the southeast corner of said Lopez 1.00 acre tract, same being the most easterly northeast corner of that tract called 10.480 acre of land conveyed to Jose R. Lopez by General Warranty Deed recorded in Document No. 2019073250, Official Public Records of Williamson County, Texas, for the southwest corner hereof;

THENCE with the south and west lines of said Lopez 1.00 acre tract, and the north line of said Lopez 10.480 acre tract, the following two (2) courses:

1. S 68°29'00" W, a distance of 208.65 feet to a 1/2" iron rebar found at an interior corner in the north line of said Lopez 10.480 acre tract and the southwest corner of said Lopez 1.00 acre tract, for the southwest corner hereof;

2. N 21°32'19" W, a distance of 208.67 feet to a 1/2" iron rebar found at the northwest corner of said Lopez 1.00 acre tract and the southwest corner of said 1.00 acre Nelson tract, for the northwest corner hereof;

THENCE N 68°27'17" E, with the common line of said Lopez 1.00 acre tract and said 1.00 acre Nelson tract, a distance of 208.68 feet to the PLACE OF BEGINNING and containing 1.00 acre of land, more or less.

STATE OF TEXAS §
 COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR M. GARZA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE WILLIAMSON COUNTY REGULATIONS.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRONCHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0725F, EFFECTIVE DATE OF DECEMBER 20, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 20th DAY OF November, 2024.

Victor M. Garza
 Victor M. Garza
 Registered Professional Land Surveyor No. 4740
 State of Texas
 1404 West North Loop Blvd.
 Austin, Texas 78756
 Phone (512) 458-6969



BASED UPON THE ABOVE REPRESENTATIONS OF THE SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID 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 VERIFICATION 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, P.E.
 COUNTY ENGINEER

03/12/2025
 DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 10th DAY OF March, 2025 A.D.

Jerusa Baker Teresa Baker
 WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS §
 COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

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 COMMISSIONER'S 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 _____ DATE _____
 WILLIAMSON COUNTY, TEXAS

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 OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, ____ A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, ____ A.D. AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT 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 E. RISTER, CLERK COUNTY COURT
 OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

PRINTED NAME _____



B & G SURVEYING, LLC
 FIRM REGISTRATION NO. 100363-00
 WWW.BANDGSURVEY.COM
 1404 West North Loop Blvd.
 Austin, Texas 78756 - Office 512-458-6969

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