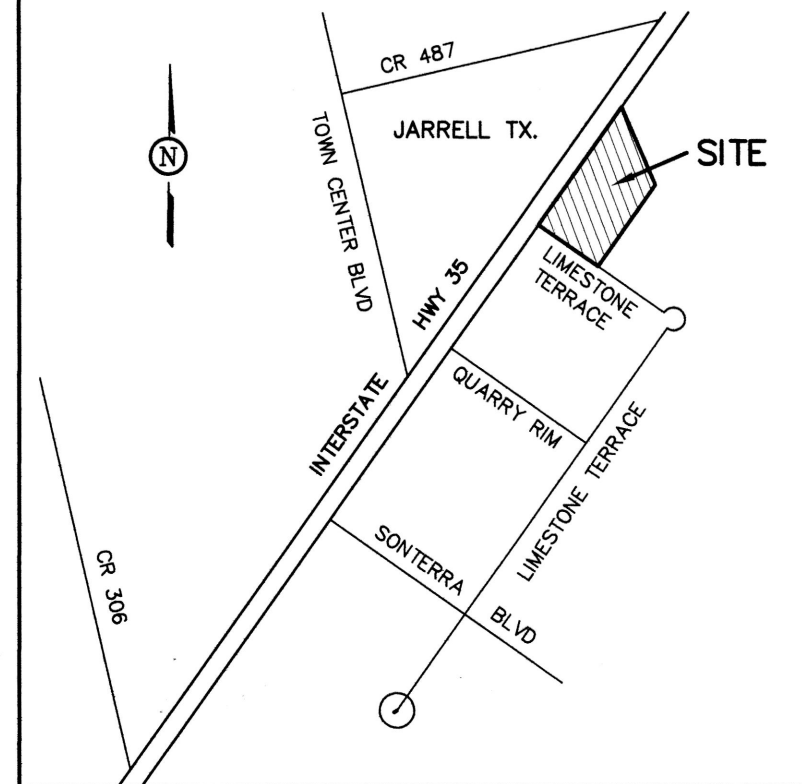
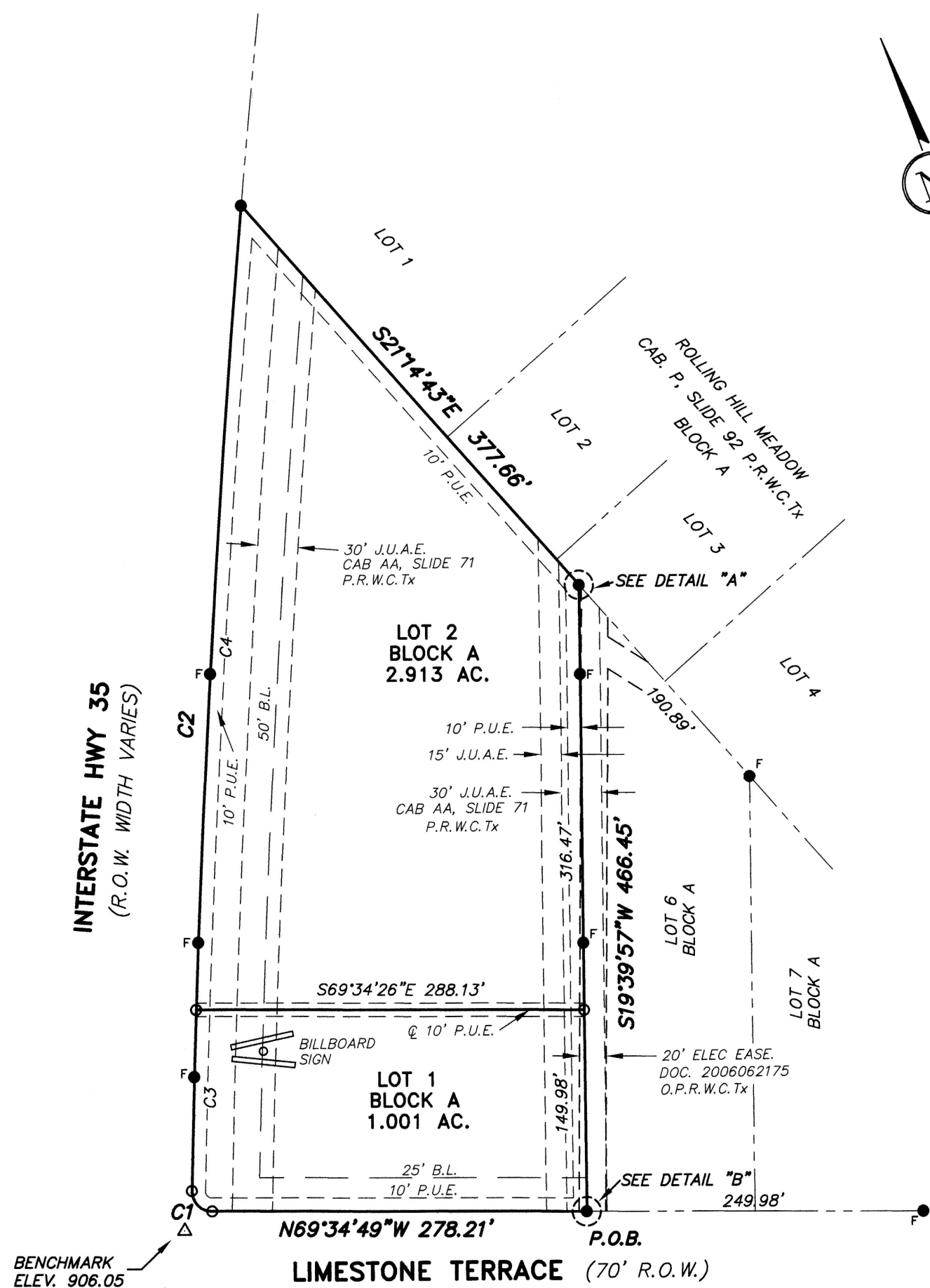


# REPLAT OF LOTS 1-5, BLOCK A SONTERRA COMMERCIAL SUBDIVISION SECTION ONE



**LOCATION MAP**  
NOT TO SCALE

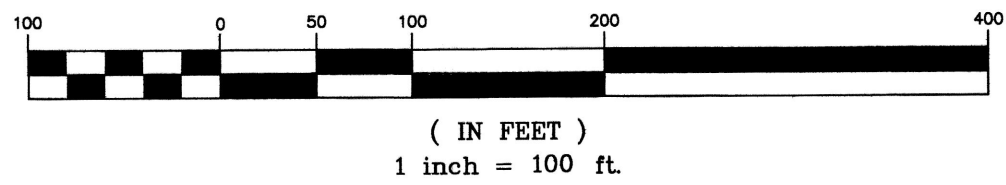


BEARING BASIS: TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83)  
CENTRAL ZONE.

**LEGEND**

- CONCRETE MONUMENT
- 1/2" STEEL PIN FOUND (SPF)  
(UNLESS NOTED)
- F ● 1/2" STEEL PIN FOUND W/CAP  
MARKED "FOREST"
- 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
- J.U.A.E. JOINT USE ACCESS EASEMENT
- P.R.W.C.TX PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PP ○ POWER POLE
- OU— OVERHEAD UTILITY LINE
- (BRG.-DIST.) RECORD CALL CABINET AA SLIDE 71
- (BRG.-DIST.) RECORD CALL DOC. 2007067872
- P.O.B. POINT OF BEGINNING
- ⊙ CENTERLINE

**GRAPHIC SCALE**



LOTS SUBJECT TO A BLANKET TYPE WATER PIPELINE EASEMENT TO BE  
10' WIDE CENTERED ON THE PIPELINE AS INSTALLED. VOL. 524, PG.  
781, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

**FIELD NOTE DESCRIPTION**

FIELD NOTE DESCRIPTION OF 3.914 ACRES OUT OF THE ISAAC BUNKER  
SURVEY, ABSTRACT 54, BEING ALL OF LOTS 1 THROUGH 5, BLOCK A,  
SONTERRA COMMERCIAL SUBDIVISION SECTION ONE, A SUBDIVISION OF  
RECORD IN CABINET AA, SLIDE 71 OF THE PLAT RECORDS OF WILLIAMSON  
COUNTY, TEXAS. THE SAID 3.914 ACRES OF LAND BEING MORE  
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch diameter steel pin found on the north  
right-of-way line of Limestone Terrace at the southeast corner of the said  
Lot 5, the same being the southwest corner of Lot 6, Block A;

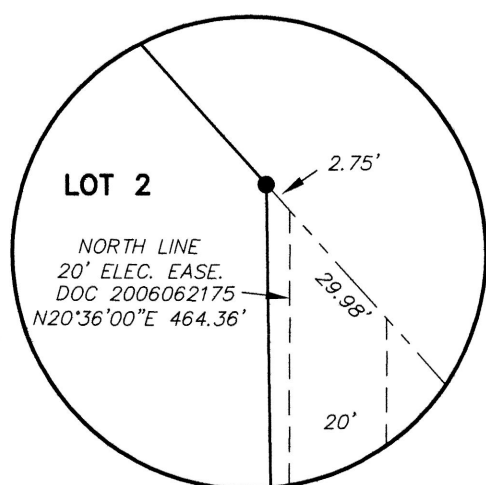
THENCE, N 69°34'49" W, a distance of 278.21 feet along the north  
right-of-way line of Limestone Terrace to a 1/2 inch diameter steel pin set  
with cap marked Lenz & Assoc;

THENCE, with a curve to the right, having a central angle of 90°59'04", a  
radius of 15.00 feet, an arc of 23.82 feet and a chord bearing and  
distance of N 24°05'17" W, 21.39 feet to a 1/2 inch diameter steel pin set  
with cap marked Lenz & Assoc. on the east right-of-way line of Interstate  
Highway 35;

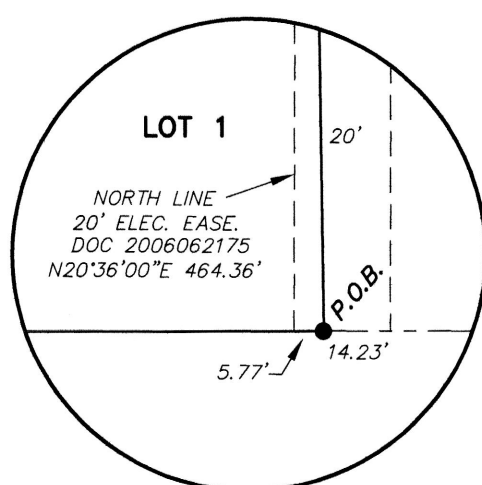
THENCE, with a curve to the right, along the east right-of-way line of  
Interstate Highway 35, having a central angle of 03°39'17", a radius of  
11511.66 feet, an arc of 734.28 feet and a chord bearing and distance of  
N 23°13'53" E, 734.16 feet to a 1/2 inch diameter steel pin found at the  
northwest corner of the said Lot 1, Block A;

THENCE, S 21°14'43" E, a distance of 377.66 feet along the north line of  
the said Lot 1, the same being the south line of Rolling Hill Meadow, a  
subdivision of record in Cabinet P, Slide 92, Plat Records of Williamson  
County, Texas, to a 1/2 inch diameter steel pin found at the northeast  
corner of the said lot 1, the same being the northwest corner of the said  
Lot 6;

THENCE, S 19°39'57" W, a distance of 466.45 feet to the PLACE OF  
BEGINNING, containing 3.914 acres of land, more or less.



**DETAIL 'A'**  
(NOT TO SCALE)



**DETAIL 'B'**  
(NOT TO SCALE)

**LEGAL DESCRIPTION:**  
3.914 ACRES OUT OF THE ISAAC BUNKER SURVEY,  
ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS,  
BEING LOTS 1-5, BLOCK A, SONTERRA  
COMMERCIAL SUBDIVISION SECTION ONE, CABINET  
AA, SLIDE 71, PLAT RECORDS OF WILLIAMSON  
COUNTY, TEXAS.

**OWNER:** RVEST, LP  
3939 BEE CAVE ROAD, SUITE C-100  
AUSTIN, TEXAS 78746  
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 -** MAG NAIL SET LIP OF  
CURB GUTTER S.W. CORNER OF LOT 1.  
ELEV. - 906.05 NAVD88 (GEOID 12A)

**LAND USE SUMMARY:**

COMMERCIAL LOTS	2
TOTAL LOTS	2

**BUILDING SETBACKS:**

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

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
C1	90°59'04"	15.00	15.26	23.82	21.39	N24°05'17"W
C2	03°39'17"	11511.66	367.27	734.28	734.16	N23°13'53"E
C3	0°40'15"	11511.66	67.39	134.78	134.77	N21°44'22"E
C4	02°59'02"	11511.66	299.82	599.51	599.44	N23°34'00"E

**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4303 RUSSELL DRIVE

AUSTIN, TEXAS 78704



SURVEY #: 2005-0363QQ-1 F.B. 1050/66

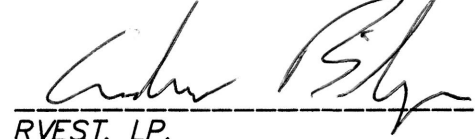
**REPLAT OF LOTS 1-5, BLOCK A  
SONTERRA COMMERCIAL SUBDIVISION  
SECTION ONE**

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

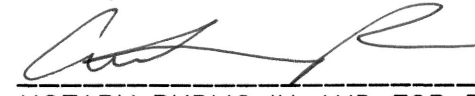
THAT RVEST, LP, ACTING BY AND THROUGH ANDREW BILGER, OWNER OF THAT CERTAIN 3.914 ACRES OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING LOTS 1 THROUGH 5, BLOCK A, SONTERRA COMMERCIAL SUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN CABINET AA, SLIDE 71 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAID 3.914 ACRES, BEING SAID LOTS 1 THROUGH 5, BLOCK A, BEING CONVEYED TO RVEST, LP BY DEED RECORDED IN DOCUMENT NUMBER 2012074806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY REPLAT THE SAID 3.914 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS "REPLAT OF LOTS 1-5, BLOCK A SONTERRA COMMERCIAL SUBDIVISION SECTION ONE" 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.

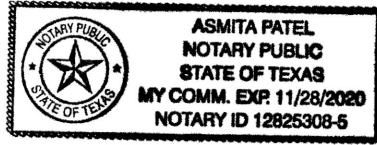
WITNESS MY HAND THIS THE 2nd DAY OF April, 2018 A.D.

  
\_\_\_\_\_  
RVEST, LP,  
BY: ANDREW BILGER  
3939 BEE CAVE ROAD, SUITE C-100  
AUSTIN, TEXAS 78746

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF April, 2018, A.D. BY ANDREW BILGER, ACTING IN THE CAPACITY HEREIN STATED.

  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 11/28/2020

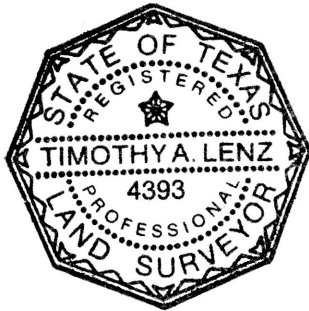


**SURVEYOR'S CERTIFICATE**

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.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0150E, EFFECTIVE DATE SEPTEMBER 26, 2008. THE ZONE CLASSIFICATION IS "X".

  
\_\_\_\_\_  
TIMOTHY A. LENZ 3/26/2018 DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704



**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 REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF SONTERRA COMMERCIAL SUBDIVISION SECTION ONE, AS RECORDED IN CABINET AA, SLIDE 71 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 5) THE 30 FOOT WIDE JOINT USE ACCESS EASEMENT DEDICATED BY THE PREVIOUS PLAT OF SONTERRA COMMERCIAL SUBDIVISION SECTION ONE, RECORDED IN CABINET AA, SLIDE 71 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, HAS BEEN RELOCATED PER THE EASEMENT DOCUMENT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY SONTERRA MUNICIPAL UTILITY DISTRICT.
- 10) IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING AND CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENCE AGREEMENT WITH WILLIAMSON COUNTY.

APPROVED FOR 911 SERVICE THIS THE 2nd DAY OF April, 2018, A.D.

  
\_\_\_\_\_  
WILLIAMSON COUNTY ADDRESS COORDINATOR  
Cindy Bridges

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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