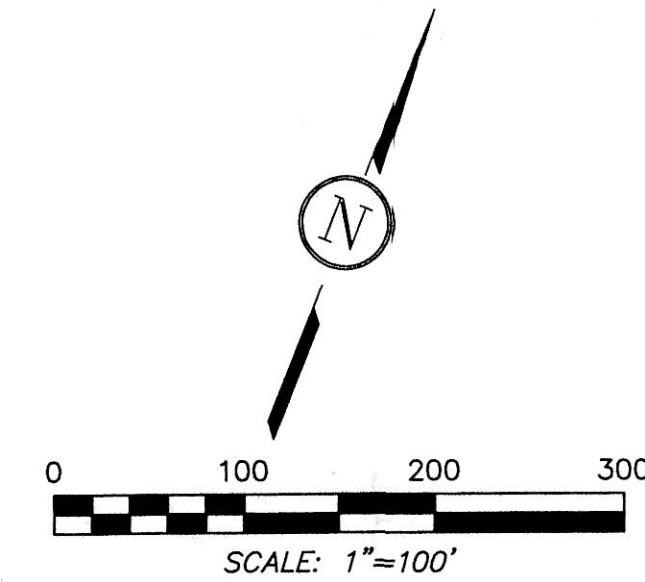
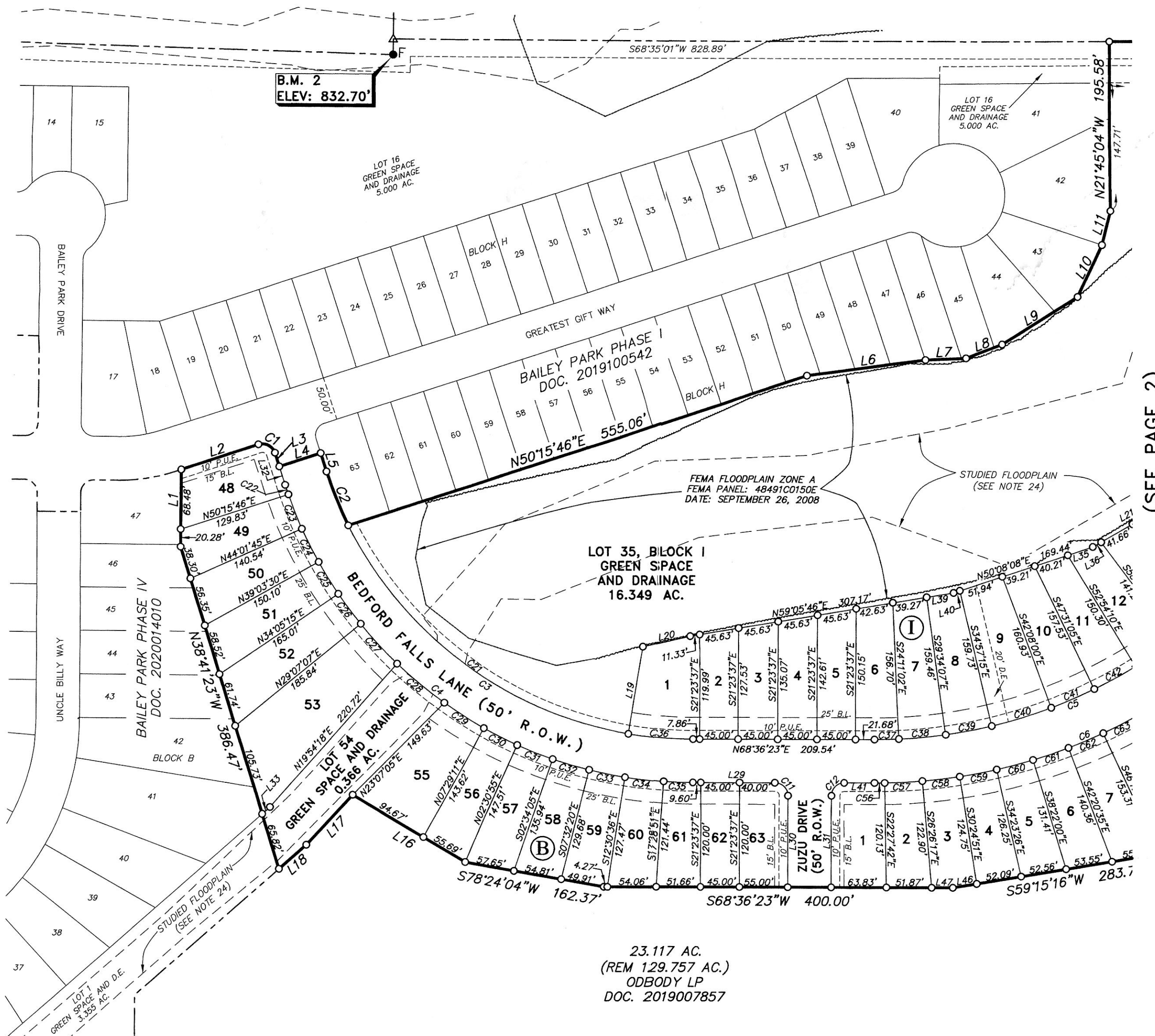


# FINAL PLAT BAILEY PARK PHASE II



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 - 1/2" STEEL PIN FOUND W/CAP EAST SIDE COUNTY ROAD 332 ELEV. 827.24

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

ELEVATIONS (NAVD88, GEOID 12A)

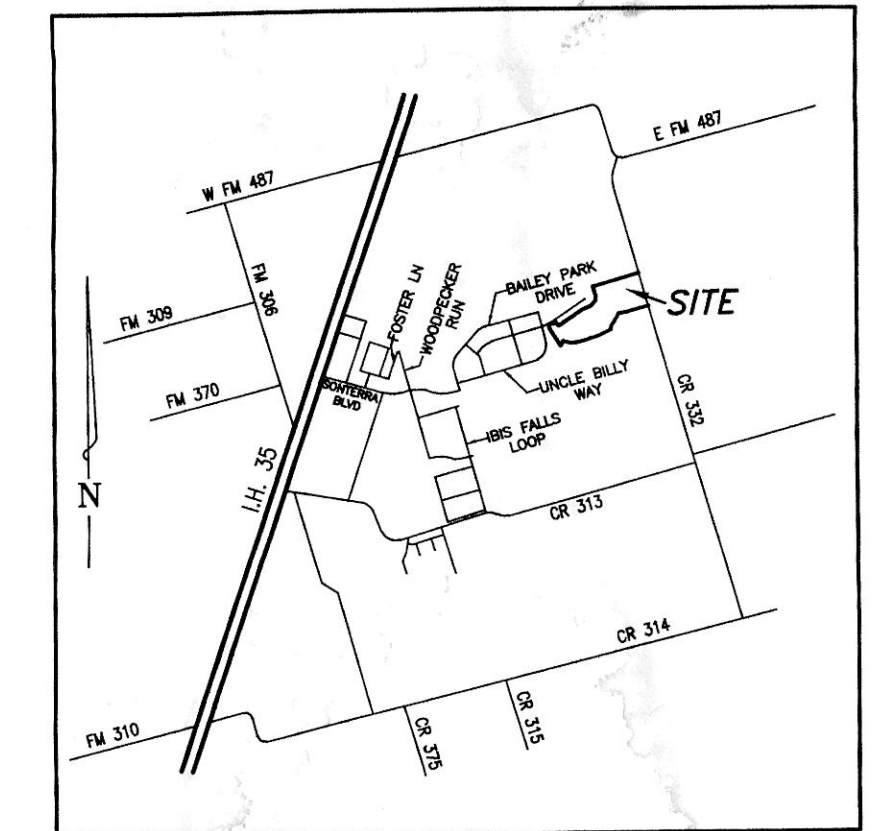
BUILDING SETBACKS:

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

LOT SUMMARY:

DEVELOPED LOTS 112  
GREEN SPACE/DRAINAGE LOTS 2  
TOTAL LOTS 114

LOT & BLOCK	MINIMUM F.F.E.
LOT 1, BLOCK I	841.5'
LOT 2, BLOCK I	841.0'
LOT 3, BLOCK I	840.0'
LOT 4, BLOCK I	839.0'
LOT 5, BLOCK I	838.6'
LOT 6, BLOCK I	838.0'
LOT 7, BLOCK I	837.5'
LOT 8, BLOCK I	837.0'
LOT 9, BLOCK I	836.0'
LOT 10, BLOCK I	835.5'
LOT 11, BLOCK I	835.0'
LOT 12, BLOCK I	834.5'
LOT 13, BLOCK I	834.0'
LOT 14, BLOCK I	833.5'
LOT 15, BLOCK I	833.0'
LOT 16, BLOCK I	833.0'
LOT 17, BLOCK I	832.5'
LOT 18, BLOCK I	832.0'
LOT 19, BLOCK I	831.5'
LOT 20, BLOCK I	831.0'
LOT 21, BLOCK I	831.0'
LOT 22, BLOCK I	831.0'
LOT 23, BLOCK I	831.0'
LOT 24, BLOCK I	829.0'
LOT 25, BLOCK I	828.5'
LOT 26, BLOCK I	826.0'
LOT 27, BLOCK I	824.0'
LOT 28, BLOCK I	820.0'
LOT 53, BLOCK B	848.0'
LOT 55, BLOCK B	848.0'



LEGAL DESCRIPTION:  
33.086 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 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
  - L.S.E. LANDSCAPE EASEMENT

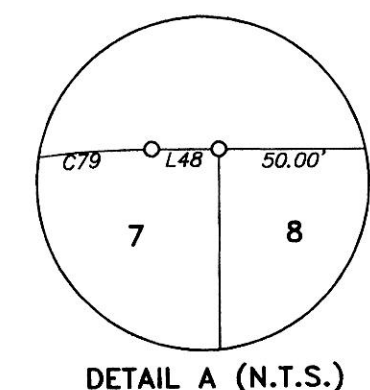
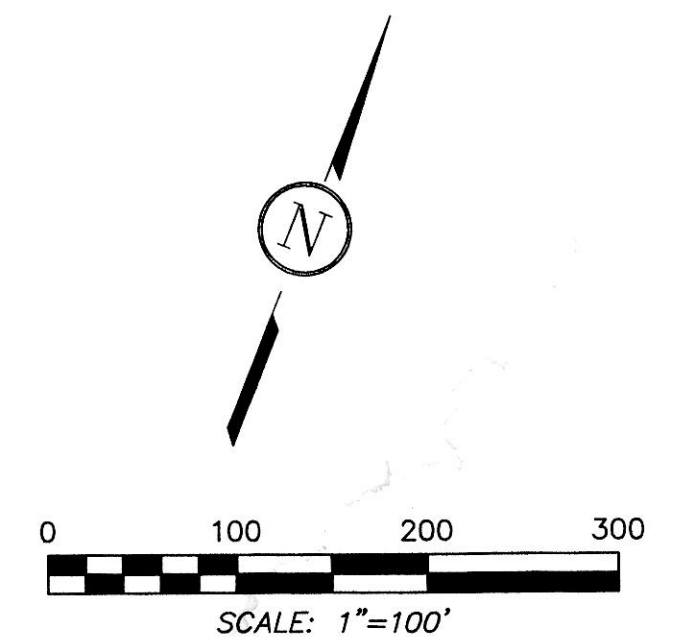
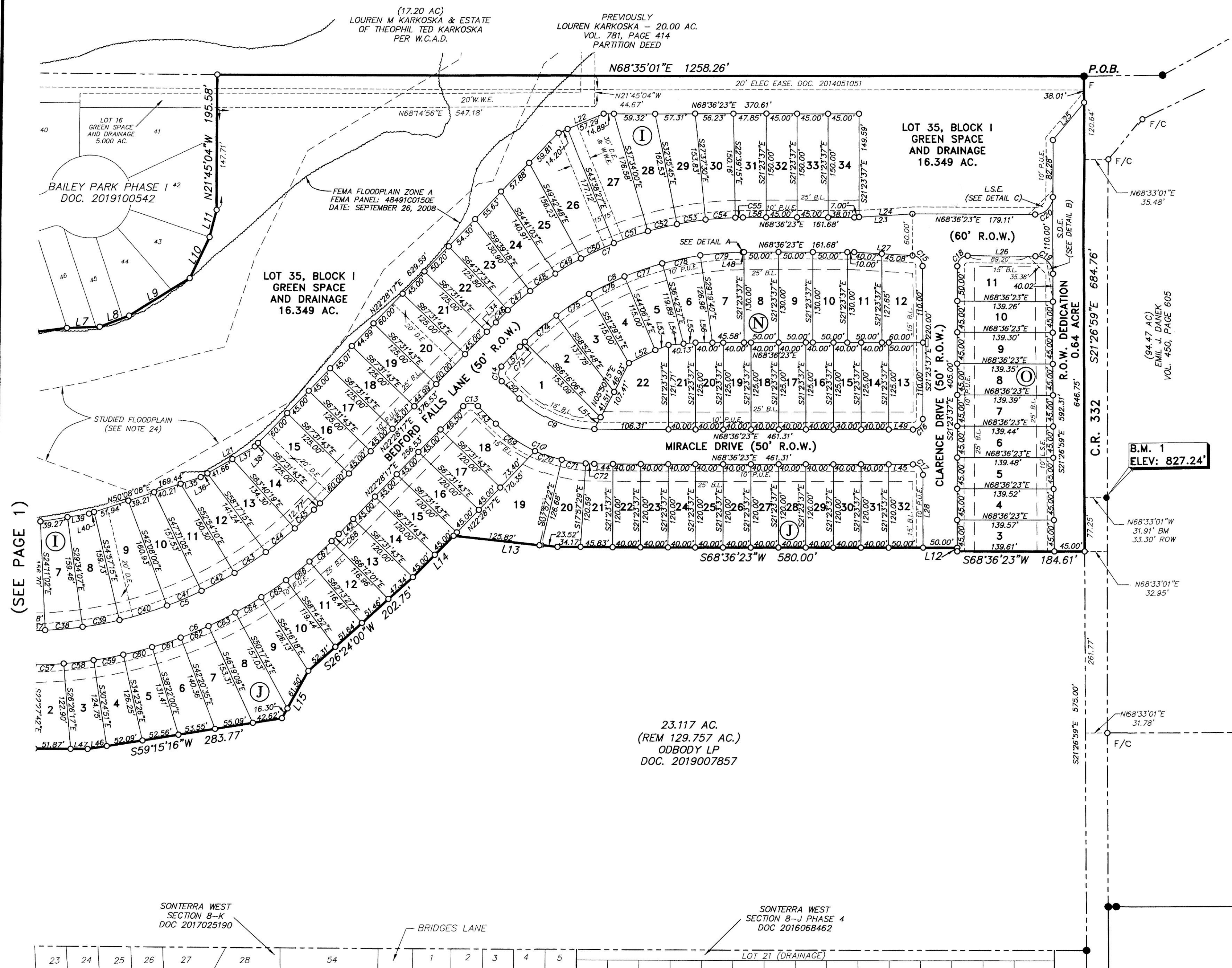
PAGE 1 OF 5

**LENZ & ASSOCIATES, INC.**

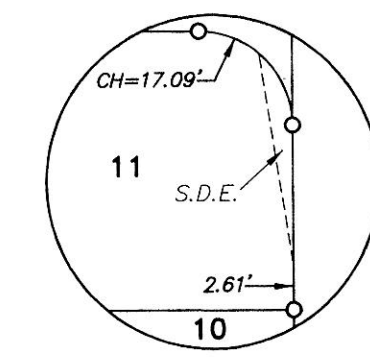
FIRM NO. 100290-00  
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES  
(512) 443-1174  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744  
SURVEY #: 2005-0363BBB-2 F.B.



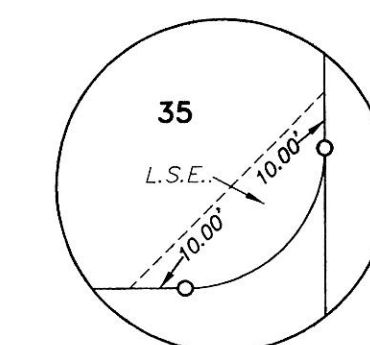
FINAL PLAT  
BAILEY PARK  
PHASE II



DETAIL A (N.T.S.)



DETAIL B (N.T.S.)



DETAIL C (N.T.S.)

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-2 F.B.



# FINAL PLAT BAILEY PARK PHASE II

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

FIELD NOTE DESCRIPTION OF 33.086 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 33.086 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 1/8 INCH DIAMETER STEEL PIN FOUND ON THE WEST LINE OF COUNTY ROAD 332 AT THE NORTHEAST CORNER OF THE SAID 33.086 ACRE SONWEST CO TRACT, THE SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 20.00 ACRE TRACT DESCRIBED IN A DEED TO LOUREN KARKOSKA RECORDED IN VOLUME 781, PAGE 414 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 21°26'59" E, A DISTANCE OF 684.76 FEET ALONG THE WEST LINE OF COUNTY ROAD 332 TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF THE SAID 33.086 ACRE SONWEST CO TRACT, FROM WHICH A 1/8 INCH DIAMETER STEEL PIN FOUND S 21°26'59" E, 575.00 FEET;

THENCE, ALONG THE SOUTH LINE OF THE SAID 33.086 ACRE SONWEST CO TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

- 1) S 68°36'23" W, 184.61 FEET TO A STEEL PIN SET;
- 2) N 21°23'37" W, 5.00 FEET TO A STEEL PIN SET;
- 3) S 68°36'23" W, 580.00 FEET TO A STEEL PIN SET;
- 4) S 74°28'33" W, 149.34 FEET TO A STEEL PIN SET;
- 5) S 22°28'17" W, 83.05 FEET TO A STEEL PIN SET;
- 6) S 26°24'00" W, 202.75 FEET TO A STEEL PIN SET;
- 7) S 07°34'37" W, 77.81 FEET TO A STEEL PIN SET;
- 8) S 59°15'16" W, 283.77 FEET TO A STEEL PIN SET;
- 9) S 68°36'23" W, 400.00 FEET TO A STEEL PIN SET;
- 10) S 78°24'04" W, 162.37 FEET TO A STEEL PIN SET;
- 11) N 80°59'33" W, 150.36 FEET TO A STEEL PIN SET;
- 12) S 21°12'11" W, 78.27 FEET TO A STEEL PIN SET;

13) S 27°01'33" W, 41.95 FEET TO A STEEL PIN SET AT THE EASTERLY MOST CORNER OF LOT 1,, BLOCK B, BAILEY PARK PHASE IV, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020014010 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE WEST AND NORTH LINES OF THE SAID 33.086 ACRE SONWEST CO TRACT, BEING THE EAST LINE OF THE SAID BAILEY PARK PHASE IV SUBDIVISION, THEN THE SOUTH AND EAST LINES OF BAILEY PARK PHASE I, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2019100542 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

- 1) N 38°41'23" W, 386.46 FEET TO A STEEL PIN SET;
- 2) N 21°23'37" W, 88.76 FEET TO A STEEL PIN SET;
- 3) N 50°15'46" E, 93.14 FEET TO A STEEL PIN SET;
- 4) 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 84°44'14" E, 21.21 FEET TO A STEEL PIN SET;
- 5) S 39°44'14" E, 16.50 FEET TO A STEEL PIN SET;
- 6) N 50°15'46" E, 50.00 FEET TO A STEEL PIN SET;
- 7) S 39°44'14" E, 22.04 FEET TO A STEEL PIN SET;
- 8) WITH A CURVE TO THE LEFT, 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 S 44°01'55" E, 66.65 FEET TO A STEEL PIN SET;
- 9) N 50°15'46" E, 555.06 FEET TO A STEEL PIN SET;
- 10) N 61°01'36" E, 137.42 FEET TO A STEEL PIN SET;
- 11) N 66°10'44" E, 46.79 FEET TO A STEEL PIN SET;
- 12) N 47°13'24" E, 45.06 FEET TO A STEEL PIN SET;
- 13) N 36°17'44" E, 103.18 FEET TO A STEEL PIN SET;
- 14) N 04°10'26" E, 65.96 FEET TO A STEEL PIN SET;
- 15) N 07°28'37" W, 40.56 FEET TO A STEEL PIN SET;

16) N 21°45'04" W, 195.58 FEET TO A STEEL PIN SET ON THE SOUTH LINE OF THE SAID 20.00 ACRE KARKOSKA TRACT, AT THE NORTHEAST CORNER OF LOT 16, BLOCK H OF THE SAID BAILEY PARK PHASE I SUBDIVISION;

THENCE, N 68°35'01" E, A DISTANCE OF 1258.26 FEET TO THE PLACE OF BEGINNING, CONTAINING 33.086 ACRES OF LAND, MORE OR LESS.

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	S84°44'14"E	21.21'
C2	8°35'20"	445.00'	66.71'	S44°01'55"E	66.65'
C3	63°04'03"	445.00'	489.83'	S79°51'36"E	465.47'
C4	71°39'23"	495.00'	619.07'	S75°33'56"E	579.50'
C5	46°08'06"	575.00'	462.99'	N45°32'20"E	450.59'
C6	46°08'06"	625.00'	503.26'	N45°32'20"E	489.77'
C7	46°08'06"	495.00'	398.58'	N45°32'20"E	387.90'
C8	46°08'06"	445.00'	358.32'	N45°32'20"E	348.72'
C9	43°51'54"	155.00'	118.67'	S89°27'40"E	115.79'
C10	43°51'54"	205.00'	156.95'	S89°27'40"E	153.14'
C11	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C12	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C13	90°00'00"	15.00'	23.56'	N67°28'17"E	21.21'
C14	90°00'00"	15.00'	23.56'	N22°31'43"W	21.21'
C15	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C16	90°00'00"	15.00'	23.56'	S23°36'23"W	21.21'
C17	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C18	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C19	89°56'38"	25.00'	39.25'	S66°25'18"E	35.34'
C20	90°03'22"	25.00'	39.29'	N23°34'42"E	35.37'
C21	53°39'51"	445.00'	416.79'	S75°09'30"E	401.72'
C22	1°19'35"	495.00'	11.46'	S40°24'02"E	11.46'
C23	4°54'26"	495.00'	42.39'	S43°31'02"E	42.38'
C24	4°58'15"	495.00'	42.95'	S48°27'23"E	42.93'
C25	4°58'15"	495.00'	42.95'	S53°25'38"E	42.93'
C26	4°58'08"	495.00'	42.93'	S58°23'49"E	42.91'
C27	7°12'32"	495.00'	62.28'	S64°29'09"E	62.24'
C28	8°07'23"	495.00'	70.18'	S72°09'07"E	70.12'
C29	6°18'01"	495.00'	54.43'	S79°21'49"E	54.40'
C30	4°58'15"	495.00'	42.95'	S84°59'57"E	42.93'
C31	5°05'01"	495.00'	43.92'	N89°58'25"E	43.90'
C32	4°58'15"	495.00'	42.95'	N84°56'47"E	42.93'
C33	4°58'15"	495.00'	42.95'	N79°58'32"E	42.93'
C34	4°58'15"	495.00'	42.95'	N75°00'17"E	42.93'
C35	3°54'47"	495.00'	33.81'	N70°33'46"E	33.80'
C36	9°24'12"	445.00'	73.03'	N73°18'29"E	72.95'
C37	2°47'25"	575.00'	28.00'	N67°12'40"E	28.00'
C38	5°23'05"	575.00'	54.04'	N63°07'25"E	54.02'
C39	5°23'08"	575.00'	54.05'	N57°44'19"E	54.03'
C40	7°10'45"	575.00'	72.05'	N51°27'22"E	72.00'
C41	5°23'05"	575.00'	54.04'	N45°10'28"E	54.02'
C42	5°23'05"	575.00'	54.04'	N39°47'23"E	54.02'
C43	5°23'05"	575.00'	54.04'	N34°24'18"E	54.02'
C44	5°23'05"	575.00'	54.04'	N29°01'13"E	54.02'
C45	3°51'24"	575.00'	38.70'	N24°23'59"E	38.70'
C46	2°54'10"	495.00'	25.08'	N23°55'22"E	25.08'
C47	4°58'15"	495.00'	42.95'	N27°51'35"E	42.93'
C48	4°58'15"	495.00'	42.95'	N32°49'50"E	42.93'
C49	4°58'15"	495.00'	42.95'	N37°48'05"E	42.93'
C50	6°04'21"	495.00'	52.46'	N43°19'23"E	52.44'
C51	6°04'26"	495.00'	52.48'	N49°23'47"E	52.45'
C52	4°58'15"	495.00'	42.95'	N54°55'07"E	42.93'
C53	4°58'15"	495.00'	42.95'	N59°53'22"E	42.93'
C54	4°58'15"	495.00'	42.95'	N64°51'38"E	42.93'
C55	1°15'38"	495.00'	10.89'	N67°58'34"E	10.89'
C56	1°04'05"	625.00'	11.65'	N68°04'20"E	11.65'
C57	3°58'34"	625.00'	43.37'	N65°33'01"E	43.37'
C58	3°58'34"	625.00'	43.37'	N61°34'26"E	43.37'
C59	3°58'34"	625.00'	43.37'	N57°35'52"E	43.37'
C60	3°58'34"	625.00'	43.37'	N53°37'17"E	43.37'
C61	3°58'34"	625.00'	43.37'	N49°38'43"E	43.37'
C62	3°58'34"	625.00'	43.37'	N45°40'08"E	43.37'
C63	3°58'34"	625.00'	43.37'	N41°41'34"E	43.37'
C64	3°58'34"	625.00'	43.37'	N37°42'59"E	43.37'
C65	3°58'34"	625.00'	43.37'	N33°44'25"E	43.37'
C66	3°58'34"	625.00'	43.37'	N29°45'50"E	43.37'
C67	3°58'34"	625.00'	43.37'	N25°47'16"E	43.37'
C68	1°19'42"	625.00'	14.49'	N23°08'08"E	14.49'
C69	19°36'57"	205.00'	70.18'	S77°20'12"E	69.84'
C70	10°48'41"	205.00'	38.68'	N87°26'59"E	38.63'
C71	10°00'08"	205.00'	35.79'	N77°02'35"E	35.74'
C72	3°26'08"	205.00'	12.29'	N70°19'27"E	12.29'
C73	1°15'38"	445.00'	9.79'	N23°06'06"E	9.79'
C74	7°23'17"	445.00'	57.38'	N27°25'33"E	57.34'
C75	7°23'17"	445.00'	57.38'	N34°48'50"E	57.34'
C76	7°23'17"	445.00'	57.38'	N42°12'07"E	57.34'
C77	7°23'17"	445.00'	57.38'	N49°35'24"E	57.34'
C78	7°23'17"	445.00'	57.38'	N56°58'41"E	57.34'
C79	7°56'03"	445.00'	61.62'	N64°38'21"E	61.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°23'37"W	88.76'
L2	N50°15'46"E	93.14'
L3	S39°44'14"E	16.50'
L4	N50°15'46"E	50.00'
L5	S39°44'14"E	22.04'
L6	N61°01'36"E	137.42'
L7	N66°10'44"E	46.79'
L8	N47°13'24"E	45.06'
L9	N36°17'44"E	103.18'
L10	N04°10'26"E	65.96'
L11	N07°28'37"W	40.56'
L12	N21°23'37"W	5.00'
L13	S74°28'33"W	149.34'
L14	S22°28'17"W	83.05'
L15	S07°34'37"W	77.81'
L16	N80°59'33"W	150.36'
L17	S21°12'11"W	78.27'
L18	S27°01'33"W	41.95'
L19	N11°59'25"W	101.53'
L20	N55°49'32"E	54.14'
L21	N38°35'30"E	89.85'
L22	N45°02'17"E	71.50'
L23	N65°14'24"E	85.15'
L24	N65°14'24"E	78.15'
L25	N18°08'59"E	70.60'
L26	N68°36'23"E	99.22'
L27	N71°58'22"E	85.15'
L28	S21°23'37"E	105.00'
L29	N68°36'23"E	94.60'
L30	S21°23'37"E	105.00'
L31	S21°23'37"E	105.00'
L32	S39°44'14"E	22.04'
L33	N27°01'33"E	11.83'
L34	N22°28'17"E	18.76'
L35	N50°08'08"E	30.41'
L36	N38°35'30"E	11.09'
L37	N38°35'30"E	37.10'
L38	N22°28'17"E	6.76'
L39	N59°05'46"E	31.44'
L40	N50°08'08"E	7.67'
L41	N68°36'23"E	34.94'
L42	N22°28'17"E	30.03'
L43	S67°31'43"E	36.18'
L44	N68°36'23"E	26.31'
L45	N68°36'23"E	35.00'
L46	S59°15'16"W	27.86'
L47	S68°36'23"W	24.30'
L48	N68°36'23"E	1.68'
L49	N68°36'23"E	35.00'
L50	N67°31'43"W	36.18'
L51	N05°50'15"E	18.97'
L52	N42°12'07"E	42.52'
L53	N47°40'11"E	20.43'
L54	N63°54'39"E	22.49'
L55	N63°54'39"E	17.64'
L56	N68°36'23"E	24.42'
L57	N22°28'17"E	40.00'
L58	N68°36'23"E	33.66'

PAGE 3 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-2

F.B.





# FINAL PLAT BAILEY PARK PHASE II

## 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) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH 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.

24) 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.

25) 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.

26) 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.

27) DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 332, THE ADJACENT COUNTY ROAD.

PAGE 4 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-2 F.B.



# FINAL PLAT BAILEY PARK PHASE II

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 II"

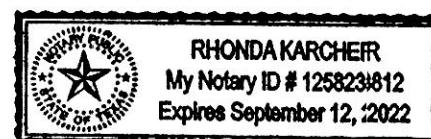
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 3rd DAY OF June, 2020.

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



## 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.

T. A. Lenz 4-24-2020  
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, 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 5/4/20  
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 27 DAY OF May, 2020 A.D.

Cindy Bridges  
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 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

PAGE 5 OF 5

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