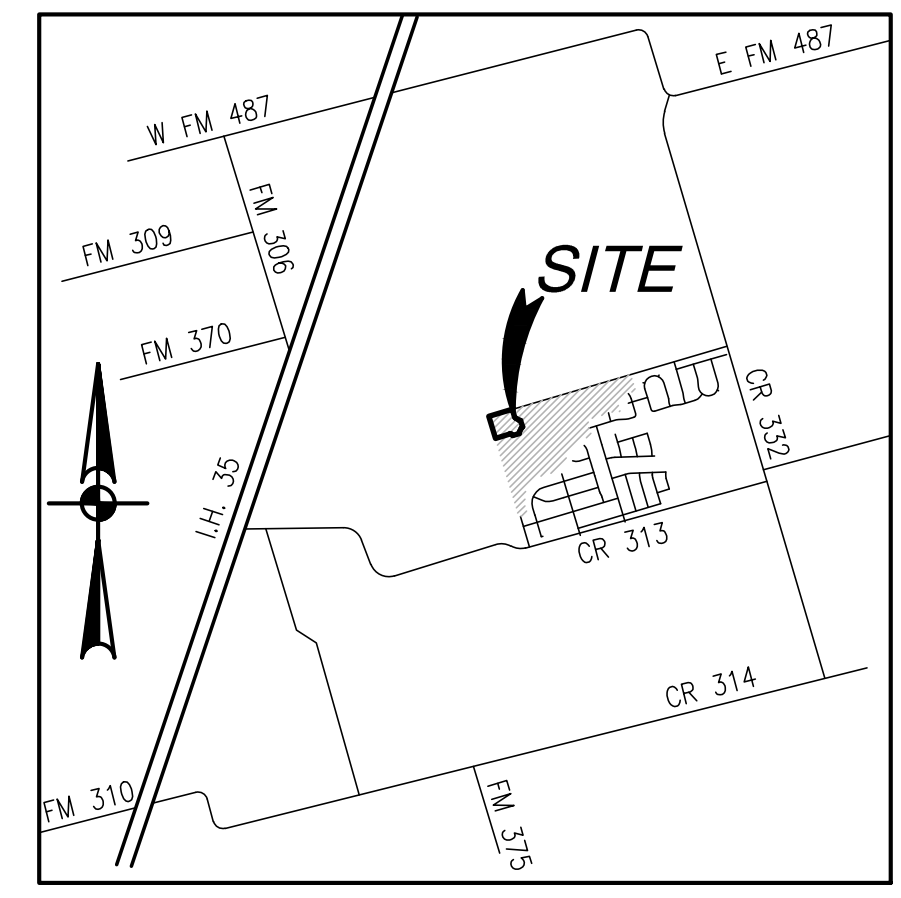
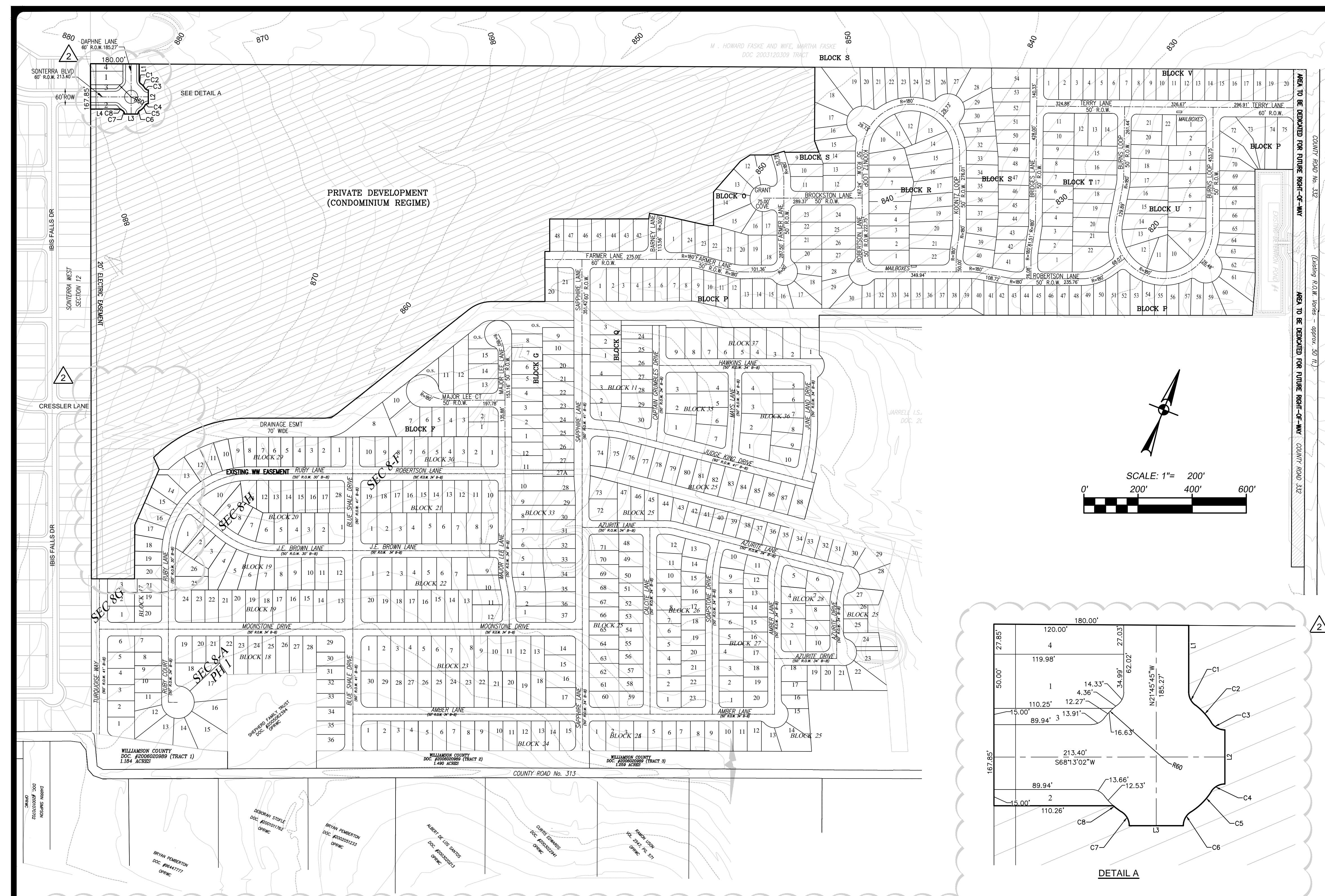


FILE #1 PROJECTS/50702/22/212 PRELIMINARY CIVIL 1/18/2024 PREPARED BY: JARRELL



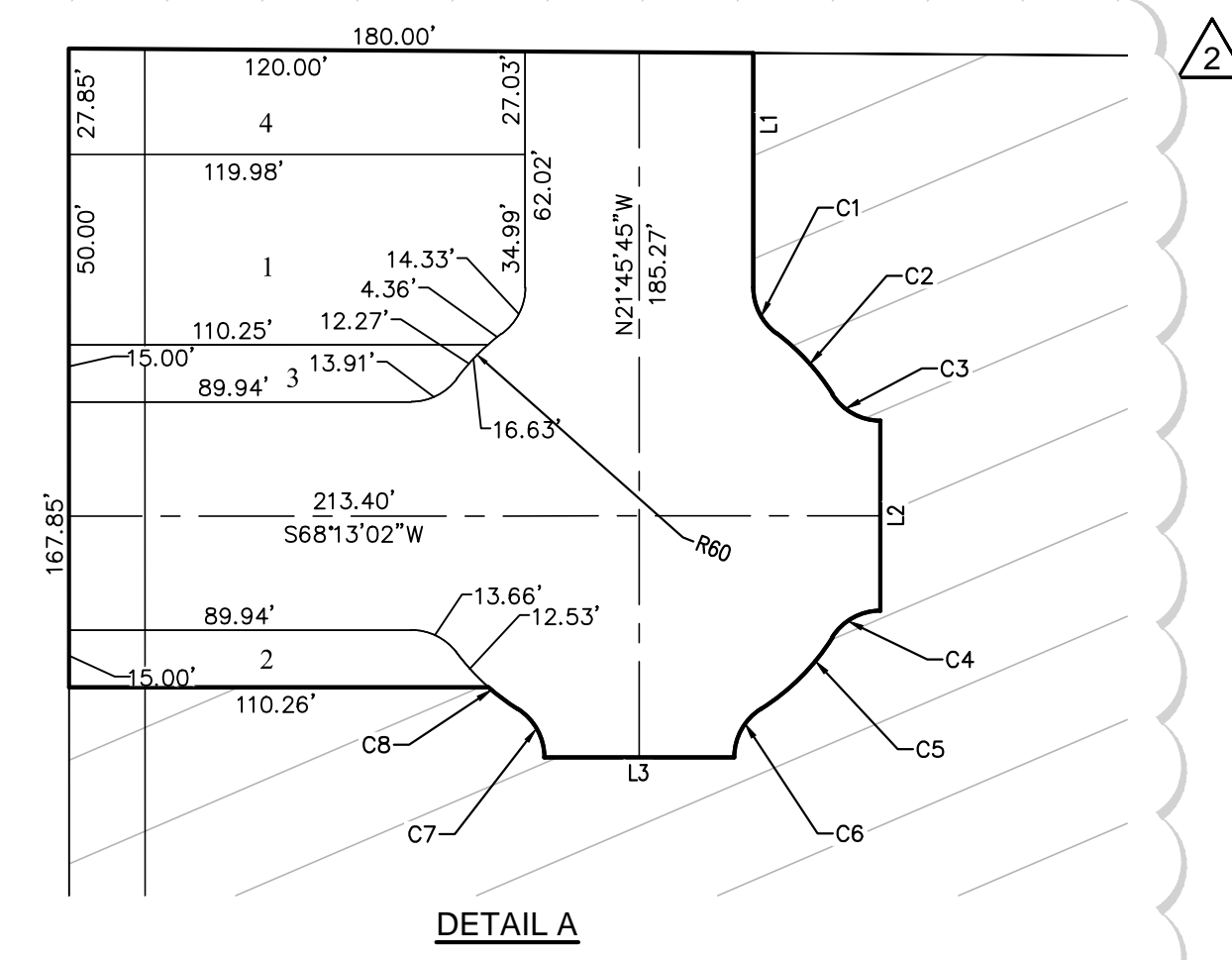
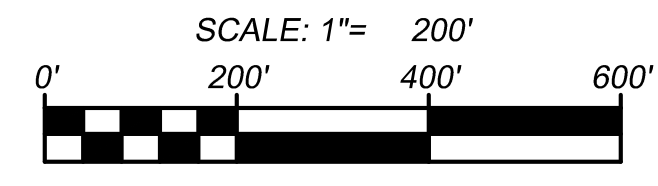
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
0.77 ACRES OUT OF THE
ISAAC BUNKER SURVEY, ABSTRACT #54
WILLIAMSON COUNTY, TEXAS

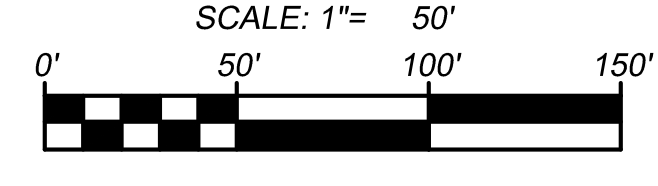
OWNER / SUBDIVIDER:
SONWEST CO.
3939 BEE CAVE ROAD, BLDG C-100
AUSTIN, TEXAS 78746

ENGINEER:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
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



DETAILA



LAND USE SUMMARY:

TOTAL AREA INCLUDED IN REVISION
0.77 ACRES

SINGLE FAMILY LOTS:
1 LOTS/0.14 ACRES

RIGHT-OF-WAY
0.49 ACRES

STREET NAME	CLASSIFICATION	RURAL OR URBAN	PUBLIC OR PRIVATE	PAVEMENT WIDTH (F-F)	DESIGN SPEED	LENGTH
SONTERRA BLVD	COLLECTOR	URBAN	PUBLIC	40 LF	30 MPH	214 LF
DAPHNE LANE	COLLECTOR	URBAN	PUBLIC	40 LF	30 MPH	186 LF
SAPPHIRE LANE	COLLECTOR	URBAN	PUBLIC	40 LF	30 MPH	352 LF
FARMER LANE	COLLECTOR	URBAN	PUBLIC	40 LF	30 MPH	412 LF
FARMER LANE	LOCAL	URBAN	PUBLIC	30 LF	25 MPH	898 LF
BROCKSTON LANE	LOCAL	URBAN	PUBLIC	30 LF	25 MPH	299 LF
KOONTZ LOOP	LOCAL	URBAN	PUBLIC	30 LF	25 MPH	1233 LF
BRIDGES LANE	LOCAL	URBAN	PUBLIC	30 LF	25 MPH	780 LF
BURNS LOOP	LOCAL	URBAN	PUBLIC	30 LF	25 MPH	1477 LF
TERRY LANE	COLLECTOR	URBAN	PUBLIC	40 LF	30 MPH	624 LF
TERRY LANE	LOCAL	URBAN	PUBLIC	30 LF	25 MPH	325 LF
GRANT COVE	LOCAL	URBAN	PUBLIC	30 LF	25 MPH	75 LF
BARNEY LANE	COLLECTOR	URBAN	PUBLIC	40 LF	30 MPH	166 LF
ROBERTSON LANE	LOCAL	URBAN	PUBLIC	30 LF	25 MPH	563 LF

LINE TABLE			CURVE TABLE				
LINE #	BEARING	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	N21°45'45"W	61.63'	C1	15.00'	053°07'48"	S48°19'39"E	13.42'
L2	N21°46'58"W	50.00'	C2	60.00'	020°53'14"	N64°26'56"W	21.75'
L3	N68°14'15"E	50.00'	C3	15.00'	057°46'39"	S82°53'39"E	14.49'
L4	N68°13'02"E	110.26'	C4	15.00'	057°46'09"	S39°19'57"W	14.49'
			C5	60.00'	025°33'30"	N23°13'38"E	26.54'
			C6	15.00'	057°46'09"	S07°07'19"W	14.49'
			C7	15.00'	057°46'09"	N50°38'49"W	14.49'
			C8	60.00'	021°22'24"	S68°50'42"E	22.25'

- 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 REPLATTING 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 ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INDICATED 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**

JARRELL, TEXAS

JOB NO. 50792-22
DATE JULY 2018
DESIGNER JF/CE
CHECKED JF DRAWN CE
SHEET 1 OF 1

REVISIONS:
(05/05/17) REVISED LOTS FOR INTERIM REVIEW PURPOSES ALONG TURBOLOOSE WAY.
(07/09/18) ADDED TRAFFIC SIGNAL AT SONTERRA BLVD AND TURBOLOOSE WAY EXTENSION.
THIS DOCUMENT IS RELEASED ONLY UNDER THE AUTHORITY OF MICHAEL S. FISHER, P.E. #7704 DATE: July 9, 2018
IT IS NOT TO BE USED FOR PERMITTING PURPOSES, PER T.E.P.A. 137.336(f)

PAPE-DAWSON ENGINEERS
7800 SHOCK CREEK BLVD SUITE 220 WEST AUSTIN, TEXAS 78757
PHONE 512.454.8711 FAX 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470