

SONTERRA WEST SECTION 8-B

SONTERRA WEST SECTION 8-B

BEING a 22.109 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54 In Williamson County, Texas and being a part or portion of that certain 25.98 acre tract of land (TRACT ONE) described in a Warranty Deed dated May 27, 2005 from Tyre L. Flynn, a/k/a Tyre Lavelle Flynn, individually and as Trustee of The Tyre and Gerri Flynn Family Trust to Theron Vaughan and wife, Ellie Vaughan and being of record in Document Number 2005041228, Official Public Records, Williamson County, Texas and being a part or portion of that certain 49.473 acre tract of land described in a Warranty Deed with Vendor's Lien dated December 17, 2008 from Charles W. Ashby and wife, Paula K. Ashby and being of record in Document Number 2008091881, Official Public Records of Williamson County, Texas and being a part or portion of that certain 27.99 acre tract of land described in a Warranty Deed dated May 27, 2005 from Brent Warner Buck, a/k/a Brent W. Buck; Billie Buck, a/k/a Billie M. Buck and spouse, Carroll B. Buck, a/k/a C. B. Buck to Theron Vaughan and wife, Ellie Vaughan and being of record in Document Number 2005041226, Official Public Records of Williamson County, Texas and being a part or portion of that certain 113.26 acre tract of land described in a Cash Warranty Deed dated July 27, 2004 from Ozzie Bastanjoo to Theron Vaughan and wife, Ellie Vaughan and being of record in Document Number 2004059002, Official Public Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "RPLS 2475" found being the northwest corner of that certain 18.342 acre tract of land described as Sonterra West Section 8-C according to the map or plat of record in Cabinet EE, Slides 325-328, Plat Records of Williamson County, Texas and being in the north boundary line of the said 25.98 acre tract and being in the south boundary line of the said 49.473 acre tract for corner;

THENCE departing the said north boundary line and the said south boundary line and with the west boundary line of the said 18.342 acre tract and over and across the said 25.98 acre tract the following four (4) calls:

- 1) S. 21° 39' 32" E., 210.76 feet (calls N. 21° 39' 32" W., 210.76 feet) to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 2) N. 68° 20' 28" E., 5.40 feet (calls S. 68° 20' 28" W., 5.40 feet) to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 3) S. 21° 43' 22" E., 480.54 feet (calls N. 21° 43' 22" W., 480.54 feet) to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 4) S. 21° 51' 41" E., 49.98 feet (calls N. 21° 51' 41" W., 49.98 feet) to a ½" iron rod with cap stamped "RPLS 2475" found being the most easterly northeast corner of that certain 19.918 acre tract of land described as Sonterra West Section 8-A, Phase 1 according to the map or plat of record in Cabinet DD, Slides 24-27, Plat Records of Williamson County, Texas for corner;

THENCE departing the said 18.342 acre tract and over and across the said 25.98 acre tract and continuing over and across the said 27.99 acre tract and with the northerly boundary line of the said 19.918 acre tract of land the following seven (7) calls:

- 1) S. 68° 20' 26" W., 110.12 feet (calls N. 68° 20' 26" E., 110.12 feet) to a ½" iron rod with cap stamped "RPLS 2475" found being in the east right-of-way line of Sapphire Lane as described in said Cabinet DD, Slides 24-27 for corner;
- 2) N. 21° 43' 22" W., 24.24 feet (calls N. 21° 43' 22" W., 24.24 feet) with the said east right-of-way line to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 3) S. 68° 20' 26" W., at 50.00 feet pass a ½" iron rod with cap stamped "RPLS 2475" found being in the west right-of-way line of the said Sapphire Lane and at 425.22 feet in all (calls N. 68° 20' 26" E., 425.22 feet) to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 4) N. 21° 43' 22" W., 130.00 feet (calls S. 21° 43' 22" E., 130.00 feet) to a ½" iron rod with cap stamped "RPLS 2475" found being in the south right-of-way line of Moonstone Drive as decribed in said Cabinet DD, Slides 24-27 for corner;
- 5) N. 29° 06' 10" W., 50.42 feet (calls S. 29° 06' 10" E., 50.42 feet) departing the said south right-of-way line and over and across the said Moonstone Drive to a ½" iron rod with cap stamped "RPLS 2475" found being in the north right-of-way line of thesaid Moonstone Drive for corner;
- 6) N. 21° 39' 34" W., 120.00 feet (calls S. 21° 39' 34" E., 120.00 feet) departing the said north right-of-way line to a ½" iron rod with cap stamped "RPLS 2475" found being the most westerly northeast corner of the said 19.918 acre tract for corner;
- 7) S. 68° 20' 26" W., 18.57 feet (calls N. 18° 20' 26" E., 1097.53 feet) to a ½" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE departing the said 19.918 acre tract and over and across the aforementioned 27.99 acre tract the following seven (7) calls:

- 1) N. 21° 39' 34" W., 120.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 68° 20' 26" E., 83.02 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 21° 39' 34" W., 50.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 4) N. 68° 20' 26" E., 16.91 feet 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 15.00 feet, chord bearing equals N. 23° 18' 32" E., 21.22 feet, central angle equals 90° 03' 48" for corner;
- 5) 23.58 feet along the arc of said curvet to the left to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 6) N. 21° 43' 22" W., 181.19 feet to a ½" iron rodwith cap stamped "RPLS 2475" set for corner;
- 7) N. 68° 16' 38" E., 165.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE N. 21° 43' 22" W., 503.85 feet over and across the said 27.99 acre tract and continuing over and across the aforementioned 113.26 acre tract to a ½" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE N. 68° 16' 38" E., 175.00 feet over and across the said 113.26 acre tract and continuing over and across the aforementioned 49.473 acre tract to a ½" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE continuing over and across the said 49.473 acre tract the following six (6) calls:

- 1) S. 21° 43' 22" E., 28.38 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) N. 68° 16' 38" E., 115.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 3) N. 21° 43' 22" W., 136.05 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;

- 4) N. 68° 16' 38" E., 165.00 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 5) S. 21° 43' 22" E., 8.38 feet to a ½" iron rod with cap stamped "RPLS 2475" set for corner;
- 6) N. 68° 21' 27" E., 566.78 feet to a ½" iron rod with cap stamped "RPLS 2475" set being in the west boundary line of that certain 15.029 acre tract of land described in a Cash Warranty Deed dated December 17, 2008 from Sonterra Development, LLC of Jarrell, Texas to Jarrell Independent School District and being of record in Document No. 2008091871, Official Public Records of Williamson County, Texas for corner;

THENCE continuing over and across the said 49.473 acre tract and with the west and south boundary lines of the said 15.029 acre tract the following eight (8) calls:

- 1) S. 21° 38' 33" E., 101.24 feet (calls N. 21° 38' 33" W., 146.24 feet) to a ½" iron rod with cap stamped "RPLS 2475" found being at the beginning of a non-tanget curve to the right having a radius equals 50.00 feet (calls 50.00 feet), chord bearing equals S. 17° 05' 44" E., 82.29 feet (calls N. 17° 05' 44" W., 82.29 feet), central angle equals 110° 44' 43" (calls 110° 44' 43") for corner;
- 2) 96.64 feet (calls 96.64 feet) along the arc of said curve to the right to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 3) S. 21° 43' 22" E., 164.14 feet (calls N. 21° 43' 22" W., 164.14 feet) to a ½" iron rod with cap stamped "RPLS 2475" found being at the beginning of a curve to the right having a radius equals 745.00 feet (calls 745.00 feet), chord bearing equals S. 14° 28' 10" E., 188.12 feet (calls N. 14° 28' 10" W., 188.12 feet), central angle equals 14° 30' 24" (calls 14° 30' 24") for corner;
- 4) 188.63 feet (calls 188.63 feet) along the arc of said curve to the right to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 5) N. 83° 02' 45" E., 20.76 feet (calls S. 83° 02' 45" W., 20.76 feet) to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 6) S. 06° 57' 15" E., 170.00 feet (calls N. 06° 57' 15" W., 170.00 feet) to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 7) N. 83° 02' 45" E., 345.86 feet (calls S. 83° 02' 45" W., 345.82 feet) to a ½" iron rod with cap stamped "RPLS 2475" found for corner;
- 8) S. 08° 01' 20" E., 30.01 feet (calls N. 08° 01' 20" W., 30.02 feet to a ½" iron rod with cap stamped "RPLS 2475" found being in the south boundary line of the said 49.473 acre tract and being in the north boundary line of the said 25.98 acre tract and being the northeast corner of the said Sonterra West Section 8-C for corner;

THENCE S. 83° 02' 45" W., 1055.35 feet departing the said 15.029 acre tract and with the south boundary line of the said 49.473 acre tract (calls S. 83° 02' 45" W., 1389.96 feet) and with the north boundary line of the said 25.98 acre tract (calls N. 85° 28' 11" E., 1390.30 feet) and with the north boundary line of the aforementioned Sonterra West Section 8-C (calls N. 83° 02' 45" E., 1055.35 feet) to the Point of BEGINNING and containing 22.109 acres of land.

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, R.P.L.S. No. 5402
April 19, 2010

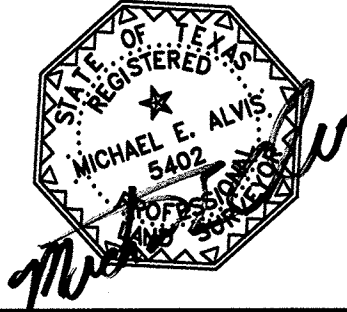


bearing base: Texas State Plane Coordinate System, NAD 1983, Central Zone.

See attached surveyors sketch that accompanies this set of field notes. (ref: Turley Associates, Inc. drawing no. 12244-C)



FIRM REGISTRATION NO. F-1658
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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 3 OF 4
COMPUTER DWG. NO. 8BPLAT

12244-C
DRAWING NUMBER