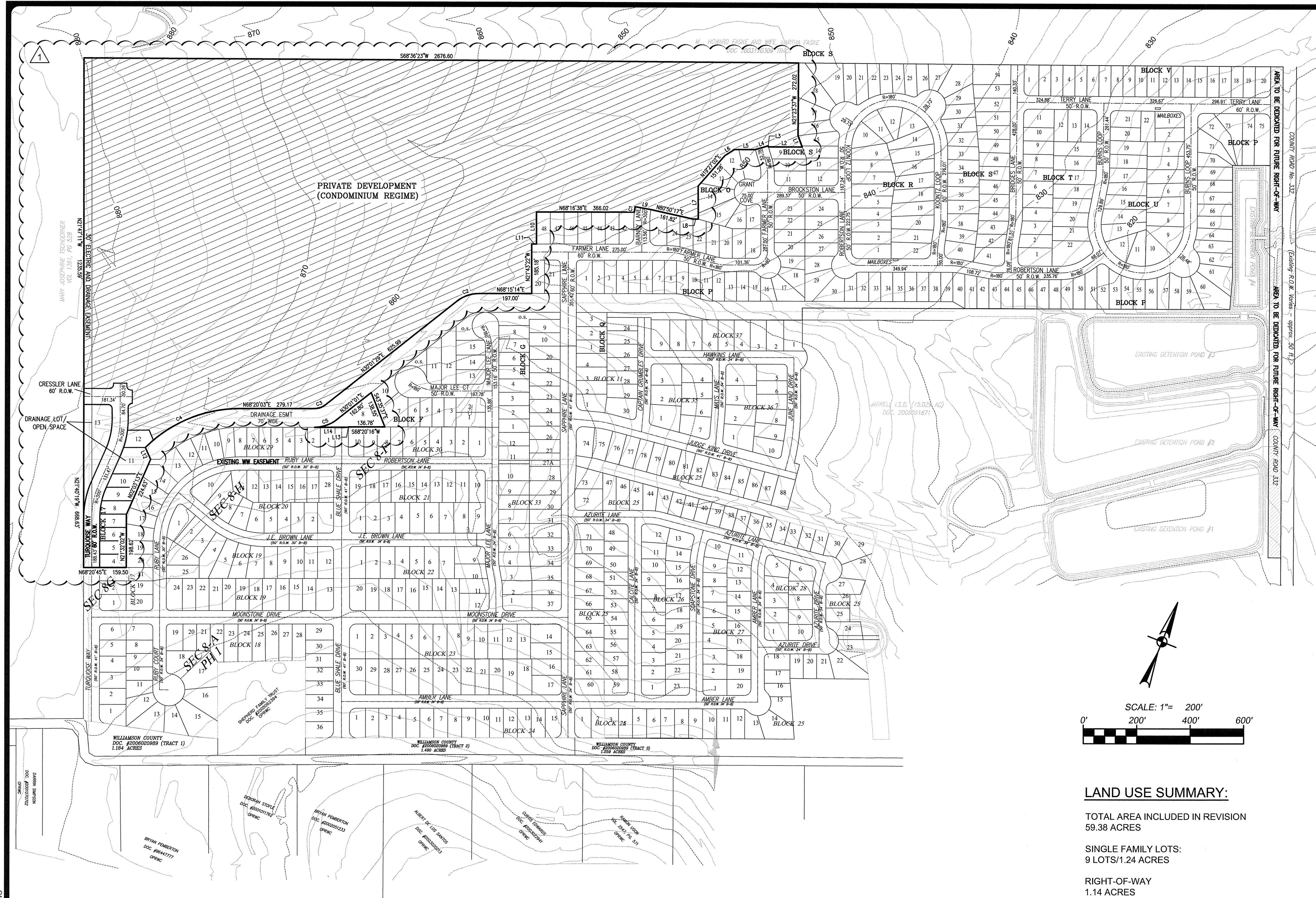


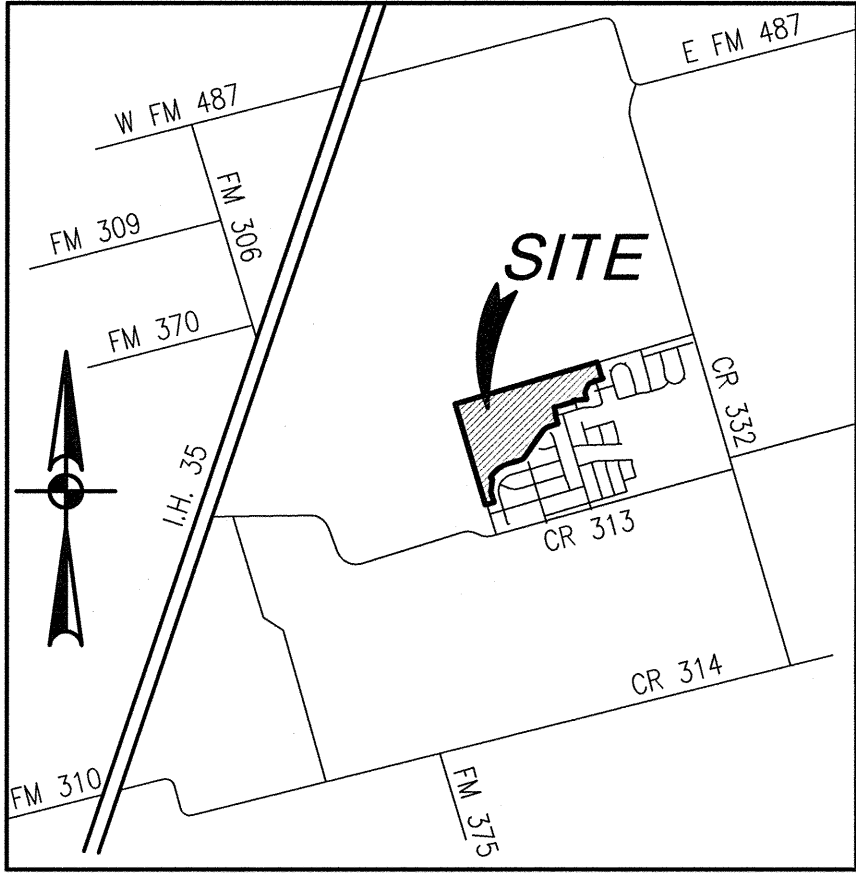
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LINE TABLE		
LINE #	BEARING	LENGTH
L1	N42°16'05"W	45.11'
L2	N68°16'38"E	126.67'
L3	S38°13'54"E	4.17'
L4	N51°46'08"E	50.00'
L5	N68°21'56"E	77.87'
L6	N35°56'58"E	42.81'
L7	N21°43'22"W	124.01'
L8	N68°16'38"E	19.39'
L9	N78°13'23"E	60.00'
L10	N21°43'22"W	120.00'
L11	N68°16'38"E	17.84'
L12	N45°58'24"W	48.51'
L13	S21°55'28"E	1.38'
L14	S68°17'13"W	126.38'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	330.00'	003°36'20"	N13°34'47"W	20.78'	20.77'
C2	135.00'	038°14'01"	N49°08'09"E	88.43'	90.09'
C3	63.73'	039°06'03"	N49°10'46"E	42.66'	43.49'
C4	504.98'	044°35'16"	N46°02'28"E	383.14'	392.98'
C5	135.00'	038°16'34"	N49°10'46"E	88.59'	90.26'

STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH
TURQUOISE LANE	COLLECTOR	30 MPH	708 LF
SAPPHIRE LANE	COLLECTOR	30 MPH	352 LF
FARMER LANE	COLLECTOR	30 MPH	412 LF
FARMER LANE	LOCAL	25 MPH	898 LF
BROCKSTON LANE	LOCAL	25 MPH	289 LF
KOONTZ LOOP	LOCAL	25 MPH	1233 LF
BRIDGES LANE	LOCAL	25 MPH	780 LF
BURNS LOOP	LOCAL	25 MPH	1477 LF
TERRY LANE	COLLECTOR	30 MPH	624 LF
TERRY LANE	LOCAL	25 MPH	325 LF
CRESSLER LANE	COLLECTOR	30 MPH	182 LF
GRANT COVE	LOCAL	25 MPH	75 LF
BARNEY LANE	COLLECTOR	30 MPH	166 LF
ROBERTSON LANE	LOCAL	25 MPH	563 LF



LOCATION MAP  
NOT TO SCALE

LEGAL DESCRIPTION:

59.38 ACRES OUT OF THE  
ISAAC BUNKER SURVEY, ABSTRACT #54  
WILLIAMSON COUNTY, TEXAS

OWNER / SUBDIVIDER:

SONWEST CO.  
3939 BEE CAVE ROAD, BLDG C-100  
AUSTIN, TEXAS 78757

ENGINEER:

PAPE-DAWSON ENGINEERS  
7800 SHOAL CREEK BLVD., SUITE 220 WEST  
AUSTIN, TEXAS 78757  
PHONE (512) 454-8711  
FAX (512) 459-8867

SURVEYOR:

TIMOTHY A. LENZ, R.P.L.S.  
LENZ & ASSOCIATES, INC.  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704  
PHONE (512) 443-1174

NOTES:

- 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 WATERSHED ORDINANCES.
- A 10' WIDE PRIVATE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES BUT SHALL BE A MINIMUM OF 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY TO THE FRONT OF LOT.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 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.
- 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.
- 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.
- WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.
- 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.
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- NO LOT IN THIS SUBDIVISION IS ENCRASED 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
- THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 180 FEET.
- ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AT THE FRONT SETBACK LINE.
- CLUSTER MAILBOX LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.

SONTERRA WEST - SECTION 8  
PRELIMINARY PLAT REVISION

JOB NO. 50792-01  
DATE May 2017  
DESIGNER JF/CE  
CHECKED JF DRAWN CE  
SHEET 1 OF 1

REVISIONS:  
(05/05/17) REVISED LOTS  
ALONG TURQUOISE WAY.

THIS DOCUMENT IS RELEASED  
FOR INTERVIEW PURPOSES  
ONLY. IT IS NOT TO BE USED FOR  
BIDDING, CONSTRUCTION OR  
PERMITTING PURPOSES. PER  
T.E.P.A. 151.73(6)

PAPE-DAWSON  
ENGINEERS

JARRELL, TEXAS

7800 SHOAL CREEK BLVD  
SUITE 220 WEST  
AUSTIN TEXAS 78757  
PHONE: 512.454.8711  
FAX: 512.459.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470