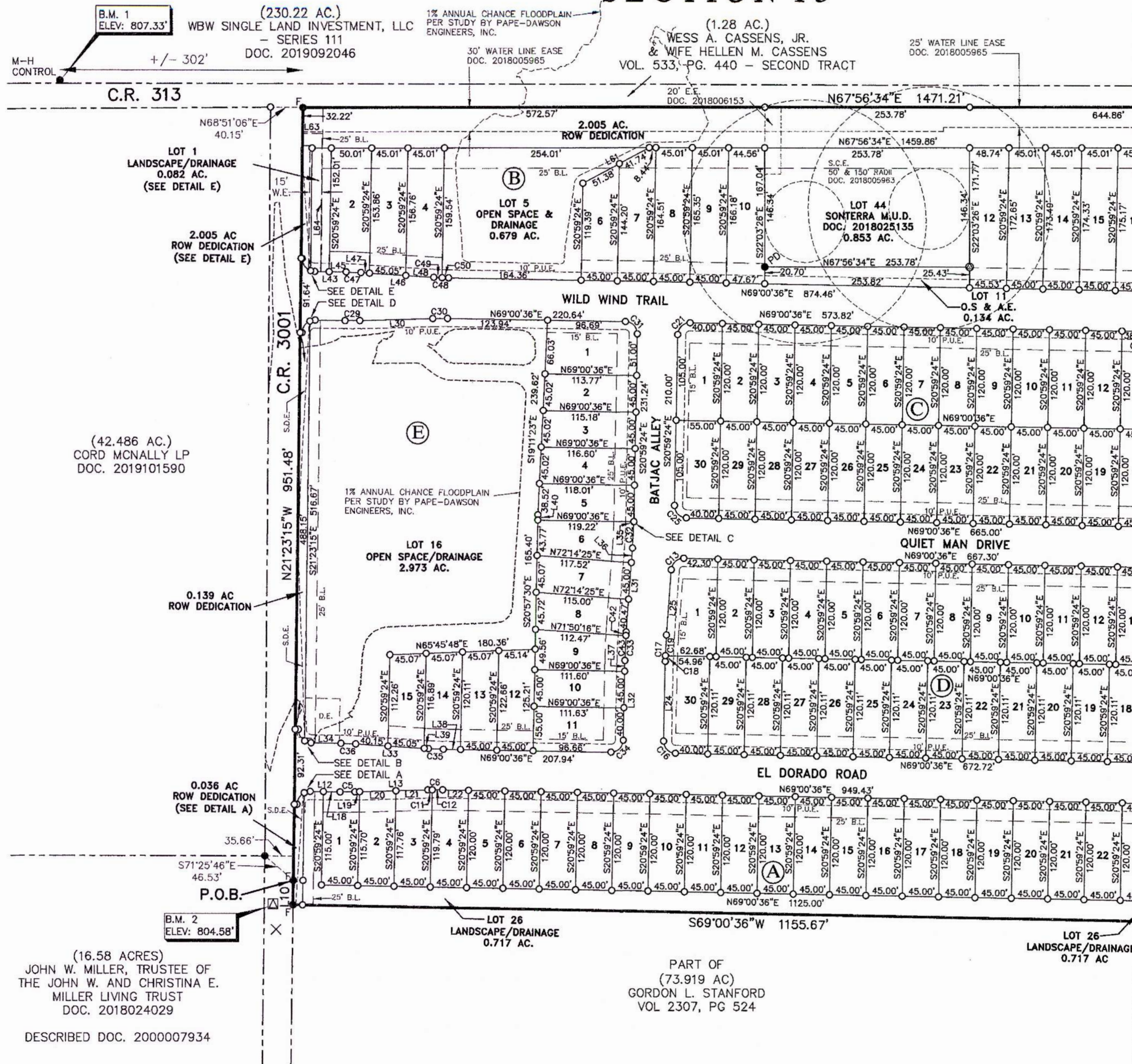


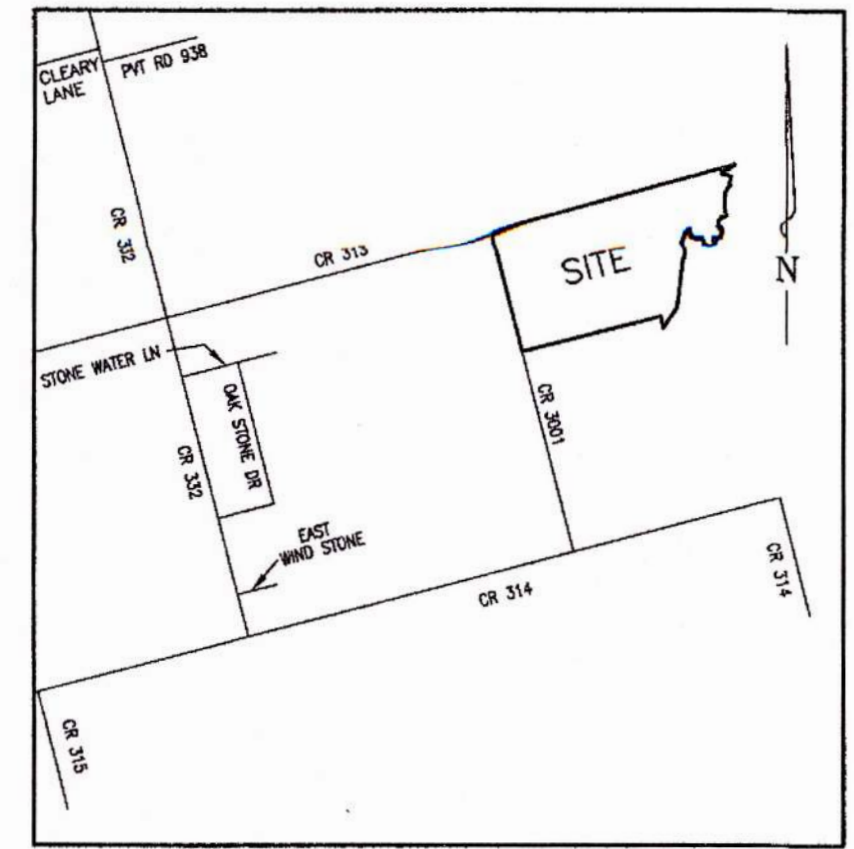
FINAL PLAT SONTERRA SECTION 13



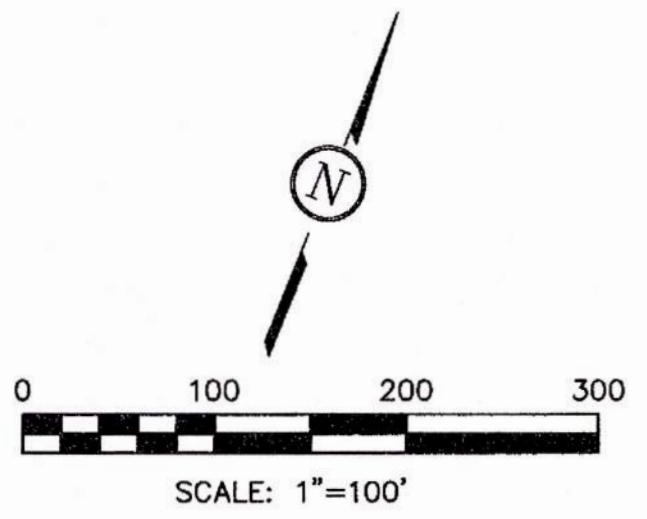
- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" STEEL PIN FOUND (UNLESS NOTED)
 - F ● 1/2" STEEL PIN FOUND W/ CAP MARKED 'FOREST'
 - PD ● 1/2" STEEL PIN FOUND W/ CAP MARKED 'PAPE-DAWSON'
 - ⊗ MAG NAIL SET W/ WASHER MARKED 'LENZ & ASSOC.'
 - 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
 - PIPE FOUND
 - ▲ 60d NAIL FOUND AT FENCE CORNER
 - ▲ 60d NAIL SET W/ WASHER MARKED 'LENZ & ASSOC.'
 - △ COMPUTED POINT
 - ⊙ SPINDLE FOUND
 - ⊙ SPINDLE SET
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - F/C/O FENCE CORNER POST
 - O.S. OPEN SPACE
 - A.E. ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - W.E. WATERLINE EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
 - S.C.E. SANITARY CONTROL EASEMENT
 - E.E. ELECTRIC EASEMENT
 - B.L. BUILDING LINE
 - (BRG.-DIST.) RECORD CALL
 - ① BLOCK LABEL
 - R.O.W. RIGHT-OF-WAY
 - L.S.E. LANDSCAPE EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT

LOT & BLOCK	MINIMUM F.F.E.
LOT 25, BLOCK A	782.50'
LOT 2, BLOCK B	796.50'
LOT 3, BLOCK B	796.00'
LOT 4, BLOCK B	796.00'
LOT 6, BLOCK B	796.00'
LOT 7, BLOCK B	796.00'
LOT 8, BLOCK B	796.00'
LOT 9, BLOCK B	796.00'
LOT 28, BLOCK B	765.50'
LOT 29, BLOCK B	770.00'
LOT 30, BLOCK B	770.00'
LOT 31, BLOCK B	771.00'
LOT 32, BLOCK B	773.75'
LOT 33, BLOCK B	776.00'
LOT 39, BLOCK B	778.50'
LOT 40, BLOCK B	781.00'
LOT 41, BLOCK B	781.00'
LOT 42, BLOCK B	781.00'
LOT 1, BLOCK E	796.00'
LOT 2, BLOCK E	796.00'
LOT 3, BLOCK E	796.00'
LOT 4, BLOCK E	796.00'
LOT 5, BLOCK E	796.00'
LOT 6, BLOCK E	796.00'
LOT 7, BLOCK E	796.00'
LOT 8, BLOCK E	796.00'
LOT 9, BLOCK E	796.00'
LOT 10, BLOCK E	796.00'
LOT 11, BLOCK E	796.00'
LOT 12, BLOCK E	796.00'
LOT 13, BLOCK E	796.00'
LOT 14, BLOCK E	796.50'
LOT 15, BLOCK E	796.50'

MATCHLINE - SEE PAGE 2



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:
37.285 ACRES OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT NO. A-580, WILLIAMSON COUNTY, TEXAS

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

SONTERRA MUNICIPAL UTILITY DISTRICT
C/O ARMBRUST AND BROWN, PLLC
100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701

ENGINEER:
MICHAEL S. FISHER, P.E.
PAPE-DAWSON ENGINEERS, INC.
FIRM NO. 470
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 454-8711

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

PAGE 1 OF 6

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
4150 FRIEDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
SURVEY #: 2019-0966 F.B.

LOT SUMMARY:
SINGLE FAMILY LOTS - 138
OPEN SPACE/DRAINAGE LOTS - 3
LANDSCAPE/DRAINAGE LOTS - 2
OPEN SPACE LOTS - 1
R.O.W. DEDICATION - 3
MUNICIPAL UTILITY DISTRICT LOTS - 1
TOTAL LOTS - 148

BUILDING SETBACKS:
FRONT STREET 25'
SIDE STREET 15'
REAR 10'
SIDE 5'

STREET DATA					
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY
BATJAC ALLEY	580 LF	50'	30' LOG - LOG	25 MPH	PUBLIC
EL DORADO ROAD	1213 LF	50'	30' LOG - LOG	25 MPH	PUBLIC
OLD CALIFORNIA LANE	540 LF	50'	30' LOG - LOG	25 MPH	PUBLIC
QUIET MAN DRIVE	745 LF	50'	37' LOG - LOG	35 MPH	PUBLIC
WILD WIND COVE	347 LF	50'	30' LOG - LOG	25 MPH	PUBLIC
WILD WIND COVE	1189 LF	50'	30' LOG - LOG	25 MPH	PUBLIC
TOTAL	4614 LF				

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE. DISTANCES ARE SURFACE. SURFACE TO GRID COMBINED SCALE FACTOR 0.99988

ELEVATIONS ARE NAVD88 (GEOID 12A)

SITE BENCHMARK #1 - STEEL PIN FOUND WITH CAP MARKED M-H CONTROL, NORTH SIDE C.R. 313, +/- 302' WEST OF N.W. CORNER OF SUBDIVISION, +/- 4' NORTH OF NORTH R.O.W.
ELEV: 807.33'

SITE BENCHMARK #2 - 60d NAIL SET WITH WASHER MARKED 'LENZ & ASSOC.', +/- 24' WEST OF THE S.W. CORNER OF SUBDIVISION
ELEV: 804.58'

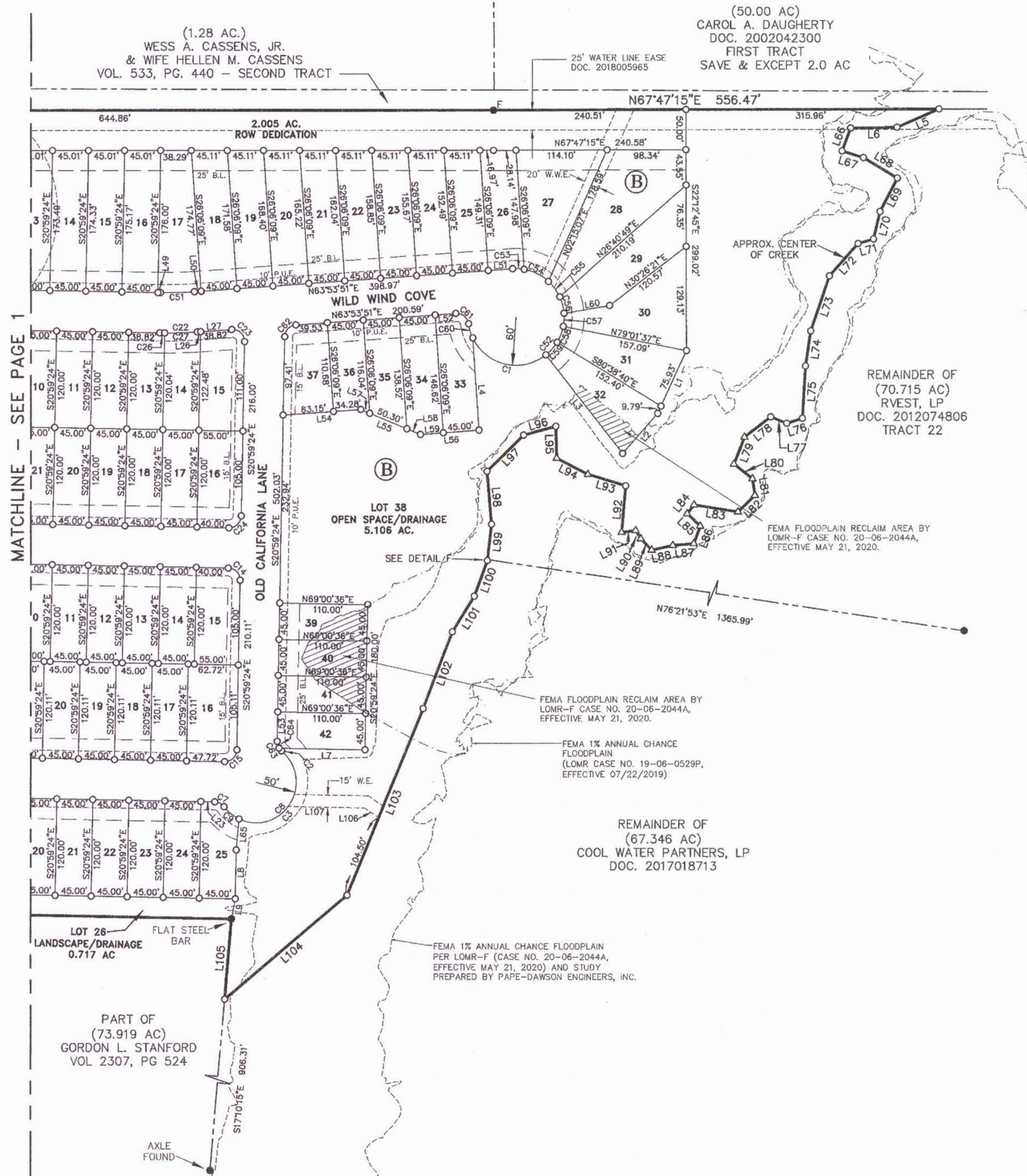
ELEVATIONS (NAVD88, GEOID 12A)

SUBMITTAL DATE: FEBRUARY 14, 2020

FINAL PLAT SONTERRA SECTION 13

(50.00 AC)
CAROL A. DAUGHERTY
DOC. 2002042300
FIRST TRACT
SAVE & EXCEPT 2.0 AC

(1.28 AC.)
WESS A. CASSENS, JR.
& WIFE HELLEN M. CASSENS
VOL. 533, PG. 440 - SECOND TRACT



FINAL PLAT SONTERRA SECTION 13

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	102°52'41"	60.00'	107.73'	S81°07'23"W
C2	18°21'12"	15.00'	4.80'	S63°50'00"E
C3	166°15'49"	50.00'	145.09'	S10°07'18"W
C4	90°39'30"	16.00'	25.32'	N23°40'51"E
C5	2°37'52"	400.00'	18.37'	N67°41'41"E
C6	2°37'52"	400.00'	18.37'	N67°41'41"E
C7	52°01'12"	15.00'	13.62'	S84°58'47"E
C8	194°02'25"	50.00'	169.33'	N24°00'36"E
C9	27°46'36"	50.00'	24.24'	N72°51'29"W
C10	27°46'31"	16.00'	7.76'	N55°07'21"E
C11	0°47'26"	400.00'	5.52'	N66°46'28"E
C12	1°50'26"	400.00'	12.85'	N68°05'23"E
C13	86°46'11"	15.00'	22.72'	N25°37'31"E
C14	90°00'00"	15.00'	23.56'	S65°59'24"E
C15	90°00'00"	15.00'	23.56'	S24°00'36"W
C16	90°00'00"	15.00'	23.56'	N65°59'24"W
C17	3°13'49"	575.00'	32.42'	N19°22'29"W
C18	0°41'28"	575.00'	6.94'	N20°38'40"W
C19	2°32'21"	575.00'	25.48'	N19°01'45"W
C20	62°52'59"	16.00'	17.56'	S09°47'36"W
C21	90°00'00"	15.00'	23.56'	N24°00'36"E
C22	5°06'45"	525.00'	46.85'	N66°27'14"E
C23	95°06'45"	15.00'	24.90'	S68°32'46"E
C24	90°00'00"	15.00'	23.56'	S24°00'36"W
C25	90°00'00"	15.00'	23.56'	N65°59'24"W
C26	0°40'27"	525.00'	6.18'	N68°40'23"E
C27	4°26'18"	525.00'	40.67'	N66°07'00"E
C28	89°29'39"	16.00'	24.99'	N24°15'47"E
C29	2°37'52"	400.00'	18.37'	N67°41'41"E
C30	2°37'52"	400.00'	18.37'	N67°41'41"E
C31	90°00'00"	15.00'	23.56'	S65°59'24"E
C32	3°13'49"	575.00'	32.42'	S19°22'29"E
C33	3°13'49"	625.00'	35.24'	S19°22'29"E
C34	90°00'00"	15.00'	23.56'	N24°00'36"E
C35	2°37'52"	400.00'	18.37'	S70°19'32"W
C36	2°37'52"	400.00'	18.37'	S70°19'32"W
C37	90°27'15"	16.00'	25.26'	N65°45'46"W
C38	65°36'44"	16.00'	18.32'	N12°19'19"E
C39	23°52'55"	16.00'	6.67'	N57°04'09"E
C40	29°35'09"	16.00'	8.26'	S83°48'11"W
C41	60°52'06"	16.00'	17.00'	N50°58'11"W
C42	0°24'09"	625.00'	4.39'	S17°57'39"E
C43	2°49'40"	625.00'	30.85'	S19°34'34"E
C44	89°09'57"	16.00'	24.90'	S66°24'25"E
C45	71°07'47"	16.00'	19.88'	S57°23'20"E
C46	18°02'10"	16.00'	5.04'	N78°01'42"E
C47	2°37'52"	400.00'	18.37'	N70°19'32"E
C48	2°37'52"	400.00'	18.37'	N70°19'32"E
C49	1°28'38"	400.00'	10.31'	N70°54'09"E
C50	1°09'14"	400.00'	8.06'	N69°35'13"E
C51	5°06'45"	475.00'	42.38'	N66°27'14"E
C52	266°10'45"	60.00'	278.74'	S16°59'08"W
C53	13°59'44"	60.00'	14.66'	N70°53'37"E
C54	32°30'53"	60.00'	34.05'	S85°51'04"E
C55	22°47'10"	60.00'	23.86'	S58°12'02"E
C56	20°17'11"	60.00'	21.24'	S36°39'52"E
C57	15°32'54"	60.00'	16.28'	S18°44'50"E
C58	20°19'43"	60.00'	21.29'	S00°48'32"E
C59	20°19'43"	60.00'	21.29'	S19°31'11"W
C60	17°30'47"	60.00'	18.34'	N38°40'53"W
C61	86°10'39"	15.00'	22.56'	N73°00'49"W
C62	84°53'15"	15.00'	22.22'	S21°27'14"W
C63	52°01'12"	15.00'	13.62'	S47°00'00"E
C64	33°40'00"	15.00'	8.81'	S37°49'24"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°40'50"W	85.73'
L2	S19°25'15"W	66.12'
L3	N60°18'58"W	155.39'
L4	S26°06'09"E	114.76'
L5	S44°34'20"W	57.16'
L6	S66°57'10"W	57.78'
L7	S69°00'36"W	107.48'
L8	S20°59'24"E	60.92'
L9	S11°26'03"E	25.25'
L10	N21°16'16"W	29.90'
L11	N68°36'45"E	3.32'
L12	N69°00'36"E	36.97'
L13	N66°22'45"E	90.55'
L14	S21°23'15"E	108.09'
L15	S21°16'16"E	29.97'
L16	S69°00'36"W	12.00'
L17	N69°00'36"E	16.31'
L18	N69°00'36"E	20.67'
L19	N66°22'45"E	5.98'
L20	N66°22'45"E	45.05'
L21	N66°22'45"E	39.53'
L22	N69°00'36"E	32.15'
L23	N69°00'36"E	17.28'
L24	N20°59'24"W	98.17'
L25	N17°45'35"W	80.51'
L26	N63°53'51"E	4.41'
L27	N63°53'51"E	43.23'
L28	N68°36'45"E	2.38'
L29	N69°00'36"E	37.01'
L30	N66°22'45"E	90.55'
L31	S17°45'35"E	103.24'
L32	S20°59'24"E	96.67'
L33	S71°38'28"W	90.55'
L34	S69°00'36"W	36.97'
L35	S20°59'24"E	0.24'
L36	S17°45'35"E	17.77'
L37	S20°59'24"E	13.17'
L38	N69°00'36"E	21.29'
L39	N71°38'28"E	5.36'
L40	S20°57'30"E	6.50'
L41	N68°36'45"E	1.06'
L42	N21°21'57"W	93.80'
L43	N69°00'36"E	38.96'
L44	N69°00'36"E	18.09'
L45	N69°00'36"E	20.87'
L46	N71°38'28"E	90.55'
L47	N71°38'28"E	10.78'
L48	N71°38'28"E	34.73'
L49	N69°00'36"E	3.08'
L50	N63°53'51"E	8.48'
L51	N63°53'51"E	30.49'
L52	N63°53'51"E	26.05'
L53	S20°59'24"E	38.68'
L54	N63°53'51"E	97.43'
L55	S89°33'17"E	80.47'
L56	N63°51'09"E	73.74'
L57	S89°33'17"E	11.98'
L58	S89°33'17"E	18.18'
L59	N63°51'09"E	28.74'
L60	N58°41'55"E	57.97'
L61	N40°08'38"E	93.13'
L62	N68°36'45"E	4.00'
L63	N67°45'27"E	24.50'
L64	S21°23'15"E	182.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S66°57'10"W	57.78'
L66	S01°17'57"E	30.49'
L67	N85°19'35"E	27.89'
L68	S81°11'38"E	49.44'
L69	S05°33'29"W	46.79'
L70	S08°48'56"E	34.97'
L71	S51°48'32"W	20.18'
L72	S19°36'31"W	53.73'
L73	S03°07'19"E	71.99'
L74	S13°48'57"E	44.26'
L75	S18°34'49"E	64.68'
L76	S49°54'02"W	20.65'
L77	N89°31'52"W	21.56'
L78	S30°36'02"W	41.38'
L79	S00°45'56"E	36.06'
L80	S73°55'51"E	29.41'
L81	S30°18'25"E	20.77'
L82	S23°41'20"W	29.31'
L83	S76°56'08"W	55.51'
L84	S15°46'04"W	14.06'
L85	S68°42'30"E	22.53'
L86	S01°42'29"E	23.13'
L87	S62°53'08"W	26.31'
L88	S55°28'43"W	26.98'
L89	N66°02'58"W	19.38'
L90	N54°25'19"W	12.17'
L91	S60°31'43"W	17.62'
L92	N17°08'30"W	58.03'
L93	S84°39'57"W	49.42'
L94	N84°49'42"W	44.08'
L95	N23°35'20"W	39.37'
L96	S53°02'03"W	41.53'
L97	S23°33'14"W	64.24'
L98	S27°09'40"E	65.72'
L99	S15°35'58"E	45.50'
L100	S01°38'53"E	47.19'
L101	S09°57'56"W	51.85'
L102	S01°03'45"E	102.11'
L103	S00°14'08"W	250.19'
L104	S27°49'40"W	199.97'
L105	N17°10'15"W	99.97'
L106	N78°26'02"W	21.49'
L107	S69°00'36"W	95.13'

PAGE 3 OF 6

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00



COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREIDRICH LANE, SUITE A1

AUSTIN, TEXAS 78744

SURVEY #: 2019-0966

F.B.

FINAL PLAT SONTERRA SECTION 13

FIELD NOTE DESCRIPTION
37.285 ACRES
G. SCHNEIDER SURVEY, A-580
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 37.285 ACRES OF LAND OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 32.994 ACRE TRACT AND 3.147 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020059326 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALONG WITH ALL OF THAT CERTAIN 1.144 ACRE TRACT DESCRIBED IN A DEED TO SONTERRA MUNICIPAL UTILITY DISTRICT RECORDED IN DOCUMENT NUMBER 2018025135 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 37.285 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 ½ INCH DIAMETER STEEL PIN FOUND MARKED FOREST ON THE EAST LINE OF COUNTY ROAD 3001 AT THE SOUTHWEST CORNER OF THE SAID 32.994 ACRE SONWEST CO. TRACT, THE SAME BEING THE WESTERLY MOST NORTHWEST CORNER OF THE SAID 3.147 ACRE SONWEST CO. TRACT;

THENCE, N 21°23'15" W, A DISTANCE OF 951.48 FEET ALONG THE EAST LINE OF COUNTY ROAD 3001 TO A ½ INCH DIAMETER STEEL PIN FOUND MARKED FOREST AT THE NORTHWEST CORNER OF THE SAID 32.994 ACRE SONWEST CO. TRACT;

THENCE, N 67°56'34" E, ALONG THE SOUTH LINE OF THAT CERTAIN 1.28 ACRE TRACT CALLED SECOND TRACT IN A DEED TO WESS A. CASSENS, JR. AND WIFE, HELLEN M. CASSENS RECORDED IN VOLUME 533, PAGE 440 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AT 572.57 FEET PASSING A STEEL PIN SET AT THE NORTHWEST CORNER OF THE SAID 1.144 ACRE SONTERRA MUNICIPAL UTILITY DISTRICT TRACT AND EXTERIOR CORNER OF THE SAID 32.994 ACRE SONWEST CO. TRACT, AT 826.35 FEET PASSING A STEEL PIN SET AT THE NORTHEAST CORNER OF THE SAID 1.144 ACRE SONTERRA MUNICIPAL UTILITY DISTRICT TRACT AND EXTERIOR CORNER OF THE SAID 32.994 ACRE SONWEST CO. TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1471.21 FEET TO A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST;

THENCE, N 67°47'15" E, A DISTANCE OF 556.47 FEET, CONTINUING ALONG THE NORTH LINE OF THE SAID 32.994 ACRE SONWEST CO. TRACT AND SOUTH LINE OF THE SAID 1.28 ACRE CASSENS TRACT, TO A STEEL PIN SET AT THE NORTHEAST CORNER OF THE SAID 32.994 ACRE SONWEST CO. TRACT;

THENCE, WITH THE EAST LINE OF THE SAID 32.994 ACRE AND 3.147 ACRE SONWEST CO. TRACTS ALONG THE GENERAL LOCATION OF THE CENTERLINE OF CREEK, THE FOLLOWING THIRTY-NINE (39) COURSES AND DISTANCES:

- 1) S 44°34'20" W, 57.16 FEET TO A STEEL PIN SET;
- 2) S 66°57'10" W, 57.78 FEET TO A STEEL PIN SET;
- 3) S 01°17'57" E, 30.49 FEET TO A STEEL PIN SET;
- 4) N 85°19'35" E, 27.89 FEET TO A STEEL PIN SET;
- 5) S 81°11'38" E, 49.44 FEET TO A STEEL PIN SET;
- 6) S 05°33'29" W, 46.79 FEET TO A STEEL PIN SET;
- 7) S 08°48'56" E, 34.97 FEET TO A STEEL PIN SET;
- 8) S 51°48'32" W, 20.18 FEET TO A STEEL PIN SET;
- 9) S 19°36'31" W, 53.73 FEET TO A STEEL PIN SET;
- 10) S 03°07'19" E, 71.99 FEET TO A STEEL PIN SET;
- 11) S 13°48'57" E, 44.26 FEET TO A STEEL PIN SET;
- 12) S 18°34'49" E, 64.68 FEET TO A STEEL PIN SET;
- 13) S 49°54'02" W, 20.65 FEET TO A STEEL PIN SET;
- 14) N 89°31'52" W, 21.56 FEET TO A STEEL PIN SET;
- 15) S 30°36'02" W, 41.38 FEET TO A COMPUTED POINT IN WATER;
- 16) S 0°45'56" E, 36.06 FEET TO A COMPUTED POINT IN WATER;

- 17) S 73°55'51" E, 29.41 FEET TO A COMPUTED POINT IN WATER;
- 18) S 30°18'25" E, 20.77 FEET TO A COMPUTED POINT IN WATER;
- 19) S 23°41'20" W, 29.31 FEET TO A COMPUTED POINT IN WATER;
- 20) S 76°56'08" W, 55.51 FEET TO A COMPUTED POINT IN WATER;
- 21) S 15°46'04" W, 14.06 FEET TO A COMPUTED POINT IN WATER;
- 22) S 68°42'30" E, 22.53 FEET TO A COMPUTED POINT IN WATER;
- 23) S 01°42'29" E, 23.13 FEET TO A COMPUTED POINT IN WATER;
- 24) S 62°53'08" W, 26.31 FEET TO A COMPUTED POINT IN WATER;
- 25) S 55°28'43" W, 26.98 FEET TO A COMPUTED POINT IN WATER;
- 26) N 66°02'58" W, 19.38 FEET TO A COMPUTED POINT IN WATER;
- 27) N 54°25'19" W, 12.17 FEET TO A COMPUTED POINT IN WATER;
- 28) S 60°31'43" W, 17.62 FEET TO A COMPUTED POINT IN WATER;
- 29) N 17°08'30" W, 58.03 FEET TO A STEEL PIN SET;
- 30) S 84°39'57" W, 49.42 FEET TO A COMPUTED POINT IN WATER;
- 31) N 84°49'42" W, 44.08 FEET TO A COMPUTED POINT IN WATER;
- 32) N 23°35'20" W, 39.37 FEET TO A STEEL PIN SET;
- 33) S 53°02'03" W, 41.53 FEET TO A STEEL PIN SET;
- 34) S 23°33'14" W, 64.24 FEET TO A STEEL PIN SET;
- 35) S 27°09'40" E, 65.72 FEET TO A STEEL PIN SET;
- 36) S 15°35'58" E, AT 44.24 FEET PASSING A STEEL PIN SET AT AN EXTERIOR CORNER OF THE SAID 32.994 ACRE SONWEST CO. TRACT THE SAME BEING THE NORTHEAST CORNER OF THE SAID 3.147 ACRE SONWEST CO. TRACT, FROM WHICH A STEEL PIN FOUND BEARS N 76°21'53" E, 1365.99 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 45.50 FEET TO A STEEL PIN SET;
- 37) S 01°38'53" E, 47.19 FEET TO A STEEL PIN SET;
- 38) S 09°57'56" W, 51.85 FEET TO A STEEL PIN SET;
- 39) S 01°03'45" E, 102.11 FEET TO A STEEL PIN SET;

THENCE, S 0°14'08" W, A DISTANCE OF 250.19 FEET, ALONG THE EAST LINE OF THE SAID 3.147 ACRE SONWEST CO. TRACT TO A STEEL PIN SET;

THENCE, S 27°49'40" W, A DISTANCE OF 199.97 FEET TO A STEEL PIN SET AT THE SOUTHERLY MOST CORNER OF THE SAID 3.147 ACRE SONWEST CO. TRACT, FROM WHICH AN AXLE FOUND BEARS S 17°10'15" E, 906.31 FEET;

THENCE, N 17°10'15" W, A DISTANCE OF 99.97 FEET TO A FLAT STEEL BAR FOUND AT AN INTERIOR CORNER OF THE SAID 3.147 ACRE SONWEST CO. TRACT, THE SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN 73.919 ACRE TRACT DESCRIBED IN A DEED TO GORDON L. STANFORD RECORDED IN VOLUME 2307, PAGE 524 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 69°00'36" W, A DISTANCE OF 1155.67 FEET ALONG THE NORTH LINE OF THE SAID 73.919 ACRE STANFORD TRACT TO A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST ON THE EAST LINE OF COUNTY ROAD 3001 AT AN EXTERIOR CORNER OF THE SAID 3.147 ACRE SONWEST CO. TRACT;

THENCE, N 21°16'16" W, A DISTANCE OF 29.90 FEET ALONG THE EAST LINE OF COUNTY ROAD 3001 TO THE PLACE OF BEGINNING, CONTAINING 37.285 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 #: 2019-0966

F.B.

FINAL PLAT SONTERRA SECTION 13

NOTES:

- 1) THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES
- 2) A 10' WIDE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
- 3) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES
- 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) MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 7) THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- 8) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
- 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) ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- 16) THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- 17) THERE IS NO FEMA ZONE A ENCROACHING LOTS 32, 39, 40 AND 41, BLOCK B PER LOMR-F CASE NO. 20-06-2044A, APPROVED MAY 21, 2020.

18) DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 3001 OR FUTURE ARTERIAL ROADWAYS.

19) IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY SONTERRA MUNICIPAL UTILITY DISTRICT.

20) THE PAVEMENT AND RIGHT-OF-WAY AT THE INTERSECTIONS OF WILD WIND TRAIL AND EL DORADO ROAD WITH CR 3001 HAVE BEEN DESIGNED IN ACCORDANCE WITH APPENDIX K - INTERSECTION APPROACH DETAIL IN THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND AS APPROVED BY WILLIAMSON COUNTY ON JANUARY 7, 2019.

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

22) 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.

23) 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, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

24) THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., DATED MARCH 2020.

25) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

26) 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.

27) IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS IS PROHIBITED WITHOUT AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

28) A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

29) 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 ADJACENT STREETS.

30) THE DRAINAGE EASEMENT LOCATED ON LOT 16, BLOCK E WAS DEDICATED FOR THE PURPOSE OF MAINTAINING THE HEADWALLS AND THE CROSS CULVERTS FOR EL DORADO ROAD AND CR 3001.

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SURVEY #: 2019-0966

F.B.

FINAL PLAT SONTERRA SECTION 13

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 THOSE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2020059326 AND DOCUMENT NO. 2018025135 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALONG WITH SONTERRA MUNICIPAL UTILITY DISTRICT, ACTING BY AND THROUGH SONTERRA MUNICIPAL UTILITY DISTRICT SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018025135 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 "SONTERRA SECTION 13"

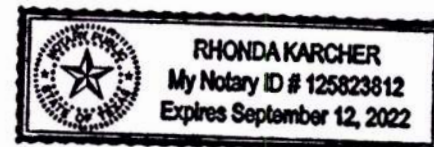
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 3rd DAY OF June 2020.

Andy Bilger
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 3rd DAY OF June, 2020 A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

Rhonda Karcher
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES September 12, 2022

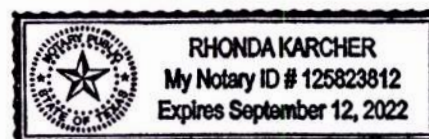


Andy Bilger
SONTERRA MUNICIPAL UTILITY DISTRICT
BY: Andy Bilger, Manager
C/O ARMBRUST AND BROWN, PLLC
100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3rd DAY OF June, 2020 A.D. BY Andy Bilger ACTING IN THE CAPACITY HEREIN STATED.

Rhonda Karcher
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES September 12, 2022



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.

TAL 4-27-2020
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, MICHAEL S. FISHER, 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 A 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.

Michael S. Fisher 6/3/20 DATE
MICHAEL S. FISHER, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 87704
PAPE-DAWSON ENGINEERS, INC.
FIRM No. 470
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21 DAY OF May, 2020 A.D.

Cindy Bidges
WILLIAMSON COUNTY ADDRESS COORDINATOR
Cindy Bidges

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 Gravel 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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