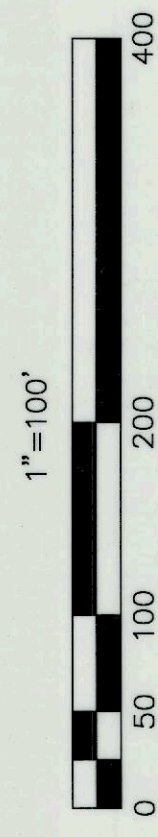
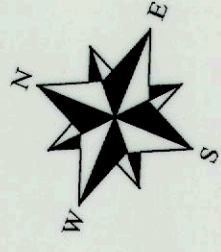
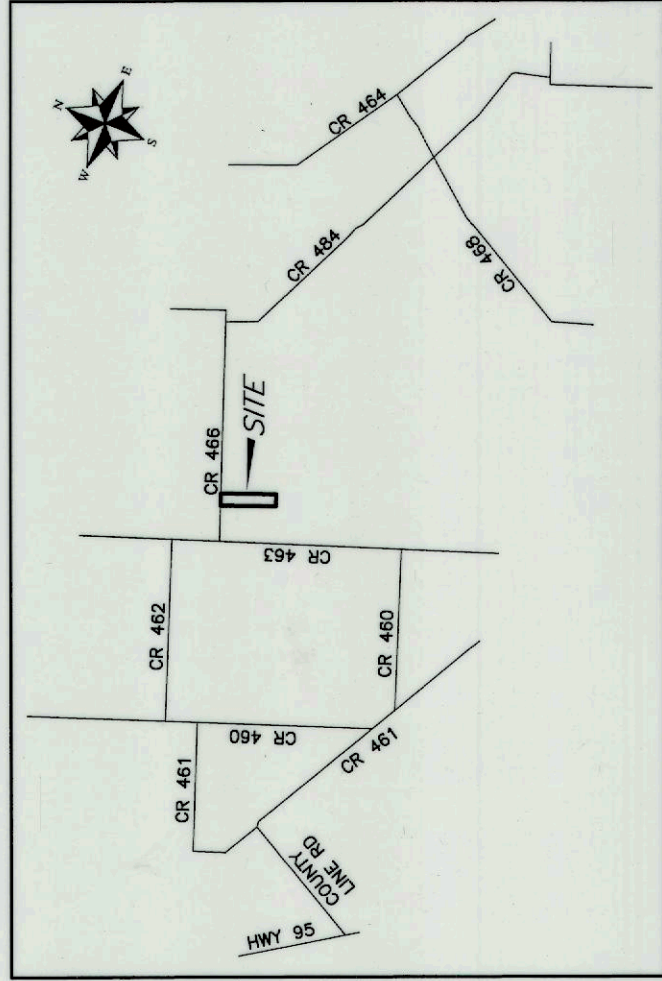


**SUBDIVISION PLAT OF  
SOTO Y PEREZ**



BEARING BASIS: TEXAS CENTRAL ZONE,  
STATE PLANE COORDINATES (NAD 83)

SUBMITTAL DATE: APRIL 4, 2025

**LEGEND**

- IRON ROD FOUND
- IRON ROD WITH CAP FOUND (INSIGNIA NOTED)
- IRON ROD WITH C&R CAP SET
- BUILDING SETBACK LINE
- RECORD INFORMATION

- ASBWM
- B.L.
- (XXX)

LOCATION MAP  
(NOT TO SCALE)

84.06 AC.  
LISBET R. NUNEZ  
AND FELIPE NUNEZ  
DOC. NO. 2018060762

10.249 AC.  
CHRISTOPHER L. HANKINSON  
DOC. NO. 2017012845

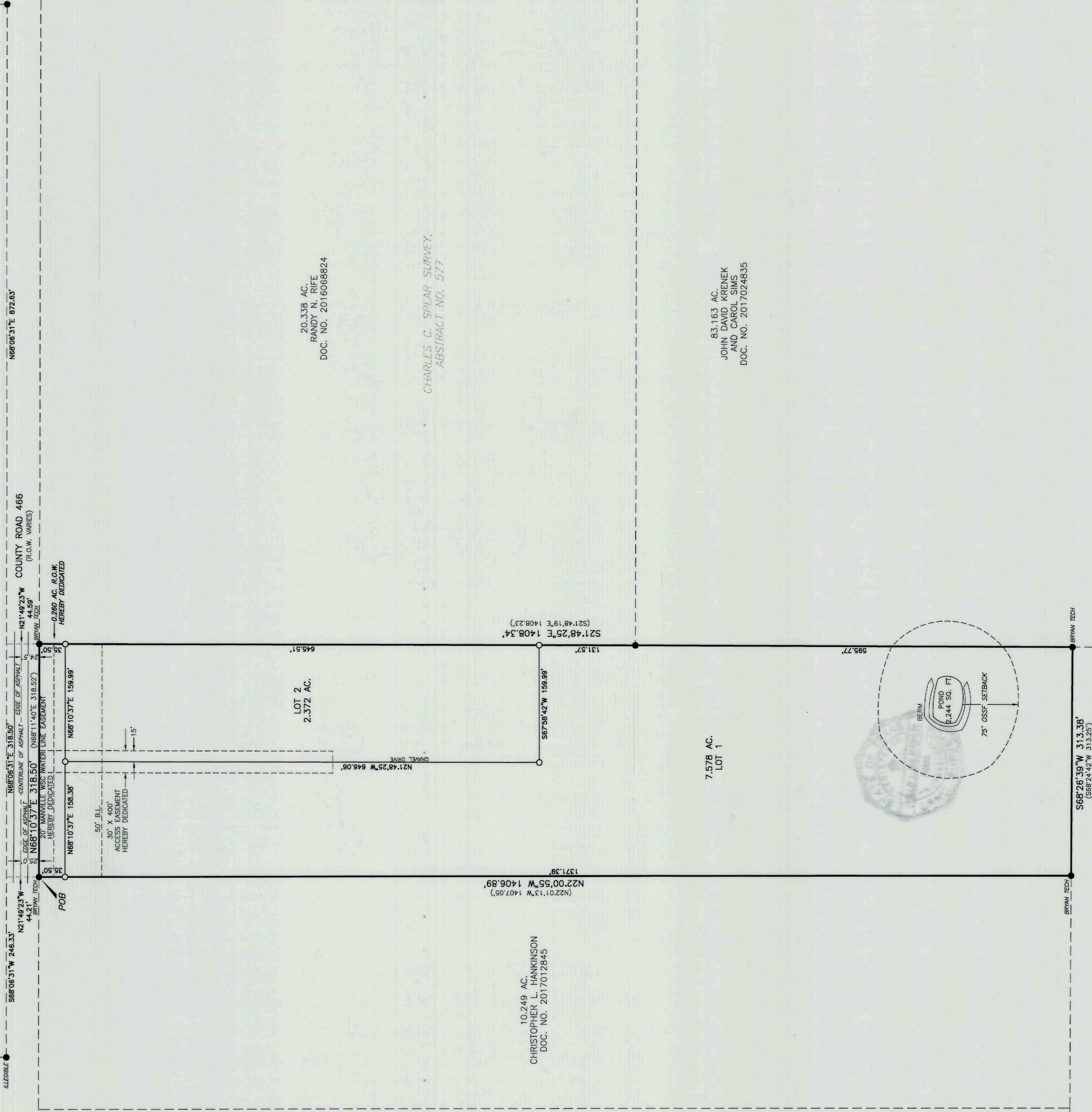
20.338 AC.  
RANDY N. RIFE  
DOC. NO. 2016068824

CHARLES C. SPEAR SURVEY,  
ABSTRACT NO. 577

7.578 AC.  
LOT 1

LOT 2  
2.372 AC.

83.163 AC.  
JOHN DAVID KRENEK  
AND CAROL SIMS  
DOC. NO. 2017024835



10.262 AC.  
JOSE L. VARELA  
AND MARIA VARELA  
DOC. NO. 2017037004



**SURVEYING, LLC**  
1805 OUIDA DR  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000

**SUBDIVISION PLAT OF  
SOTO Y PEREZ**

STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

I, OSCAR MANUEL SOTO, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016099235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE 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 "SOTO Y PEREZ".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 25 DAY OF November, 2025.

Oscar Manuel Soto  
OWNER SIGNATURE

OSCAR MANUEL SOTO, CO-OWNER  
230 COUNTY ROAD 466, ELGIN, TX. 78621

STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED OSCAR MANUEL SOTO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF November, 2025

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES ON: 08-19-2028

STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

I, JOSE ISMAEL MEJIA PEREZ, CO-OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016099235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE 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 SUBDIVISION PLAT OF SOTO Y PEREZ.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 25 DAY OF November, 2025.

Jose Ismael Mejia Perez  
OWNER SIGNATURE

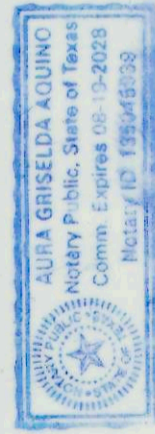
JOSE ISMAEL MEJIA PEREZ, CO-OWNER  
240 COUNTY ROAD 466, ELGIN, TX. 78621

STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOSE ISMAEL MEJIA PEREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF November, 2025.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES ON: 08-19-2028

**METES AND BOUNDS DESCRIPTION:**

DESCRIPTION OF 10.209 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE CHARLES C. SPEAR SURVEY, ABSTRACT NO. 577, BEING ALL OF THAT CERTAIN 10.208 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO OSCAR MANUEL SOTO AND JOSE ISMAEL MEJIA PEREZ, IN DOCUMENT NO. 2016099235, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; 10.209 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON an iron rod with "Bryan Tech" Cap found in the southerly line of County Road 466 (R.O.W. varies) at the northeasterly corner of that certain 10.249 Acre Tract, described in a deed of record to Christopher L. Hankinson in Document No. 2017012845, Official Public Records of Williamson County, Texas, for the northwesterly corner of said 10.208 Acre Tract and the herein described tract;

THENCE N68°10'37"E, with the southerly line of said County Road 466 and the northerly line of said 10.208 Acre Tract, a distance of 318.50 feet to an iron rod with "Bryan Tech" Cap found at the northwesterly corner of that certain 20.338 acre tract, described in a deed of record to Randy N. Rife in Document No. 2016068824, Official Public Records of Williamson County, Texas, for the northeasterly corner of said 10.208 Acre Tract and the herein described tract;

THENCE S21°48'25"E, with the easterly line of said 10.208 acre Tract, same being in part, the westerly line of said 20.338 Acre Tract, and in part, the westerly line of that certain 85.163 acre tract, described in a deed of record to John David Krensek and Carol Sims in Document No. 2017024835, Official Public Records of Williamson County, Texas, passing at a distance of 812.56 feet, a 1/2" iron rod found at the common westerly corner of said 20.338 Acre Tract and said 85.163 Acre Tract, and continuing for a total distance of 1408.34 feet to an iron rod with "Bryan Tech" Cap found at the northeasterly corner of that certain 10.262 acre tract, described in a deed of record to Jose L. Varela and Maria Varela in Document No. 2017037004, Official Public Records of Williamson County, Texas, for the southeasterly corner of said 10.208 Acre Tract and the herein described tract;

THENCE S68°26'39"W, with the southerly line of said 10.208 Acre Tract and the northerly line of said 10.262 Acre Tract, a distance of 313.38 feet to an iron rod with "Bryan Tech" Cap found at the southeasterly corner of said 10.249 Acre Tract, for the southwesterly corner of said 10.208 Acre Tract and the herein described tract;

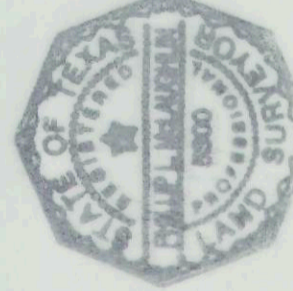
THENCE N27°00'55"W, with the westerly line of said 10.208 Acre Tract and the easterly line of said 10.249 Acre Tract, a distance of 1408.89 feet to the POINT OF BEGINNING, having an area of 10.209 acres of land, more or less.

STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

I, PHILLIP L. MCLAUGHLIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT WILLIAMSON COUNTY, TEXAS, THIS 25 DAY OF November, 2025.

[Signature]  
PHILLIP L. MCLAUGHLIN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5300 STATE OF TEXAS



**PLAT NOTES:**

1. 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 PLATING 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.

2. 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.

3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE W.S.C. WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITY.

4. 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.

5. 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.

6. NO LOT IN THIS SUBDIVISION ARE ENCOMPASSED BY A SPECIAL FLOOD HAZARD AREA INUNDAED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0725F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

7. 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.

8. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.

9. NO LOT IN THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

10. THE PROPOSED SUBDIVISION COMPLIES WITH THE WILLIAMSON COUNTY LONG RANGE TRANSPORTATION PLAN.

11. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCLUDED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

12. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

13. RIGHT OF WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE COMPLETELY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.

14. 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.

15. 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.

16. 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.

17. 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.

18. LOTS 1 AND 2 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

ROAD NAME AND 911 ADDRESSING APPROVAL:

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 25<sup>th</sup> DAY OF November, 2025 A.D.

Teresa Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT 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 DISCLAIMS 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 WITHIN IT.

Adam D. Boatright  
ADAM D. BOATRIGHT, PE  
WILLIAMSON COUNTY ENGINEER

12/02/2025  
DATE

STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

I, STEVEN SNELL, 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.

STEVEN SNELL, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS,  
COUNTY OF WILLIAMSON:

I, NANCY E. RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS 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 E. RISTER, CLERK  
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

DEPUTY



**SURVEYING, LLC**  
1805 OUIDA DR.  
AUSTIN, TEXAS 78728  
PHONE: (512) 267-7430  
FAX: (512) 836-8385  
FIRM NO. 10032000