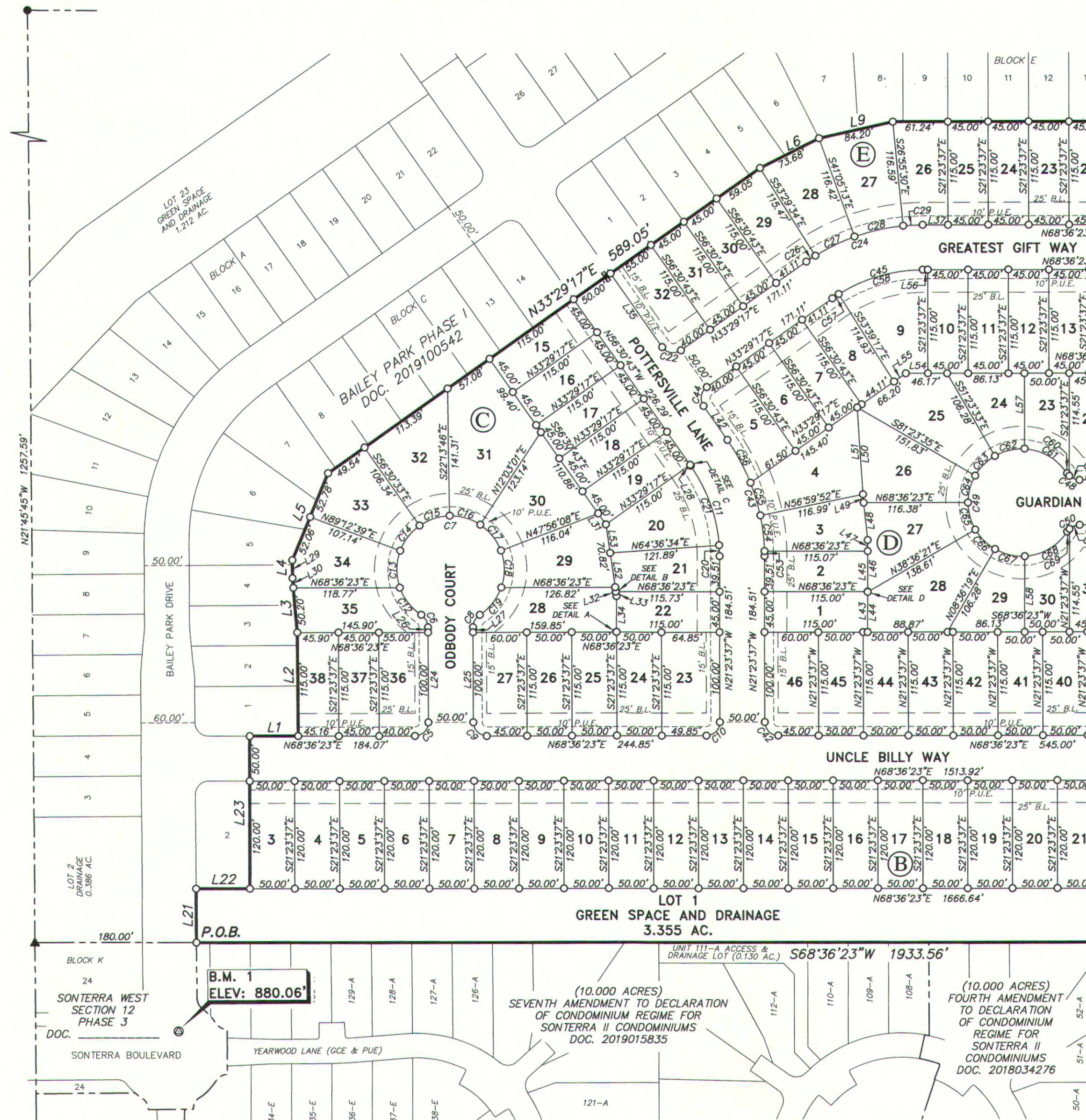
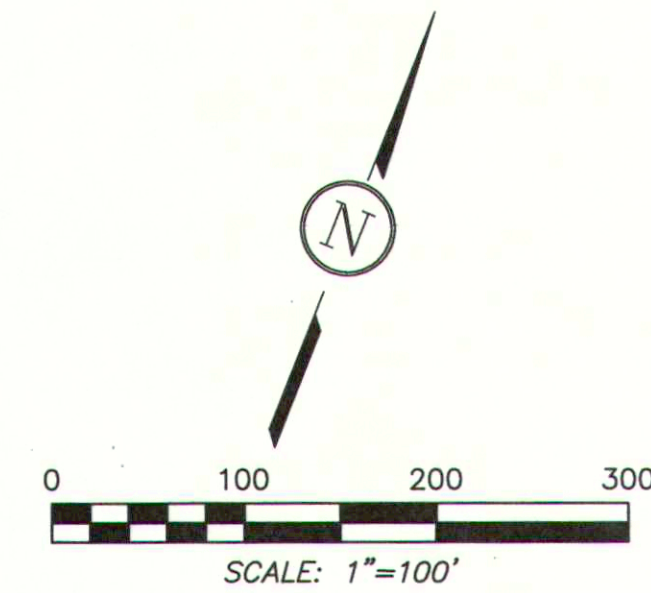


FINAL PLAT BAILEY PARK PHASE IV



STREET DATA				
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED
OBODY COURT	210.0'	50'	30' LOG - LOG	25 MPH
GREATEST GIFT WAY	1312.0'	50'	30' LOG - LOG	25 MPH
GUARDIAN ANGEL COURT	313.0'	50'	30' LOG - LOG	25 MPH
POTTERVILLE LANE	573.4'	50'	30' LOG - LOG	25 MPH
MEANINGFUL DRIVE	708.0'	50'	30' LOG - LOG	25 MPH
UNCLE BILLY WAY	2174.5'	50'	30' LOG - LOG	25 MPH
GRANVILLE COURT	253.0'	50'	30' LOG - LOG	25 MPH
TOTAL	5543.9'			



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)

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

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

ELEVATIONS (NAVD88, GEOID 12A)

BUILDING SETBACKS:

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

LOT SUMMARY:

DEVELOPED LOTS 181
GREEN SPACE/DRAINAGE LOTS 1

TOTAL LOTS 182

MINIMUM FINISHED FLOOR ELEVATION	
LOT & BLOCK	MINIMUM F.F.E.
LOT 3, BLOCK B	876.6'
LOT 4, BLOCK B	875.5'
LOT 5, BLOCK B	874.5'
LOT 6, BLOCK B	873.5'
LOT 7, BLOCK B	872.5'
LOT 8, BLOCK B	871.5'
LOT 9, BLOCK B	871.5'
LOT 10, BLOCK B	870.5'
LOT 11, BLOCK B	869.5'
LOT 12, BLOCK B	869.0'
LOT 13, BLOCK B	868.5'
LOT 14, BLOCK B	868.0'
LOT 15, BLOCK B	867.5'
LOT 16, BLOCK B	867.0'
LOT 17, BLOCK B	866.5'
LOT 18, BLOCK B	866.5'
LOT 19, BLOCK B	866.5'
LOT 20, BLOCK B	865.0'
LOT 21, BLOCK B	864.0'
LOT 22, BLOCK B	863.5'
LOT 23, BLOCK B	862.5'
LOT 24, BLOCK B	862.0'
LOT 25, BLOCK B	861.5'
LOT 26, BLOCK B	860.5'
LOT 27, BLOCK B	860.0'
LOT 28, BLOCK B	859.0'
LOT 29, BLOCK B	858.0'
LOT 30, BLOCK B	857.5'
LOT 31, BLOCK B	857.0'
LOT 32, BLOCK B	856.0'
LOT 33, BLOCK B	855.5'
LOT 34, BLOCK B	855.0'
LOT 35, BLOCK B	854.0'
LOT 36, BLOCK B	853.0'
LOT 37, BLOCK B	852.0'
LOT 38, BLOCK B	851.0'
LOT 39, BLOCK B	850.0'
LOT 40, BLOCK B	849.6'
LOT 41, BLOCK B	849.0'

LOCATION MAP

LEGAL DESCRIPTION: 36.438 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

LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1817 1/2" STEEL PIN FOUND W/ CAP MARKED 'RPLS 1817'
- F 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
- 1 BLOCK LABEL
- R.O.W. RIGHT-OF-WAY
- S.D.E. SIGHT DISTANCE EASEMENT

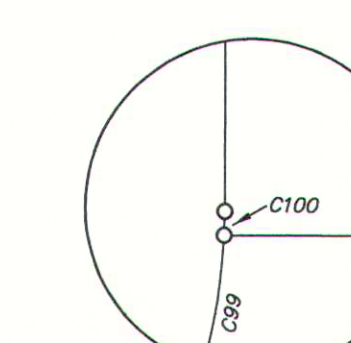
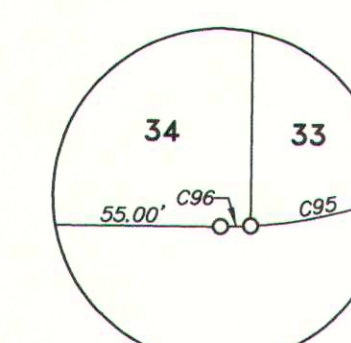
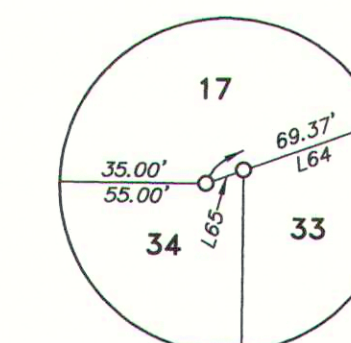
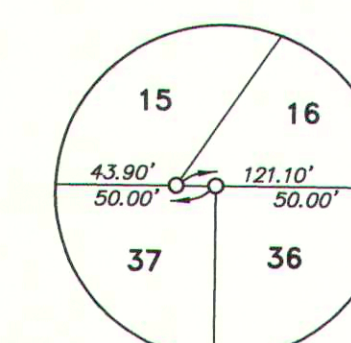
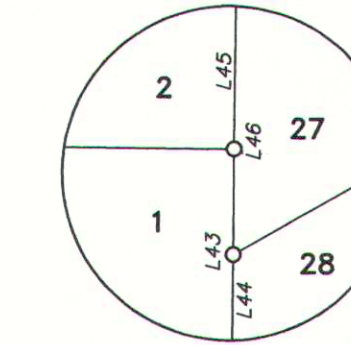
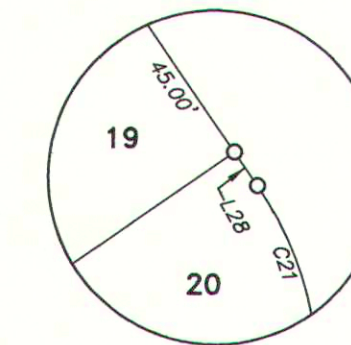
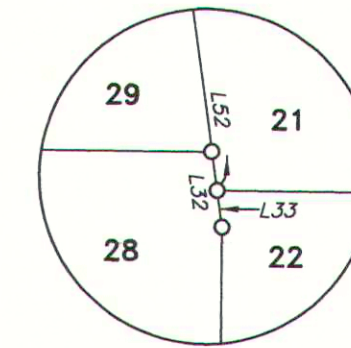
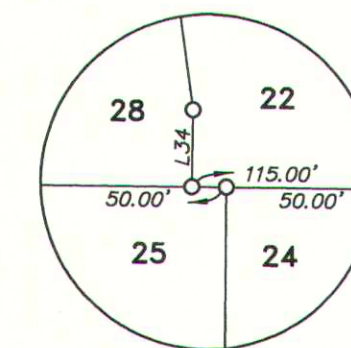
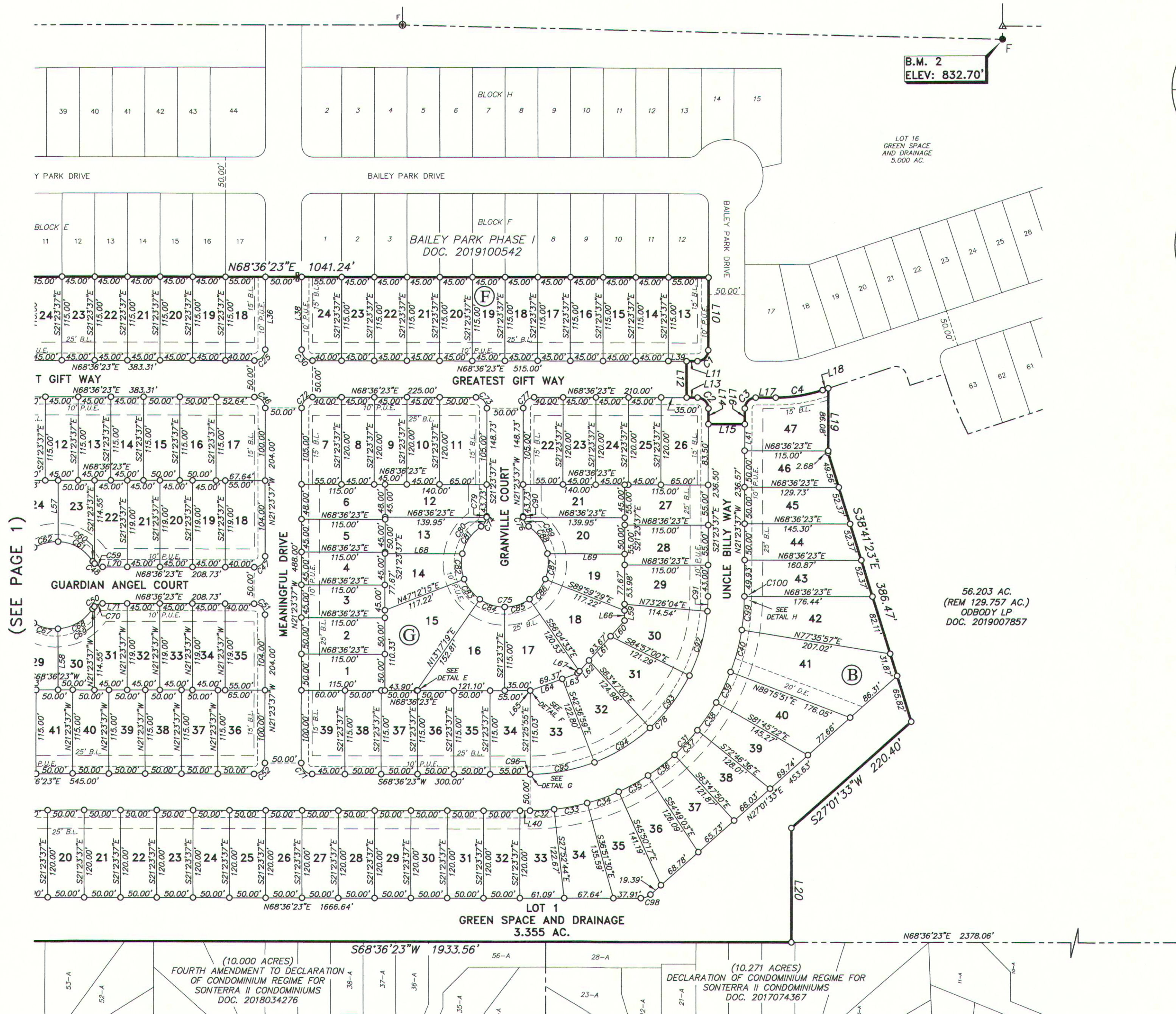
PAGE 1 OF 5

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-1 F.B.

REVISION DATE: NOVEMBER 20, 2019
SUBMITTAL DATE: JULY 15, 2019

FINAL PLAT BAILEY PARK PHASE IV



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-1 F.B.



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

FIELD NOTE DESCRIPTION OF 36.438 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 36.438 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE 1/8 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 STEEL PIN SET ON THE EAST LINE OF BAILEY PARK DRIVE AT THE SOUTHERLY MOST SOUTHEAST CORNER OF BAILEY PARK PHASE I, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2019100542, THE SAME BEING THE NORTHEAST CORNER OF SONTERRA WEST SECTION 12, PHASE 3, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER _____, THE SAME BEING THE 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, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;;

THENCE,, ALONG THE SOUTH LINE OF THE SAID BAILEY PARK PHASE I SUBDIVISION, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

- 1)N 21°45'45" W, 60.00 FEET TO A STEEL PIN SET;
- 2) N 68°36'23" E, 60.00 FEET TO A STEEL PIN SET;
- 3) N 21°23'37" W, 170.00 FEET TO A STEEL PIN SET;
- 4) N 68°36'23" E, 53.91 FEET TO A STEEL PIN SET;
- 5) N 21°45'45" W, 115.00 FEET TO A STEEL PIN SET;
- 6) N 26°27'58" W, 60.98 FEET TO A STEEL PIN SET;
- 7)N 21°45'45" W, 20.00 FEET TO A STEEL PIN SET;
- 8) N 01°09'36" E, 104.85 FEET TO A STEEL PIN SET;
- 9) N 33°29'17" E, 589.05 FEET TO A STEEL PIN SET;
- 10)N 41°58'52" E, 73.68 FEET TO A STEEL PIN SET;
- 11)N 55°52'29" E, 84.20 FEET TO A STEEL PIN SET;
- 12)N 68°36'23" E, 1041.24 FEET TO A STEEL PIN SET;
- 13)S 21°23'37" E, 100.00 FEET TO A STEEL PIN SET;
- 14)WITH A CURVE TO THE RIGHT, 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;
- 15)S 68°36'23" W, 15.00 FEET TO A STEEL PIN SET;
- 16)S 21°23'37" E, 50.00 FEET TO A STEEL PIN SET;
- 17)N 68°36'23" E, 15.00 FEET TO A STEEL PIN SET;
- 18)WITH A CURVE TO THE RIGHT, 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 66°23'37" E, 21.21 FEET TO A STEEL PIN SET;
- 19)S 21°23'37" E, 21.50 FEET TO A STEEL PIN SET;
- 20) N 68°36'23" E, 50.00 FEET TO A STEEL PIN SET;
- 21)N 21°23'37" W, 21.50 FEET TO A STEEL PIN SET;
- 22) WITH A CURVE TO THE RIGHT, 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;
- 23) N 68°36'23" E, 27.69 FEET TO A STEEL PIN SET;
- 24) WITH A CURVE TO THE LEFT, 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 N 59°26'04" E, 65.35 FEET TO A STEEL PIN SET;
- 25) N 50°15'46" E, 8.21 FEET TO A STEEL PIN SET;

THENCE, ALONG THE EAST LINE OF THE SAID 36.438 ACRE SONWEST CO. TRACT, THE SAME BEING THE WEST LINE OF THE REMAINDER PORTION 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, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1)S 21°23'37" E, 88.76 FEET TO A STEEL PIN SET;
- 2) S 38°41'23" E, 386.47 FEET TO A STEEL PIN SET;
- 3) S 27°01'33" W, 220.40 FEET TO A STEEL PIN SET;
- 4) S 21°23'37" E, 156.98 FEET TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF THE SAID 36.438 ACRE SONWEST CO. TRACT, FROM WHICH A 1/8 INCH DIAMETER STEEL PIN FOUND AT THE SOUTHEAST CORNER OF THE SAID 129.757 ACRE ODBODY LP TRACT BEARS N 68°36'23" E, 2378.06 FEET;

THENCE, S 68°36'23" W, A DISTANCE OF 1933.56 FEET TO THE PLACE OF BEGINNING, CONTAINING 36.438 ACRES OF LAND, MORE OR LESS.

FINAL PLAT BAILEY PARK PHASE IV

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	S23°36'23"W	21.21'
C2	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C3	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C4	18°20'37"	205.00'	65.63'	N59°26'04"E	65.35'
C5	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C6	57°08'50"	16.50'	16.46'	N49°58'02"W	15.78'
C7	294°17'39"	60.00'	308.18'	N68°36'23"E	65.10'
C8	57°08'50"	16.50'	16.46'	S07°10'48"W	15.78'
C9	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C10	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C11	35°07'06"	175.00'	107.26'	N38°57'10"W	105.59'
C12	37°40'33"	60.00'	39.45'	N59°42'10"W	38.75'
C13	40°04'33"	60.00'	41.97'	N20°49'37"W	41.12'
C14	34°16'47"	60.00'	35.90'	N16°21'03"E	35.36'
C15	34°16'47"	60.00'	35.90'	N50°37'50"E	35.36'
C16	34°16'47"	60.00'	35.90'	N84°54'38"E	35.36'
C17	35°53'06"	60.00'	37.58'	S60°00'26"E	36.97'
C18	40°08'31"	60.00'	42.04'	S21°59'37"E	41.18'
C19	37°40'33"	60.00'	39.45'	S16°54'56"W	38.75'
C20	3°59'49"	175.00'	12.21'	N23°23'32"W	12.21'
C21	31°07'17"	175.00'	95.05'	N40°57'05"W	93.89'
C22	90°00'00"	15.00'	23.56'	N78°29'17"E	21.21'
C24	35°07'06"	225.00'	137.91'	N51°02'50"E	135.76'
C25	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C26	3°01'09"	225.00'	11.86'	N34°59'52"E	11.86'
C27	12°24'21"	225.00'	48.72'	N42°42'37"E	48.62'
C28	14°09'43"	225.00'	55.61'	N55°59'38"E	55.47'
C29	5°31'53"	225.00'	21.72'	N65°50'26"E	21.71'
C30	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C31	90°00'00"	295.00'	463.38'	N23°36'23"E	417.19'
C32	6°29'07"	295.00'	33.39'	N65°21'49"E	33.37'
C33	8°58'46"	295.00'	46.23'	N57°37'53"E	46.19'
C34	8°58'46"	295.00'	46.23'	N48°39'06"E	46.19'
C35	8°58'46"	295.00'	46.23'	N39°40'20"E	46.19'
C36	8°58'46"	295.00'	46.23'	N30°41'34"E	46.19'
C37	8°58'46"	295.00'	46.23'	N21°42'47"E	46.19'
C38	8°58'46"	295.00'	46.23'	N12°44'01"E	46.19'
C39	8°58'46"	295.00'	46.23'	N03°45'14"E	46.19'
C40	11°39'55"	295.00'	60.06'	N06°34'06"W	59.96'
C42	90°00'00"	15.00'	23.56'	N66°23'37"W	21.21'
C43	35°07'06"	225.00'	137.91'	N38°57'10"W	135.76'
C44	90°00'00"	15.00'	23.56'	N11°30'43"W	21.21'
C45	35°07'06"	175.00'	107.26'	N51°02'50"E	105.59'
C46	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C47	90°00'00"	15.00'	23.56'	S23°36'23"W	21.21'
C48	57°08'50"	16.50'	16.46'	N82°49'12"W	15.78'
C49	294°17'39"	60.00'	308.18'	S21°23'37"E	65.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°36'23"E	53.91'
L2	N21°45'45"W	115.00'
L3	N26°27'58"W	60.98'
L4	N21°45'45"W	20.00'
L5	N01°09'36"E	104.85'
L6	N41°58'52"E	73.68'
L9	N55°52'29"E	84.20'
L10	S21°23'37"E	100.00'
L11	S68°36'23"W	15.00'
L12	S21°23'37"E	50.00'
L13	N68°36'23"E	15.00'
L14	S21°23'37"E	21.50'
L15	N68°36'23"E	50.00'
L16	N21°23'37"W	21.50'
L17	N68°36'23"E	27.69'
L18	N50°15'46"E	8.21'
L19	S21°23'37"E	88.76'
L20	S21°23'37"E	156.98'
L21	N21°45'45"W	60.00'
L22	N68°36'23"E	60.00'
L23	N21°23'37"W	170.00'
L24	N21°23'37"W	105.73'
L25	S21°23'37"E	105.73'
L26	N21°23'37"W	5.73'
L27	S21°23'37"E	5.73'
L28	N56°30'43"W	1.29'
L29	S21°45'45"E	20.00'
L30	S26°27'58"E	10.78'
L31	S56°30'43"E	14.74'
L32	S29°40'54"E	10.11'
L33	S29°40'54"E	5.05'
L34	S21°23'37"E	40.00'
L35	S56°30'43"E	100.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L36	N21°23'37"W	100.00'
L37	N68°36'23"E	28.31'
L38	S21°23'37"E	100.00'
L39	N68°36'23"E	25.00'
L40	N68°36'23"E	13.92'
L41	N21°23'37"W	36.57'
L42	S56°30'43"E	46.29'
L43	N21°23'37"W	45.00'
L44	N21°23'37"W	44.69'
L45	N21°23'37"W	45.00'
L46	N21°23'37"W	57.60'
L47	N21°23'37"W	12.29'
L48	N27°23'11"W	41.94'
L49	N25°12'44"W	9.35'
L50	N25°12'44"W	106.15'
L51	N25°12'44"W	96.80'
L52	N29°40'54"W	43.67'

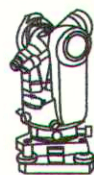
LINE TABLE		
LINE	BEARING	DISTANCE
L53	N29°40'54"W	32.21'
L54	S68°36'23"W	24.66'
L55	S33°29'17"W	15.99'
L56	N68°36'23"E	5.67"
L57	S21°23'37"E	84.07'
L58	N21°23'37"W	84.07'
L59	S21°23'37"E	22.50'
L60	S20°16'30"W	28.93'
L61	S20°16'30"W	44.91'
L62	S20°16'30"W	23.63'
L63	S48°37'35"W	22.30'
L64	S48°37'35"W	46.98'
L65	S48°37'35"W	0.09'
L66	S21°23'37"E	13.81'
L67	S20°16'30"W	3.80'
L68	N68°36'23"E	106.43'
L69	N68°36'23"E	106.43'
L70	N68°36'23"E	33.73'
L71	N68°36'23"E	33.73'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C50	57°08'50"	16.50'	16.46'	N40°01'58"E	15.78'
C51	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C52	90°00'00"	15.00'	23.56'	S23°36'23"W	21.21'
C53	1°23'53"	225.00'	5.49'	N22°05'34"W	5.49'
C54	10°12'37"	225.00'	40.10'	N27°53'49"W	40.04'
C55	9°42'00"	225.00'	38.09'	N37°51'08"W	38.05'
C56	13°48'35"	225.00'	54.23'	N49°36'25"W	54.10'
C57	2°51'26"	175.00'	8.73'	N34°55'00"E	8.73'
C58	32°15'40"	175.00'	98.54'	N52°28'33"E	97.24'
C59	43°03'58"	16.50'	12.40'	N89°51'38"W	12.11'
C60	14°04'51"	16.50'	4.06'	N61°17'13"W	4.04'
C61	54°16'58"	60.00'	56.84'	N81°23'17"W	54.74'
C62	32°51'47"	60.00'	34.41'	S55°02'20"W	33.94'
C63	30°00'02"	60.00'	31.42'	S23°36'26"W	31.06'
C64	30°00'02"	60.00'	31.42'	S06°23'36"E	31.06'
C65	30°00'02"	60.00'	31.42'	S36°23'38"E	31.06'
C66	30°00'02"	60.00'	31.42'	S66°23°40"E	31.06'
C67	32°51'47"	60.00'	34.41'	N82°10'25"E	33.94'
C68	54°16'58"	60.00'	56.84'	N38°36'02"E	54.74'
C69	14°04'51"	16.50'	4.06'	N18°29'59"E	4.04'
C70	43°03'58"	16.50'	12.40'	N47°04'24"E	12.11'
C71	90°00'00"	15.00'	23.56'	N66°23'37"W	21.21'
C72	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C73	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C74	57°08'50"	16.50'	16.46'	S07°10'48"W	15.78'
C75	294°17'39"	60.00'	308.18'	N68°36'23"E	65.10'
C76	57°08'50"	16.50'	16.46'	N49°58'02"W	15.78'
C77	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C78	90°00'00"	245.00'	384.85'	S23°36'23"W	346.48'
C79	4°23'50"	16.50'	1.27'	S19°11'42"E	1.27'
C80	52°45'00"	16.50'	15.19'	S09°22'43"W	14.66'
C81	44°38'02"	60.00'	46.74'	S13°26'12"W	45.57'
C82	33°54'56"	60.00'	35.52'	S25°50'17"E	35.00'
C83	33°54'56"	60.00'	35.52'	S59°45'13"E	35.00'
C84	34°40'56"	60.00'	36.32'	N85°56'51"E	35.77'
C85	34°40'56"	60.00'	36.32'	N51°15'55"E	35.77'
C86	33°54'56"	60.00'	35.52'	N16°57'59"E	35.00'
C87	33°54'56"	60.00'	35.52'	N16°56'57"W	35.00'
C88	44°38'02"	60.00'	46.74'	N56°13'26"W	45.57'
C89	52°45'00"	16.50'	15.19'	N52°09'57"W	14.66'
C90	4°23'50"	16.50'	1.27'	N23°35'32"W	1.27'
C91	4°49'42"	245.00'	20.65'	S18°58'46"E	20.64'
C92	21°36'55"	245.00'	92.43'	S05°45'28"E	91.88'
C93	21°10'01"	245.00'	90.51'	S15°38'00"W	90.00'
C94	21°10'01"	245.00'	90.51'	S36°48'00"W	90.00'
C95	21°11'05"	245.00'	90.59'	S57°58'33"W	90.07'
C96	0°02'18"	245.00'	0.16'	S68°35'14"W	0.16'
C98	41°34'50"	20.00'	14.51'	N47°48'58"E	14.20'
C99	8°58'42"	295.00'	46.23'	N16°53'25"W	46.18'
C100	0°00'52"	295.05'	0.07'	N21°23'11"W	0.07'

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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-1 F.B.

FINAL PLAT BAILEY PARK PHASE IV

NOTES:

1) IN ORDER TO PROMOTE POSITIVE DRAINAGE AWAY FROM A STRUCTURE, FINISHED FLOOR ELEVATIONS SHOULD BE 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 ENCROACHED 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) 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.

19) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE FOR PUBLIC UTILITIES.

20) ALL SIDEWALKS ARE TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.

21) 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.

22) 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.

23) 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.

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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-1 F.B.

FINAL PLAT BAILEY PARK PHASE IV

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 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 "BAILEY PARK PHASE IV"

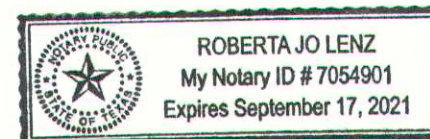
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 9th DAY OF December, 2019.

[Signature]
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 December, 2019, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 9/17/2021



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.

[Signature] 11-20-2019
TIMOTHY A. LENZ DATE
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.

[Signature] 12-9-19
SCOTT J. FOSTER, P.E. DATE
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 11th DAY OF December, 2019, A.D.

[Signature] Teresa Baker
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.

[Signature] DATE
BILL GRAVELL Jr. 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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