

# FINAL PLAT SONTERRA WEST SECTION III PHASES 4 & 5

SCALE: 1"=100'

ROLLING HILL  
MEADOW  
CAB. P, SLIDE 92

## LOCATION MAP NOT TO SCALE

### LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ' & ASSOC.
- PIPE FOUND
- NAIL FOUND
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- POWER POLE
- DOWN GUY
- (BRG. ~ DIST.) RECORD CALL
- ⊙ BLOCK LABEL
- M.L.F.E. MINIMUM LOWEST FLOOR ELEVATION NAVD88

LEGAL DESCRIPTION:  
8.54 ACRES OUT OF THE ISAAC BUNKER SURVEY,  
ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS

OWNER: SONWEST CO.  
3571 FAR WEST BOULEVARD, SUITE 13  
AUSTIN, TEXAS 78731  
512-368-4000

ENGINEER:  
SCOTT J. FOSTER, P.E.  
360 PROFESSIONAL SERVICES, INC.  
TEXAS REGISTRATION F4932  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78630  
512-354-4682

SURVEYOR:  
TIMOTHY A. LENZ, R.L.P.S.  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704  
512-443-1174

BEARING BASIS: TEXAS STATE PLANE  
COORDINATE SYSTEM NAD 1983 CENTRAL ZONE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	0°04'46"	525.00	37.08	74.03	73.97	S82°57'46"E
C2	1°00'32"25"	15.00	18.05	26.32	23.07	N60°09'18"E
C3	2°26'33"	175.00	3.73	7.46	7.46	N08°33'49"E
C4	5°07'22"	525.00	23.49	46.94	46.92	S89°33'50"E
C5	0°00'00"	15.00	12.59	20.94	19.28	N47°52'29"E
C6	1°23'15"	205.00	22.70	45.22	45.12	S14°11'37"W
C7	0°05'57"	15.00	15.03	23.59	21.23	N24°32'15"W
C8	0°05'43"	15.00	14.97	23.54	21.19	N65°27'45"E
C9	0°21'42"	24.50	11.00	20.68	20.07	N03°40'06"W
C10	0°21'41"	24.50	11.00	20.68	20.07	S44°41'35"W
C11	1°23'15"	155.00	17.16	34.19	34.12	S14°11'37"W
C12	0°11'23"	25.00	11.18	21.03	20.41	S16°13'12"E
C13	1°17'18"02"	50.00	N/A	154.72	99.97	N48°20'08"E
C14	0°06'40"	25.00	11.42	21.43	20.78	N67°34'11"W
C15	1°31'20"	575.00	66.54	132.49	132.20	S85°31'27"E
C16	0°09'16"	15.00	15.00	23.56	21.21	N24°34'51"W
C17	1°25'53"	225.00	25.63	51.04	50.93	N13°54'51"E
C18	7°41'39"	50.00	3.36	6.72	6.71	S24°00'07"E
C19	0°30'08"	50.00	30.73	55.11	52.36	S11°25'16"W
C20	2°33'43"	50.00	37.39	64.21	59.89	S79°47'16"W
C21	3°59'59"	575.00	20.08	40.14	40.13	S80°55'23"E
C22	4°41'44"	575.00	23.57	47.12	47.11	S85°16'14"E
C23	4°30'24"	575.00	22.63	45.23	45.22	S89°52'18"E
C24	4°56'39"	25.00	1.08	2.16	2.16	S89°39'11"W
C25	3°07'59"	50.00	17.77	34.15	33.49	S62°34'50"E
C26	0°09'03"	50.00	19.27	36.78	35.96	N76°46'39"E
C27	4°20'03"	50.00	19.27	36.78	35.96	N34°37'36"E
C28	5°51'59"	50.00	25.40	47.01	45.30	N13°22'54"W
C29	4°41'01"	25.00	10.14	19.27	18.80	N65°05'51"W
C30	1°44'25'40"	50.00	155.86	126.04	95.22	N44°21'53"E
C31	4°01'04"	50.00	22.80	42.78	41.48	S44°21'53"E
C32	1°12'08"	525.00	60.75	120.97	120.70	S85°31'27"E
C33	4°21'41"	24.50	11.00	20.68	20.07	S87°36'07"E
C34	4°21'41"	24.50	11.00	20.68	20.07	S44°02'11"W

LINE	BEARING	DISTANCE
L1	S78°55'23"E	6.75
L2	S69°35'14"E	3.16
L3	N20°24'47"E	50.00
L4	S69°35'13"E	5.00
L5	S69°35'13"E	35.43
L6	S76°59'59"W	42.94
L7	S80°51'42"W	84.60
L8	S84°57'57"W	50.05
L9	N76°00'06"W	54.93
L10	N88°31'06"W	54.87
L11	N85°00'54"W	54.79
L12	N81°38'58"W	45.90
L13	N87°52'29"E	74.75
L14	N07°52'29"E	36.33
L15	S07°52'29"W	14.91
L16	S87°52'40"W	51.46
L17	S87°52'40"W	3.68
L18	N68°13'02"E	2.94
L19	S78°55'23"E	6.75
L20	S21°46'58"E	50.00
L21	S68°13'02"W	2.94

### LAND USE SUMMARY:

SINGLE FAMILY LOTS 44

TOTAL LOTS 44

### STREET DATA:

	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED
FOSTER LANE	815.8 L.F.	50 FT	33' F-F 25 MPH
HONDO GAP LANE	615.2 L.F.	50 FT	30' F-F 25 MPH
FLOWER SMITH LANE	241.0 L.F.	50 FT	33' F-F 25 MPH
LANGTRY LANE	134.8 L.F.	50 FT	33' F-F 25 MPH
TOTAL	1806.8 L.F.		

### BUILDING SETBACKS:

FRONT STREET 25'  
SIDE STREET 15'  
REAR 15'  
SIDE 5'

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**LENZ & ASSOCIATES, INC.**

FIRM NO. 100290-00  
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704

SURVEY #: 2005-0363L

F.B.



**FINAL PLAT  
SONTERRA WEST  
SECTION III PHASES 4 & 5**

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

KNOW ALL MEN BY THESE PRESENTS:

THAT SONWEST CO., A TEXAS CORPORATION, ACTING HEREIN BY AND THROUGH ANDY BILGER, VICE PRESIDENT, BEING THE OWNER OF A CERTAIN 12.224 ACRE TRACT OF LAND, CALLED TRACT 23b, AND THAT CERTAIN 10.308 ACRE TRACT, CALLED TRACT 23a, OUT THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2012074807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY SUBDIVIDE AN 8.54 ACRE PORTION OF THE SAID 12.224 ACRE AND 10.308 ACRE TRACTS IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS SONTERRA WEST SECTION III PHASES 4 & 5 AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. SAID TRACT IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. 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.

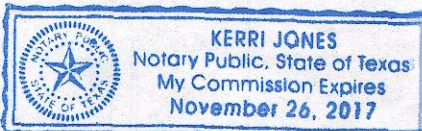
WITNESS MY HAND THIS THE 23rd DAY OF July, 2014, A.D.

Andy Bilger  
SONWEST CO.  
A TEXAS CORPORATION  
BY: ANDY BILGER, VICE PRESIDENT  
3574 FAR WEST BLVD., SUITE 13  
AUSTIN, TX 78731

STATE OF TEXAS )  
COUNTY OF WILLIAMSON ) TRAVIS

This instrument was acknowledged before me on the 23rd day of July, 2014, A.D. by Andy Bilger acting in the capacity herein stated.

Kerri Jones  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS My Commission expires: 11-26-17



NOTES:

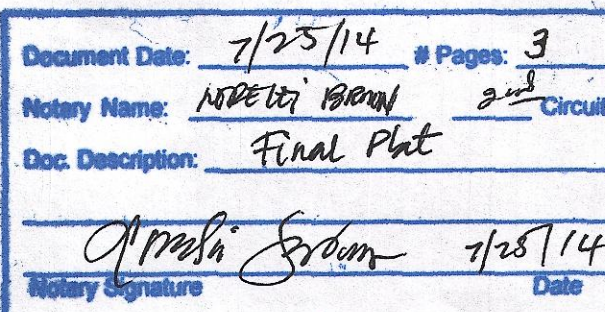
1. IN ORDER TO PROMOTE POSITIVE DRAINAGE AWAY FROM A STRUCTURE, FINISHED FLOOR ELEVATIONS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
2. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR 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
3. A 10' WIDE UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES AND /OR OBSTRUCTIONS WHICH IMPEDE FLOW ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
7. THIS SUBDIVISION IS NOT LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
8. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
10. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS, RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
11. CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT IN THE SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR SONTERRA WEST SUBDIVISION AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
12. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED
13. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
14. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
15. THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.
17. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
18. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
19. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
20. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48491C0150E EFFECTIVE 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.
21. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS.
22. LOTS 14-24, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 895.25

THAT SUND, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE LIEN HOLDER OF THAT CERTAIN 12.224 ACRE TRACT OF LAND CALLED TRACT 23b AND THAT CERTAIN 10.308 ACRE TRACT, CALLED TRACT 23a AS RECORDED IN DOCUMENT NUMBER 2012074807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 8.54 ACRE PORTION OF THE 12.224 ACRE AND 10.308 ACRE TRACTS AND DO 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.

WITNESS MY HAND THIS THE 25th DAY OF July, 2014, A.D.

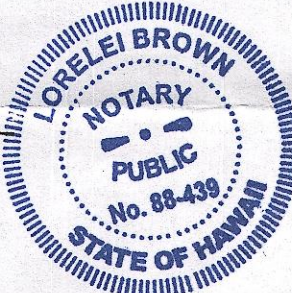
Stephen Yachtman  
SUND, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY: STEVEN YACHTMAN

BY: Stephen Yachtman ITS Manager  
3574 FAR WEST BLVD., SUITE B2  
AUSTIN, TX 78731



This instrument was acknowledged before me on the 25th day of July, 2014, A.D. by STEVEN YACHTMAN acting in the capacity herein stated.

Lorelei Brown  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS My Commission expires: 4/30/2018  
Hawaii  
Second Judicial District  
State of Hawaii



SURVEYOR'S CERTIFICATE

I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

Timothy A. Lenz  
TIMOTHY A. LENZ, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704  
FIRM NO. 100290-00



I, SCOTT J. FOSTER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0150E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

Scott J. Foster  
SCOTT J. FOSTER, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 84652  
360 PROFESSIONAL SERVICES  
P.O. BOX 3639  
CEDAR PARK, TEXAS, 78630  
FIRM NO. 4932



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APPROVED FOR 911 SERVICE THIS 23rd DAY OF July, 2014

Jerese Bak  
WILLIAMSON COUNTY ADDRESS COORDINATOR

**LENZ & ASSOCIATES, INC.**

FIRM NO. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4303 RUSSELL DRIVE

AUSTIN, TEXAS 78704

SURVEY #: 2005-0363L

F.B.





FINAL PLAT  
SONTERRA WEST  
SECTION III PHASES 4 & 5

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.

THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER OF THIS 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 IN CONSTRUCTING ANY 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 ON 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:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS SONTERRA WEST SECTION III PHASE 3 HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPERTY RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS )  
COUNTY OF WILLIAMSON )

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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 \_\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER \_\_\_\_\_.

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 County Clerk, Williamson County, Texas

BY: \_\_\_\_\_ DEPUTY

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF 8.54 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN 12.224 ACRE TRACT CALLED TRACT 231b AND THAT CERTAIN 10.308 ACRE TRACT CALLED TRACT 23a IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2012074807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAID 8.54 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE, at a 1/2 inch diameter steel pin found at the northeast corner of the said 12.224 acre tract, from which a 1/2 inch diameter steel pin found at the southwest corner of Rolling Hill Meadow, a subdivision of record in Cabinet P, Slide 92 of the Plat Records of Williamson County, Texas; bears S 68°40'50" W, 613.46 feet;

THENCE, S 21°46'58" E, a distance of 613.47 feet along the east line of the said 12.224 acre tract to a 1/2 inch diameter steel pin set at the northeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE, S 21°46'58" E, a distance of 344.87 feet along the east line of the said 12.224 acre tract and east line of the said 10.308 acre tract to a 1/2 inch diameter steel pin set at the northerly most corner of Lot 25, Block 3, Sonterra West Section III, Phase 1, a subdivision of record in Document Number 2010081335 of the Official Public Records of Williamson County, Texas;

THENCE, along a westerly then northerly line of the said Lot 25, the following twelve (12) courses and distances:

1) S 20°24'47" W, 418.25 feet to a 1/2 inch diameter steel pin set;

2) S 69°35'13" E, 5.00 feet to a 1/2 inch diameter steel pin set;

3) S 20°24'47" W, 55.64 feet to a 1/2 inch diameter steel pin set;

4) S 69°35'13" E, 35.43 feet to a 1/2 inch diameter steel pin found;

5) S 20°26'13" W, 129.48 feet to a 1/2 inch diameter steel pin found;

6) S 76°59'59" W, 42.94 feet to a 1/2 inch diameter steel pin found;

7) S 80°51'42" W, 84.60 feet to a 1/2 inch diameter steel pin found;

8) S 84°57'57" W, 50.05 feet to a 1/2 inch diameter steel pin found;

9) N 76°00'06" W, 54.93 feet to a 1/2 inch diameter steel pin found;

10) N 88°31'06" W, 54.87 feet to a 1/2 inch diameter steel pin found;

11) N 85°00'54" W, 54.79 feet to a 1/2 inch diameter steel pin found;

12) N 81°38'58" W, 45.90 feet to a 1/2 inch diameter steel pin set at the southeast corner of Lot 7, Block 3, Sonterra West Section III, Phase 2, a subdivision of record in Document Number 2013075440 of the Official Public Records of Williamson County, Texas;

THENCE, along and with the easterly and northerly lines of the said Sonterra West Section III, Phase 2 subdivision, the following seven (7) courses and distances:

1) N 11°04'50" E, 155.32 feet to a 1/2 inch diameter steel pin set;

2) S 78°55'23" E, 6.75 feet to a 1/2 inch diameter steel pin set;

3) With a curve to the left, having a central angle of 8°04'46", a radius of 525.00 feet, an arc of 74.03 feet and a chord bearing and distance of S 82°57'46" E, 73.97 feet to a 1/2 inch diameter steel pin set;

4) N 20°24'47" E, 541.45 feet to a 1/2 inch diameter steel pin set;

5) N 69°35'13" W, 160.00 feet to a 1/2 inch diameter steel pin set;

6) N 20°24'47" E, 50.00 feet to a 1/2 inch diameter steel pin set;

7) N 69°35'13" W, 166.70 feet to a 1/2 inch diameter steel pin found at the northwest corner of the said Sonterra West Section III, Phase 2 subdivision, the same being at the northeast corner of Sonterra West Section III, Phase 1, a subdivision of record in Document Number 2010081335 of the Official Public Records of Williamson County, Texas;

THENCE, N 69°35'13" W, a distance of 426.61 feet along the north line of the said Sonterra West Section III, Phase 1 subdivision to a 1/2 inch diameter steel pin set;

THENCE, traversing the interior of the said 12.224 acre tract, the following seven (7) courses and distances:

1) N 20°24'47" E, 110.00 feet to a 1/2 inch diameter steel pin set;

2) S 69°35'14" E, 3.16 feet to a 1/2 inch diameter steel pin set;

3) N 20°24'47" E, 50.00 feet to a 1/2 inch diameter steel pin set;

4) S 69°34'29" E, 572.45 feet to a 1/2 inch diameter steel pin set;

5) With a curve to the left, having a central angle of 100°32'25", a radius of 15.00 feet, an arc of 26.32 feet and a chord bearing and distance of N 60°09'18" E, 23.07 feet to a 1/2 inch diameter steel pin set for a point of compound curvature;

6) With a curve to the left, having a central angle of 02°26'33", a radius of 175.00 feet, an arc of 7.46 feet and a chord bearing and distance of N 08°39'49" E, 7.46 feet to a 1/2 inch diameter steel pin set;

7) S 82°40'49" E, 203.12 feet to the PLACE OF BEGINNING, containing 8.54 acres of land, more or less.

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**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



(512) 443-1174  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704

SURVEY #: 2005-0363L

F.B.