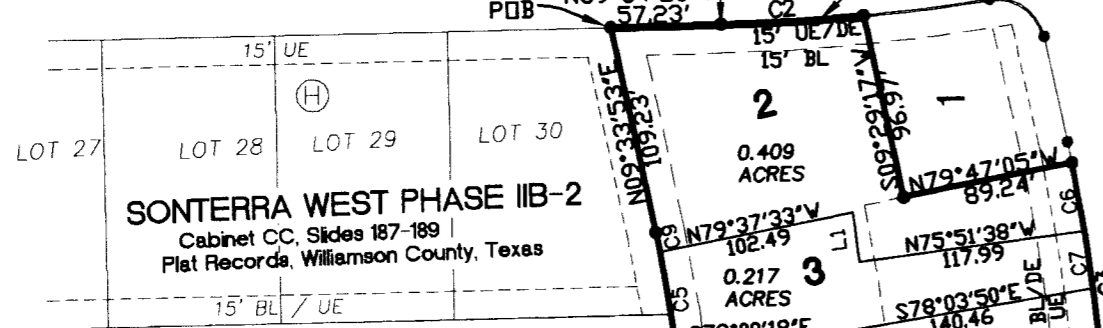


SONTERRA BLVD
(100' ROW)



ISAAC BUNKER SURVEY
ABSTRACT NO. 54

BUILDING SETBACKS (TYP)
FRONT - 25 FEET
REAR - 15 FEET
15 FEET ADJACENT TO STREET
RIGHT-OF-WAY

MOST WESTERLY SOUTHWEST CORNER
OF THE 234.25 ACRE TRACT BEARS S.
00°46'37", 2870.84 FEET FROM POINT
OF BEGINNING (POB) AS CALCULATED
FROM INFORMATION CONTAINED IN
DOCUMENT NO. 2004091097, OPRWC AND
NORTHERLY CORNER OF ISAAC BUNKER
SURVEY BEARS N. 09° 53' 17" W., 4170.63
FEET FROM THE POINT OF BEGINNING AS
CALCULATED FROM INFORMATION ON PLAT,
CABINET AA, SLIDE 367, PRWCT.

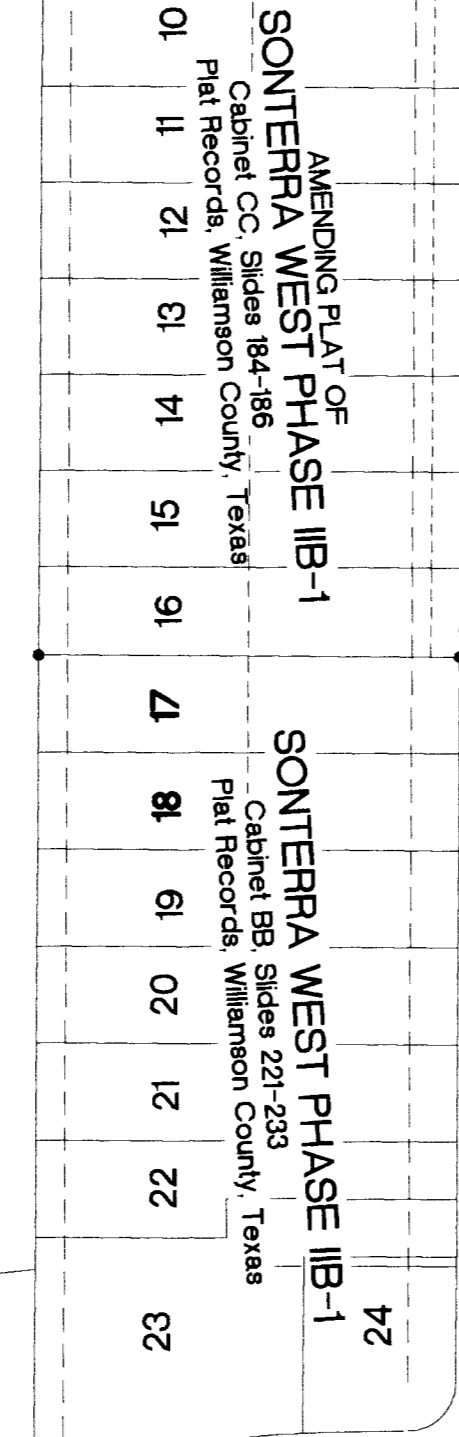
BASIS OF BEARINGS-TEXAS STATE
PLANE COORDINATE SYSTEM, NAD
1983, CENTRAL ZONE

TBM: NORTHEAST CORNER OF CURB
INLET AT BACK OF CURB LOCATED AT
THE SOUTHWEST CORNER OF SONTERRA
BOULEVARD AND SANDSTONE DRIVE.
ELEVATION=901.92
N=10268484.89
E=3152435.94
TEXAS STATE PLANE COORDINATE
SYSTEM, NAD 1983, CENTRAL ZONE

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP
STAMPED "RPLS #2475"
- BL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- Ⓢ BLOCK DESIGNATION
- Ⓜ PROPOSED CLUSTER MAILBOX

SCALE: 1" = 100'

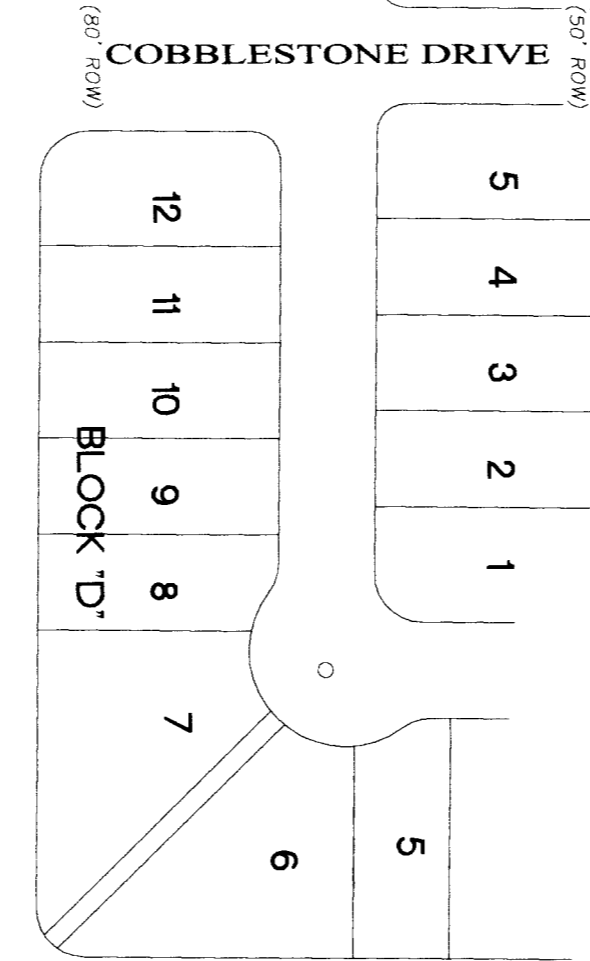
BLOCK 'H'



ALTERNATE C.R. 313 (100' ROW)

SANDSTONE DRIVE (70' ROW)

SONTERRA WEST PHASE I B
Cabinet AA, Slides 367,368,369,370
Plat Records, Williamson County, Texas



COBBLESTONE DRIVE (50' ROW)

CURVE					
CURVE	LENGTH	RADIUS	TAB ECHORD	TANGENT	DELTA
C1	108.59	746.00	N13°44'05"E, 108.49	54.39	08°20'23"
C2	74.34	1050.00	S71°36'05"E, 74.33	37.19	04°03'24"
C3	129.52	965.00	S14°04'16"W, 129.42	64.85	07°41'23"
C4	49.02	746.00	N16°01'19"E, 49.01	24.52	03°45'55"
C5	49.02	746.00	N12°15'24"E, 49.01	24.52	03°45'55"
C6	36.09	965.00	S11°17'51"W, 36.09	18.05	02°08'35"
C7	30.00	965.00	S13°15'35"W, 30.00	15.00	01°46'53"
C8	63.42	965.00	S16°02'00"W, 63.41	31.72	03°45'55"
C9	10.54	746.00	N09°58'10"E, 10.54	5.27	00°48'34"

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.72	N14°15'05"E

OWNER: M. A. HOARD CONSTRUCTION CO. II, LTD.
P.O. BOX 10669
KILLEEN, TEXAS 76547
(254) 289-1408 (PHONE)
(254) 746-2434 (FAX)

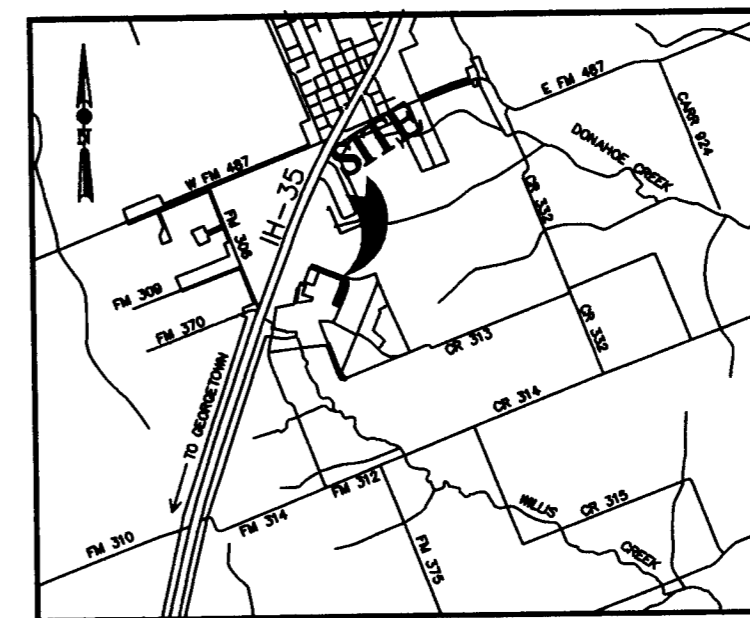
ENGINEER: TURLEY ASSOCIATES INC.
301 NORTH THIRD STREET
TEMPLE, TEXAS 76501
(254) 773-2400 (OFFICE)
(254) 773-3998 (FAX)

SURVEYOR: TURLEY ASSOCIATES, INC.
301 NORTH THIRD STREET
TEMPLE, TEXAS 76501
(254) 773-2400 (OFFICE)
(254) 773-3998 (FAX)

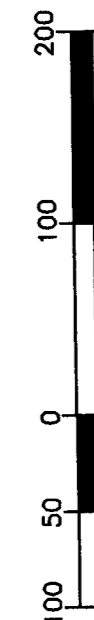
THE PURPOSE OF THIS AMENDING PLAT IS TO MAKE MINOR ADJUSTMENTS
TO THE INTERIOR LOT LINES TO ENCOMPASS STRUCTURES THAT WERE
CONSTRUCTED ACROSS ORIGINAL LOT LINES.
THIS AMENDING PLAT DOES NOT DELETE ANY EXISTING LOTS NOR DOES IT
CREATE ANY NEW LOTS.
NO CHANGES TO EXISTING UTILITIES ARE REQUIRED BY THE CREATION OF
THIS AMENDING PLAT.

FINAL PLAT of:
**SECOND AMENDING PLAT
SONTERRA WEST PHASE IIB-1**
1 BLOCK, 3 LOTS
LOTS 2 thru 4, BLOCK H

0.895 ACRES
OUT OF AND A PART OF THE ISAAC BUNKER SURVEY, ABSTRACT #54
A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS



VICINITY MAP



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:
SECOND AMENDING PLAT, SONTERRA WEST PHASE IIB-1
ISAAC BUNKER SURVEY, ABSTRACT #54
A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS

DEVELOPED BY:
M. A. HOARD CONSTRUCTION CO. II, LTD.
P.O. BOX 10669
KILLEEN, TEXAS, 76547

REVISIONS

DATE: AUGUST 27, 2012
DRN. BY: MEA
REF.:

FIELD BOOK SONTERRA 1
JOB NO.: 12-804
SHEET 1 OF 3
COMPUTER
DWG. NO. 12804DWG

12556-C
DRAWING NUMBER

SECOND AMENDING PLAT, SONTERRA WEST PHASE IIB-1

REPLAT No. 2, SONTERRA WEST PHASE IIB-1, LOTS 2 THROUGH 4, BLOCK H

BEING a 0.895 acre tract of land situated in the ISAAC BUNKER SURVEY, ABSTRACT No. 54. Williamson County, Texas and being all of Lots 2, 3 and 4 Block "H" of that certain 4.117 acre tract of land described as Amending Plat Sonterra West Phase IIB-1 according to the map or plat of record in Cabinet CC, Slides 184-186, Plat Records of Williamson County, Texas and being a part or portion of that certain tract of land described in a Warranty Deed filed August 2, 2011 from Pensco Trust Co. to M. A. Hoard Construction Co. II, LTD. and being of record in Document No. 2011050692, 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 4249" being the northwest corner of the said 4.117 acre tract and being the northwest corner of the said Lot 2, Block "H" and being the northeast corner of that certain tract of land described as Lot 30, Block "H", Sonterra West Phase IIB-2 according to the map or plat of record in Cabinet CC, Slides 187-189, Plat Records of Williamson County, Texas and being in the south right-of-way line of Sonterra Boulevard (100' right-of-way) as evidenced on the ground for corner;

THENCE departing the said Lot 30, Block "H" and with the said south right-of-way line of Sonterra Boulevard and the north boundary line of the said 4.117 acre tract and with the north boundary line of the said Lot 2, Block "H" the following two (2) calls:

1) S. 69° 34' 23" E., 57.23 feet to a 1/2" iron rod with cap stamped "RPLS 4249" found being at the beginning of a curve to the left having a radius equals 1050.00 feet, chord bearing equals S. 71° 36' 05" E., 74.33 feet, central angle equals 04° 03' 24" for corner;

2) 74.34 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 2475" found being the most northerly northeast corner of the said Lot 2, Block "H" and being the northwest corner of Lot 1, said Block "H" for corner;

THENCE departing the said south right-of-way line of Sonterra Boulevard and the north boundary line of the said 4.117 acre tract and with the west and south boundary lines of the said Lot 1, Block "H" and with an easterly and northerly boundary line of the said Lot 2, Block "H" the following two (2) calls:

1) S. 09° 29' 17" W., 96.97 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being the southwest corner of the said Lot 1, Block "H" and being an interior ell corner of the said Lot 2, Block "H" for corner;

2) S. 79° 47' 05" E., 89.24 feet to a 1/2" iron rod with cap stamped "RPLS 2475" found being the southeast corner of the said Lot 1, Block "H" and being the most easterly northeast corner of the said Lot 2, Block "H" and being in the east boundary line of the said 4.117 acre tract and being in the west right-of-way line of Sandstone Drive (70' right-of-way) as evidenced on the ground and being at the beginning of a non-tangent curve to the right having a radius equals 965.00 feet, chord bearing equals S. 14° 04' 16" W., 129.42 feet, central angle equals 07° 41' 23" for corner;

THENCE 129.51 feet along the arc of said curve to the right and with the said west right-of-way line of Sandstone Drive and with the east boundary line of the said 4.117 acre tract and with the east boundary line of the said Lot 2 and continuing with the east boundary line of Lot 3, said Block "H" and continuing with the east boundary line of Lot 4, said Block "H" to a 1/2" iron rod with cap stamped "RPLS 2475" found being the southeast corner of the said Lot 4, Block "H" and being the northeast corner of Lot 5, said Block "H" for corner;

THENCE N. 72° 05' 44" W., 219.05 feet departing the said west right-of-way line and the said east boundary line and with the south boundary line of the said Lot 4, Block "H" and with the north boundary line of the said Lot 5, Block "H" to a 1/2" iron rod with cap stamped "RPLS 2475" found being the southwest corner of the said Lot 4, Block "H" and being the northwest corner of the said Lot 5, Block "H" and being in the west boundary line of the said 4.117 acre tract and being at the beginning of a non-tangent curve to the left having a radius equals 746.00 feet, chord bearing equals N. 13° 44' 05" E., 108.49 feet, central angle equals 08° 20' 23" for corner;

THENCE departing the said southwest and northwest corners and with the said west boundary line of the said 4.117 acre tract and with the west boundary line of the said Lot 4, Block "H" and continuing with the west boundary line of the said Lot 3, Block "H" and continuing with the west boundary line of the said Lot 2, Block "H" the following two (2) calls:

1) 108.58 feet along the arc of said curve to the left to a 1/2" iron rod with cap stamped "RPLS 4249" found for corner;

2) N. 09° 33' 53" E., 109.23 feet to the Point of BEGINNING and containing 0.895 acres of land.

* * * * *

I, Victor D. Turley, 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
August 27, 2012



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

GENERAL NOTES
1. TOTAL ACRES: 0.895 ACRES
2. NUMBER OF LOTS: 3
3. NUMBER OF BLOCKS: 1
4. AREA OF SMALLEST LOT: 0.217 AC. - 9442 SQ. FT.
5. PROPOSED USES: RESIDENTIAL

LAND USE SUMMARY
DRAINAGE EASEMENT 0 AC.
PARK 0 AC.
COMMERCIAL LOTS 0 AC.
RESIDENTIAL LOTS 0.895 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 SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

19. THE LANDOWNER/DEVELOPER INTENDS TO SERVE EACH LOT WITH WATER AND WASTEWATER SERVICE FROM A MUNICIPAL UTILITY DISTRICT OR INVESTOR OWNED UTILITY. WATER AND WASTEWATER IMPROVEMENTS ARE REQUIRED TO PROVIDE SUCH SERVICE. THE LANDOWNER/DEVELOPER WILL BE RESPONSIBLE FOR ALL COSTS AND FOR PROVIDING THE IMPROVEMENTS.

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 15 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."

24. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZAED 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.



ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.

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

FINAL PLAT OF:

SECOND AMENDING PLAT, SONTERRA WEST PHASE IIB-1
ISAAC BUNKER SURVEY, ABSTRACT #54
A SUBDIVISION IN
WILLIAMSON COUNTY, TEXAS

DEVELOPED BY:

M. A. HOARD CONSTRUCTION CO. II, LTD.
P.O. BOX 10669
KILLEEN, TEXAS, 76547

REVISIONS

DATE: AUGUST 27, 2012

DRN. BY: MEA

REF.:

FIELD BOOK SONTERRA 1

JOB NO.: 12-604

SHEET 2 OF 3

COMPUTER DWG. NO. 12604DWG

12556-C
DRAWING NUMBER

