

VICINITY MAP

SCALE: 1" = 100'

ROLLING HILL MEADOW
CABINET P, SLIDES 92-93
PRWCT

LOUIS FELIX DANER
700 E. FM 487
JARRELL, TX. 76537-9768
39.377 ACRES
VOLUME 1361, PAGE 528, OPRWC

S21°42'22"E

503.66

LOT 25, BLOCK 3 - 2.949 ACRES - TO BE UTILIZED FOR
STORMWATER DETENTION PURPOSES AND SHALL BE OWNED AND
MAINTAINED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.

THERON AND ELLIE VAUGHAN
PO BOX 371
GEORGETOWN, TEXAS 76627
234.25 ACRES
DOCUMENT NO. 2004091097
OPRWC
FUTURE DEVELOPMENT

BLOCK "C"

SONTERRA WEST PHASE 1B
CABINET AA, SLIDES 367-370
PRWCT

SONTERRA WEST PHASE
CABINET CC, SLIDES
PRWCT

SHALE DRIVE
(80' ROW)

BRICKYARD LANE
(50' ROW)

SANDSTONE DRIVE
(70' ROW)

FUTURE COMMERCIAL
DEVELOPMENT

FUTURE COMMERCIAL
DEVELOPMENT

NO LOT IN THIS SUBDIVISION IS ENCRONCHED BY ANY SPECIAL FLOOD
HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE
U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD
INSURANCE RATE MAP), COMMUNITY PANEL NO.48491C0150E, EFFECTIVE
DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR
ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO
THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

NORTHERLY CORNER OF THE ISAAC BUNKER SURVEY BEARS N.08°47'50"W.,
4010.39 FEET FROM THE POINT OF BEGINNING OF THIS TRACT AS
CALCULATED FROM INFORMATION ON PLAT OF RECORD IN CABINET AA,
SLIDE 387, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

SONTERRA SECTION III
COMMERCIAL, PHASE II
CABINET FF, SLIDES 233-235
PRWCT

LOT 1, BLOCK 3 SHALL HAVE NO ACCESS OFF OF SONTERRA BOULEVARD. ACCESS TO
THIS LOT SHALL BE FROM FOSTER LANE ONLY.

FINAL PLAT of:
SONTERRA WEST SECTION III, PHASE I
6 BLOCKS, 57 LOTS

LOTS 1 thru 8, BLOCK 1
LOTS 1 thru 10, BLOCK 2
LOT 1 AND LOT 25, BLOCK 3
LOTS 1 thru 18, BLOCK 4
LOTS 1 thru 8, BLOCK 5
LOTS 1 thru 11, BLOCK 7
13.950 ACRES

OUT OF AND A PART OF THE ISAAC BUNKER SURVEY, ABSTRACT #54

A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS
TRACT SURVEYED NOVEMBER 10, 2008



Firm Registration No. F-1658

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.

301 N. 3rd ST.
TEMPLE, TEXAS
E-MAIL: VDTURLEY@AOL.COM
(254) 773-2400
(254) 773-3998



FINAL PLAT of:
SONTERRA WEST SECTION III, PHASE I
ISAAC BUNKER SURVEY, ABSTRACT #54
A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS

DEVELOPED BY:
SONTERRA DEVELOPMENT, LLC.
P.O. BOX 54
11900 IH-35
JARRELL, TEXAS, 76537

REVISIONS

DATE: May 11, 2010
DRN. BY: MEA
REF.:

FIELD BOOK SONTERRA 1
JOB NO.: 10-028
SHEET 1 OF 4
COMPUTER
DWG. NO. SEC3DRH

12054-C
DRAWING NUMBER

SONTERRA WEST SECTION III, PHASE I

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------------------|---------|------------|
| CURVE | LENGTH | RADIUS | CHORD | TANG. | DELTA |
| C1 | 81.82 | 50.00 | N 21°49'14" E, 72.99 | 53.40 | 93°45'46" |
| C2 | 21.03 | 25.00 | N 44°36'25" E, 20.41 | 11.18 | 48°11'23" |
| C3 | 23.56 | 15.00 | N 24°29'16" W, 21.21 | 15.00 | 90°00'00" |
| C4 | 23.56 | 15.00 | S 65°30'44" W, 21.21 | 15.00 | 90°00'00" |
| C5 | 20.12 | 25.00 | S 85°23'02" W, 19.59 | 10.64 | 46°07'22" |
| C6 | 21.48 | 50.00 | N 74°37'42" E, 21.31 | 10.91 | 24°36'41" |
| C7 | 59.35 | 50.00 | S 59°03'48" E, 55.92 | 33.73 | 68°00'19" |
| C8 | 162.65 | 50.00 | S 24°29'16" E, 99.85 | 897.21 | 186°22'46" |
| C9 | 39.27 | 25.00 | S 24°29'16" E, 35.36 | 25.00 | 90°00'00" |
| C10 | 23.56 | 15.00 | S 65°30'44" W, 21.21 | 15.00 | 90°00'00" |
| C11 | 23.56 | 15.00 | S 24°29'16" E, 21.21 | 15.00 | 90°00'00" |
| C12 | 23.56 | 15.00 | N 24°29'16" W, 21.21 | 15.00 | 90°00'00" |
| C13 | 23.56 | 15.00 | S 65°30'44" W, 21.21 | 15.00 | 90°00'00" |
| C14 | 23.56 | 15.00 | N 65°30'44" E, 21.21 | 15.00 | 90°00'00" |
| C15 | 23.56 | 15.00 | N 24°29'16" W, 21.21 | 15.00 | 90°00'00" |
| C16 | 13.53 | 205.00 | S 18°37'15" W, 13.53 | 6.77 | 03°46'57" |
| C17 | 11.88 | 180.00 | S 18°37'15" W, 11.88 | 5.94 | 03°46'57" |
| C18 | 10.23 | 155.00 | S 18°37'15" W, 10.23 | 5.12 | 03°46'57" |
| C19 | 21.03 | 25.00 | N 40°49'28" E, 20.41 | 11.18 | 48°11'23" |
| C20 | 29.12 | 50.00 | S 48°14'10" W, 28.71 | 14.98 | 33°21'59" |
| C21 | 55.22 | 50.00 | S 00°04'59" E, 52.45 | 30.80 | 63°16'20" |
| C22 | 57.38 | 50.00 | S 64°35'33" E, 54.28 | 32.31 | 65°44'49" |
| C23 | 17.65 | 50.00 | N 72°25'12" E, 17.56 | 8.92 | 20°13'40" |
| C24 | 21.03 | 25.00 | S 86°24'04" W, 20.41 | 11.18 | 48°11'23" |
| C25 | 37.63 | 25.00 | S 26°23'14" E, 34.17 | 23.41 | 86°14'2" |
| C26 | 159.36 | 50.00 | S 26°23'14" E, 99.97 | 2192.22 | 182°36'47" |
| C27 | 693.69 | 950.00 | S 89°34'38" W, 678.38 | 363.12 | 41°50'14" |

| LINE TABLE | | |
|------------|--------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 40.91 | N 34°39'45" E |
| L2 | 70.36 | N 12°20'28" E |
| L3 | 0.61 | N 58°16'51" E |
| L4 | 4.00 | N 20°30'44" E |
| L5 | 52.73 | S 88°01'22" E |
| L6 | 50.00 | S 69°30'15" E |
| L7 | 50.00 | S 69°30'15" E |
| L8 | 54.79 | S 71°13'11" E |
| L9 | 54.79 | S 74°39'04" E |
| L10 | 54.79 | S 78°04'57" E |
| L11 | 54.79 | S 81°30'50" E |
| L12 | 54.79 | S 84°56'43" E |
| L13 | 54.79 | S 88°22'36" E |
| L14 | 55.02 | S 75°55'22" E |
| L15 | 50.06 | N 85°04'37" E |
| L16 | 84.55 | N 80°55'45" E |
| L17 | 42.93 | N 77°00'05" E |
| L18 | 35.43 | N 69°29'16" W |
| L19 | 5.00 | N 69°29'16" W |
| L20 | 55.64 | N 20°30'44" E |

GENERAL NOTES

1. TOTAL ACRES: 13.950 ACRES
2. NUMBER OF LOTS: 57
3. NUMBER OF BLOCKS: 6
4. AREA OF SMALLEST LOT: 0.109 AC. - 4758 SQ. FT.
5. PROPOSED USES: RESIDENTIAL

LAND USE SUMMARY

- DETENTION AREA 2.949 AC.
PARK 0 AC.
COMMERCIAL LOTS 0 AC.
RESIDENTIAL LOTS 8.120 AC.
SUBDIVISION RIGHT-OF-WAY 2.881 AC.

- TOTAL LENGTH OF HUGH SMITH LANE - 593 FEET - 0.683 AC. - DESIGN SPEED 25 MPH
TOTAL LENGTH OF FOSTER LANE - 546 FEET - 0.697 AC. - DESIGN SPEED 25 MPH
TOTAL LENGTH OF BILES LANE - 829 FEET - 1.023 AC. - DESIGN SPEED 25 MPH
TOTAL LENGTH OF CONDRALANE - 360 FEET - 0.478 AC. - DESIGN SPEED 25 MPH

6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE ELEVATION OF ALL SLABS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF 10 FEET.

7. THIS TRACT IS NOT LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE.

8. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

9. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

10. THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.

11. EACH LOT IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE CONDITIONS. ANY CHANGES IN SURFACE DRAINAGE PATTERNS WILL REQUIRE THE APPROVAL OF THE PROPER REGULATORY AUTHORITY.

12. THE ELECTRIC SERVICE PROVIDER IS BARTLETT ELECTRIC COMPANY.

13. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCE.

14. CONSTRUCTION OF IMPROVEMENTS ON ANY LOT IN THE SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR SONTERRA WEST SUBDIVISION TO BE RECORDED BY SEPARATE INSTRUMENT IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

15. DRIVEWAY ACCESS IS PROHIBITED FROM ALL LOTS TO SIDE AND REAR STREETS. ALL DRIVEWAYS WILL ACCESS FRONTING AND INTERNAL STREETS WITHIN THE SUBDIVISION.

16. NO STRUCTURE OR IMPROVEMENT ON ANY LOT SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO A PUBLIC OR PRIVATE WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ).

17. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL IT IS CONNECTED TO A COLLECTIVE PUBLIC OR PRIVATE WASTEWATER SYSTEM AS PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

18. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES, RULES, REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS OR THE CITY OF JARRELL, TEXAS, WHICHEVER ARE IN EFFECT OR ARE MORE STRINGENT AND APPLICABLE TIME THAT THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

19. WATER AND SEWER SERVICE: "WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY SONTERRA MUNICIPAL UTILITY DISTRICT."

20. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION FOR ENVIRONMENTAL QUALITY (TCEQ), WILLIAMSON COUNTY (IF ANY ARE APPLICABLE) OR THE CITY OF JARRELL (IF ANY ARE APPLICABLE). PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES, AS APPROPRIATE, AT THE TIME SUCH PLANS ARE PREPARED.

21. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.

22. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.

23. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.

- "IN ACCORDANCE WITH SECTION B10.1 OF WILLIAMSON COUNTY'S SUBDIVISION REGULATIONS, STORMWATER MANAGEMENT FACILITIES FOR 2, 10 & 100-YEAR FLOOD EVENTS IS REQUIRED FOR EACH NON-RESIDENTIAL LOT SHOWN HEREON. AN EXCEPTION TO THIS REQUIREMENT MAY BE GRANTED IF IT CAN BE SHOWN THAT DOWNSTREAM PROPERTY IS NOT ADVERSELY AFFECTED BY RUNOFF FROM THE ACCUMULATIVE DEVELOPMENT ACTIVITIES WITHIN THIS SUBDIVISION."



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E-MAIL: VDTURLEY@AOL.COM (254) 773-3998

FINAL PLAT OF:
SONTERRA WEST SECTION III, PHASE I
ISAAC BUNKER SURVEY, ABSTRACT #54

A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS

DEVELOPED BY:
SONTERRA DEVELOPMENT, LLC.

P.O. BOX 54
11900 IH-35
JARRELL, TEXAS, 76537

| REVISIONS | | |
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| | | |
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| | |
|-------------------|--------------|
| DATE: | May 11, 2010 |
| DRN. BY: | MEA |
| REF.: | |
| FIELD BOOK | SONTERRA 1 |
| JOB NO.: | 10-026 |
| SHEET | 2 OF 4 |
| COMPUTER DWG. NO. | SEC3DRH |

12054-C
DRAWING NUMBER

SONTERRA WEST SECTION III, PHASE I

BEING a 13.950 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54, Williamson County, Texas and being a part or portion of that certain 234.25 acre tract of land described in a Warranty Deed dated November 23, 2004 from William J. Schwertner and Felix B. Schwertner, Jr. to Theron D. Vaughan and wife, Ellie B. Vaughan and being of record in Document No. 2004091097, Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS #2475" found being the southeast corner of that certain 1.458 acre tract of land described as Sonterra Section III Commercial Phase I according to the map or plat of record in Cabinet FF, Slides 44-46, Plat Records of Williamson County, Texas and being the southeast corner of Block 2, said Sonterra Section III Commercial phase I and being in the north right-of-way line of Sonterra Boulevard as described in the map or plat of Sonterra West Phase 1B being of record in Cabinet AA, Slides 367-370, Plat Records of Williamson County, Texas for corner;

THENCE departing the said north right-of-way line of Sonterra Boulevard and with the east, north and west boundary lines of the said Block 2 the following three (3) calls:

- 1) N. 20° 30' 44" E., 125.00 feet (calls S. 20° 30' 44" W., 125.00 feet) to a ½" iron rod with cap stamped "RPLS #2475" found being the northeast corner of the said Block 2 for corner;
- 2) N. 69° 30' 15" W., 210.00 feet (calls S. 69° 30' 45" E., 210.00 feet) to a ½" iron rod with cap stamped "RPLS #2475 found being the northwest corner of the said Block 2 for corner;
- 3) S. 20° 30' 44" W., 100.00 feet (calls N. 20° 30' 44" E., 100.00 feet) to a ½" iron rod with cap stamped "RPLS #2475" found being in the west boundary line of the said Block 2 and being in the said north right-of-way line of Sonterra Boulevard for corner;

THENCE N. 69° 30' 15" W., 70.00 feet departing the said Block 2 and with the said north right-of-way line to a ½" iron rod with cap stamped "RPLS #2475" found being in the east boundary line of Block 1 of the said Sonterra Section III Commercial phase I for corner;

THENCE N. 20° 30' 44" E., at 100.00 feet pass a ½" iron rod with cap stamped "RPLS #2475" found being the northeast corner of the said Block 1 (calls S. 20° 30' 44" W., 100.00 feet) and being the southeast corner of that certain 0.138 acre tract of land described in a Warranty Deed with Vendor's Lien dated January 9, 2009 from Theron D. Vaughan and wife, Ellie B. Vaughan to Andrew T. Bilger and wife, Mary E. Rogers and being of record in Document Number 2009002312, Official Public Records of Williamson County, Texas and continuing over and across the said 234.25 acre tract and with the east boundary line of the said 0.138 acre tract at 120.00 feet in all to a ½" iron rod with cap stamped "RPLS #2475" found being the northeast corner of the said 0.138 acre tract for corner;

THENCE N. 69° 30' 15" W., 300.22 feet continuing over and across the said 234.25 acre tract and with the north boundary line of the said 0.138 acre tract (calls S. 69° 30' 15" E., 300.22 feet) to a ½" iron rod with cap stamped "RPLS #2475" found being the northwest corner of the said 0.138 acre tract and being in the east boundary line of that certain 1.377 acre tract of land described as Sonterra Section III Commercial, Phase II according to the map or plat of record in Cabinet FF, Slides 233-235, Plat Records of Williamson County, Texas for corner;

THENCE N. 20° 30' 44" E., departing the said 0.138 acre tract and with the said east boundary line at 55.00 feet pass a ½" iron rod with cap stamped "RPLS 2475" found being the northeast corner of the said 1.377 acre tract and continuing over and across the said 234.25 acre tract at 104.75 feet in all to a ½" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE continuing over and across the said 234.25 acre tract the following thirty-four (34) calls:

- 1) S. 69° 29' 16" E., 30.22 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 20° 30' 44" E., 124.29 feet to a ½" iron rod with cap stamped "RPLS 2475" set being at the beginning of a non-tangent curve to the right having a radius equals 50.00 feet, chord bearing equals N. 21° 49' 14" E., 72.99 feet, central angle equals 93° 45' 46" for corner;
- 3) 81.82 feet along the arc of said curve to the right to a ½" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the left having a radius equals 25.00 feet, chord bearing equals N. 44° 36' 25" E., 20.41 feet, central angle equals 48° 11' 23" for corner;
- 4) 21.03 feet along the arc of said curve to the left to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 5) N. 20° 30' 44" E., 258.10 feet to a ½" iron rod withcap stamped "RPLS 2475" set for corner;
- 6) S. 69° 29' 16" E., 50.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 7) N. 20° 30' 44" E., 91.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 8) S. 69° 29' 16" E., 593.30 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 9) S. 20° 30' 44" W., 160.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 10) S. 69° 29' 16" E., 56.70 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 11) S. 20° 30' 44" W., 464.54 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 12) N. 69° 30' 15" W., 73.11 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 13) S. 20° 29' 45" W., 50.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set at the beginning of a non-tangent curve to the left having a radius equals 25.00 feet, chord bearing equals S. 86° 24' 04" W., 20.41 feet, central angle equals 48° 11' 23" for corner;
- 14) 21.03 feet along the arc of said curve to the left to a ½" iron rod with cap stamped "RPLS 2475" set at the begiining of a curve to the right having a radius equals 50.00 feet, chord bearing equals S. 72° 25' 12" W., 17.56 feet, central angle equals 20° 13' 40" for corner;
- 15) 17.65 feet along the arc of said curve to the right to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 16) S. 20° 29' 45" W., 102.59 feet to a ½" iron rod withcap stamped "RPLS 2475" set for corner;
- 17) S. 88° 01' 22" E., 52.73 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;

- 18) S. 69° 30' 15" E., 50.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 19) S. 69° 30' 15" E., 50.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 20) S. 71° 13' 11" E., 54.79 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 21) S. 74° 39' 04" E., 54.79 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 22) S. 78° 04' 57" E., 54.79 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 23) S. 81° 30' 50" E., 54.79 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 24) S. 84° 56' 43" E., 54.79 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 25) S. 88° 22' 36" E., 54.79 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 26) S. 75° 55' 22" E., 55.02 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 27) N. 85° 04' 37" E., 50.06 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 28) N. 80° 55' 45" E., 84.55 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 29) N. 77° 00' 05" E., 42.93 feet to a ½" iron rod with cop stamped "RPLS 2475" set for corner;
- 30) N. 20° 30' 44" E., 129.39 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 31) N. 69° 29' 16" W., 35.43 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 32) N. 20° 30' 44" E., 55.64 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 33) N. 69° 29' 16" W., 5.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;

34) N. 20° 30' 44" E., 418.73 feet to a ½" iron rod with cap stamped "RPLS 2475" set being in the easterly boundary line of the said 234.25 acre tract and being in the westerly boundary line of that certain 39.377 acre tract of land (EXHIBIT "C", SECOND TRACT) described in a Partition Deed dated May 15, 1986 between Felix B. Schwertner, Jr., William J. Schwertner, Louis Felix Danek and Mary Josephine Tschoerner and being of record in Volume 1361, Page 528, Official Public Records of Williamson County, Texas for corner;

THENCE S. 21° 42' 22" E., 503.66 feet with the said easterly boundary line (calls S. 19° 19'" E., 3996.86 feet) and the said westerly boundary line (calls N. 19° 19' W., 3997.08 feet) to a ½" iron rod found being in the aforementioned north right-of-way line of Sonterra Boulevard for corner;

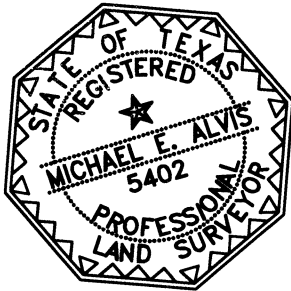
THENCE departing the said easterly and westerly boundary lines and with the said north right-of-way line of Sonterra Boulevard and over and across the said 234.25 acre tract the following three (3) calls:

- 1) S. 68° 39' 31" W., 262.27 feet (calls N. 68° 38' 20" E., 262.27 feet) to a ½" iron rod with cap stamped "RPLS 2475" set being at the beginning of a curve to the right having a radius equals 950.00 feet (calls 950.00 feet), chord bearing equals S. 89° 34' 38" W., 678.38 feet (calls N. 89° 30' 27" E., 678.38 feet), central angle equals 41° 50' 14" (calls 41° 50' 13") for corner;
- 2) 693.69 feet (calls 693.68 feet) along the arc of said curve to the right to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 69° 30' 15" W., 204.49 feet to the Point of BEGINNING and containing 13.950 acres of land.

Northerly corner of the ISAAC BUNKER SURVEY bears N.08°47'50"W., 4010.39 feet from the Point of BEGINNING of the above described tract as calculated from information on plat of record in Cabinet AA, Slide 387, Plat Records of Williamson County, Texas.

* * * * *

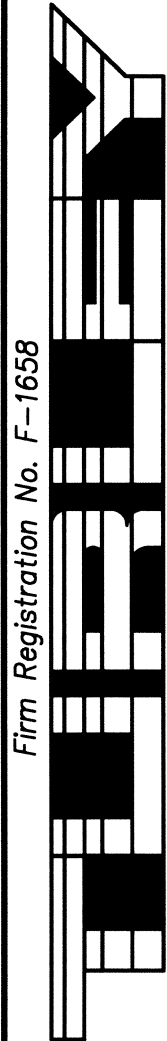
I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis
Michael E. Alvis, R.P.L.S.#5402
May 11, 2010

Bearing base: Texas State Plane Coordinate System, NAD 1983,Central Zone.

See attached surveyors sketch that accompanies this set of field notes (ref: Turley Associates, Inc. drawing no. 12054-C).



ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.

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E-MAIL: VDTURLEY@AOL.COM FAX NO. (254) 773-3998

FINAL PLAT of:
SONTERRA WEST SECTION III, PHASE I
ISAAC BUNKER SURVEY, ABSTRACT #54
A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS

DEVELOPED BY:
SONTERRA DEVELOPMENT, LLC.
P.O. BOX 54
11900 IH-35
JARRELL, TEXAS, 76537

| REVISIONS | | |
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| DATE: | MAY 11, 2010 |
| DRN. BY: | MEA |
| REF.: | |
| FIELD BOOK | SONTERRA 1 |
| JOB NO.: | 10-026 |
| SHEET | 3 OF 4 |
| COMPUTER DWG. NO. | SEC3DRH |

12054-C
DRAWING NUMBER

SONTERRA WEST SECTION III, PHASE I

OWNER APPROVAL AND DEDICATION:

STATE OF TEXAS *
COUNTY OF WILLIAMSON * KNOW ALL MEN BY THESE PRESENTS;

THAT WE, THERON D. VAUGHAN AND ELLIE B. VAUGHAN, OWNERS OF 13.950 ACRES OF LAND LOCATED OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NUMBER 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 234.25 ACRE TRACT CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NUMBER 2004091097 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 13.950 ACRES OF LAND IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS "SONTERRA WEST SECTION III, PHASE I" AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. WE UNDERSTAND THAT 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 ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND THIS 23 DAY OF August, 2010 A.D.

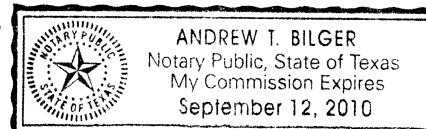
THERON D. VAUGHAN
P.O. BOX 371
GEORGETOWN, TX. 78627

ELLIE B. VAUGHAN
P.O. BOX 371
GEORGETOWN, TX. 78627

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THERON D. VAUGHAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT, ACTING AS OWNER OF THE PROPERTY DESCRIBED HEREON FOR THE PURPOSES STATED.

8/23/10
Date NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND STAMP

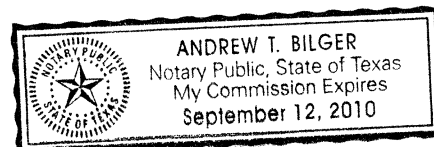


DATE NOTARY COMMISSION EXPIRES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLIE B. VAUGHAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT, ACTING AS OWNER OF THE PROPERTY DESCRIBED HEREON FOR THE PURPOSES STATED.

8/23/10
Date NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND STAMP



DATE NOTARY COMMISSION EXPIRES

AND

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT First Texas Bank, THE LIEN HOLDER OF THAT CERTAIN 234.25 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2004091097, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 13.950 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

BY: First Texas Bank
Barry J. Hays, ITS President

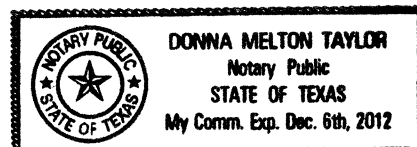
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Barry J. Hays, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT, ACTING AS OWNER OF THE PROPERTY DESCRIBED HEREON FOR THE PURPOSES STATED.

Aug 23, 2010
Date NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Donna Melton-Taylor

PRINTED NAME OF NOTARY AND STAMP

Dec 6, 2012
DATE NOTARY COMMISSION EXPIRES



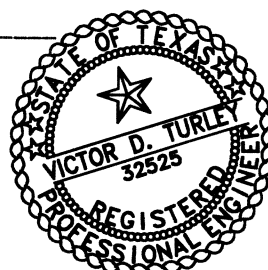
ENGINEER'S STATEMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

I, VICTOR TURLEY, AM AUTHORIZED UNDER THE LAW OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF WILLIAMSON CO., TX. AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE LIMITS OF A 100 YEAR FLOOD PLAIN RECOGNIZED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48491C0150E, EFFECTIVE DATE SEPTEMBER 26, 2008. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS, THIS DAY 11/24 OF May 2010 A.D.

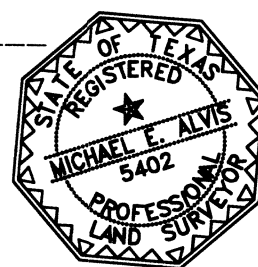
VICTOR D. TURLEY, P.E.
STATE OF TEXAS NO. 32525
TURLEY ASSOCIATES, INC.
301 NORTH THIRD STREET
TEMPLE, TEXAS, 76501
(254) 773-2400 OFFICE
(254) 773-3998 FAX



SURVEYOR'S STATEMENT

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF THE PROPERTY LEGALLY DESCRIBED HEREON. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

Michael E. Alvis
MICHAEL E. ALVIS, R.P.L.S. No. 5402
TURLEY ASSOCIATES, INC.
301 NORTH THIRD STREET
TEMPLE, TEXAS 76501
(254) 773-2400 OFFICE
(254) 773-3998 FAX



HEALTH DEPARTMENT APPROVAL

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLATS AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER PLAN REGULATIONS FOR WILLIAMSON COUNTY. THE WILLIAMSON FLOOD PLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DISTRICT 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 WITH IT.

State of Texas
PAULO PINTO, Director of Environmental Services
WILLIAMSON COUNTY & CITIES HEALTH DISTRICT

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT Prosperita Bank, THE LIEN HOLDER OF THAT CERTAIN 234.25 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2004091097, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 13.950 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

By: [Signature]

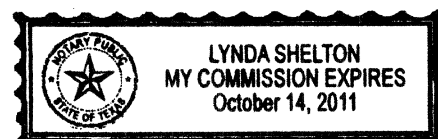
BY: [Signature]
ITS President

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Timothy J. Cardinal, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT, ACTING AS OWNER OF THE PROPERTY DESCRIBED HEREON FOR THE PURPOSES STATED.

8-27-2010
Date NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lynda Shelton
PRINTED NAME OF NOTARY AND STAMP

Oct 14, 2011
DATE NOTARY COMMISSION EXPIRES



APPROVAL OF POSTMASTER FOR LOCATION OF MAILBOX CLUSTERS DELINEATED HEREON.

[Signature]
DATE OF SIGNATURE Aug 31, 2010

APPROVAL OF ADDRESS COORDINATOR FOR STREET NAMES SHOWN HEREON.

[Signature]
WILLIAMSON COUNTY ADDRESSING COORDINATOR
DATE OF SIGNATURE May 26, 2010

OWNERS RESPONSIBILITY

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

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 FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS *
COUNTY OF WILLIAMSON * KNOW ALL MEN BY THESE PRESENTS;

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS *
COUNTY OF WILLIAMSON * KNOW ALL MEN BY THESE PRESENTS;

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, 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 2010 A.D., AT O'CLOCK, M., AND DULY RECORDED THIS THE DAY OF 2010 A.D., AT O'CLOCK M.,

IN THE PLAT RECORDS OF SAID COUNTY IN CABINET SLIDES

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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Firm Registration No. F-1658



ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.

301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400
E-MAIL: VTURLEY@AOL.COM FAX NO. (254) 773-3998

FINAL PLAT OF:
SONTERRA WEST SECTION III, PHASE I
ISAAC BUNKER SURVEY, ABSTRACT #54
A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS

DEVELOPED BY:
SONTERRA DEVELOPMENT, LLC.
P.O. BOX 54
11900 IH-35
JARRELL, TEXAS, 76537

REVISIONS

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DATE: MAY 11, 2010

DRN. BY:

REF.:

FIELD BOOK SONTERRA 1

JOB NO.: 10-028

SHEET 4 OF 4

COMPUTER SEC3DRH
DWG. NO.

12054-C
DRAWING NUMBER