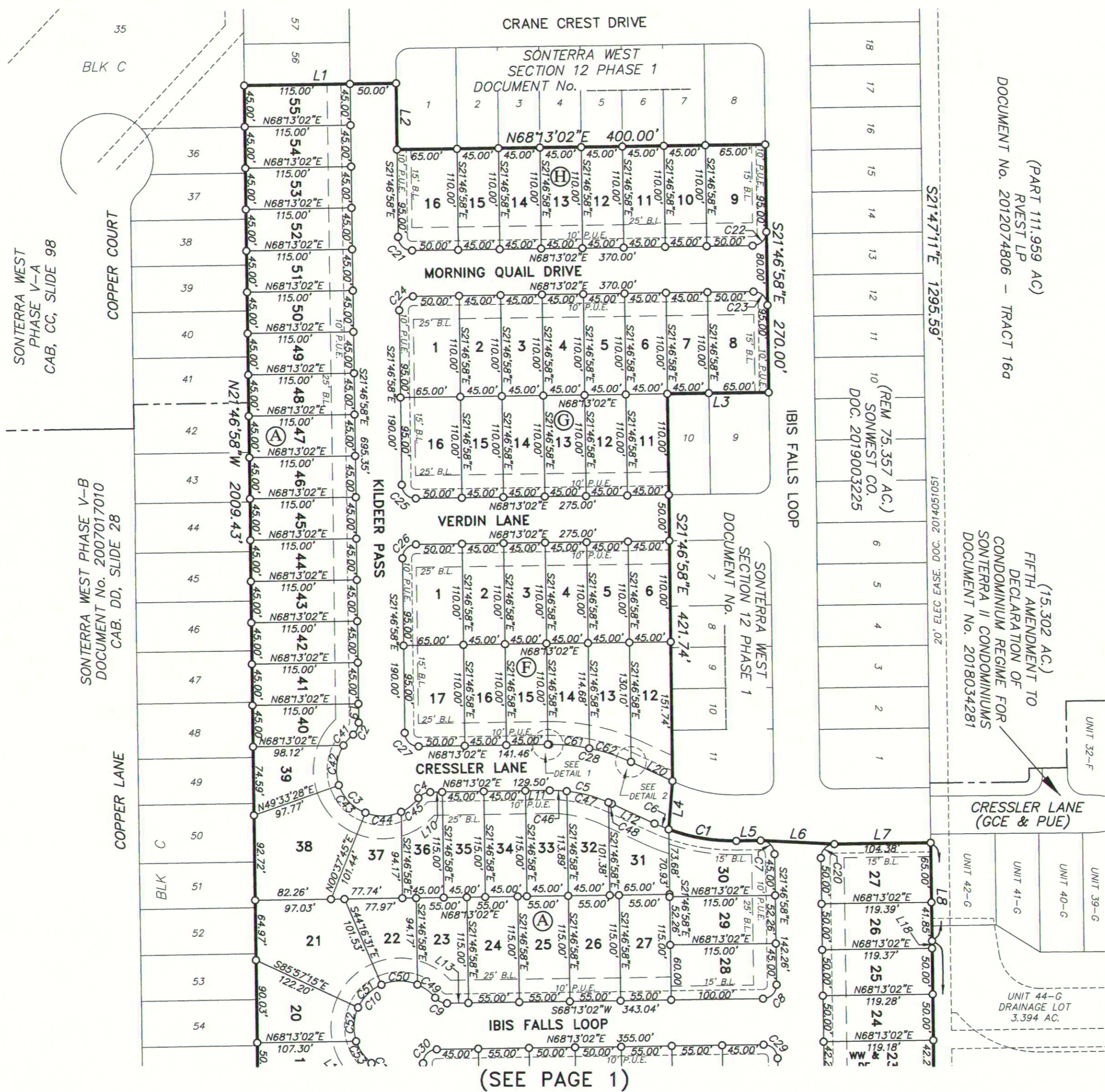


FINAL PLAT SONTERRA WEST SECTION 12 PHASE 2



(SEE PAGE 1)

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	21°02'46"	205.00'	75.30'	74.88'	N78°44'25"E
C2	51°23'12"	16.50'	14.80'	14.31'	S03°54'38"W
C3	192°46'25"	50.00'	168.23'	99.38'	S66°46'58"E
C4	51°23'12"	16.50'	14.80'	14.31'	N42°31'26"E
C5	25°40'29"	155.00'	69.46'	68.88'	N81°03'16"E
C6	4°37'42"	205.00'	16.56'	16.56'	S88°25'21"E
C7	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C8	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C9	51°23'12"	16.50'	14.80'	14.31'	N86°05'22"W
C10	192°46'25"	50.00'	168.23'	99.38'	S23°13'02"W
C11	51°23'12"	16.50'	14.80'	14.31'	S47°28'34"E
C12	51°23'12"	16.50'	14.80'	14.31'	S03°54'38"W
C13	192°46'25"	50.00'	168.23'	99.38'	S66°46'58"E
C14	51°23'12"	16.50'	14.80'	14.31'	N42°31'26"E
C15	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C16	90°00'00"	15.00'	23.56'	21.21'	N23°13'02"E
C17	51°23'12"	16.50'	14.80'	14.31'	S86°05'22"E
C18	192°46'25"	50.00'	168.23'	99.38'	N23°13'02"E
C19	51°23'12"	16.50'	14.80'	14.31'	N47°28'34"W
C20	90°00'00"	15.00'	23.56'	21.21'	N23°13'02"E
C21	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C22	90°00'00"	15.00'	23.56'	21.21'	N23°13'02"E
C23	90°00'00"	15.00'	23.56'	21.21'	N66°46'58"W
C24	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C25	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C26	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C27	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C28	25°40'30"	205.00'	91.86'	91.10'	N81°03'16"E
C29	90°00'00"	15.00'	23.56'	21.21'	N66°46'58"W
C30	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C31	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C32	90°00'00"	15.00'	23.56'	21.21'	N23°13'02"E
C33	90°00'00"	15.00'	23.56'	21.21'	N66°46'58"W

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C34	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C35	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C36	90°00'00"	15.00'	23.56'	21.21'	N23°13'02"E
C37	90°00'00"	15.00'	23.56'	21.21'	N66°46'58"W
C38	90°00'00"	15.00'	23.56'	21.21'	S23°13'02"W
C39	90°00'00"	15.00'	23.56'	21.21'	S66°46'58"E
C40	90°00'00"	15.00'	23.56'	21.21'	N23°13'02"E
C41	18°16'31"	50.00'	15.95'	15.88'	S20°27'58"W
C42	51°46'15"	50.00'	45.18'	43.66'	S14°33'25"E
C43	48°55'43"	50.00'	42.70'	41.41'	S64°54'24"E
C44	45°59'24"	50.00'	40.13'	38.07'	N67°38'02"E
C45	27°48'31"	50.00'	24.27'	24.03'	N30°44'05"E
C46	6°52'06"	155.00'	18.58'	18.57'	N71°39'05"E
C47	17°19'51"	155.00'	46.88'	46.71'	N83°45'04"E
C48	1°28'31"	155.00'	3.99'	3.99'	S86°50'45"E
C49	27°48'31"	50.00'	24.27'	24.03'	N74°18'01"W
C50	46°04'15"	50.00'	40.20'	39.13'	S68°45'36"W
C51	41°40'44"	50.00'	36.37'	35.58'	S24°53'07"W
C52	43°71'10"	50.00'	37.77'	36.88'	S17°35'51"E
C53	33°55'45"	50.00'	29.61'	29.18'	S56°12'18"E
C54	140°21'28"	50.00'	122.49'	94.08'	S40°34'30"E
C55	52°24'57"	50.00'	45.74'	44.16'	N43°02'18"E
C56	44°36'45"	50.00'	38.93'	37.96'	S82°42'08"E
C57	38°42'21"	50.00'	33.78'	33.14'	N55°38'19"E
C58	38°48'25"	50.00'	33.87'	33.22'	N16°52'55"E
C59	49°15'41"	50.00'	42.99'	41.68'	N27°09'08"W
C60	21°23'12"	50.00'	18.66'	18.56'	N62°28'34"W
C61	12°15'41"	205.00'	43.87'	43.79'	N74°20'52"E
C62	13°19'33"	205.00'	47.68'	47.57'	N87°08'29"E
C63	0°05'14"	205.00'	0.31'	0.31'	S86°09'07"E
C64	41°24'25"	16.50'	11.92'	11.67'	N37°32'02"E
C65	9°58'48"	16.50'	2.87'	2.87'	N63°13'38"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°13'02"E	165.00'
L2	S21°46'58"E	72.31'
L3	S68°13'02"W	110.00'
L4	S16°19'31"E	52.57'
L5	N68°13'02"E	26.38'
L6	N71°47'37"E	80.16'
L7	N68°13'02"E	104.38'
L8	S21°47'11"E	106.85'
L9	S21°46'58"E	20.35'
L10	N68°13'02"E	13.04'
L11	N68°13'02"E	26.46'
L12	S86°06'30"E	51.24'
L13	S68°13'02"W	23.04'
L14	S21°46'58"E	13.04'
L15	S21°46'58"E	23.04'
L16	S68°10'42"W	44.63'
L17	S68°04'55"W	15.37'
L18	S21°40'19"E	8.15'
L19	N21°46'58"W	23.04'
L20	S86°06'30"E	49.62'
L21	N68°13'02"E	3.94'

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

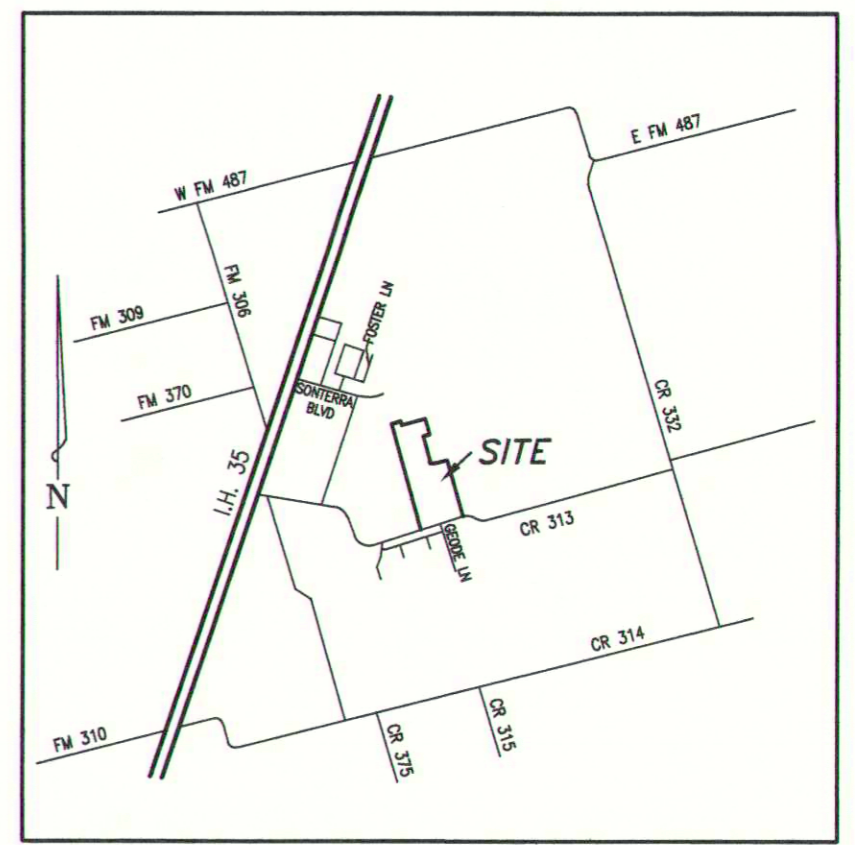
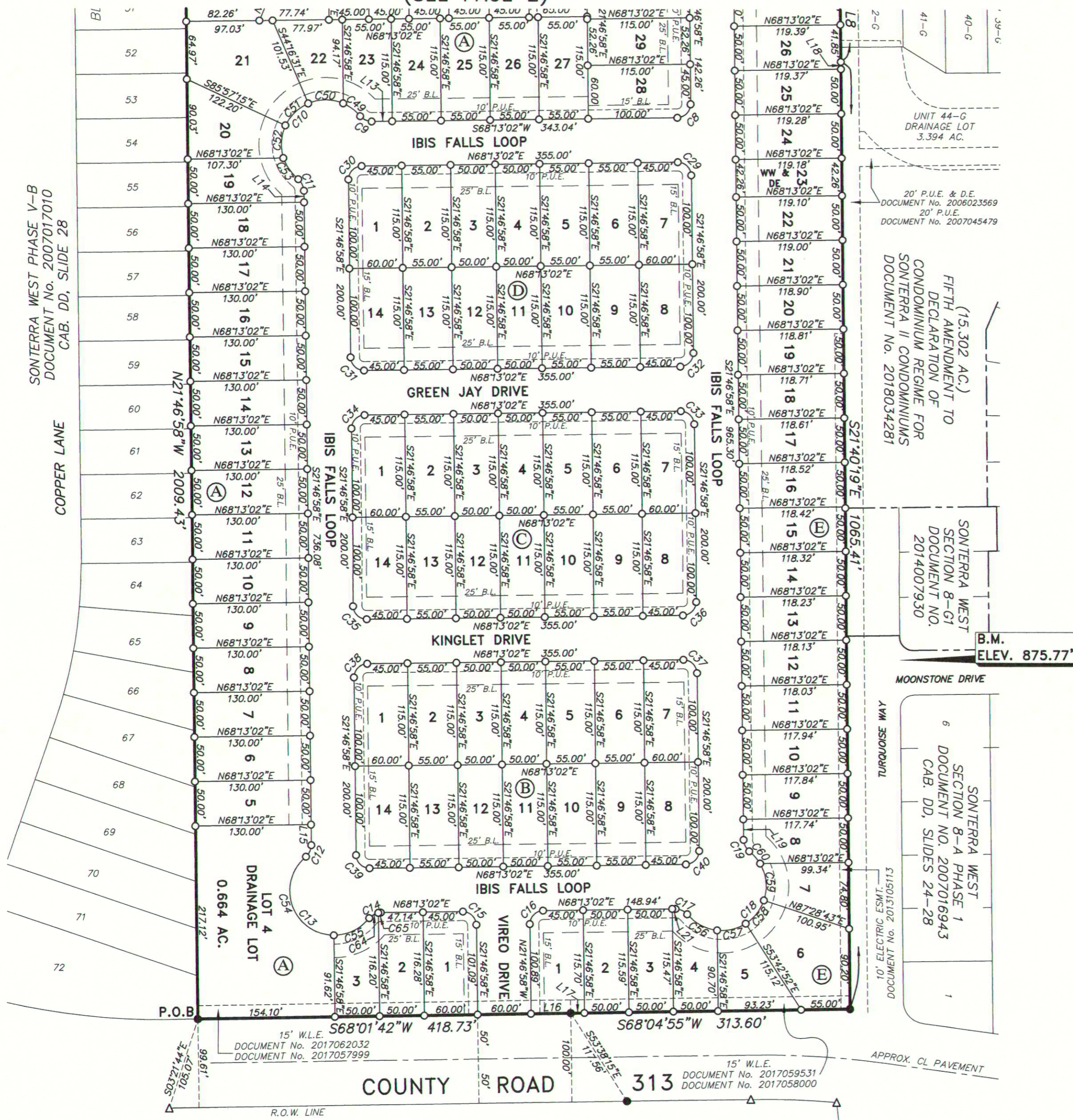
(512) 443-1174
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

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

S:\Land Projects 3\SONTERRA DEVELOPMENT PROJECT\dwg\SONTERRA WEST SECTION 12 PHASE 2-CP.dwg, 3/20/2019 9:09:22 AM,

FINAL PLAT SONTERRA WEST SECTION 12 PHASE 2

(SEE PAGE 2)



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.'
 - MARKED 'LENZ & ASSOC.'
 - PIPE FOUND
 - NAIL FOUND
 - COMPUTED POINT
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - F/C.O.P. FENCE CORNER POST
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - B.L. BUILDING LINE
 - (BRG.~DIST.) RECORD CALL
 - Ⓛ BLOCK LABEL
 - R.O.W. RIGHT-OF-WAY
 - S.D.E. SIGHT DISTANCE EASEMENT

LAND USE SUMMARY:

SINGLE FAMILY LOTS	156
COMMERCIAL LOTS	0
GREEN SPACE LOTS	0
GREEN SPACE & D.E. LOTS	2
TOTAL LOTS	158

BUILDING SETBACKS:

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

SITE BENCHMARK - SPINDLE SET IN ASPHALT AT THE NORTHEAST CORNER OF TURQUOISE WAY AND MOONSTONE DRIVE. ELEVATION - 875.77'

ELEVATIONS (NAVD88, GEOID 12A)

LOT & BLOCK	MINIMUM F.F.E.
LOT 1, BLOCK A	887.6'
LOT 2, BLOCK A	887.6'
LOT 3, BLOCK A	887.6'
LOT 5, BLOCK A	887.6'

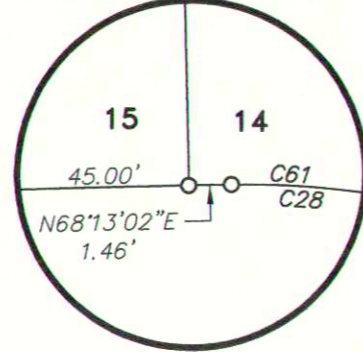
LEGAL DESCRIPTION:
28.695 ACRES OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS

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

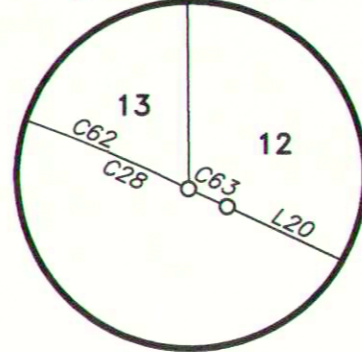
ENGINEER:
SCOTT J. FOSTER, P.E.
360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
512-354-4682

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

DETAIL 1
(NOT TO SCALE)



DETAIL 2
(NOT TO SCALE)



STREET DATA				
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED
MORNING QUAIL DRIVE	450.0 L.F.	50' R.O.W.	33' F-F	25 MPH
KILDEER PASS	747.3 L.F.	50' R.O.W.	33' F-F	25 MPH
VERDIN LANE	315.0 L.F.	50' R.O.W.	33' F-F	25 MPH
GRESSLER LANE	320.9 L.F.	50' R.O.W.	33' F-F	25 MPH
GREEN JAY DRIVE	435.0 L.F.	50' R.O.W.	33' F-F	25 MPH
KINGLET DRIVE	435.0 L.F.	50' R.O.W.	33' F-F	25 MPH
IBIS FALLS DRIVE	2,744.8 L.F.	50' R.O.W.	33' F-F	25 MPH
GEODE LANE	141.0 L.F.	60' R.O.W.	40' F-F	25 MPH
TOTAL	5,589.0 L.F.			

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 2

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

FIELD NOTE DESCRIPTION OF 28.695 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 28.695 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.

BEGINNING, 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;

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

- 1) N 68°13'02" E, 165.00 FEET TO A STEEL PIN SET;
- 2) S 21°46'58" E, 72.31 FEET TO A STEEL PIN SET;
- 3) N 68°13'02" E, 400.00 FEET TO A STEEL PIN SET;
- 4) S 21°46'58" E, 270.00 FEET TO A STEEL PIN SET;
- 5) S 68°13'02" W, 110.00 FEET TO A STEEL PIN SET;
- 6) S 21°46'58" E, 421.74 FEET TO A STEEL PIN SET;
- 7) S 16°19'31" E, 52.57 FEET TO A STEEL PIN SET;
- 8) WITH A CURVE TO THE LEFT, 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 N 78°44'25" E, 74.88 FEET TO A STEEL PIN SET;
- 9) N 68°13'02" E, 26.38 FEET TO A STEEL PIN SET;
- 10) N 71°47'37" E, 80.16 FEET TO A STEEL PIN SET;
- 11) N 68°13'02" E, 104.38 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 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;

THENCE, S 21°47'11" E, A DISTANCE OF 106.85 FEET ALONG THE EAST LINE OF THE SAID 75.357 ACRE SONWEST CO. TRACT AND WEST LINE OF THE SAID 15.302 ACRE CONDOMINIUM REGIME TO A STEEL PIN SET, REPLACING A 1/2 INCH DIAMETER STEEL PIN FOUND PREVIOUSLY;

THENCE, S 21°40'19" E, A DISTANCE OF 1065.41 FEET, CONTINUING ALONG THE EAST LINE OF THE SAID 75.357 ACRE SONWEST CO. TRACT, PASSING THE SOUTHWEST CORNER OF THE SAID 15.302 ACRE CONDOMINIUM REGIME, THE SAME BEING THE NORTHWEST CORNER OF SONTERRA WEST SECTION 8-G1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2014007930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING THE SOUTHWEST CORNER OF THE SAID SONTERRA WEST SECTION 8-G1, THE SAME BEING THE NORTHWEST CORNER OF SONTERRA WEST SECTION 8-A PHASE 1, A SUBDIVISION OF RECORD IN CABINET DD, SLIDE 24 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONTINUING TO A 1/2 INCH DIAMETER STEEL PIN FOUND ON THE NORTH LINE OF COUNTY ROAD 313 AT THE SOUTHEAST CORNER OF THE SAID 75.357 ACRE SONWEST CO. TRACT, BEING THE INTERSECTION OF THE WEST LINE OF TURQUOISE WAY WITH THE NORTH LINE OF COUNTY ROAD 313;

THENCE, S 68°04'55" W, A DISTANCE OF 313.60 FEET ALONG THE NORTH LINE OF COUNTY ROAD 313 TO A 1/2 INCH DIAMETER STEEL PIN FOUND AT AN ANGLE POINT ON THE SOUTH LINE OF THE SAID 75.357 ACRE SONWEST CO. TRACT;

THENCE, S 68°01'42" W, A DISTANCE OF 418.73 FEET ALONG THE NORTH LINE OF COUNTY ROAD 313 TO THE PLACE OF BEGINNING, CONTAINING 28.695 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 ACCORDANCE 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 ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDED 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) 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.
- 23) 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.
- 24) 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.



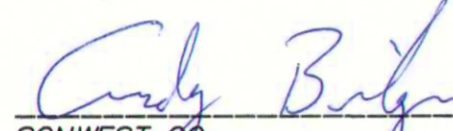
FINAL PLAT SONTERRA WEST SECTION 12 PHASE 2

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 2."

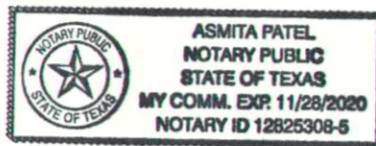
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 21st DAY OF 2019, March, 2019.


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

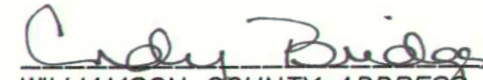
STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF March, 2019, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

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



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 20th DAY OF March, 2019 A.D.


WILLIAMSON COUNTY ADDRESS COORDINATOR
Cindy Bridges

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.

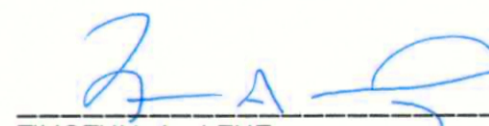
STATE OF TEXAS }
COUNTY OF WILLIAMSON }

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

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



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

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



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.