

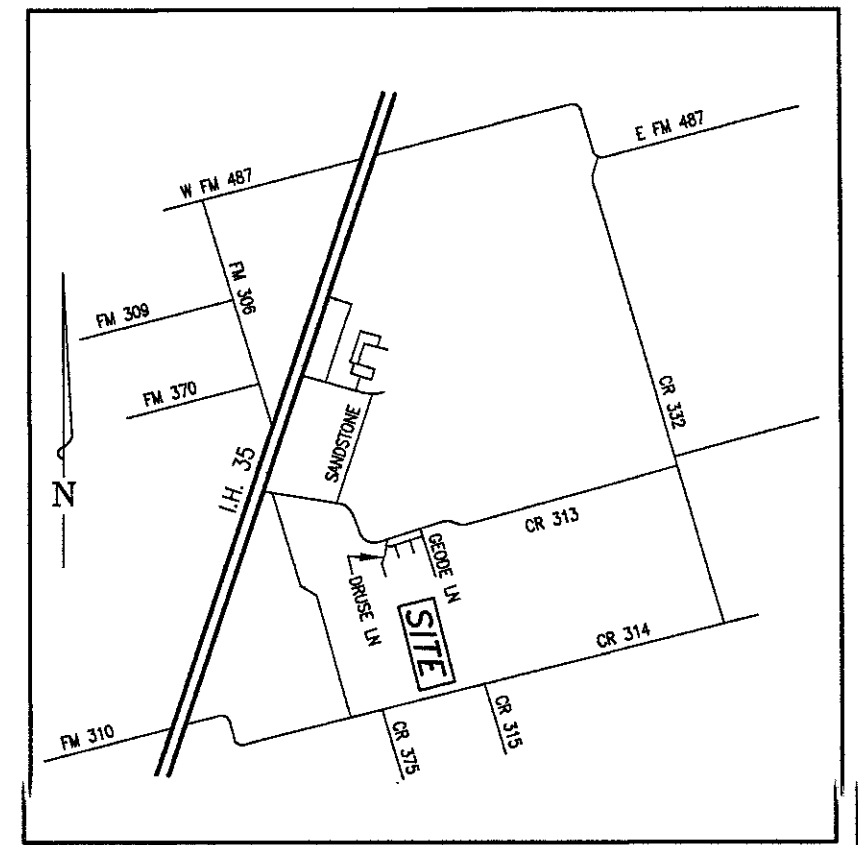
FINAL PLAT SONTERRA WEST SECTION 7 PHASE 2A-1

SONTERRA WEST SECTION 7
PHASE 2A
DOC 2015108967

SONTERRA WEST SECTION 7-A
PHASE 1 AMENDED
DOC 2008069903
CAB FF, SLIDE 34



SCALE: 1"=100'



LOCATION MAP
NOT TO SCALE

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

STREET DATA

STREET	LENGTH	R.O.W. WIDTH	P.W.M. WIDTH	DESIGN SPEED
DRUSE LANE	1174.8 L.F.	50.00'	33' F-F	30 MPH
IGNEOUS LANE	793.5 L.F.	50.00'	33' F-F	30 MPH
CINNABAR LANE	436.5 L.F.	50.00'	33' F-F	30 MPH
SERPENTINE LANE	436.7 L.F.	50.00'	33' F-F	30 MPH
TOTAL	2841.5 L.F.			

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED "LENZ & ASSOC."
- PIPE FOUND
- △ COMPUTED POINT
- △ POINT OF BEGINNING
- F/C/F CO. FENCE CORNER POST
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- ⊙ BLOCK LABEL
- M.L.F.E. MINIMUM LOWEST FLOOR ELEVATION NAVD88
- R.O.W. RIGHT-OF-WAY

SITE BENCHMARK - SQUARE CUT ON CONCRETE APRON, NORTH SIDE OF CO. RD. 314, N71°15'E 313.0 FEET FROM S.W. CORNER OF SUBDIVISION.

ELEVATION 838.94' (NAVD88, GEOID 12A)

LINE	BEARING	DISTANCE
L1	N68°15'02"E	95.00
L2	N68°14'27"E	50.00
L3	S68°15'50"W	10.00
L4	S21°44'58"E	110.00
L5	N68°15'50"E	120.00
L6	N68°38'58"E	25.08
L7	S21°44'58"E	64.99
L8	S68°15'50"W	95.00
L9	N68°15'50"E	95.00
L10	S21°44'00"E	23.81
L11	N68°15'50"E	19.21
L12	N21°33'52"W	85.00
L13	N68°19'58"E	28.00
L14	N68°19'58"E	32.00
L15	S21°44'58"E	180.00
L16	N68°15'02"E	110.00
L17	S21°44'58"E	176.45
L18	S68°15'50"W	95.00

BUILDING SETBACKS:

FRONT STREET 25'
SIDE STREET 15'
REAR 10'
SIDE 5'

LAND USE SUMMARY:

SINGLE FAMILY LOTS 72
COMMERCIAL LOTS 1
OPEN SPACE LOTS 1
D.E. & P.U.E. LOTS 1

TOTAL LOTS 75

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	90°00'59"	15.00	15.00	23.57	21.22	S66°44'29"E
C2	90°00'11"	15.00	15.00	23.56	21.21	S66°44'04"E
C3	89°59'11"	15.00	15.00	23.56	21.21	N66°44'35"W
C4	90°00'48"	15.00	15.00	23.57	21.22	N23°15'26"E
C5	89°59'50"	15.00	15.00	23.56	21.21	N23°15'55"E
C6	89°59'11"	15.00	15.00	23.56	21.21	S66°44'33"E
C7	90°00'48"	15.00	15.00	23.57	21.22	S23°15'26"W
C8	90°00'10"	15.00	15.00	23.56	21.21	N66°44'05"W
C9	48°15'03"	25.00	11.20	21.05	20.44	S02°23'33"W
C10	186°26'36"	50.00	---	162.70	99.84	S66°42'15"E
C11	48°11'22"	25.00	11.18	21.03	20.41	N44°10'09"E
C12	14°31'22"	50.00	6.37	12.67	12.64	S19°15'22"W
C13	52°55'58"	50.00	24.89	46.19	44.57	S14°28'18"E
C14	42°36'36"	50.00	19.50	37.18	36.33	S62°14'34"E
C15	45°46'19"	50.00	21.11	39.94	38.89	N73°33'58"E
C16	30°36'22"	50.00	13.68	26.71	26.39	N35°22'38"E
C17	89°59'01"	15.00	15.00	23.56	21.21	N23°15'32"E
C18	90°00'49"	15.00	15.00	23.57	21.22	S23°15'26"W
C19	89°58'18"	25.00	24.99	39.26	35.35	S23°27'00"W

LOT 29
BLOCK 12
OPEN SPACE &
DRAINAGE EASEMENT
2.76 AC.

LOT 34
BLOCK 12
COMMERCIAL
2.19 AC.

DETAIL (NOT TO SCALE)

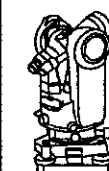
PAGE 1 OF 3

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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

SURVEY #: 2005-0363T F.B.



**FINAL PLAT
SONTERRA WEST SECTION 7
PHASE 2A-1**

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, OWNER OF THOSE CERTAIN TRACTS OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN 16.712 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2015072468 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE REMAINDER PORTION OF THAT CERTAIN 18.976 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2016013829 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 3.424 ACRES DESCRIBED IN DOCUMENT NUMBER 2016026206 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALONG WITH SONTERRA MUNICIPAL UTILITY DISTRICT, ACTING BY AND THROUGH JOHN FASKE, President, OWNER OF THOSE CERTAIN TRACTS OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF THOSE CERTAIN TRACTS DESCRIBED IN DOCUMENT NUMBER 2008090732 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT CERTAIN 4.564 ACRES DESCRIBED IN DOCUMENT NUMBER 2016023699 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 22.96 ACRES OF SAID TRACTS IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS SONTERRA WEST SECTION 7 PHASE 2A-1 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 AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

WITNESS MY HAND THIS THE 17th DAY OF May, 2016, A.D.

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

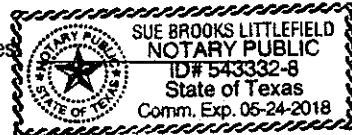
WITNESS MY HAND THIS THE 16th DAY OF May, 2016, A.D.

John Faske, President
SONTERRA MUNICIPAL UTILITY DISTRICT
BY: John Faske, President
113 LIMESTONE TERRACE
JARRELL, TEXAS 76537

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

This instrument was acknowledged before me on the 17th day of May, 2016, A.D. by Andy Bilger acting in the capacity herein stated.

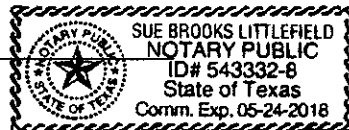
Sue Brooks Littlefield
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS My Commission expires



STATE OF TEXAS)
COUNTY OF WILLIAMSON)

This instrument was acknowledged before me on the 16th day of May, 2016, A.D. by John Faske acting in the capacity herein stated.

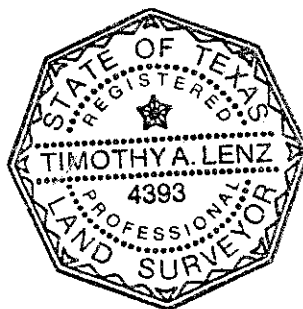
Sue Brooks Littlefield
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS My Commission expires:



SURVEYOR'S CERTIFICATE

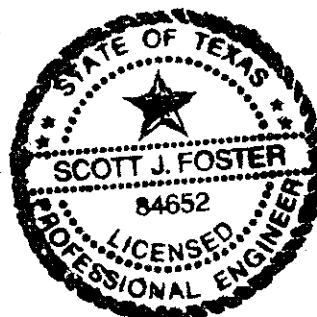
I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE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

Timothy A. Lenz 5-12-2016
TIMOTHY A. LENZ, RPLS DATE
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 WITH 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 WILLIAMSON COUNTY, TEXAS.

Scott J. Foster 5/12/16
SCOTT J. FOSTER, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 84652
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 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 REPLATTING 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 INUNDED 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. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION.
23. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
24. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

PAGE 2 OF 3

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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

SURVEY #: 2005-0363S

F.B.

FINAL PLAT
SONTERRA WEST SECTION 7
PHASE 2A-1

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF 22.96 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING:

1) 15.67 ACRES, BEING THE REMAINDER OF THAT CERTAIN 16.712 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2015072466, ALONG WITH A PORTION OF THAT CERTAIN 18.976 ACRES DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2016013829, ALONG WITH A PORTION OF THAT CERTAIN 3.424 ACRES DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2016026206 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

2) 7.29 ACRES, BEING A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN A DEED TO SONTERRA MUNICIPAL UTILITY DISTRICT RECORDED IN DOCUMENT NUMBER 2008090732 AND ALL OF THAT CERTAIN 4.564 ACRES DESCRIBED IN A DEED TO SONTERRA MUNICIPAL UTILITY DISTRICT RECORDED IN DOCUMENT NUMBER 2016023699 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THE SAID 22.96 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc on the north line of County Road 314 at the southwest corner of the said 18.976 acre Sonwest Co. tract;

THENCE, N 21°43'59" W, at 2.79 feet passing a steel fence corner post found at the southeast corner of that certain 40.969 acre tract described in a deed to Katherine Havelka recorded in Document Number 2008018589 of the Official Public Records of Williamson County, Texas, and continuing along the east line of the said 40.969 acre tract, being common with the west line of that certain 4.501 acre tract described in the said deed to Sonterra Municipal Utility District recorded in Document Number 2008090732, and the west lines of the said 18.976 acre and 16.712 acre Sonwest Co. tracts, for a total distance of 1652.11 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc at the southwest corner of Sonterra West Section 7, Phase 2A, a subdivision of record in Document Number 2015108967 of the Official Public Records of Williamson County, Texas;

THENCE, along and with the south line of the said Sonterra West Section, Phase 2A subdivision, the following five (5) courses and distances:

1) N 68°15'02" E, 95.00 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

2) With a curve to the right, 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 S 66°44'29" E, 21.22 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

3) N 65°14'27" E, 50.00 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

4) With a curve to the right, 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 N 23°15'32" E, 21.21 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

5) N 68°15'02" E, 396.35 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc at the northeast corner of the 3.591 acre portion of the said 4.564 acres described in the deed to Sonterra Municipal Utility District recorded in Document Number 2016023699;

THENCE, along the east and south lines of the said 3.591 acre tract, the following five (5) courses and distances:

1) S 21°44'58" E, 180.00 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

2) N 68°15'02" E, 110.00 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

3) S 21°44'58" E, 176.45 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

4) With a curve to the right, having a central angle of 90°00'49", a radius of 15.00 feet, an arc of 23.57 feet and a chord bearing and distance of S 23°15'26" W, 21.22 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

5) S 68°15'50" W, at 93.22 feet passing an exterior corner of the said 3.591 acre Sonterra Municipal Utility District tract, the same being the northeast corner of the 0.502 acre portion of the said 3.424 acres described in the deed to Sonwest Co recorded in Document Number 2016026206, continuing for a total distance of 95.00 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc on the north line of the said 0.502 acre tract;

THENCE, crossing the said 18.976 acre and 3.424 acre Sonwest Co. tracts, the following three (3) courses and distances:

1) S 21°44'58" E, 843.47 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

2) S 68°15'50" W, 10.00 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc;

3) S 21°44'58" E, 110.00 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the 2.398 acre portion of the said 3.424 acres described in the deed to Sonwest Co recorded in Document Number 2016026206;

THENCE, N 68°15'50" E, at 119.55 feet passing the easterly most northeast corner of the said 2.398 acre tract and continuing for a total distance of 120.00 feet to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said 18.976 acre Sonwest Co tract;

THENCE, S 21°44'58" E, a distance of 329.38 feet, crossing the said 18.976 acre Sonwest Co tract to a 1/4 inch diameter steel pin set with cap stamped Lenz & Assoc on the north line of County Road 314, the same being the south line of the said 18.976 acre tract;

THENCE, S 68°26'08" W, a distance of 681.83 feet along the north line of County Road 314 to the PLACE OF BEGINNING, containing 22.96 acres of land, more or less.

APPROVED FOR 911 SERVICE THIS 17 DAY OF May, 2016.

Cindy Bridges
WILLIAMSON 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 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 7 PHASE 2A 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

PAGE 3 OF 3

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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

SURVEY #: 2005-03635

F.B.