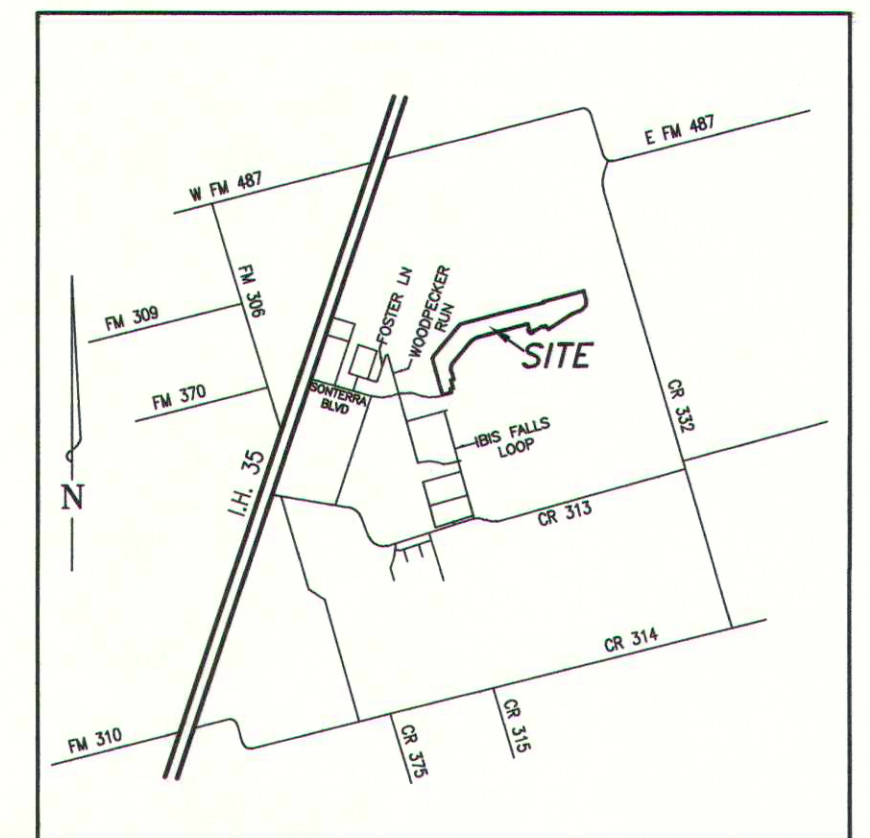
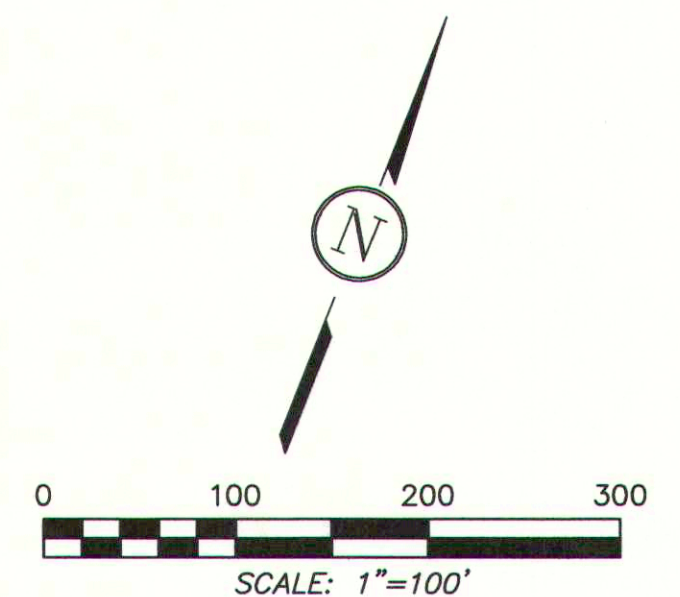


FINAL PLAT BAILEY PARK PHASE I



LOCATION MAP
NOT TO SCALE



BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83) CENTRAL ZONE.
DISTANCES ARE SURFACE. SURFACE TO
GRID COMBINED SCALE FACTOR 0.9998800.

ELEVATIONS ARE NAVD88 (GEOID 12A)

LEGAL DESCRIPTION:
37.116 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

PAGE 1 OF 5

LENZ & ASSOCIATES, INC.

FIRM NO. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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



SURVEY #: 2005-0363BBB

F.B.

LOT & BLOCK	MINIMUM F.F.E.
LOT 2, BLOCK A	882.5'
LOT 3, BLOCK A	882.5'
LOT 2, BLOCK B	877.5'
LOT 40, BLOCK H	828.5'
LOT 41, BLOCK H	828.5'
LOT 42, BLOCK H	830.5'
LOT 43, BLOCK H	831.5'
LOT 44, BLOCK H	832.5'
LOT 45, BLOCK H	833.0'

LOT & BLOCK	MINIMUM F.F.E.
LOT 46, BLOCK H	833.5'
LOT 47, BLOCK H	834.5'
LOT 48, BLOCK H	835.0'
LOT 49, BLOCK H	836.0'
LOT 50, BLOCK H	837.0'
LOT 51, BLOCK H	838.0'
LOT 52, BLOCK H	838.5'
LOT 53, BLOCK H	839.5'
LOT 54, BLOCK H	840.5'
LOT 55, BLOCK H	841.0'
LOT 56, BLOCK H	841.5'
LOT 57, BLOCK H	842.0'
LOT 58, BLOCK H	842.5'
LOT 59, BLOCK H	843.0'
LOT 60, BLOCK H	843.5'
LOT 61, BLOCK H	844.0'
LOT 62, BLOCK H	845.0'

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN FOUND W/ CAP MARKED "RPLS 1817"
- 1/2" STEEL PIN FOUND W/ CAP MARKED "FOREST"
- 1/2" STEEL PIN SET W/ CAP MARKED "LENZ & ASSOC."
- PIPE FOUND
- 60d NAIL FOUND AT FENCE CORNER
- COMPUTED POINT
- MAILBOX CLUSTER
- SPINDLE FOUND
- SPINDLE SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F/C.O. METAL FENCE CORNER POST
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.L.E. WATERLINE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- BLOCK LABEL
- R.O.W. RIGHT-OF-WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- W.C.A.D. WILLIAMSON COUNTY APPRAISAL DISTRICT

BUILDING SETBACKS:

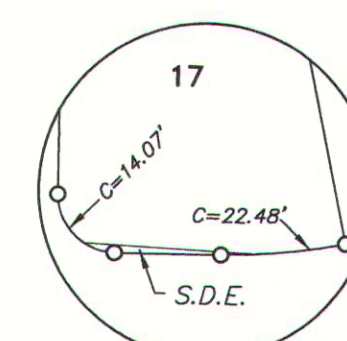
FRONT STREET 25'
SIDE STREET 15'
REAR 10'
SIDE 5'

SITE BENCHMARK #1 - MAG NAIL SET
WITH WASHER ON TOP OF CURB ON
NORTH SIDE, INNER CURB OF
ROUNDOABOUT.
ELEV. 880.06'

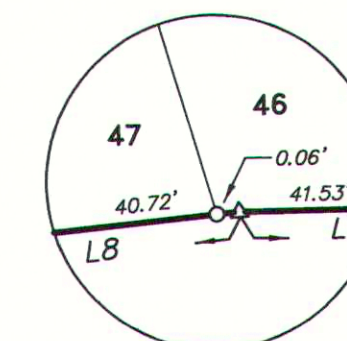
SITE BENCHMARK #2 - 1/2" STEEL PIN
FOUND W/ CAP MARKED "FOREST"
ELEV. 832.70'

ELEVATIONS (NAVD88, GEOID 12A)

STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED
BAILEY PARK DRIVE	2710.5 L.F.	50.00'	30' LOG-LOG	25 MPH
GREATEST GIFT WAY	1131.5 L.F.	50.00'	30' LOG-LOG	25 MPH
DAPHNE LANE	215.0 L.F.	60.00'	37' LOG-LOG	35 MPH
POTTERSVILLE LANE	140.0 L.F.	50.00'	30' LOG-LOG	25 MPH
MEANINGFUL DRIVE	314.4 L.F.	50.00'	30' LOG-LOG	25 MPH
UNCLE BILLY WAY	90.9 L.F.	50.00'	30' LOG-LOG	25 MPH
BEDFORD FALLS LANE	56.5 L.F.	50.00'	30' LOG-LOG	25 MPH
TOTAL	4658.8 L.F.			

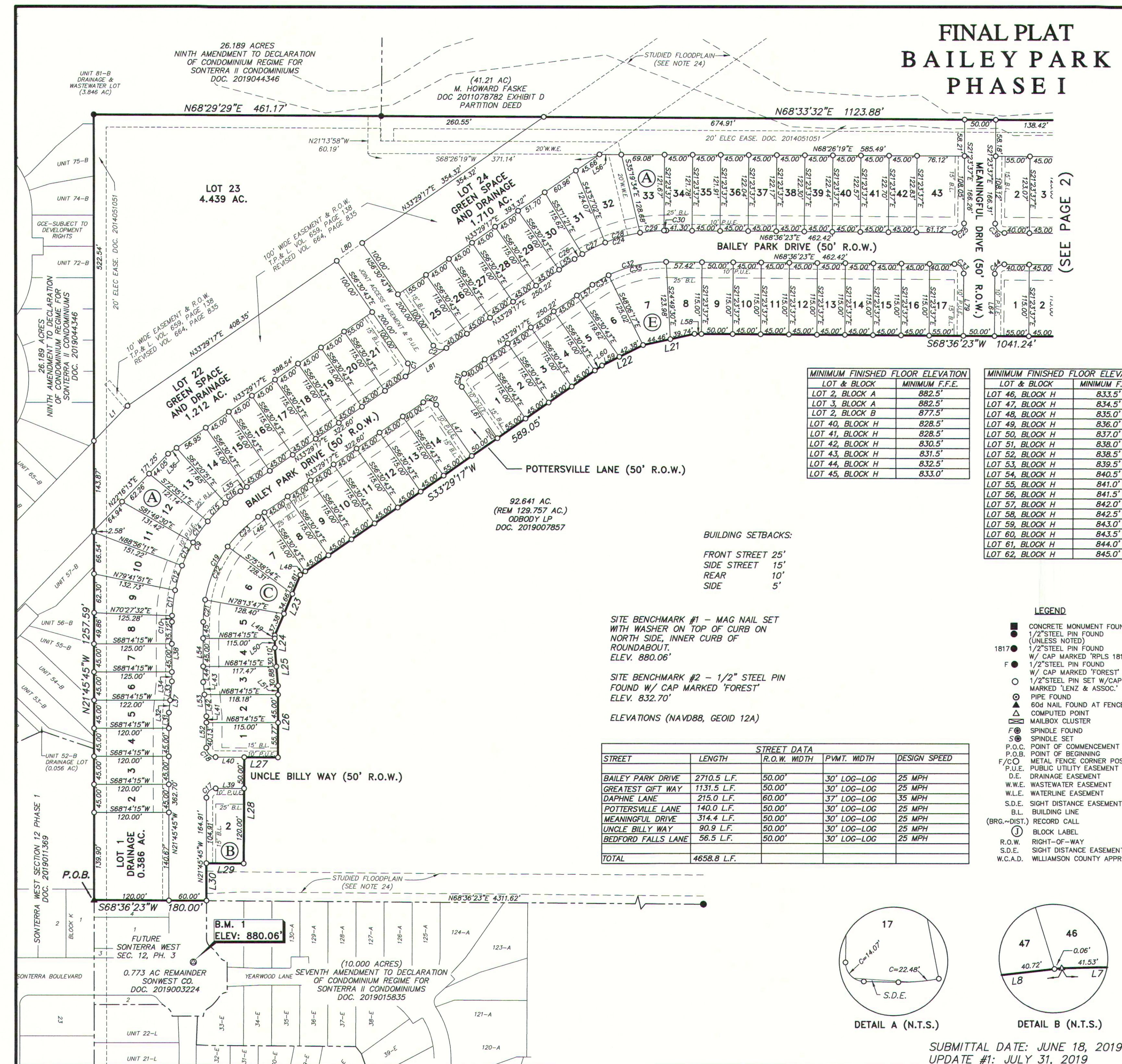


DETAIL A (N.T.S.)



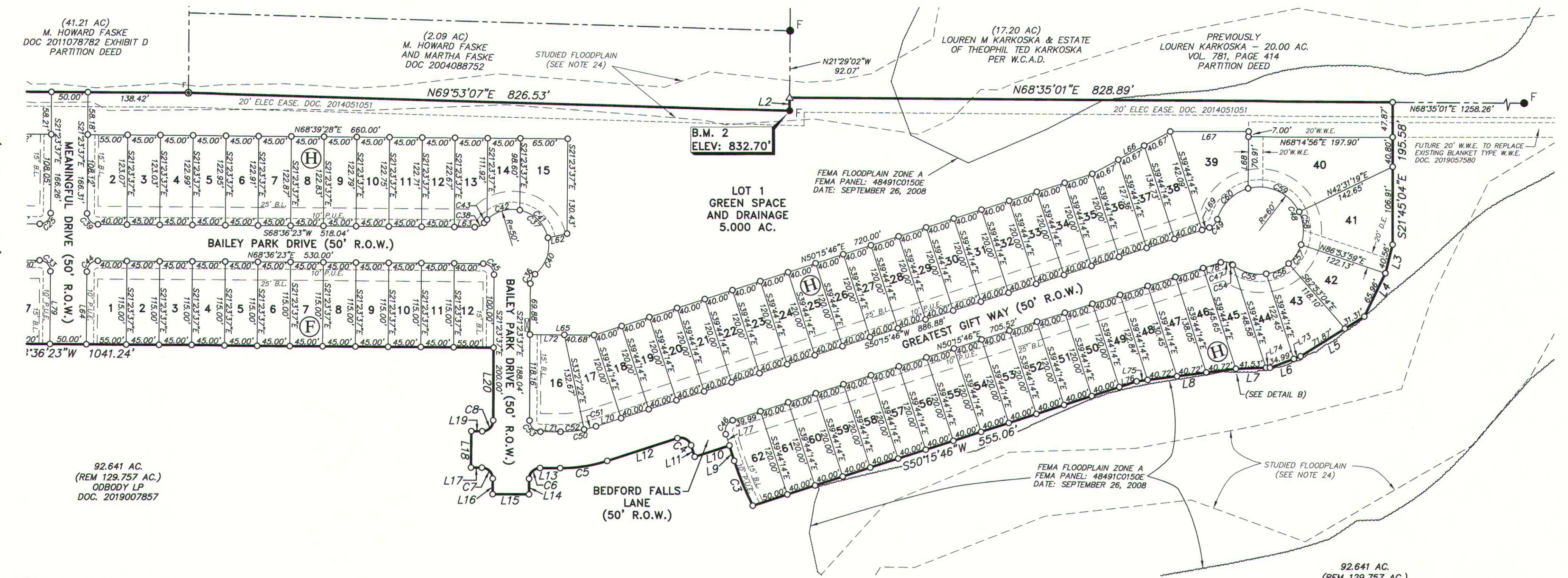
DETAIL B (N.T.S.)

SUBMITTAL DATE: JUNE 18, 2019
UPDATE #1: JULY 31, 2019



FINAL PLAT BAILEY PARK PHASE I

(SEE PAGE 1)



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	90°00'00"	15.00'	23.56'	21.21'	S11°30'43"E
C2	90°00'00"	15.00'	23.56'	21.21'	S78°29'17"W
C3	8°35'20"	445.00'	66.71'	66.65'	N44°01'55"W
C4	90°00'00"	15.00'	23.56'	21.21'	N84°44'14"W
C5	18°20'37"	205.00'	65.63'	65.35'	S59°26'04"W
C6	90°00'00"	15.00'	23.56'	21.21'	S23°36'23"W
C7	90°00'00"	15.00'	23.56'	21.21'	N66°23'37"W
C8	90°00'00"	15.00'	23.56'	21.21'	N23°36'23"E
C9	55°15'02"	255.00'	245.90'	236.48'	N05°51'46"E
C10	2°13'17"	255.00'	9.89'	9.89'	N20°39'07"W
C11	9°14'19"	255.00'	41.12'	41.07'	N14°55'19"W
C12	9°14'19"	255.00'	41.12'	41.07'	N05°40'59"W
C13	9°14'19"	255.00'	41.12'	41.07'	N03°33'20"E
C14	9°14'19"	255.00'	41.12'	41.07'	N12°47'40"E
C15	9°14'19"	255.00'	41.12'	41.07'	N22°01'59"E
C16	6°50'08"	255.00'	30.42'	30.40'	N30°04'13"E
C17	90°22'08"	15.00'	23.66'	21.28'	N23°25'19"E
C18	89°37'52"	15.00'	23.47'	21.14'	N66°34'41"W
C19	55°15'02"	205.00'	197.68'	190.11'	N05°51'46"E
C20	90°00'00"	15.00'	23.56'	21.21'	N78°29'17"E
C21	9°59'32"	205.00'	35.75'	35.71'	N16°45'59"W
C22	26°08'10"	205.00'	93.51'	92.70'	N01°17'52"E
C23	19°07'21"	205.00'	68.42'	68.10'	N23°55'37"E
C24	35°07'06"	255.00'	156.30'	153.86'	N51°02'50"E
C25	90°00'00"	15.00'	23.56'	21.21'	N23°36'23"E
C26	3°19'22"	255.00'	14.79'	14.79'	N35°08'58"E
C27	9°14'19"	255.00'	41.12'	41.07'	N41°25'48"E
C28	13°07'22"	255.00'	58.40'	58.28'	N52°36'39"E
C29	8°36'07"	255.00'	38.28'	38.25'	N63°28'24"E
C30	49°56"	255.00'	3.70'	3.70'	N68°11'25"E
C31	90°00'00"	15.00'	23.56'	21.21'	N11°30'43"W
C32	35°07'06"	205.00'	125.65'	123.69'	N51°02'50"E
C33	90°00'00"	15.00'	23.56'	21.21'	S66°23'37"E
C34	8°24'26"	205.00'	30.08'	30.05'	N37°41'30"E
C35	26°42'40"	205.00'	95.57'	94.71'	N55°15'03"E
C36	51°23'12"	16.50'	14.80'	14.31'	N04°17'59"E

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C37	192°46'25"	50.00'	168.23'	99.38'	N66°23'37"W
C38	51°23'12"	16.50'	14.80'	14.31'	S42°54'47"W
C39	90°00'00"	15.00'	23.56'	21.21'	N66°23'37"W
C40	64°13'49"	50.00'	56.05'	53.16'	N02°07'20"W
C41	65°37'10"	50.00'	57.26'	54.19'	N67°02'49"W
C42	55°57'50"	50.00'	48.84'	46.92'	S52°09'41"W
C43	6°57'35"	50.00'	6.07'	6.07'	S20°41'58"W
C44	90°00'00"	15.00'	23.56'	21.21'	N23°36'23"E
C45	90°00'00"	15.00'	23.56'	21.21'	S66°23'37"E
C46	90°00'00"	15.00'	23.56'	21.21'	N05°15'46"E
C47	57°08'50"	16.50'	16.46'	15.78'	N78°50'10"E
C48	294°17'39"	60.00'	308.18'	65.10'	N39°44'14"W
C49	57°08'50"	16.50'	16.46'	15.78'	S21°41'21"W
C50	18°20'37"	155.00'	49.62'	49.41'	S59°26'04"W
C51	6°16'53"	155.00'	16.99'	16.98'	S53°24'12"W
C52	12°03'45"	155.00'	32.63'	32.57'	S62°34'30"W
C53	90°00'00"	15.00'	23.56'	21.21'	N66°23'37"W
C54	1°03'31"	60.00'	1.11'	1.11'	S73°07'10"E
C55	46°41'38"	60.00'	48.90'	47.56'	N83°00'15"E
C56	32°32'30"	60.00'	34.08'	33.62'	N43°23'11"E
C57	30°12'57"	60.00'	31.64'	31.28'	N12°00'27"E
C58	44°22'40"	60.00'	46.47'	45.32'	N25°17'21"W
C59	79°37'14"	60.00'	83.38'	76.83'	N87°17'18"W
C60	59°47'09"	60.00'	62.61'	59.81'	N23°00'30"E

LINE	BEARING	DISTANCE
L1	N22°16'13"E	77.65'
L2	N21°29'02"W	17.96'
L3	S07°28'37"E	40.56'
L4	S04°02'26"W	65.96'
L5	S36°17'44"W	103.18'
L6	S47°13'24"W	45.06'
L7	S66°10'44"W	46.79'
L8	S61°01'36"W	137.42'
L9	N39°44'14"W	22.04'
L10	S50°15'46"W	50.00'
L11	N39°44'14"W	16.50'
L12	S50°15'46"W	101.36'
L13	S68°36'23"W	27.69'
L14	S21°23'37"E	21.50'
L15	S68°36'23"W	50.00'
L16	N21°23'37"W	21.50'
L17	S68°36'23"W	15.00'
L18	N21°23'37"W	50.00'
L19	N68°36'23"E	15.00'
L20	N21°23'37"W	100.00'

LINE	BEARING	DISTANCE
L60	S33°29'17"W	14.05'
L62	S55°45'46"W	26.92'
L63	S68°36'23"W	28.04'
L64	N21°23'37"W	100.00'
L65	N68°36'23"E	88.03'
L66	N39°49'59"E	122.02'
L67	N68°14'56"E	107.62'
L68	S21°18'41"E	77.91'
L69	S50°15'46"W	10.71'
L70	S50°15'46"W	36.17'
L71	S68°36'23"W	27.69'
L72	N68°36'23"E	47.35'

LINE	BEARING	DISTANCE
L21	S55°52'29"W	84.20'
L22	S41°58'52"W	73.68'
L23	S01°09'36"W	104.85'
L24	S21°45'45"E	20.00'
L25	S26°27'58"E	60.98'
L26	S21°45'45"E	115.00'
L27	S68°36'23"W	53.91'
L28	S21°23'37"E	170.00'
L29	S68°36'23"W	60.00'
L30	S21°45'45"E	60.00'
L31	N21°45'45"W	25.00'
L32	N16°03'07"W	20.10'
L33	N16°03'07"W	30.15'
L34	N21°45'45"W	15.00'
L35	N33°29'17"E	12.60'
L36	S33°29'17"W	16.59'
L37	N16°03'07"W	50.25'
L38	N21°45'45"W	95.12'
L39	N68°36'23"E	45.68'
L40	S68°36'23"W	46.19'

LINE	BEARING	DISTANCE
L73	S47°13'24"W	10.07'
L74	S66°10'44"W	5.26'
L75	S61°01'36"W	15.21'
L76	S50°15'46"W	25.06'
L77	N39°44'14"W	16.50'
L78	N50°15'46"E	25.53'
L79	S21°23'37"E	100.00'
L80	N33°29'17"E	50.00'
L81	N33°29'17"E	80.00'

92.641 AC.
(REM 129.757 AC.)
ODBODY LP
DOC. 2019007857

PAGE 2 OF 5

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREIDRICH LANE, SUITE A1

AUSTIN, TEXAS 78744

SURVEY #: 2005-0363BBB

F.B.



FINAL PLAT BAILEY PARK PHASE I

FIELD NOTE DESCRIPTION 37.116 ACRES

ISAAC BUNKER SURVEY, A--54
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 37.116 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT No. 54, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 37.116 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 37.116 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE ½ 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 60D NAIL FOUND AT A FENCE CORNER AT THE SOUTHWEST CORNER OF THE SAID 37.116 ACRE SONWEST CO. TRACT, BEING ON THE EAST LINE OF SONTERRA WEST SECTION 12, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2019011369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 21°45'45" W, ALONG THE WEST LINE OF THE SAID 37.116 ACRE SONWEST CO. TRACT AND EAST LINE OF THE SAID SONTERRA WEST SECTION 12, PHASE 1 SUBDIVISION, THEN CONTINUING WITH THE WEST LINE OF THE SAID 37.116 ACRE TRACT AND THE EAST LINE OF THAT CERTAIN 26.189 ACRES DESCRIBED IN THE NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS RECORDED IN DOCUMENT NUMBER 2019044346 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1257.59 FEET TO A ½ INCH DIAMETER STEEL PIN FOUND AT THE NORTHWEST CORNER OF THE SAID 37.116 ACRE TRACT, BEING AT AN INTERIOR CORNER OF THE SAID 26.189 ACRE NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS;

THENCE, ALONG THE NORTH LINE OF THE SAID 37.116 ACRE SONWEST CO. TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N 68°29'29" E, 461.17 FEET TO A ½ INCH DIAMETER STEEL PIN FOUND AT AN EXTERIOR CORNER OF THE SAID 26.189 ACRES DESCRIBED IN THE NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS, THE SAME BEING THE SOUTHWEST CORNER THE CERTAIN 41.21 ACRE TRACT CONVEYED TO M. HOWARD FASKE AS DESCRIBED IN EXHIBIT D OF THAT CERTAIN PARTITION DEED RECORDED IN DOCUMENT NUMBER 2011078782 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
- 2) N 68°33'32" E, 1123.88 FEET TO A SPINDLE FOUND AT THE SOUTHEAST CORNER OF THE SAID 41.21 ACRE FASKE TRACT, THE SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 2.09 ACRE TRACT DESCRIBED IN A DEED TO M. HOWARD FASKE AND MARTHA FASKE RECORDED IN DOCUMENT NUMBER 2004088752 OF THE OFFICIAL PUBIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
- 3) N 69°53'07" E, 826.53 FEET TO A ½ INCH DIAMETER STEEL PIN FOUND MARKED FOREST AT THE SOUTHEAST CORNER OF THE SAID 2.09 ACRE FASKE TRACT;
- 4) N 21°29'02" W, 17.96 FEET ALONG THE EAST LINE OF THE SAID 2.09 ACRE FASKE TRACT, TO A COMPUTED POINT AT THE SOUTHWEST CORNER OF THAT CERTAIN 20.00 ACRE TRACT CONVEYED TO LOUREN KARKOSKA IN A PARTITION DEED RECORDED IN VOLUME 781, PAGE 414 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST AT THE NORTHEAST CORNER OF THE SAID 2.09 ACRE FASKE TRACT BEARS N 21°29'02" W, 92.07 FEET;
- 5) N 68°35'01" E, 828.89 FEET ALONG THE SOUTH LINE OF THE SAID 20.00 ACRE KARKOSKA TRACT TO A STEEL PIN SET, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST ON THE WEST LINE OF COUNTY ROAD 332 AT THE NORTHEAST CORNER OF THAT CERTAIN 129.757 ACRE TRACT DESCRIBED IN A DEED TO ODBODY LP, RECORDED IN DOCUMENT NUMBER 2019007857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS BEARS N 68°35'01" E, 1258.26 FEET;

THENCE, ALONG THE COMMON LINE(S) BETWEEN THE SAID 37.116 ACRE SONWEST CO. TRACT AND THE REMIANDER PORTION OF THE SAID 129.757 ACRE ODBODY LP TRACT, THE FOLLOWING THIRTY-EIGHT (38) COURSES AND DISTANCES:

- 1) S 21°45'04" E, 195.58 FEET TO A STEEL PIN SET;
- 2) S 07°28'37" E, 40.56 FEET TO A STEEL PIN SET;
- 3) S 04°10'26" W, 65.96 FEET TO A STEEL PIN SET;
- 4) S 36°17'44" W, 103.18 FEET TO A STEEL PIN SET;
- 5) S 47°13'24" W, 45.06 FEET TO A STEEL PIN SET;
- 6) S 66°10'44" W, 46.79 FEET TO A STEEL PIN SET;
- 7) S 61°01'36" W, 137.42 FEET TO A STEEL PIN SET;

8) S 50°15'46" W, 555.06 FEET TO A STEEL PIN SET;

9) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°35'20", A RADIUS OF 445.00 FEET, AN ARC OF 66.71 FEET AND A CHORD BEARING AND DISTANCE OF N 44°01'55" W, 66.65 FEET TO A STEEL PIN SET;

10) N 39°44'14" W, 22.04 FEET TO A STEEL PIN SET;

11) S 50°15'46" W, 50.00 FEET TO A STEEL PIN SET;

12) N 39°44'14" W, 16.50 FEET TO A STEEL PIN SET;

13) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N 84°44'14" W, 21.21 FEET TO A STEEL PIN SET;

14) S 50°15'46" W, 101.36 FEET TO A STEEL PIN SET;

15) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°20'37", A RADIUS OF 205.00 FEET, AN ARC OF 65.63 FEET AND A CHORD BEARING AND DISTANCE OF S 59°26'04" W, 65.35 FEET TO A STEEL PIN SET;

16) S 68°36'23" W, 27.69 FEET TO A STEEL PIN SET;

17) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF S 23°36'23" W, 21.21 FEET TO A STEEL PIN SET;

18) S 21°23'37" E, 21.50 FEET TO A STEEL PIN SET;

19) S 68°36'23" W, 50.00 FEET TO A STEEL PIN SET;

20) N 21°23'37" W, 21.50 FEET TO A STEEL PIN SET;

21) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N 66°23'37" W, 21.21 FEET TO A STEEL PIN SET;

22) S 68°36'23" W, 15.00 FEET TO A STEEL PIN SET;

23) N 21°23'37" W, 50.00 FEET TO A STEEL PIN SET;

24) N 68°36'23" E, 15.00 FEET TO A STEEL PIN SET;

25) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N 23°36'23" E, 21.21 FEET TO A STEEL PIN SET;

26) N 21°23'37" W, 100.00 FEET TO A STEEL PIN SET;

27) S 68°36'23" W, 1041.24 FEET TO A STEEL PIN SET;

28) S 55°52'29" W, 84.20 FEET TO A STEEL PIN SET;

29) S 41°58'52" W, 73.68 FEET TO A STEEL PIN SET;

30) S 33°29'17" W, 589.05 FEET TO A STEEL PIN SET;

31) S 01°09'36" W, 104.85 FEET TO A STEEL PIN SET;

32) S 21°45'45" E, 20.00 FEET TO A STEEL PIN SET;

33) S 26°27'58" E, 60.98 FEET TO A STEEL PIN SET;

34) S 21°45'45" E, 115.00 FEET TO A STEEL PIN SET;

35) S 68°36'23" W, 53.91 FEET TO A STEEL PIN SET;

36) S 21°23'37" E, 170.00 FEET TO A STEEL PIN SET;

37) S 68°36'23" W, 60.00 FEET TO A STEEL PIN SET;

38) S 21°45'45" E, 60.00 FEET TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF THE SAID 37.116 ACRE SONWEST CO. TRACT, BEING AT THE NORTHERLY NORTHWEST CORNER OF THAT CERTAIN 10.000 ACRES DESCRIBED IN THE SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS RECORDED IN DOCUMENT NUMBER 2019015835 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 68°36'23" W, A DISTANCE OF 180.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 37.116 ACRES OF LAND, MORE OR LESS.

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LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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

SURVEY #: 2005-0363BBB

F.B.

FINAL PLAT BAILEY PARK PHASE I

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 THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

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 ENCRACHED 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 INTERIOR SIDE LOT LINE AND EACH 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 AUGUST 2019.

25) 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.

26) 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.

27) EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST 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.

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LENZ & ASSOCIATES, INC.

FIRM No. 100290-00



COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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AUSTIN, TEXAS 78744

SURVEY #: 2005-0363BBB

F.B.


FINAL PLAT BAILEY PARK PHASE I

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. _____, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE THE PORTION OF THE SAID TRACTS 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 "BAILEY PARK PHASE I."

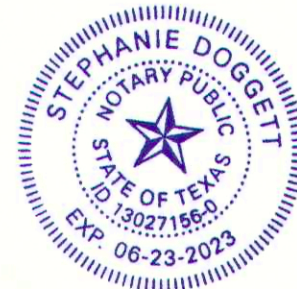
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 9th DAY OF October, 2019.


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 9th DAY OF October, 2019, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 6/23/23



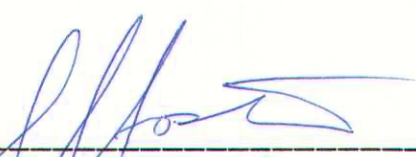
SURVEYOR'S CERTIFICATE

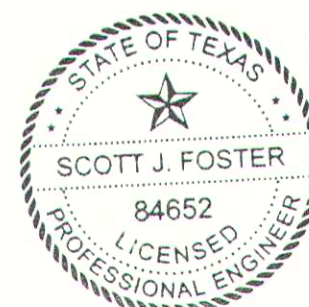
I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE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


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

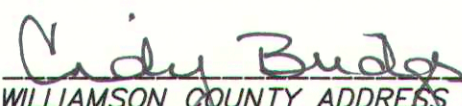


I, SCOTT J. FOSTER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN AS 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.
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 9th DAY OF October, 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

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

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