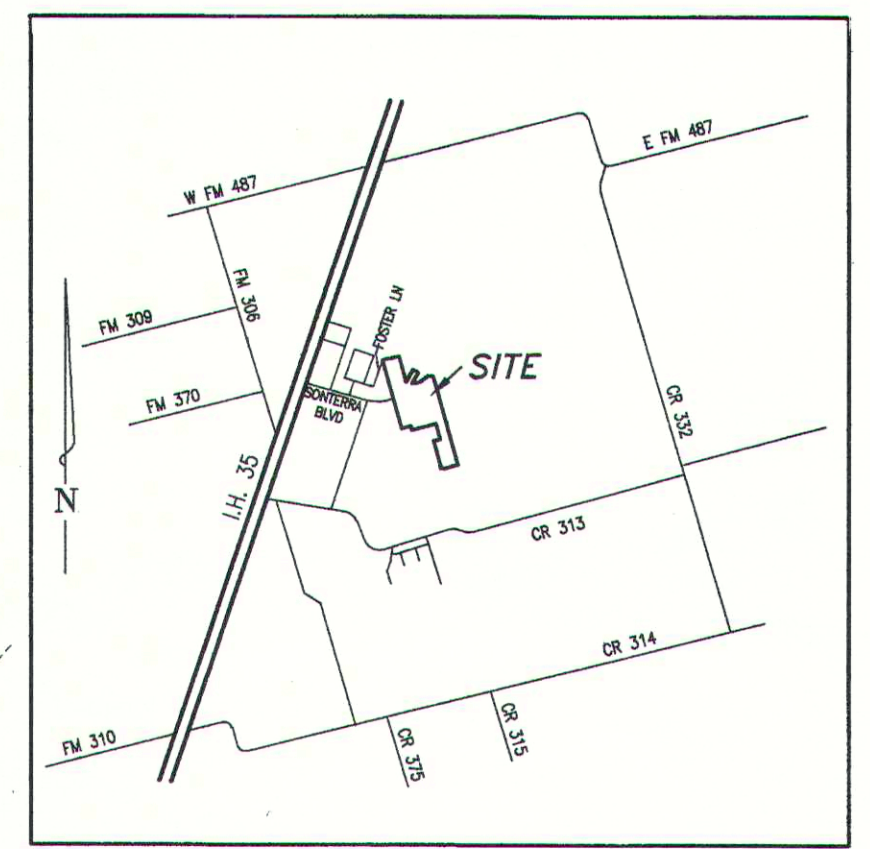
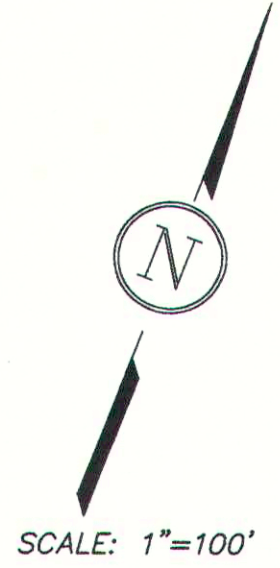


# FINAL PLAT SONTERRA WEST SECTION 12 PHASE 1



**LOCATION MAP**  
NOT TO SCALE



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
- NAIL FOUND
- ▲ COMPUTED POINT
- P.O.C. POINT OF COMMENCEMENT
- 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
- S.D.E. SIGHT DISTANCE EASEMENT

**LAND USE SUMMARY:**

SINGLE FAMILY LOTS	96
COMMERCIAL LOTS	0
GREEN SPACE LOTS	1
GREEN SPACE & D.E. LOTS	2
<b>TOTAL LOTS</b>	<b>99</b>

**BUILDING SETBACKS:**

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

SITE BENCHMARK - SQUARE CHISELED ON TOP OF CONCRETE CURB, SOUTH SIDE OF SONTERRA BLVD. +/- 40' WEST OF EAST END OF CURB  
ELEVATION - 892.20'

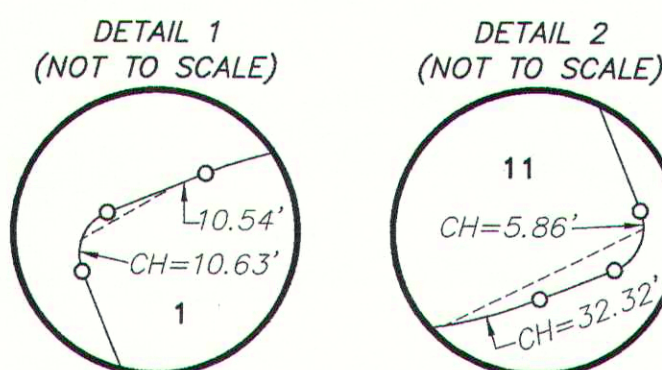
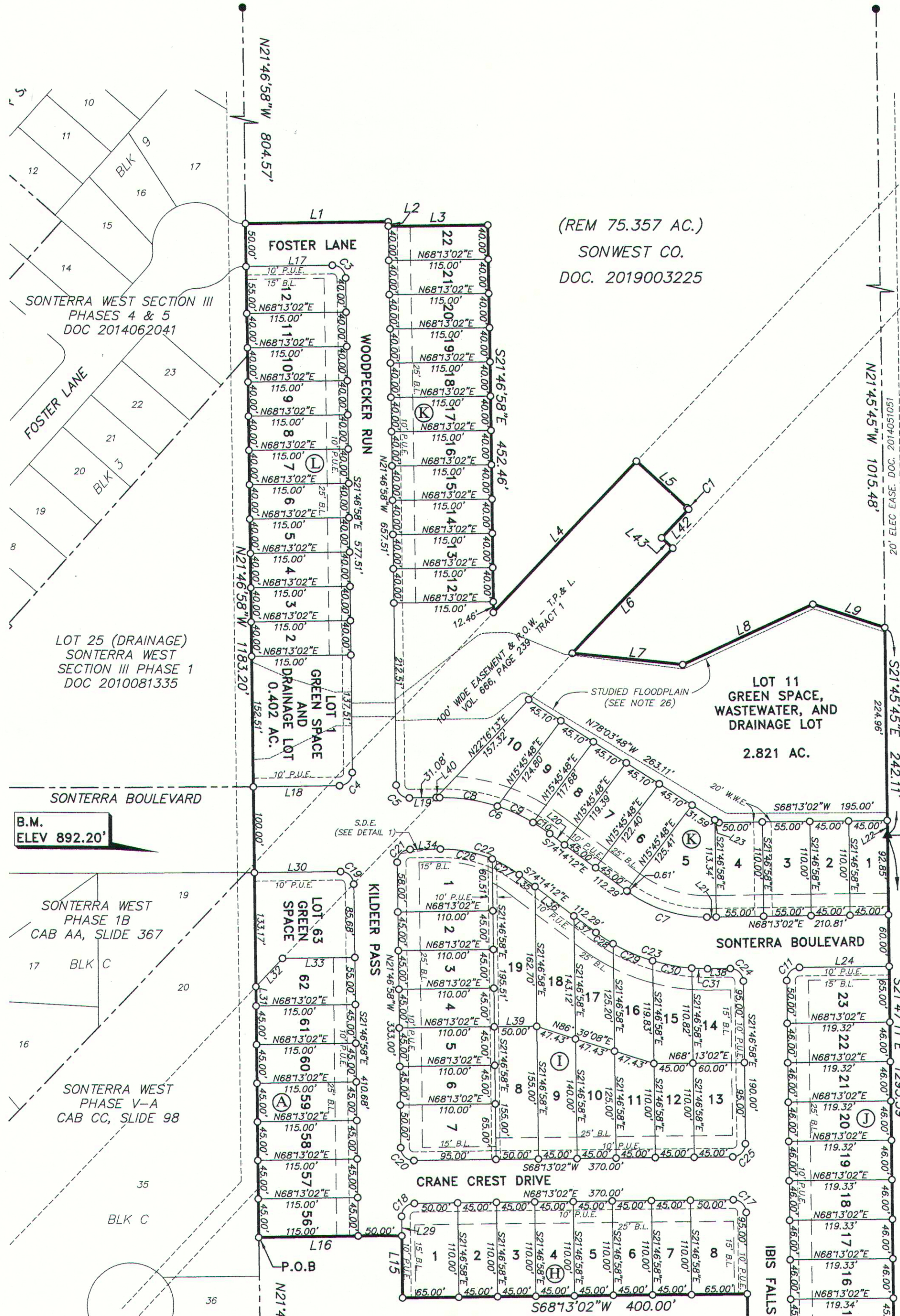
ELEVATIONS (NAVD88, GEIOD 12A)

LOT & BLOCK	MINIMUM F.F.E.
LOT 1, BLOCK K	883.2'
LOT 2, BLOCK K	883.2'
LOT 3, BLOCK K	883.7'
LOT 4, BLOCK K	883.7'
LOT 5, BLOCK K	883.7'
LOT 6, BLOCK K	883.7'
LOT 7, BLOCK K	885.3'
LOT 8, BLOCK K	885.3'
LOT 9, BLOCK K	885.3'
LOT 10, BLOCK K	885.3'
LOT 12, BLOCK K	885.8'
LOT 2, BLOCK L	888.4'

(REM 75.357 AC.)  
SONWEST CO.  
DOC. 2019003225

M. HOWARD FASKE AND WIFE, MARTHA FASKE  
(128.89 AC)  
DOC 2003120609 TRACT 1

(PART 111 959 AC)  
RUEST LP TRACT 160  
DOC 2012074806



**LEGAL DESCRIPTION:**  
20.472 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

**ENGINEER:**  
SCOTT J. FOSTER, P.E.  
360 PROFESSIONAL SERVICES, INC.  
TEXAS REGISTRATION F4932  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78630  
512-354-4682

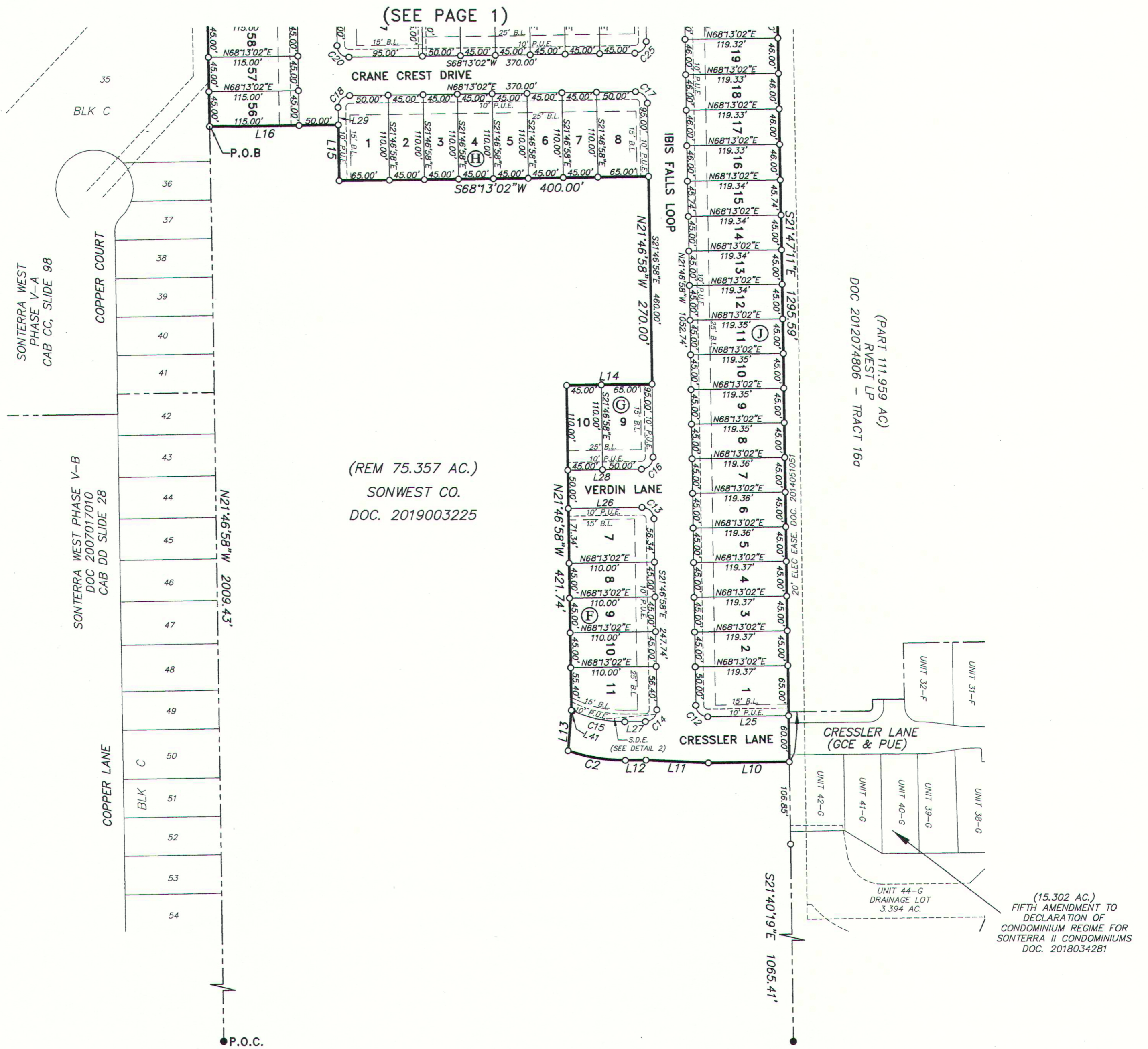
**SURVEYOR:**  
TIMOTHY A. LENZ, R.P.L.S.  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FREDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744  
512-443-1174

STREET DATA				
STREET	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED
FOSTER LANE	140.0 L.F.	50.00'	33' F-F	25 MPH
WOODPECKER RUN	702.5 L.F.	50.00'	33' F-F	25 MPH
KILDEER PASS	480.7 L.F.	50.00'	33' F-F	25 MPH
SONTERRA BOULEVARD	140.0 L.F.	100.00'	51' F-F	40 MPH
	634.1 L.F.	60.00'	40' F-F	25 MPH
CRANE CREST DRIVE	450.0 L.F.	50.00'	33' F-F	25 MPH
IBIS FALLS DRIVE	1170.2 L.F.	50.00'	33' F-F	25 MPH
VERDIN LANE	135.0 L.F.	50.00'	33' F-F	25 MPH
CRESSLER LANE	144.4 L.F.	60.00'	40' F-F	25 MPH
	139.5 L.F.	50.00'	33' F-F	25 MPH
<b>TOTAL</b>	<b>4136.4 L.F.</b>			

**LENZ & ASSOCIATES, INC.**  
FIRM No. 100290-00  
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES  
(512) 443-1174  
4150 FREDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744  
SURVEY #: 2005-0363GG-3 F.B.

S:\Land Projects 3\SONTERRA DEVELOPMENT PROJECT\dwg\SONTERRA WEST SECTION 12 PHASE 1-CP.dwg, 1/30/2019 10:45:02 AM,

# FINAL PLAT SONTERRA WEST SECTION 12 PHASE 1



LINE	BEARING	DISTANCE
L1	N68°13'02"E	165.00'
L2	S21°46'58"E	5.00'
L3	N68°13'02"E	115.00'
L4	N22°16'13"E	243.24'
L5	S68°10'33"E	79.67'
L6	S22°16'13"W	168.70'
L7	N74°53'20"E	127.89'
L8	N43°58'06"E	166.62'
L9	N86°56'47"E	87.85'
L10	S68°13'02"W	104.38'
L11	S71°47'37"W	80.16'
L12	S68°13'02"W	26.38'
L13	N16°19'31"W	52.57'
L14	N68°13'02"E	110.00'
L15	N21°46'58"W	72.31'
L16	S68°13'02"W	165.00'
L17	N68°13'02"E	100.00'
L18	S68°13'02"W	100.00'
L19	N68°13'02"E	35.09'
L20	S74°14'12"E	21.68'
L21	N68°13'02"E	10.81'
L22	S21°45'45"E	17.15'
L23	S78°03'48"E	6.01'
L24	N68°13'02"E	104.31'
L25	N68°13'02"E	104.38'
L26	N68°13'02"E	95.00'
L27	S68°13'02"W	26.38'
L28	N68°13'02"E	95.00'
L29	N21°46'58"W	22.69'
L30	N68°13'02"E	100.00'
L31	N21°46'58"W	22.51'
L32	N22°16'13"E	45.20'
L33	N68°13'02"E	83.57'
L34	N68°13'02"E	35.09'
L35	S74°14'12"E	23.34'
L36	S74°14'12"E	56.76'
L37	S74°14'12"E	32.19'
L38	N68°13'02"E	26.50'
L39	N68°13'02"E	50.00'
L40	N68°13'02"E	4.01'
L41	N86°06'30"W	1.63'
L42	S21°49'28"W	45.89'
L43	S68°10'32"E	17.56'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5°03'28"	27.42'	2.42'	2.42'	S65°38'45"E
C2	21°02'46"	205.00'	75.30'	74.88'	S78°44'25"W
C3	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C4	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C5	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C6	37°32'42"	210.00'	137.61'	135.16'	N86°59'23"E
C7	37°32'46"	150.00'	98.30'	96.55'	N86°59'25"E
C8	18°33'31"	210.00'	68.02'	67.72'	N77°29'48"E
C9	12°36'36"	210.00'	46.22'	46.13'	S86°55'09"E
C10	6°22'34"	210.00'	23.37'	23.36'	S77°25'33"E
C11	90°00'00"	15.00'	23.56'	21.21'	N23°13'02"E
C12	90°00'00"	15.00'	23.56'	21.21'	N66°46'58"W
C13	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C14	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C15	25°40'29"	155.00'	69.46'	68.88'	S81°03'16"W
C16	90°00'00"	15.00'	23.56'	21.21'	N23°13'02"E
C17	90°00'00"	15.00'	23.56'	21.21'	N66°46'58"W
C18	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C19	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C20	90°00'00"	15.00'	23.56'	21.21'	N66°46'58"W
C21	90°00'00"	15.00'	23.56'	21.21'	N23°13'02"E
C22	37°32'52"	150.00'	98.30'	96.55'	N86°59'27"E
C23	37°32'46"	210.00'	137.61'	135.17'	N86°59'25"E
C24	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C25	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C26	23°32'33"	150.00'	61.63'	61.20'	N79°59'18"E
C27	14°00'19"	150.00'	36.67'	36.57'	S81°14'16"E
C28	6°26'16"	210.00'	23.60'	23.58'	S77°27'20"E
C29	13°30'30"	210.00'	49.51'	49.40'	S87°25'42"E
C30	12°32'48"	210.00'	45.99'	45.89'	N79°32'39"E
C31	5°03'13"	210.00'	18.52'	18.52'	N70°44'38"E

**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00  
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2005-0363GG-3 F.B.

S:\Land Projects 3\SONTERRA DEVELOPMENT PROJECT(dwg)\SONTERRA WEST SECTION 12 PHASE 1-CP.dwg, 1/30/2019 10:45:11 AM,

# FINAL PLAT SONTERRA WEST SECTION 12 PHASE 1

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

FIELD NOTE DESCRIPTION OF 20.472 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, ALSO BEING OUT OF THAT CERTAIN 75.357 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2019003225 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 20.472 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS 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.

COMMENCING, AT A 1/2 INCH DIAMETER STEEL PIN FOUND ON THE NORTH LINE OF COUNTY ROAD 313 AT THE SOUTHWEST CORNER OF THE SAID 75.357 ACRE SONWEST CO. TRACT, THE SAME BEING THE SOUTHEAST CORNER OF LOT 72, BLOCK C, SONTERRA WEST PHASE V-B, A SUBDIVISION OF RECORD IN CABINET DD, SLIDE 28 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 21°46'58" W, A DISTANCE OF 2009.43 FEET ALONG THE WEST LINE OF THE SAID 75.357 ACRE SONWEST CO. TRACT, THE SAME BEING THE EAST LINE OF THE SAID SONTERRA WEST PHASE V-B SUBDIVISION AND THE EAST LINE OF SONTERRA WEST PHASE V-A, A SUBDIVISION OF RECORD IN CABINET CC, SLIDE 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, TO A STEEL PIN SET FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 21°46'58" W, A DISTANCE OF 1183.20 FEET ALONG THE WEST LINE OF THE SAID 75.357 ACRE SONWEST CO. TRACT, THE SAME BEING THE EAST LINE OF THE SAID SONTERRA WEST PHASE V-A, THE EAST LINE OF SONTERRA WEST PHASE 1B, A SUBDIVISION OF RECORD IN CABINET AA, SLIDE 367 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE EAST LINE OF SONTERRA WEST SECTION III PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2010081335 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE EAST LINE OF SONTERRA WEST SECTION III PHASES 4 & 5, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2014062041 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, TO A STEEL PIN SET AT THE NORTHEAST CORNER OF THE EASTERLY TERMINUS OF FOSTER LANE, FROM WHICH A 1/2 INCH DIAMETER STEEL PIN FOUND AT AN EXTERIOR CORNER OF THE SAID 75.357 ACRE SONWEST CO. TRACT BEARS N 21°46'58" W, 804.57 FEET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 75.357 ACRE SONWEST CO. TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

- 1) N 68°13'02" E, 165.00 FEET TO A STEEL PIN SET;
- 2) S 21°46'58" E, 5.00 FEET TO A STEEL PIN SET ;
- 3) N 68°13'02" E, 115.00 FEET TO A STEEL PIN SET;
- 4) S 21°46'58" E, 452.46 FEET TO A STEEL PIN SET;
- 5) N 22°16'13" E, 243.24 FEET TO A STEEL PIN SET;
- 6) S 68°10'33" E, 79.67 FEET TO A STEEL PIN SET;
- 7) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°03'28", A RADIUS OF 27.42 FEET, AN ARC OF 2.42 FEET AND A CHORD BEARING AND DISTANCE OF S 65°38'45" E, 2.42 FEET TO A STEEL PIN SET;
- 8) S 21°49'28" W, 45.89 FEET TO A STEEL PIN SET;
- 9) S 68°10'32" E, 17.56 FEET TO A STEEL PIN SET;
- 10) S 22°16'13" W, 168.70 FEET TO A STEEL PIN SET;
- 11) N 74°53'20" E, 127.89 FEET TO A STEEL PIN SET;
- 12) N 43°58'06" E, 166.62 FEET TO A STEEL PIN SET ;
- 13) N 86°56'48" E, 87.85 FEET TO A STEEL PIN SET ON THE EAST LINE OF THE SAID 75.357 ACRE SONWEST CO. TRACT, THE SAME BEING THE WEST LINE OF THAT CERTAIN 128.69 ACRE TRACT CALLED TRACT I IN A DEED TO M. HOWARD FASKE AND WIFE, MARTHA FASKE RECORDED IN DOCUMENT NUMBER 2003120609 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2 INCH DIAMETER STEEL PIN FOUND AT AN INTERIOR CORNER OF THE SAID 75.357 ACRE SONWEST CO. TRACT BEARS N 21°45'45" W, 1015.48 FEET;

THENCE, S 21°45'45" E, A DISTANCE OF 242.11 FEET ALONG THE EAST LINE OF THE SAID 75.357 ACRE SONWEST CO. TRACT TO A 60D NAIL FOUND AT A FENCE CORNER FOR ANGLE POINT, BEING AT THE SOUTHWEST CORNER OF THE SAID 128.69 ACRE TRACT, THE SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN 111.959 ACRE TRACT CALLED TRACT 16A IN A DEED TO RVEST LP RECORDED IN DOCUMENT NUMBER 2012074806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 21°47'11" E, A DISTANCE OF 1295.59 FEET, CONTINUING ALONG THE EAST LINE OF THE SAID 75.357 ACRE SONWEST CO. TRACT, PASSING THE SOUTHWEST CORNER OF THE REMAINDER PART OF THE SAID 111.959 ACRE TRACT, THE SAME BEING A WESTERLY EXTERIOR CORNER OF THAT CERTAIN 15.302 ACRE CONDOMINIUM REGIME DESCRIBED IN THE FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS RECORDED IN DOCUMENT NUMBER 2018034281 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONTINUING TO A STEEL PIN SET, FROM WHICH A STEEL PIN SET, REPLACING A 1/2 INCH DIAMETER STEEL PIN FOUND PREVIOUSLY FOR ANGLE POINT, BEARS S 21°47'11" E, 106.85 FEET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 75.357 ACRE SONWEST CO. TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) S 68°13'02" W, 104.38 FEET TO A STEEL PIN SET;
- 2) S 71°47'37" W, 80.16 FEET TO A STEEL PIN SET;
- 3) S 68°13'02" W, 26.38 FEET TO A STEEL PIN SET;
- 4) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°02'46", A RADIUS OF 205.00 FEET, AN ARC OF 75.30 FEET AND A CHORD BEARING AND DISTANCE OF S 78°44'25" W, 74.88 FEET TO A STEEL PIN SET;
- 5) N 16°19'31" W, 52.57 FEET TO A STEEL PIN SET;
- 6) N 21°46'58" W, 421.74 FEET TO A STEEL PIN SET;
- 7) N 68°13'02" E, 110.00 FEET TO A STEEL PIN SET;
- 8) N 21°46'58" W, 270.00 FEET TO A STEEL PIN SET;
- 9) S 68°13'02" W, 400.00 FEET TO A STEEL PIN SET;
- 10) N 21°46'58" W, 72.31 FEET TO A STEEL PIN SET;
- 11) S 68°13'02" W, 165.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 20.472 ACRES OF LAND, MORE OR LESS.

## 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 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.
- 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, ONE FOOT ABOVE THE BFE, OR AS NOTED ON THE LOT, 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.
- 22) NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- 23) RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
- 24) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 25) WATER AND WASTEWATER SERVICE TO LOT 56, BLOCK A AND LOT 10, BLOCK G WILL NOT BE AVAILABLE UNTIL THE ADJACENT SECTION 12, PHASE 2 WATER FACILITIES ARE COMPLETE AND ACCEPTED BY SONTERRA MUNICIPAL UTILITY DISTRICT.
- 26) THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY 360 PROFESSIONAL SERVICES INC., DATED MARCH 5, 2018.

PAGE 3 OF 4

## LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



(512) 443-1174  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2005-0363GG-3 F.B.

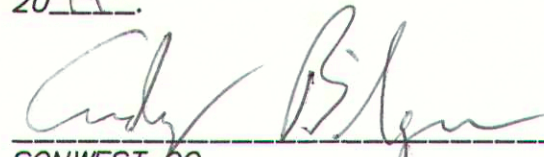
# FINAL PLAT SONTERRA WEST SECTION 12 PHASE 1

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

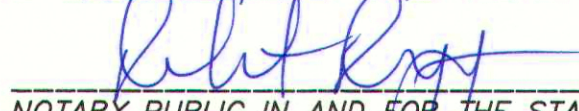
THAT SONWEST CO., ACTING BY AND THROUGH ANDY BILGER, VICE PRESIDENT, SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019003225 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE THE PORTION OF THE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "SONTERRA WEST SECTION 12 PHASE 1."

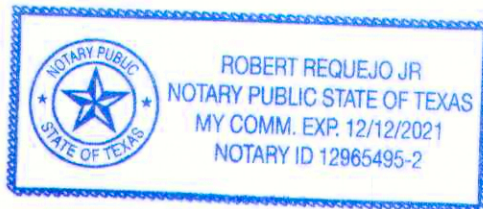
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 30<sup>th</sup> DAY OF January, 2019.

  
SONWEST CO.  
BY: ANDY 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 30 DAY OF January, 2019, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 12/12/2021



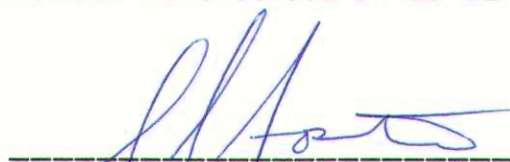
**SURVEYOR'S CERTIFICATE**

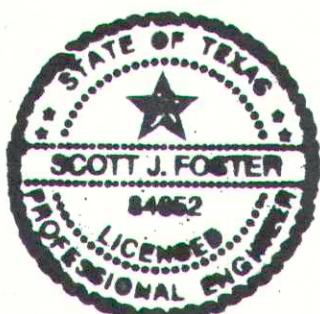
I, TIMOTHY A LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE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

  
TIMOTHY A. LENZ DATE 1-29-2019  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744



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. DATE 1-29-19  
REGISTERED PROFESSIONAL ENGINEER NO. 84652  
360 PROFESSIONAL SERVICES  
P.O. BOX 3639  
CEDAR PARK, TEXAS, 78630  
FIRM NO. 4932



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 30<sup>th</sup> DAY OF January, 2019, A.D.

  
WILLIAMSON COUNTY ADDRESS COORDINATOR

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE 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.

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 PLATTING AND DEVELOPMENT OF THIS PROPERTY

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

I, BILL GRAVELL Jr., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

\_\_\_\_\_  
BILL GRAVELL Jr. 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 OFFICIAL PUBLIC 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

(512) 443-1174

4150 FREIDRICH LANE, SUITE A1

AUSTIN, TEXAS 78744

SURVEY #: 2005-0363GG-3

F.B.