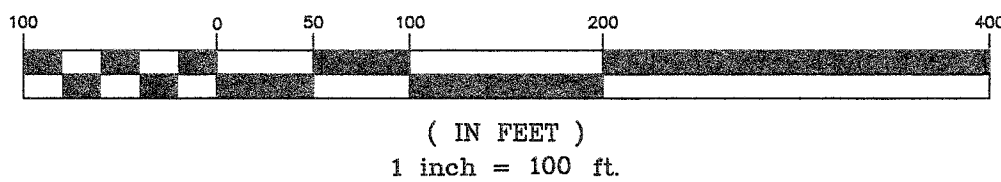


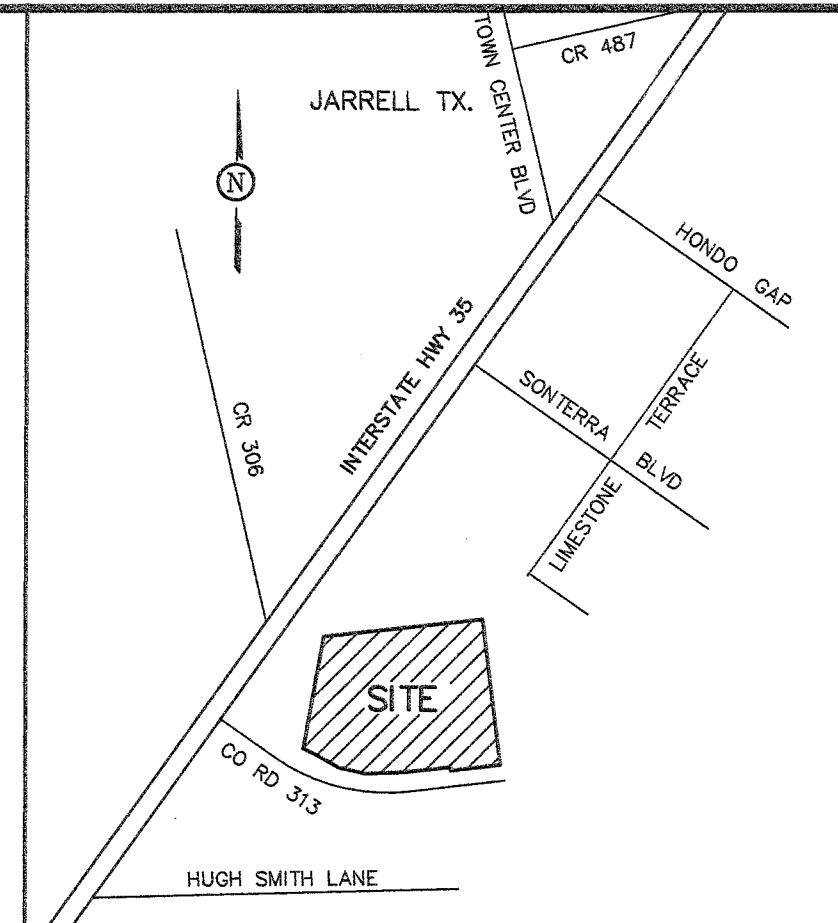
313 COMMERCIAL



GRAPHIC SCALE

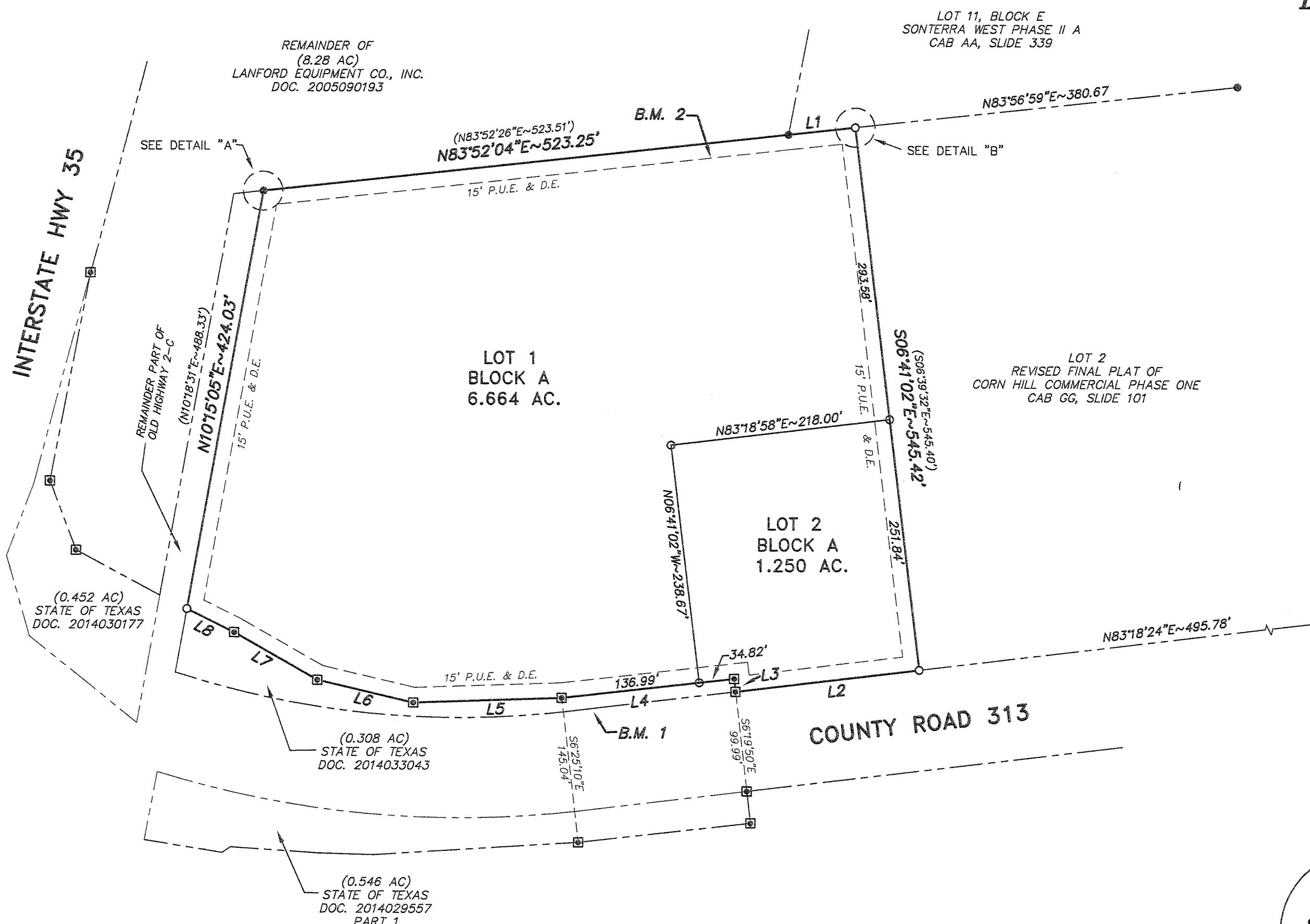


BEARING BASIS: TEXAS COORDINATE SYSTEM
OF 1983 (NAD83) CENTRAL ZONE



LOCATION MAP

NOT TO SCALE



LAND USE SUMMARY:

COMMERCIAL LOTS 2

TOTAL LOTS 2

BUILDING SETBACKS:

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

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

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

SURVEYOR:
TIMOTHY A. LENZ, R.P.L.S.
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
PHONE (512) 443-1174
FAX (512) 443-1550

BENCHMARK NO. 1- SQUARE CUT ON EAST END
CONCRETE HEADWALL, NORTH SIDE COUNTY RD.
313, +/- 325' WEST OF S.E. CORNER OF
SUBDIVISION.
ELEV. 887.07 - NAVD88 (GEOID 12A)

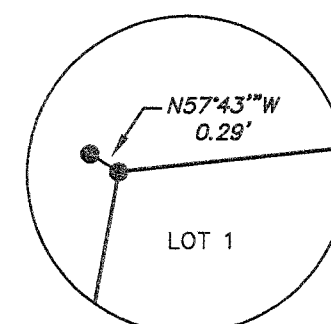
BENCHMARK NO. 2- SPINDLE SET IN POWER POLE,
+/- 146' WEST OF NORTHEAST CORNER OF
SUBDIVISION.
ELEV. 898.52 - NAVD88 (GEOID 12A)

LINE	BEARING	DISTANCE
L1	N83°56'59"E	66.59
L2	S83°20'28"W	183.29
L3	N06°12'52"W	12.98
L4	S83°40'16"W	171.81
L5	S88°10'41"W	147.11
L6	N76°37'37"W	97.63
L7	N59°58'35"W	95.07
L8	N63°23'03"W	52.43

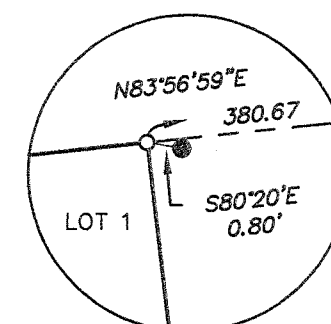
LINE	BEARING	DISTANCE
(L1)	N83°59'25"E	66.59
(L2)	S83°20'28"W	351.92
(L3)	S06°20'27"E	12.93
(L4)	N83°39'33"E	171.60
(L5)	N88°12'05"E	147.30
(L6)	S76°36'46"E	97.65
(L7)	S60°00'06"E	95.01
(L8)	S63°23'03"E	52.43

LEGEND

- TxDOT TYPE II CONC. MONUMENT
- 1/2" STEEL PIN FOUND (SPF) (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- ⊙ PIPE FOUND
- ▲ NAIL FOUND
- △ COMPUTED POINT
- ✱ COTTON SPINDLE FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATERLINE EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL DOC. 2012074806
- [BRG.-DIST.] RECORD CALL DOC. 2014033043
- J.U.A.E. JOINT USE ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- € CENTERLINE



DETAIL 'A'
(NOT TO SCALE)



DETAIL 'B'
(NOT TO SCALE)

PAGE 1 OF 3

LENZ & ASSOCIATES, INC.

FIRM NO. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

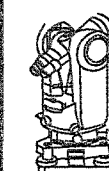
(512) 443-1174

4303 RUSSELL DRIVE

AUSTIN, TEXAS 78704

SURVEY #: 2005-0363EE-1

F.B.



313 COMMERCIAL

NOTES:

- 1) ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 2) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 3) RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- 4) 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.
- 5) NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 6) 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.
- 7) WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY SONTERRA MUNICIPAL UTILITY DISTRICT.

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF 7.914 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 8.226 ACRE TRACT CALLED TRACT 14 IN A DEED TO RVEST, LP RECORDED IN DOCUMENT NUMBER 2012074806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.308 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NUMBER 2014033043 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 7.914 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch diameter steel pin set on the north line of County Road 313 at the southeast corner of the said 8.226 acre tract, the same being the southwest corner of Lot 2, Revised Final Plat of Corn Hill Commercial Phase One, a subdivision of record in Cabinet GG, Slide 101 of the Plat Records of Williamson County, Texas, from which a 1/2 inch diameter steel pin found bears N 83°18'24" E, 495.78 feet;

THENCE, S 83°18'24" W, a distance of 183.29 feet along the south line of the said 8.226 acre RVEST, LP tract and north line of County Road 313 to a TxDOT Type II concrete monument found at the southeast corner of the said 0.308 acre State of Texas tract;

THENCE, traversing the interior of the said 8.226 acre tract along the east and north lines of the said State of Texas tract, the following six (6) courses and distances:

1) N 06°12'52" W, 12.98 feet to a TxDOT Type II concrete monument found;

2) S 83°40'16" W, 171.81 feet to a TxDOT Type II concrete monument found;

3) S 88°10'41" W, 147.11 feet to a TxDOT Type II concrete monument found;

4) N 76°37'37" W, 97.63 feet to a TxDOT Type II concrete monument found;

5) N 59°59'35" W, 95.07 feet to a TxDOT Type II concrete monument found;

6) N 63°23'03" W, 52.43 feet to a 1/2 inch diameter steel pin set with cap marked Lenz & Assoc on the west line of the said 8.226 acre RVEST, LP tract, the same being the east line of Old Highway 2-C;

THENCE, N 10°15'05" E, a distance of 424.03 feet along the said east line of Old Highway 2-C to a 1/2 inch diameter steel pin found at the northwest corner of the said 8.226 acre RVEST, LP tract, from which another 1/2 inch diameter steel pin found bears N 57°43'W, 0.29 feet;

THENCE, N 83°52'04" E, a distance of 523.25 feet along the north line of the said 8.226 acre RVEST, LP tract, being a common line with that certain 8.28 acre tract described in a deed to Lanford Equipment Co., Inc. recorded in Document Number 2005090193 of the Official Public Records of Williamson County, Texas, to a 1/2 inch diameter steel pin found at an exterior corner of the said 8.28 acre tract, the same being the southwest corner of Lot 11, Block E, Sonterra West Phase II A, a subdivision of record in Cabinet AA, Slide 339 of the Plat Records of Williamson County, Texas;

THENCE, N 83°56'59" E, a distance of 66.59 feet along the south line of the said Lot 11, Block E to a 1/2 inch diameter steel pin set with cap marked Lenz & Assoc at the northeast corner of the said 8.226 acre RVEST, LP tract, the same being the northwest corner of the said Lot 2, from which a 1/2 inch diameter steel pin found bears S 80°20' E, 0.80 feet and another 1/2 inch diameter steel pin found bears N 83°56'59" E, 380.67 feet;

THENCE, S 06°41'02" E, a distance of 545.42 feet along the east line of the said 8.226 acre RVEST, LP tract and west line of the said Lot 2 to the PLACE OF BEGINNING, containing 7.914 acres of land, more or less.

PAGE OF 3

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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

SURVEY #: 2005-0363EE-1 F.B.

313 COMMERCIAL

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT SONWEST CO., A TEXAS CORPORATION, ACTING BY AND THROUGH ANDY BILGER, VICE PRESIDENT, OWNER OF THAT CERTAIN 1.250 ACRE TRACT OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING CONVEYED TO SONWEST CO. BY DEED RECORDED IN DOCUMENT NUMBER 2017071746 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE SAID 1.250 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS "313 COMMERCIAL" 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 TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

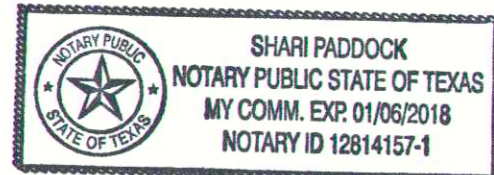
WITNESS MY HAND THIS THE 4th DAY OF October, 2017 A.D.

Andy Bilger
SONWEST CO., A TEXAS CORPORATION
BY: ANDY BILGER, VICE PRESIDENT
3939 BEE CAVE ROAD, SUITE C-100
AUSTIN, TEXAS 78746

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4 DAY
OF October, 2017, A.D. BY ANDY BILGER, ACTING IN THE CAPACITY HEREIN STATED.

Shari Paddock
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 01/06/2018



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 8-4-2017
TIMOTHY A. LENZ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704



APPROVED FOR 911 SERVICE THIS THE 4th DAY OF October, 2017 A.D.

Seena Bak
WILLIAMSON COUNTY ADDRESS COORDINATOR

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 THE 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 8-I, 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 DATE
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY 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 _____, 20____, A.D. AT ____ O'CLOCK ____M. AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, 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

LENZ & ASSOCIATES, INC.

FIRM NO. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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AUSTIN, TEXAS 78704

SURVEY #: 2005-0363EE-1

F.B.

