

FINAL PLAT SONTERA WEST SECTION 7 PHASE 2A

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

SCALE: 1"=100'

SONTERA WEST SECTION 7-A
PHASE 1 AMENDED
DOC 2008069903

CAB FF, SLIDE 54 (DOC 2008069903)

SITE BENCHMARK
ELEV 866.79

LOCATION MAP
NOT TO SCALE

SONTERA WEST SECTION 7-A
PHASE 1 AMENDED
DOC 2008069903

(40.969 AC)
WILLIAM J. SCHWERTNER, JR.
DOC 2008018590

(40.969 AC)
KATHERINE HAVELKA
DOC 2008018589

(REM. 16.712 AC)
SONWEST CO.
DOC 2015012466

(REM. 0.599 AC)
SONTERA W.L.D.
DOC 2008090732
EXHIBIT A-10

(REM. 11.770 AC)
RIVEST LP
DOC 2012074806
TRACT 150

(REM. 42.435 AC)
RIVEST LP
DOC 2012074806
TRACT 150

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

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

OWNER: SONTERA MUNICIPAL UTILITY DISTRICT
113 LIMESTONE TERRACE
JARRELL, TEXAS 76537

ENGINEER:
SCOTT J. FOSTER, P.E.
360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
512-354-4662

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

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
- P.O.B. POINT OF BEGINNING
- F/G FENCE CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- BL. BUILDING LINE
- (ERG.-DIST.) RECORD CALL
- M.L.F.E. MINIMUM LOWEST FLOOR ELEVATION NAVD83

| CURVE | DELTA | RADIUS | TANGENT | ARC | CHORD | BEARING |
|-------|-----------|--------|---------|-------|------------|---------|
| C1 | 90.00.00" | 15.00 | 23.56 | 21.21 | S2315.02°W | |
| C2 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C3 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C4 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C5 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C6 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C7 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C8 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C9 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C10 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C11 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C12 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C13 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C14 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C15 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C16 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C17 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |
| C18 | 90.00.00" | 15.00 | 23.56 | 21.21 | N6815.02°W | |

| LINE | BEARING | DISTANCE |
|------|------------|----------|
| L1 | N6815.02°E | 109.47 |
| L2 | S2144.58°E | 15.27 |
| L3 | N6815.02°E | 160.00 |
| L4 | N6815.02°E | 31.75 |
| L5 | S6815.02°W | 93.00 |
| L6 | S6815.02°W | 90.00 |
| L7 | S6815.02°W | 90.00 |
| L8 | N6815.02°E | 95.00 |
| L9 | S2144.58°E | 110.00 |
| L10 | N6815.02°E | 95.00 |
| L11 | N6815.02°E | 94.99 |
| L12 | N6815.02°E | 95.00 |
| L13 | N6815.02°E | 31.78 |
| L14 | N6815.02°E | 95.00 |
| L15 | S6815.02°W | 110.00 |
| L16 | S2144.58°E | 20.89 |
| L17 | S6815.02°W | 160.00 |
| L18 | S6814.27°W | 50.00 |

| LINE | BEARING | DISTANCE |
|------|------------|----------|
| L1 | N6815.02°E | 109.47 |
| L2 | S2144.58°E | 15.27 |
| L3 | N6815.02°E | 160.00 |
| L4 | N6815.02°E | 31.75 |
| L5 | S6815.02°W | 93.00 |
| L6 | S6815.02°W | 90.00 |
| L7 | S6815.02°W | 90.00 |
| L8 | N6815.02°E | 95.00 |
| L9 | S2144.58°E | 110.00 |
| L10 | N6815.02°E | 95.00 |
| L11 | N6815.02°E | 94.99 |
| L12 | N6815.02°E | 95.00 |
| L13 | N6815.02°E | 31.78 |
| L14 | N6815.02°E | 95.00 |
| L15 | S6815.02°W | 110.00 |
| L16 | S2144.58°E | 20.89 |
| L17 | S6815.02°W | 160.00 |
| L18 | S6814.27°W | 50.00 |

SITE BENCHMARK - COTTON SPINDE SET IN ASPHALT, WEST SIDE OF AMMONITE LANE, APPROXIMATELY 7' NORTH OF SOUTH END OF AMMONITE LANE.
ELEVATION 866.79' (NAVD83, GEOD 124)

STREET DATA:

| STREET | R.O.W. WIDTH | P.W.M.T. WIDTH | DESIGN SPEED |
|---------------|--------------|----------------|--------------|
| DRUSE LANE | 456 L.F. | 50 FT | 33' F-F |
| ZOISITE LANE | 595 L.F. | 50 FT | 33' F-F |
| AMMONITE LANE | 526 L.F. | 50 FT | 33' F-F |
| OBISDIAN LANE | 836 L.F. | 50 FT | 33' F-F |
| TOTAL | 2413 L.F. | | |

BUILDING SETBACKS:
FRONT STREET 25'
SIDE STREET 15'
REAR 10'
SIDE 5'

LAND USE SUMMARY:
SINGLE FAMILY LOTS 53
D.E. & P.U.E. LOTS 1
TOTAL LOTS 54

REVISED DEC. 3, 2015 - PAGE 1 OF 3

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
FIRM NO. 100290-00
(512) 443-1174
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
SURVEY #: 2005-03635 F.B.

FINAL PLAT

SONTERA WEST SECTION 7

PHASE 2A

STATE OF TEXAS)
COUNTY OF WILLAMSON)
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 16.712 ACRE TRACT OF LAND, OUT THE ISAG BUNKER SURVEY, ABSTRACT NO. 54, WILLAMSON COUNTY, TEXAS, AS CONVERTED TO SONWEST CO. BY DEED RECORDED IN DOCUMENT NUMBER 2015072466 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, ALONG WITH SONTERA MUNICIPAL UTILITY DISTRICT, ACTING BY AND THROUGH ~~David L. Caldwell~~ David L. Caldwell, OWNER OF 0.811 ACRE OF LAND, BEING A PORTION OF THOSE CERTAIN TRACTS CONVERTED TO SONTERA MUNICIPAL UTILITY DISTRICT RECORDED IN DOCUMENT NUMBER 2008090732 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.25 ACRES OF SAID TRACTS IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS SONTERA WEST SECTION 7, PHASE 2A AND DO 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 ACQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND THIS 8th DAY OF December, 2015, A.D.

SONWEST CO. A TEXAS CORPORATION
BY: ANDY BILGER, VICE PRESIDENT
3571 FAR WEST BLVD., SUITE 13
AUSTIN, TX 78731

WITNESS MY HAND THIS 8th DAY OF December, 2015, A.D.
SONTERA MUNICIPAL UTILITY DISTRICT
BY: David L. Caldwell
113 LIMESTONE TERRACE
JARRELL, TEXAS 76637

STATE OF TEXAS)
COUNTY OF WILLAMSON)
This instrument was acknowledged before me on the 8th day of December, 2015, A.D. by Andy Bilger acting in the capacity herein stated.

Andy Bilger
My Commission expires: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
ASHLEY E. SLOWRE
Notary ID # 12860896
My Commission Expires
January 26, 2020

STATE OF TEXAS)
COUNTY OF WILLAMSON)
This instrument was acknowledged before me on the 8th day of December, 2015, A.D. by David L. Caldwell acting in the capacity herein stated.

David L. Caldwell
My Commission expires: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
ASHLEY E. SLOWRE
Notary ID # 12860896
My Commission Expires
January 26, 2020

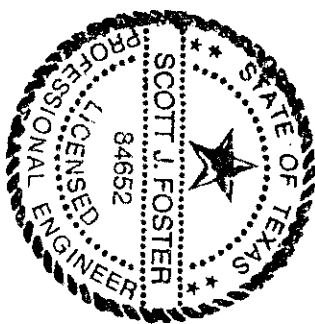
SURVEYOR'S CERTIFICATE
I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL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

Timothy A. Lenz
DATE 12-4-2015
TIMOTHY A. LENZ, P.E.
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 WILLAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0150E DATED SEPTEMBER 26, 2008 FOR WILLAMSON COUNTY, TEXAS.

Scott J. Foster
DATE 12/4/15
SCOTT J. FOSTER, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 84662
360 PROFESSIONAL SERVICES
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
FIRM NO. 4932



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 ACQUIFER REGULATIONS, AND MUNICIPAL EASEMENTS.
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 WILLAMSON 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 SONTERA WEST SUBDIVISION AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLAMSON 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 WILLAMSON 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 REPLACING 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 SONTERA 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 WILLAMSON 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 ENCRONOCHED BY ANY SPECIAL FLOOD HAZARD AREAS INDICATED 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 WILLAMSON COUNTY, TEXAS. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE WILLAMSON COUNTY FLOOD PLAN ADMINISTRATOR.
21. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THE PLAT ARE FREE OF LIENS.
22. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLAMSON COUNTY FLOODPLAIN ADMINISTRATOR

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SURVEY #: 2005-03635 F.B.



FINAL PLAT
SONTERRA WEST SECTION 7
PHASE 2A

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF 10.25 ACRES OF LAND OUT OF THE ISAAC BLUNKER SURVEY ABSTRACT NO. 54, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 16.712 ACRE TRACT DESCRIBED IN A DEED TO SOUTHWEST CO. RECORDED IN DOCUMENT NUMBER 2015072466 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, ALONG WITH A 0.811 ACRE PORTION OF THOSE CERTAIN TRACTS CONVEYED TO SONTERRA MUNICIPAL UTILITY DISTRICT RECORDED IN DOCUMENT NUMBER 2008090732 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS. THE SAID 10.25 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ inch diameter steel pin found at the northwest corner of the said 16.712 acre tract, the same being the southwest corner of Lot 11, Block 3, Sonterra West Section 7-A Phase One Amended, a subdivision of record in Cabinet FF, Slide 34 of the Plat Records of Williamson County, Texas, and being on the east line of that certain 40.969 acre tract described in a deed to William J. Schweitzer, Jr. recorded in Document Number 2008018590 of the Official Public Records of Williamson County, Texas;

THENCE, along and with boundaries of the said Sonterra West Section 7-A Phase One Amended subdivision, the following eight (8) courses and distances:

- 1) N 68°15'02" E, 109.47 feet to a $\frac{1}{2}$ inch diameter steel pin found;
- 2) S 21°44'58" E, 15.27 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 3) N 68°15'02" E, 160.00 feet to a $\frac{1}{2}$ inch diameter steel pin found;
- 4) N 21°44'58" W, 180.00 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 5) N 68°15'02" E, 301.78 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 6) S 21°44'10" E, 109.67 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 7) N 68°15'02" E, 270.00 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 8) S 21°44'58" E, 509.97 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc, from which a $\frac{1}{2}$ inch diameter steel pin found at the southwest corner of Lot 5, Block 7 of the said Sonterra West Section 7-A Phase One Amended subdivision begins S 21°44'58" E, 110.00 feet;
- THENCE, S 68°15'02" W, 95.00 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc ;
- THENCE, with a curve to the left, having a central angle of 90°00'00", a radius of 15.00 feet, an arc of 23.56 feet and a chord bearing and distance of S 23°15'02" W, 21.21 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- THENCE, S 68°15'02" W, 50.00 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- THENCE, with a curve to the left, having a central angle of 90°00'00", a radius of 15.00 feet, an arc of 23.56 feet and a chord bearing and distance of N 66°44'58" W, 21.21 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc ;
- THENCE, S 68°15'02" W, 491.35 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- THENCE, with a curve to the left, having a central angle of 89°59'01", a radius of 15.00 feet, an arc of 23.56 feet and a chord bearing and distance of S23°15'32"W, 21.21 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- THENCE, S 68°14'27" W, 50.00 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- THENCE, with a curve to the left, having a central angle of 90°00'59", a radius of 15.00 feet, an arc of 23.57 feet and a chord bearing and distance of N66°44'29"W, 21.22 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc;
- THENCE, S 68°15'02" W, 95.00 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc on the west line of the said 16.712 acre SOUTHWEST CO. tract, the same being the east line of that certain 40.969 acre tract described in a deed to Katherine Hoveko recorded in Document Number 2008018589 of the Official Public Records of Williamson County, Texas;
- THENCE, N 21°43'59" W, 454.90 feet along the west line of the said 16.712 acre SOUTHWEST CO. tract to the PLACE OF BEGINNING, containing 10.25 acres of land, more or less.

Beating basis - Texas State Plane Coordinate System, Central Zone, NAD1983.

APPROVED FOR 911 SERVICE THIS 8th DAY OF December, 2015.

Jesse Pak
WILLAMSON COUNTY ADDRESS COORDINATOR

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 WILLAMSON 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 WILLAMSON 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 WILLAMSON:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLAMSON 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 7 PHASE 2A HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLAMSON 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 WILLAMSON COUNTY, TEXAS.

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

DATE

STATE OF TEXAS)
COUNTY OF WILLAMSON)

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, COUNTY CLERK OF WILLAMSON 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 WILLAMSON 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

REVISED DEC. 3, 2015 - PAGE 3 OF 3

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