

FINAL PLAT SONTERRA WEST SECTION 7 PHASE 4

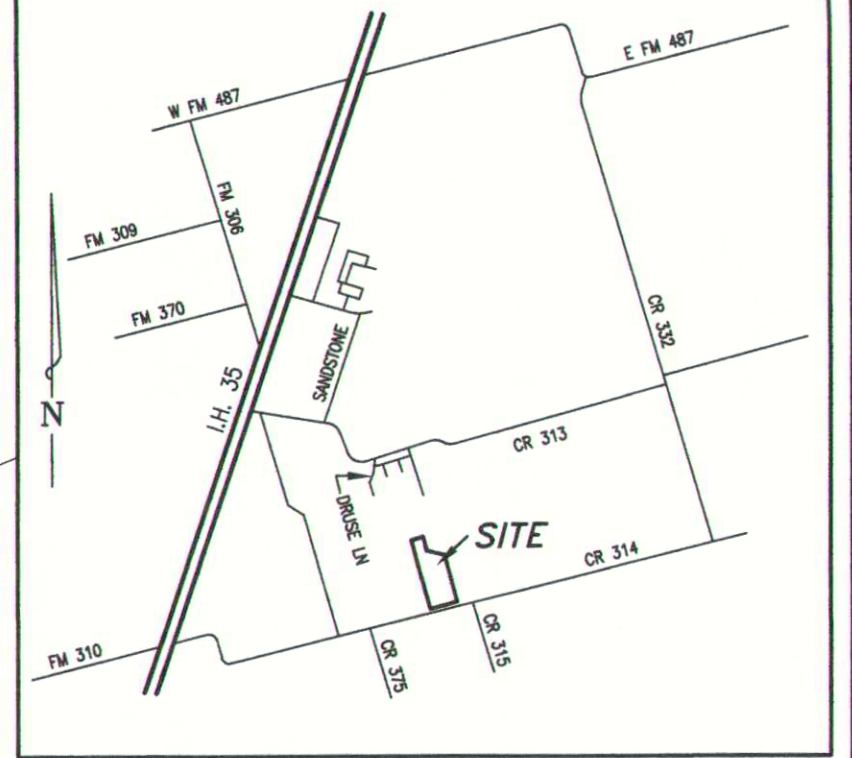
SONTERRA WEST SECTION 7
PHASE 2A
DOC 2015108967

SONTERRA WEST SECTION 7-A
PHASE 1 AMENDED
DOC 2008069903
CAB FF, SLIDE 54

(12.50 AC.)
JESUS TEJEDA &
WIFE SILVIA TEJEDA
DOC. 2006042169

(20.00 AC.)
DAVID VIDAURE &
WIFE SARA A. VIDUARE
VOL. 1310, PG. 870

(15.00 AC.)
JARRELL I.S.D.
DOC. 2008091876



LOCATION MAP
NOT TO SCALE

SCALE: 1"=100'

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

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
- PIPE FOUND
- NAILED FOUND
- COMPUTED POINT
- P.O.B. POINT OF BEGINNING
- F/C.O. 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

BUILDING SETBACKS:

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

LAND USE SUMMARY:

SINGLE FAMILY LOTS 89
COMMERCIAL LOTS 0
OPEN SPACE LOTS 0
D.E. & P.U.E. LOTS 1

TOTAL LOTS 90

LEGAL DESCRIPTION:

18.514 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

SITE BENCHMARK #1 - SQUARE CUT ON SOUTH CORNER INLET, AMMONITE LANE AT COUNTY ROAD 314. ELEV. 849.68

SITE BENCHMARK #2 - SQUARE CUT ON SOUTH CORNER INLET, N.E. CORNER AMMONITE LANE AT CINNABAR LANE. ELEV. 858.88

ELEVATIONS (NAVD88, GEOID 12A)

STREET DATA				
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED
OLIVINE LANE	451.0 L.F.	50.00'	33' F-F	30 MPH
HEMATITE LANE	444.9 LF	50.00'	33' F-F	30 MPH
CINNABAR LANE	135.3 LF	50.00'	33' F-F	30 MPH
SERPENTINE LANE	445.0 LF	50.00'	33' F-F	30 MPH
ORE LANE	977.5 LF	50.00'	33' F-F	30 MPH
PLATA WAY	660.0 LF	50.00'	33' F-F	30 MPH
TOTAL	3113.7 L.F.			

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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

SURVEY #: 2005-0363AA F.B.

FINAL PLAT
SONTERRA WESTSECTION 7
PHASE 4

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 18.514 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO SONWEST CO. BY DEED RECORDED IN DOCUMENT NUMBER 2017009462 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 18.514 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS SONTERRA WEST SECTION 7 PHASE 4 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.

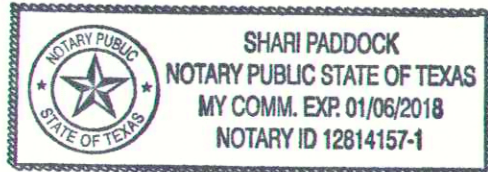
WITNESS MY HAND THIS THE 4th DAY OF October, 2017, A.D.

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

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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS My Commission expires: 01/06/2018



SURVEYOR'S CERTIFICATE

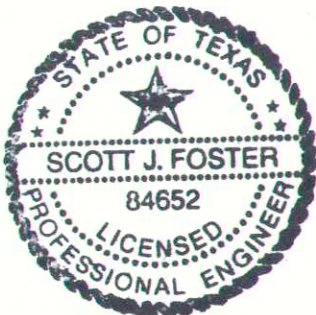
I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE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

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



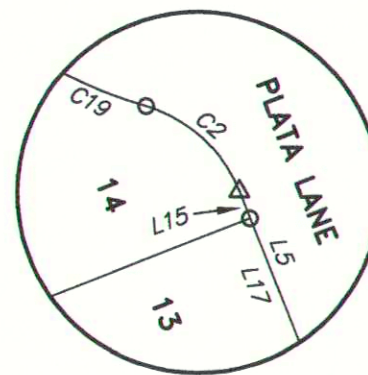
I, SCOTT J. FOSTER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN AS 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, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 84652
360 PROFESSIONAL SERVICES
P.O. BOX 3639
CEDAR PARK, TEXAS, 78630
FIRM NO. 4932

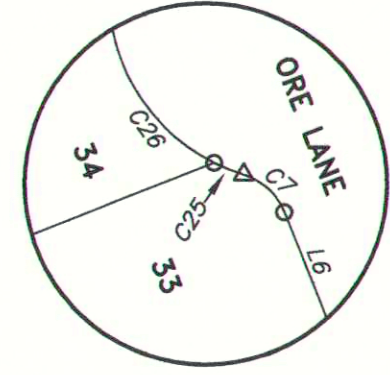


NOTES:

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.
AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE FOR PUBLIC UTILITIES.
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 ENCRONCHED 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. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
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.
25. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 314, THE ADJACENT COUNTY ROAD.
26. ANY PEDESTRIAN IMPROVEMENTS CONSTRUCTED WITHIN THE PEDESTRIAN EASEMENT LOCATED ON LOT 53, BLOCK 7 SHALL BE MAINTAINED BY SONTERRA WEST HOMEOWNERS' ASSOCIATION, INC.



DETAIL A (NO SCALE)



DETAIL B (NO SCALE)

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
C1	90°00'48"	15.00	15.00	23.57	21.22
C2	52°01'13"	15.00	7.32	13.62	13.16
C3	284°02'25"	50.00	---	247.87	61.54
C4	52°01'13"	15.00	7.32	13.62	13.16
C5	89°59'12"	15.00	15.00	23.56	21.21
C6	89°59'45"	15.00	15.00	23.56	21.21
C7	51°23'13"	16.50	7.94	14.80	14.31
C8	282°46'25"	50.00	---	246.77	62.41
C9	51°23'13"	16.50	7.94	14.80	14.31
C10	89°32'05"	25.00	24.80	39.07	35.21
C11	90°27'55"	25.00	25.20	39.47	35.50
C12	90°00'14"	15.00	15.00	23.56	21.21
C13	89°59'45"	15.00	15.00	23.56	21.21
C14	90°00'15"	15.00	15.00	23.56	21.21
C15	89°59'44"	15.00	15.00	23.56	21.21
C16	90°00'16"	15.00	15.00	23.56	21.21
C17	90°00'48"	15.00	15.00	23.57	21.22
C18	89°59'13"	15.00	15.00	23.56	21.21
C19	67°40'25"	50.00	33.52	59.06	55.68
C20	43°14'27"	50.00	19.82	37.74	36.85
C21	43°01'10"	50.00	19.71	37.54	36.67
C22	43°01'14"	50.00	19.71	37.54	36.67
C23	58°39'01"	50.00	28.09	51.18	48.98
C24	28°26'07"	50.00	12.67	24.82	24.56
C25	07°12'55"	50.00	0.13	0.25	0.25
C26	71°10'58"	50.00	35.79	62.12	58.20
C27	39°08'24"	50.00	17.78	34.16	33.50
C28	47°01'23"	50.00	21.75	41.04	39.89
C29	47°05'07"	50.00	21.79	41.09	39.94
C30	19°09'09"	50.00	8.44	16.71	16.64
C31	58°54'00"	50.00	28.23	51.40	49.17

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°43'46"W	103.24
L2	S68°15'50"W	5.44
L3	S21°15'51"E	79.20
L4	N68°15'50"E	95.00
L5	N21°44'58"W	45.28
L6	N21°43'55"W	131.95
L7	S68°43'59"W	100.00
L8	N21°43'55"W	93.95
L9	N68°15'50"E	95.00
L10	S68°15'50"W	95.00
L11	N68°16'05"E	81.21
L12	S68°43'21"E	28.04
L13	S22°27'22"E	45.38
L14	S21°28'17"E	41.15
L15	N21°44'58"W	0.28
L16	N21°43'55"W	36.95
L17	N21°44'58"W	45.00

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 #: 2005-0363AA

F.B.



FINAL PLAT

SONTERRA WEST SECTION 7

PHASE 4

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF 18.514 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 18.514 ACRE TRACT CONVEYED TO SONWEST CO. BY DEED RECORDED IN DOCUMENT NUMBER 2017009462 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 18.514 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch diameter steel found on the north line of County Road 314 at the southeast corner of the said 18.514 acre tract, the same being the southwest corner of that certain 15.00 acre tract described in a deed to Jarrell Independent School District recorded in Document Number 2008091876 of the Official Public Records of Williamson County, Texas;

THENCE, along the north line of County Road 314 and south line of the said 18.514 acre tract, the following two (2) courses and distances:

1) S 68°43'59" W, 504.66 feet to a computed point, from which a 1/2 inch diameter steel pin found bears S 24°35'14" E, 1.03 feet;

2) S 68°43'46" W, 103.24 feet to a 1/2 inch diameter steel pin set with cap marked Lenz & Assoc at the southwest corner of the said 18.514 acre tract, the same being the southeast corner of that certain 0.15 acre dedicated for additional right-of-way by the plat of Sonterra West Section 7 Phase 3, a subdivision of record in Document Number 2017008457 of the Official Public Records of Williamson County, Texas;

THENCE, along the west line of the said 18.514 acre tract, the same being the east line of the said Sonterra West Section 7 Phase 3 subdivision, the following three (3) courses and distances:

1) N 21°44'58" W, 710.72 feet to a 1/2 inch diameter steel pin set with cap marked Lenz & Assoc;

2) S 68°15'50" W, 5.44 feet to a 1/2 inch diameter steel pin set with cap marked Lenz & Assoc;

3) N 21°44'58" W, 834.96 feet to a 1/2 inch diameter steel pin found at the northwest corner of the said 18.514 acre tract, the same being the southwest corner of Lot 5, Block 7, Sonterra West Section 7-A Phase 1 Amended, a subdivision of record in Cabinet FF, Slide 54 of the Plat Records of Williamson County, Texas;

THENCE, along the north and east lines of the said 18.514 acre tract, the following five (5) courses and distances:

1) N 68°12'00" E, 270.86 feet to a 1/2 inch diameter steel pin found at the southeast corner of Lot 1, Block 7 of the said Sonterra West Section 7-A Phase 1 Amended subdivision, being on the west line of that certain 12.50 acre tract described in a deed to Jesus Tejada and wife, Silvina Tejada recorded in Document Number 2006042169 of the Official Public Records of Williamson County, Texas;

2) S 21°43'52" E, 236.20 feet to a 1/2 inch diameter steel pin found at the southwest corner of the said 12.50 acre Tejada tract, the same being at the northwest corner of that certain 20.00 acre tract described in a deed to David Vidaure and wife, Sara A. Vidaure recorded in Volume 1310, Page 870 of the Official Records of Williamson County, Texas;

3) S 21°15'51" E, 79.20 feet to a 1/2 inch diameter steel pin found at a common corner between the said 18.514 acre tract and the said 20.00 acre Vidaure tract;

4) S 83°40'06" E, 389.36 feet to a 1/2 inch diameter steel pin found at an exterior corner of the said 18.514 acre tract, the same being the northwest corner of the said 15.00 acre Jarrell Independent School District tract;

5) S 21°43'55" E, 1052.36 feet to the PLACE OF BEGINNING, containing 18.514 acres of land, more or less:

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

Jesusa Bak
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



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F.B.