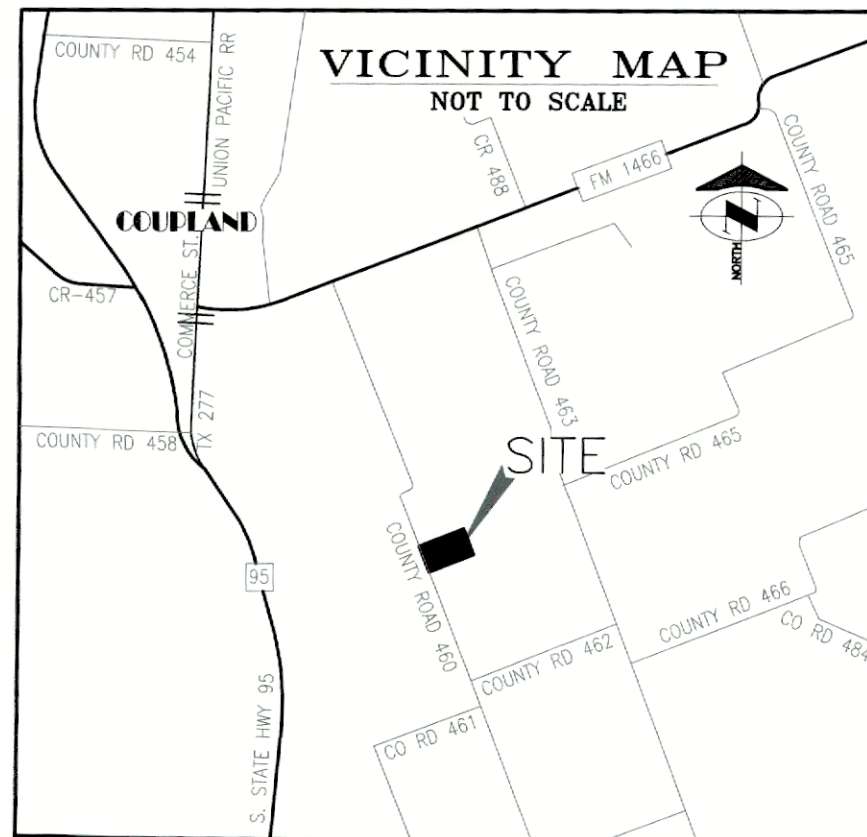


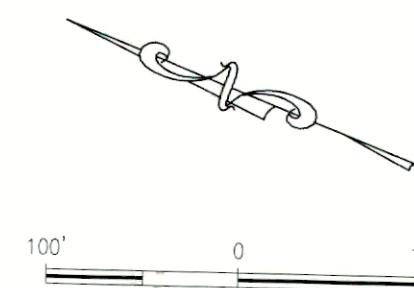


FINAL PLAT OF JARAMILLO SUBDIVISION

SARAH WOODRUFF

JAMES & JOANN HOPMEIER
CALLED 13.948 AC.
DN. 2017070960, W.C.O.P.R.

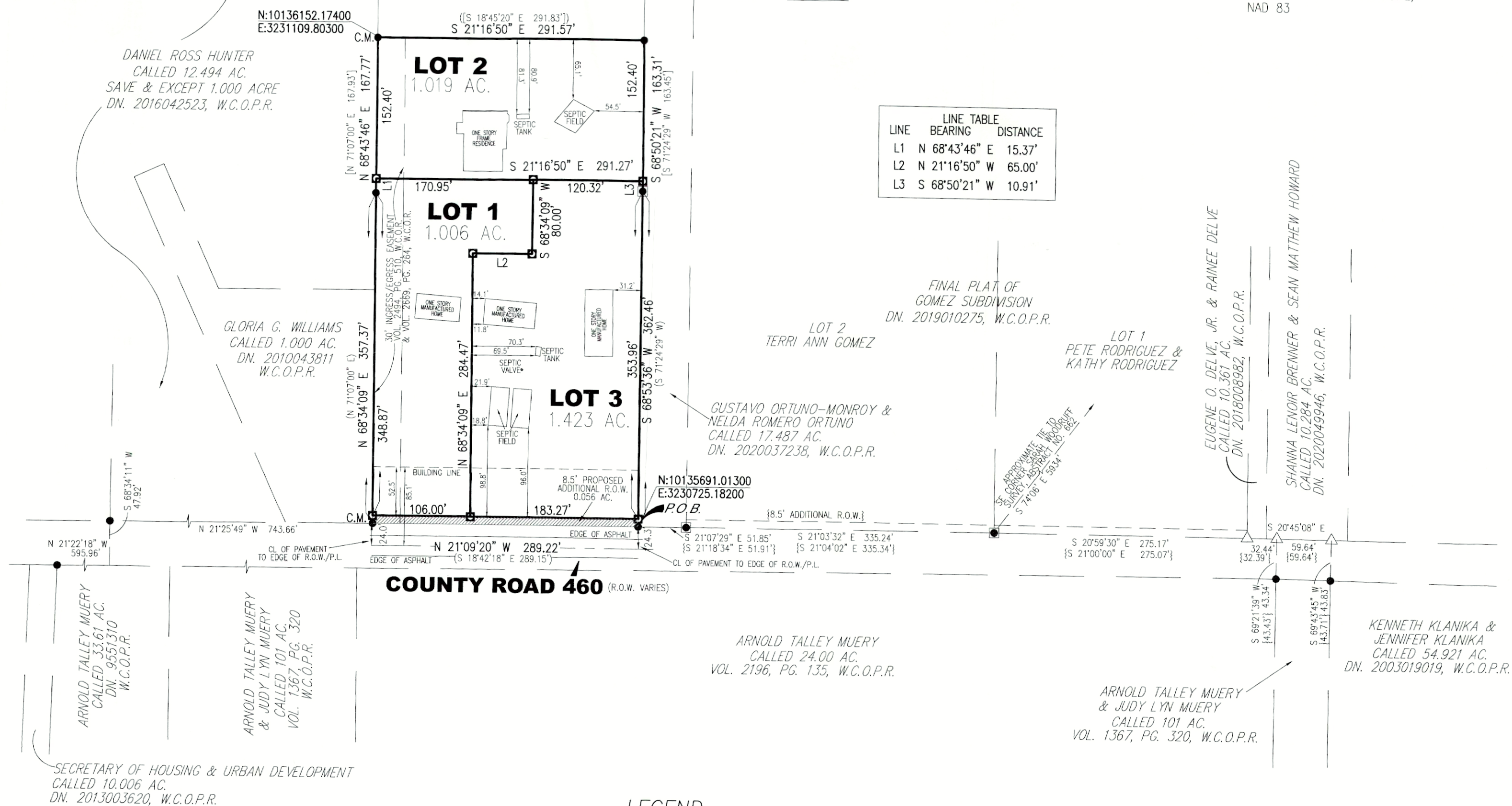
SURVEY, ABSTRACT NO. 662



BEARING BASIS: TEXAS STATE
PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE,
NAD 83

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. 48491C0705F, EFFECTIVE DATE OF DECEMBER 20, 2019.
6. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL RESIDENTIAL 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT LEAST ONE FOOT 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.
12. 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.
13. 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.
14. THE PARENT TRACT WHICH THIS SUBDIVISION IS OUT OF IS SUBJECT TO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENTS TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOL. 261, PG. 161, VOL. 333, PG. 410, VOL. 829, PG. 812, AND VOL. 892, PG. 712, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
15. THE PARENT TRACT WHICH THIS SUBDIVISION IS OUT OF IS SUBJECT TO A PIPELINE EASEMENT TO TEXAS PIPE LINE COMPANY RECORDED IN VOL. 337, PG. 546, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
16. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAT OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
17. 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.
18. 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 CONTITIONS.
19. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.



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. 2010008730
- PER DN. 2013045006
- PER DN. 2019010275
- BREAK IN SCALE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- CMP CORRUGATED METAL PIPE
- EM ELECTRIC METER POLE
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY

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.



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: 07/13/2026

JOB #: B1105021_PLAT
DATE: 05/02/2026
SCALE: 1"= 100'

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

That I, ROSA ISELA JARAMILLO, being the owner of 2.398 acres of land out of the Sarah Woodruff Survey, Abstract No. 662 in Williamson County, Texas, being a portion of that tract called 3.506 acres of land (3.505 acres surveyed) conveyed in Document Number 2010008730 of the Official Public Records of Williamson County, Texas; and that I do hereby state that there are no lien holders of the certain tracts of land, do hereby subdivide a total of 3.505 acres 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:

JARAMILLO SUBDIVISION

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

To certify which, Witness my hand this 14 day of AUGUST, 2026.

Rosa Isela Jaramillo

ROSA ISELA JARAMILLO
1685 CR 460
COUPLAND, TEXAS 78615

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

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

Given under my hand and seal of office this 14 day of AUGUST, 2026.

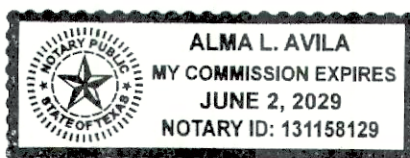
Alma L. Avila

Notary Public in and for the State of Texas

Alma L. Avila

Printed Name of Notary

My Commission Expires: JUNE 2, 2029



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

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 ENCROACHED 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 48491C0705F, EFFECTIVE DATE OF DECEMBER 20, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 18th DAY OF June, 2026.

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



FINAL PLAT OF
JARAMILLO SUBDIVISION

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

That I, CLAUDIA ARACELI RAMIREZ-CASTANEDA, being the owner of 1.109 acres of land out of the Sarah Woodruff Survey, Abstract No. 662 in Williamson County, Texas, being all of that tract called 1.109 acres of land (1.107 acres surveyed) conveyed in Document Number 2013045006 of the Official Public Records of Williamson County, Texas; and that I do hereby state that there are no lien holders of the certain tracts of land, do hereby subdivide a total of 3.505 acres 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:

JARAMILLO SUBDIVISION

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

To certify which, Witness my hand this 14 day of AUGUST, 2026.

Claudia Araceli Ramirez Castaneda

CLAUDIA ARACELI RAMIREZ CASTANEDA
1685 CR 460
COUPLAND, TEXAS 78615

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

Before me, the undersigned authority, on this day personally appeared CLAUDIA ARACELI RAMIREZ-CASTANEDA, known to me to be the person whose name is subscribed to the foregoing instrument, and that she executed the foregoing instrument as the owner of the property described herein.

Given under my hand and seal of office this 14 day of AUGUST, 2026.

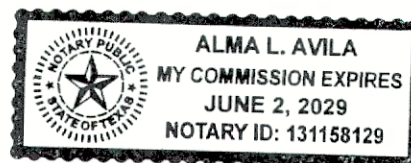
Alma L. Avila

Notary Public in and for the State of Texas

Alma L. Avila

Printed Name of Notary

My Commission Expires: JUNE 2, 2029



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.
WILLIAMSON COUNTY ENGINEER

08/24/2026

DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 18th DAY OF August, 2026 A.D.

Cindy Bridges

WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

PERIMETER FIELD NOTES:

FIELD NOTES DESCRIBING 3.505 ACRES OF LAND, MORE OR LESS, OUT OF THE SARAH WOODRUFF SURVEY, ABSTRACT NO. 662, SITUATED IN WILLIAMSON COUNTY, TEXAS; SAID 3.505 ACRES BEING ALL OF THAT 3.506 ACRE TRACT OF LAND CONVEYED TO ROSA ISELA JARAMILLO IN DOCUMENT NO. 2010008730, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT 1.109 ACRE TRACT CONVEYED TO CLAUDIA ARACELI RAMIREZ-CASTANEDA IN DOCUMENT NO. 2013045006, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF SAID 1.109 ACRE TRACT (1.107 ACRE SURVEYED) CONVEYED TO CLAUDIA ARACELI RAMIREZ-CASTANEDA IN DOCUMENT NO. 2013045006, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.505 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron rebar found in the northeasterly right-of-way line of County Road 460 at the south corner of said called 3.506 acre tract, same being the northwest corner of that tract called 17.487 acres of land conveyed to Gustavo Ortuno-Monroy and Nelda Romero Ortuno in Document No. 2020037238, Official Public Records of Williamson County, Texas, for the south corner hereof;

THENCE N 29°09'20" W, following the northeasterly right-of-way line of County Road 460, same being the southwest line of said Jaramillo tract, a distance of 289.22 feet to a $\frac{1}{2}$ " iron rebar found at the west corner of said Jaramillo tract, same being the south corner of that tract called 1.000 acre of land conveyed to Gloria G. Williams in Document No. 2010043811, Official Public Records of Williamson County, Texas, for the west corner hereof;

THENCE leaving said right-of-way, the following two (2) courses:

1) N 68°34'09" E, with the northwest line of said Jaramillo tract and the southeasterly line of said Williams tract, passing the east corner of said Williams tract and continuing with the southeasterly line of that tract called 12.94 acres of land "save and except 1.000 acre" conveyed to Daniel Ross Hunter in Document No. 2016042523, Official Public Records of Williamson County, Texas, a distance of 357.37 feet to a $\frac{1}{2}$ " iron rebar found in the west line of said Jaramillo tract at the west corner of that tract said Ramirez-Castaneda 1.109 acre tract (1.107 acre surveyed),

2) N 68°43'46" E, with the common line of said Ramirez-Castaneda tract and said Hunter tract, a distance of 167.77 feet to a $\frac{1}{2}$ " iron rebar found at the north corner of said Ramirez-Castaneda tract, same being the west corner of that tract called 13.948 acres of land conveyed to James Hopmeier and Joann Hopmeier in Document No. 2017070960, Official Public Records of Williamson County, Texas, for the north corner hereof;

THENCE S 21°16'50" E, with the common line of said Ramirez-Castaneda tract and said Hopmeier tract, same being the northeast line of said 3.506 acre Jaramillo tract, a distance of 291.57 feet to a $\frac{1}{2}$ " iron rebar found in the northwest line of said Ortuno 17.487 acre tract at the east corner of said Ramirez-Castaneda tract, for the east corner hereof;

THENCE the following two (2) courses:

1) S 68°50'21" W, with the southeast line of said Ramirez-Castaneda tract same being the southeast line of said Jaramillo tract, a distance of 163.31 feet to a capped $\frac{1}{2}$ " iron rebar found at the south corner of said Ramirez-Castaneda tract, and a point in the southeast line of said Jaramillo tract,
2) S 68°53'36" W continuing with the southeast line of said Jaramillo tract, a distance of 362.46 feet to the PLACE OF BEGINNING and containing 3.505 acres of land, more or less.

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

DATE

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

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. 190363-00
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