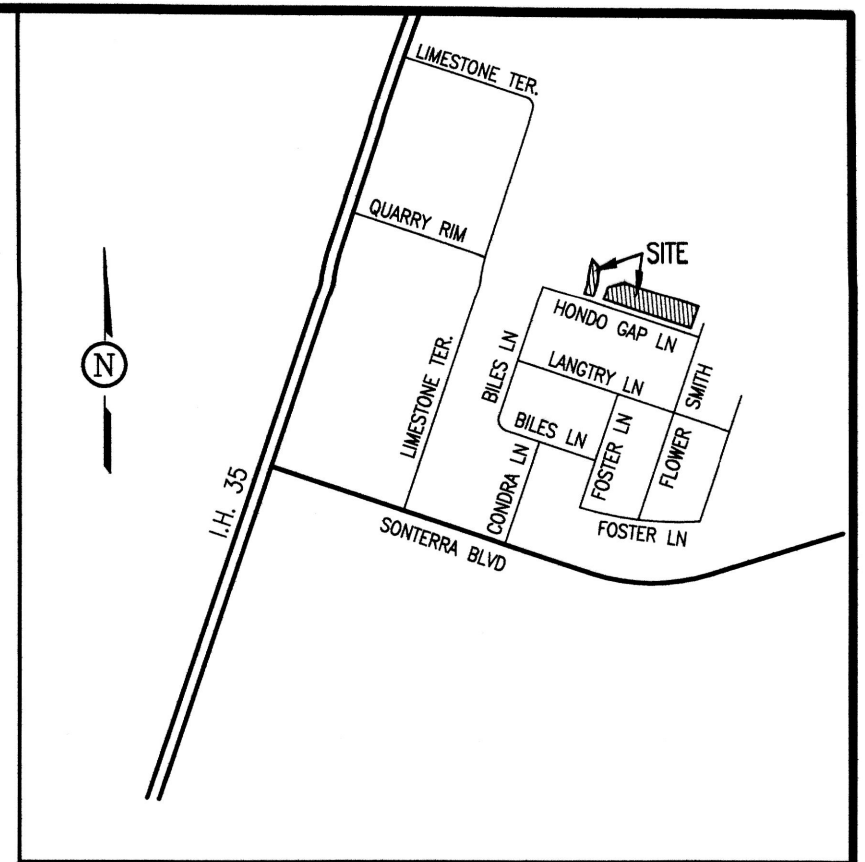
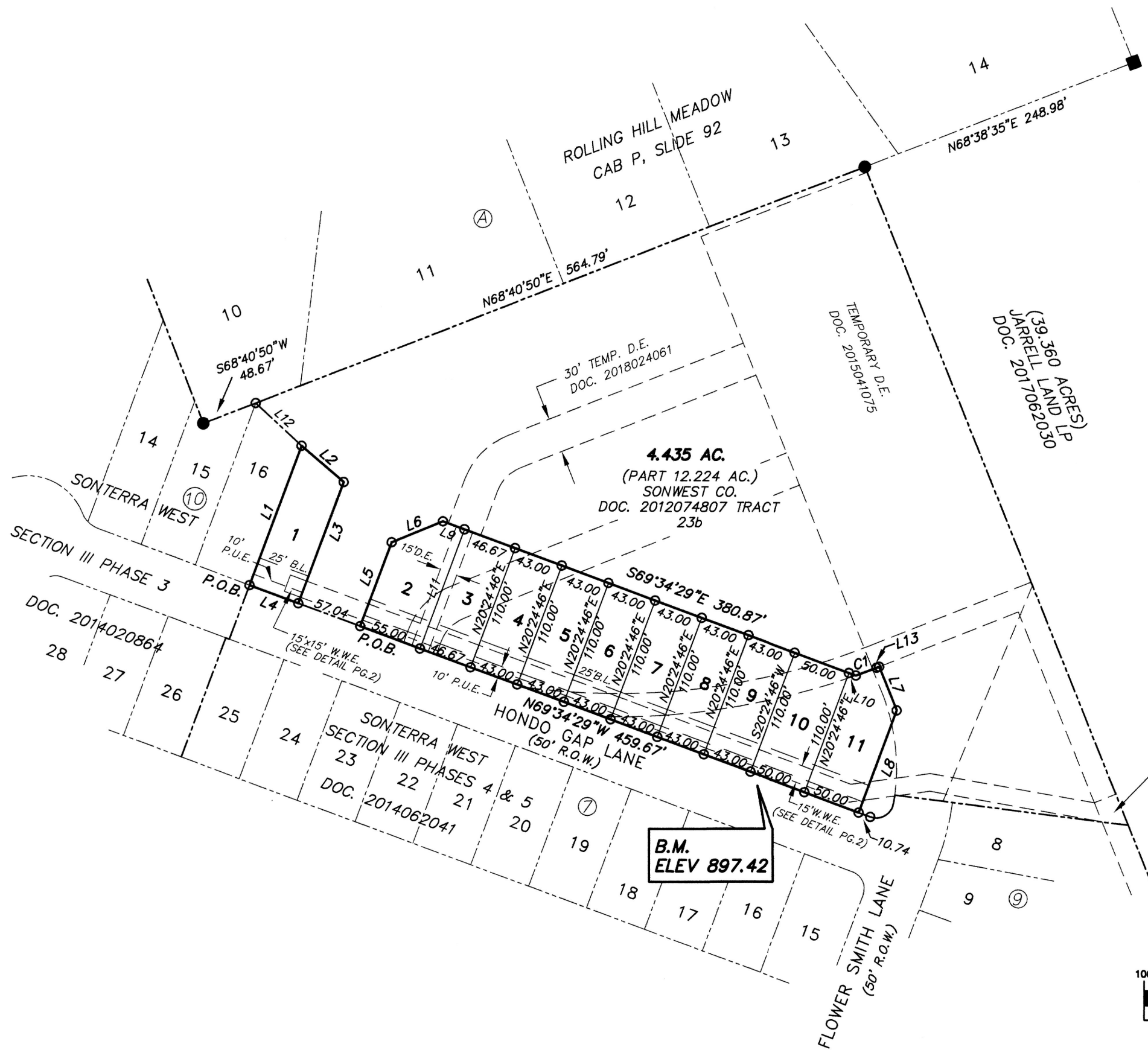


# FINAL PLAT SONTERRA WEST SECTION 12C

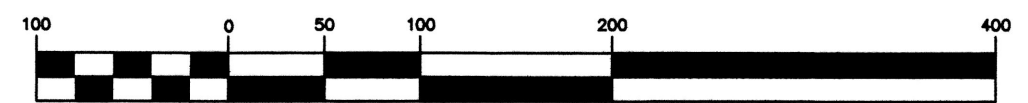


**LOCATION MAP**  
NOT TO SCALE



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

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

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

**OWNER:** SONWEST CO.  
3939 BEE CAVE ROAD, SUITE C-100  
AUSTIN, TEXAS 78746  
512-368-4000

**ENGINEER:**  
MICHAEL S. FISHER, P.E.  
PAPE DAWSON ENGINEERS, INC.  
FIRM NO. F-470  
10801 N. MOPAC EXPY  
BUILDING 3, SUITE 200  
AUSTIN, TEXAS 78759  
PHONE (512) 454-8711

**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 - SQUARE CUT ON CORNER INLET,  
NORTH SIDE OF HONDO GAP LANE, +/- 143 FEET  
WEST OF CL FLOWER SMITH LANE  
ELEV. 897.42 - NAVD88 (GEOID 12A)**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°24'47"E	128.61
L2	S49°09'38"E	48.02
L3	S20°24'47"W	111.86
L4	N69°34'29"W	45.00
L5	N20°25'31"E	77.50
L6	N67°39'56"E	47.87
L7	S21°46'55"E	40.83
L8	S20°24'46"W	93.97
L9	N69°34'29"W	19.85
L10	N69°34'29"W	6.37
L11	S20°25'31"W	110.00
L12	N46°56'20"W	54.18
L13	N68°21'27"E	2.42

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C1	610.00	1°47'49"	9.57	19.13	19.13	N69°15'22"E

**LAND USE SUMMARY:**  
SINGLE FAMILY LOTS 11  
TOTAL LOTS 11

**BUILDING SETBACKS:**  
FRONT STREET 25'  
REAR 10'  
SIDE 5'

- LEGEND**
- CONCRETE MONUMENT FOUND
  - 1/2" STEEL PIN FOUND (UNLESS NOTED)
  - 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
  - ⊙ PIPE FOUND
  - ⊙ NAIL FOUND
  - ⊙ COMPUTED POINT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - E.E. ELECTRIC EASEMENT
  - B.L. BUILDING LINE
  - (BRG.~DIST.) RECORD CALL
  - ⊙ BLOCK LABEL
  - M.L.F.E. MINIMUM LOWEST FLOOR ELEVATION NAVD88
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING



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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBLPS FIRM REGISTRATION #10028801



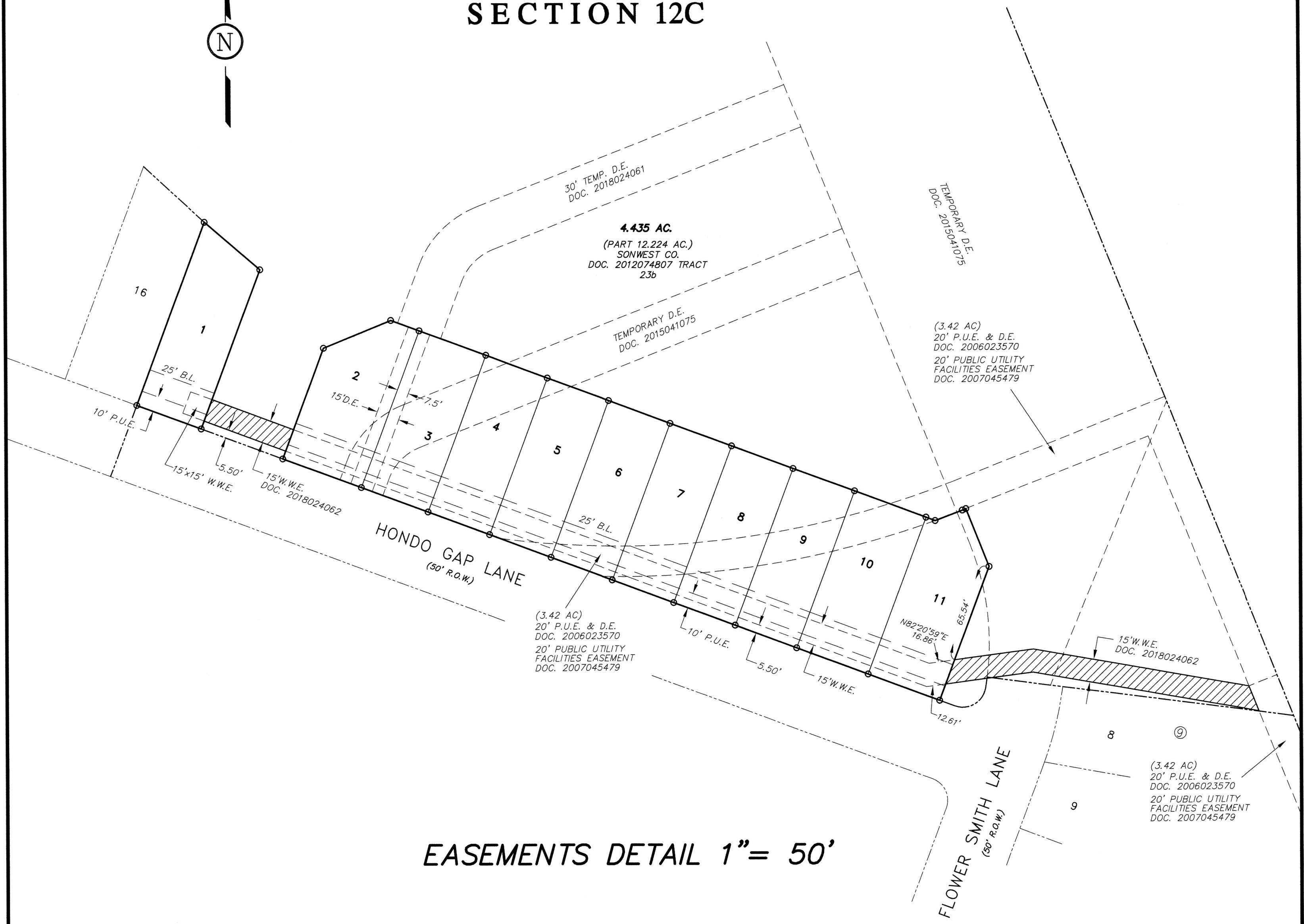
FIRM No. 100290-00  
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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



SURVEY #: 2005-0363SS-2 F.B.

# FINAL PLAT SONTERRA WEST SECTION 12C



**PAPE-DAWSON  
ENGINEERS**

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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

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SURVEY #: 2005-0363SS-2 F.B.

# FINAL PLAT SONTERRA WEST SECTION 12C

## 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) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- 5) THIS SUBDIVISION IS NOT LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 6) THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- 7) BUILDING SETBACK LINES SHALL BE IN ACORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
- 8) 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.
- 9) DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.
- 14) 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.
- 15) THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- 16) 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.
- 17) A DEFACTO 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.
- 18) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 19) 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.
- 20) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE FOR PUBLIC UTILITIES.
- 21) ALL SIDEWALKS ARE TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.

FIELD NOTE DESCRIPTION  
1.274 ACRES  
ISAAC BUNKER SURVEY, A-54  
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 1.274 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 12.224 ACRE TRACT CALLED TRACT 23b IN DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2012074807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 1.274 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FIRST PART, CONTAINING 0.124 ACRE AND SECOND PART, CONTAINING 1.150 ACRES AS FOLLOWS:

NOTE: All steel pins set cited herein are 1/2 inch diameter with cap marked Lenz & Assoc. Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

### FIRST PART - 0.124 ACRE

BEGINNING, at a steel pin set previously on the north right-of-way line of Hondo Gap Lane at the southeast corner of Lot 16, Block 10, Sonterra West Section III, Phase 3, a subdivision of record in Document Number 2014020864 of the Official Public Records of Williamson County, Texas;

THENCE, N 20°24'47" E, a distance of 128.61 feet to a steel pin set previously at the northeast corner of the said Lot 16;

THENCE, S 49°09'38" E, 48.02 feet to a steel pin set;

THENCE, S 20°24'47" W, a distance of 111.86 feet to a steel pin set on the north right-of-way line of Hondo Gap Lane;

THENCE, N 69°34'29" W, a distance of 45.00 feet along the north right-of-way line of Hondo Gap Lane to the PLACE OF BEGINNING, containing 0.124 acre of land, more or less.

### SECOND PART - 1.150 ACRES

BEGINNING, at a steel pin set on the north right-of-way line of Hondo Gap Lane, from which a steel pin set previously at the southeast corner of Lot 16, Block 10, Sonterra West Section III, Phase 3, a subdivision of record in Document Number 2014020864 of the Official Public Records of Williamson County, Texas bears N 69°34'29" W, 102.04 feet;

THENCE, N 20°25'31" E, a distance of 77.50 feet to a steel pin set;

THENCE, N 67°39'56" E, a distance of 47.87 feet to a steel pin set;

THENCE, S 69°34'29" E, a distance of 380.87 feet to a steel pin set;

THENCE, with a curve to the left, having a central angle of 01°47'49", a radius of 610.00 feet, an arc of 19.13 feet and a chord bearing and distance of N 69°15'22" E, 19.13 feet to a steel pin set;

THENCE, N 68°21'27" E, a distance of 2.42 feet to a steel pin set;

THENCE, S 21°46'55" E, a distance of 40.83 feet to a steel pin set;

THENCE, S 20°24'46" W, a distance of 93.97 feet to a steel pin set on the north right-of-way line of Hondo Gap Lane;

THENCE, N 69°34'29" W, a distance of 459.67 feet along the north right-of-way line of Hondo Gap Lane to the PLACE OF BEGINNING, containing 1.150 acres of land, more or less.

**PAPE-DAWSON  
ENGINEERS**

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FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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SURVEY #: 2005-0363SS-2 F.B.

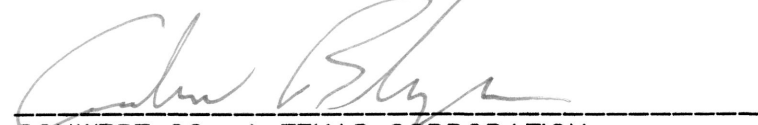
# FINAL PLAT SONTERRA WEST SECTION 12C

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 THE REAMINDER OF THAT CERTAIN 12.224 ACRE TRACT OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, CALLED TRACT 23b IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2012074807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 1.274 ACRES OF THE SAID TRACT IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS "SONTERRA WEST SECTION 12C" 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 5<sup>th</sup> DAY OF April, 2018 A.D.

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

APPROVED FOR 911 SERVICE THIS THE 5<sup>th</sup> 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 }

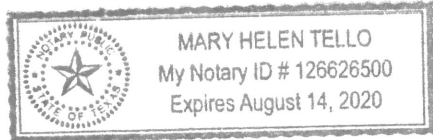
I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS SONTERRA WEST SECTION 8-I, HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, 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 }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5<sup>th</sup> DAY OF April, 2018, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 08-14-2020



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

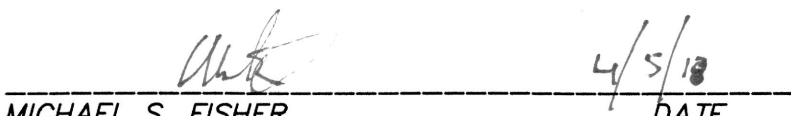
**SURVEYOR'S CERTIFICATE**

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 DATE 4-4-2018  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704



I, MICHAEL S. FISHER, P.E. 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 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.

  
MICHAEL S. FISHER DATE 4/5/18  
REGISTERED PROFESSIONAL ENGINEER NO. 87704  
PAPE DAWSON ENGINEERS, INC., F-470



**PAPE-DAWSON ENGINEERS**

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