

SONTERRA WEST SECTION 8-B

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	TANG.	DELTA
C1	23.58	15.00	N 23°18'32" E, 21.22	15.02	90°03'48"
C2	96.64	50.00	N 17°05'44" W, 82.29	72.41	110°44'44"
C3	188.63	745.00	N 14°28'10" W, 188.12	94.82	14°30'24"
C5	170.49	1000.00	N 16°50'18" W, 170.29	85.45	09°46'7"
C6	166.23	975.00	N 16°50'18" W, 166.03	83.32	09°46'7"
C7	23.54	15.00	N 66°41'05" W, 21.20	14.98	89°55'26"
C8	24.87	15.00	N 35°32'45" E, 22.12	16.37	95°00'00"
C9	23.58	15.00	S 23°18'55" W, 21.23	15.02	90°04'34"
C10	20.94	15.00	S 56°57'15" E, 19.28	12.59	80°00'00"
C11	95.31	1025.00	N 19°20'18" W, 85.28	42.68	04°46'7"
C12	83.23	1000.00	N 19°20'18" W, 83.20	41.64	04°46'7"
C13	91.15	975.00	N 19°20'18" W, 81.12	40.60	04°46'7"
C14	23.54	15.00	N 66°40'20" W, 21.19	14.97	89°53'56"
C15	26.18	15.00	N 33°02'45" E, 22.98	17.88	100°00'00"
C16	23.54	15.00	S 66°40'58" E, 21.20	14.98	89°55'11"
C17	23.59	15.00	S 23°19'40" W, 21.23	15.03	90°06'04"
C18	85.31	1025.00	N 19°20'18" W, 85.28	42.68	04°46'07"
C19	20.94	15.00	S 56°57'15" E, 19.28	12.59	80°00'00"
C20	83.23	1000.00	N 19°20'18" W, 83.20	41.64	04°46'07"
C21	81.15	975.00	N 19°20'18" W, 81.12	40.60	04°46'07"
C22	26.18	15.00	N 33°02'45" E, 22.98	17.88	100°00'00"
C23	64.79	380.00	S 78°09'42" W, 64.71	32.47	09°46'07"
C24	59.67	350.00	S 78°09'42" W, 59.60	29.91	09°46'07"
C25	54.56	320.00	S 78°09'42" W, 54.49	27.35	09°46'07"
C26	37.09	25.00	S 64°13'22" E, 33.78	22.91	85°00'00"
C27	41.45	25.00	S 25°46'38" W, 36.86	27.28	95°00'00"
C28	11.98	180.00	N 19°48'56" W, 11.98	5.99	03°48'51"
C29	11.98	180.00	S 23°37'47" E, 11.98	5.99	03°48'51"
C30	11.98	180.00	N 23°37'47" W, 11.98	5.99	03°48'51"
C31	11.98	180.00	S 19°48'56" E, 11.98	5.99	03°48'51"
C32	23.55	15.00	S 66°41'27" E, 21.20	14.98	89°56'10"
C33	23.58	15.00	S 23°18'33" W, 21.23	15.02	90°03'50"
C34	23.58	15.00	N 23°18'32" E, 21.22	15.02	90°03'48"
C35	23.55	15.00	N 66°41'28" W, 21.20	14.98	89°56'12"
C36	23.55	15.00	S 66°41'28" E, 21.20	14.98	89°56'12"
C37	23.58	15.00	N 23°18'32" E, 21.22	15.02	90°03'48"
C38	37.18	205.00	N 26°55'04" W, 37.13	18.64	10°23'25"
C39	28.11	155.00	N 26°55'04" W, 28.07	14.09	10°23'25"
C40	37.18	205.00	S 26°55'04" E, 37.13	18.64	10°23'25"
C41	28.11	155.00	S 26°55'04" E, 28.07	14.09	10°23'25"
C42	32.64	180.00	S 26°55'04" E, 32.60	16.37	10°23'25"
C43	32.64	180.00	N 26°55'04" W, 32.60	16.37	10°23'25"
C44	23.55	15.00	N 66°41'28" W, 21.20	14.98	89°56'12"
C45	18.17	50.00	N 62°03'34" W, 18.07	9.18	20°49'04"
C46	26.18	50.00	N 36°38'59" W, 25.88	13.40	30°00'05"
C47	52.30	50.00	N 08°18'51" E, 49.94	28.82	59°55'35"
C48	40.94	975.00	N 20°31'11" W, 40.94	20.47	02°24'22"
C49	59.69	975.00	N 17°33'47" W, 59.68	29.85	03°30'27"
C50	58.96	975.00	N 14°04'37" W, 58.95	29.49	03°27'52"
C51	6.65	975.00	N 12°08'58" W, 6.65	3.32	00°23'26"
C52	45.06	1025.00	N 20°27'48" W, 45.06	22.53	02°31'07"
C53	40.25	1025.00	N 18°04'45" W, 40.25	20.13	02°15'00"
C54	23.62	975.00	N 21°01'43" W, 23.62	11.81	01°23'17"
C55	57.53	975.00	N 18°38'40" W, 57.52	28.77	03°22'50"
C56	62.98	1025.00	N 19°57'45" W, 62.97	31.50	03°31'14"
C57	22.33	1025.00	N 17°34'41" W, 22.33	11.16	01°14'53"
C58	42.57	975.00	N 20°28'19" W, 42.57	21.29	02°30'07"
C59	38.57	975.00	N 18°05'15" W, 38.57	19.29	02°16'01"
C60	32.39	380.00	S 75°43'10" W, 32.38	16.21	04°53'04"
C61	32.39	380.00	S 80°36'13" W, 32.38	16.21	04°53'04"
C62	8.25	180.00	S 19°13'17" E, 8.25	4.12	02°37'31"
C63	3.73	180.00	S 21°07'42" E, 3.73	1.87	01°11'19"
C64	23.66	155.00	S 26°05'43" E, 23.63	11.85	08°44'42"
C65	4.45	155.00	S 31°17'25" E, 4.45	2.23	01°38'43"
C66	14.99	205.00	S 23°49'01" E, 14.98	7.50	04°11'19"
C67	22.19	205.00	S 29°00'44" E, 22.18	11.11	06°12'06"

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.95	N 68°16'38" E
L2	16.91	N 68°16'38" E
L1	17.00	N 68°16'38" E

GENERAL NOTES

1. TOTAL ACRES: 22.109 ACRES  
2. NUMBER OF LOTS: 104  
3. NUMBER OF BLOCKS: 8  
4. AREA OF SMALLEST LOT: 0.132 AC. -- 5750 SQ. FT.  
5. PROPOSED USES: RESIDENTIAL

LAND USE SUMMARY

- DRAINAGE EASEMENT 0.880 AC.  
PARK 0 AC.  
COMMERCIAL LOTS 0 AC.  
RESIDENTIAL LOTS 15.524 AC  
SUBDIVISION RIGHT-OF-WAY -- 5.705 AC.  
TOTAL LENGTH OF HAWKINS LANE -- 585 FEET -- 0.696 AC.  
TOTAL LENGTH OF JUNE LAND DRIVE -- 347 FEET -- 0.417 AC.  
TOTAL LENGTH OF MAYS LANE -- 293 FEET -- 0.340 AC.  
TOTAL LENGTH OF CAPTAIN GRUMBLES DRIVE -- 394 FEET -- 0.454 AC.  
TOTAL LENGTH OF JUDGE KING DRIVE -- 854 FEET -- 1.182 AC.  
TOTAL LENGTH OF SAPPHIRE LANE -- 1170 FEET -- 1.457 AC.  
TOTAL LENGTH OF AZURITE DRIVE -- 105 FEET -- 0.122 AC.  
TOTAL LENGTH OF MOONSTONE DRIVE -- 378 FEET -- 0.437 AC.  
TOTAL LENGTH OF MAJOR LEE LANE -- 487 FEET -- 0.562 AC.  
TOTAL LENGTH OF J. E. BROWN LANE -- 56 FEET -- 0.038 AC.

6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, FINISHED FLOOR ELEVATIONS 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 SUBDIVSION 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 SUBDIVSION 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."



FIRM REGISTRATION NO. F-1658  
ENGINEERING ° PLANNING ° SURVEYING  
CONSTRUCTION MANAGEMENT  
**TURLEY ASSOCIATES, INC.**

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



FINAL PLAT of  
**SONTERRA WEST SECTION 8-B**  
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		
1/3/11	UPDATE	MEA

DATE: MARCH 19, 2010  
DRN. BY: MEA  
REF.:

FIELD BOOK: SONTERRA 9  
JOB NO.: 10-027  
SHEET 2 OF 4  
COMPUTER DWG. NO. 8BPLAT

**12244-C**  
DRAWING NUMBER