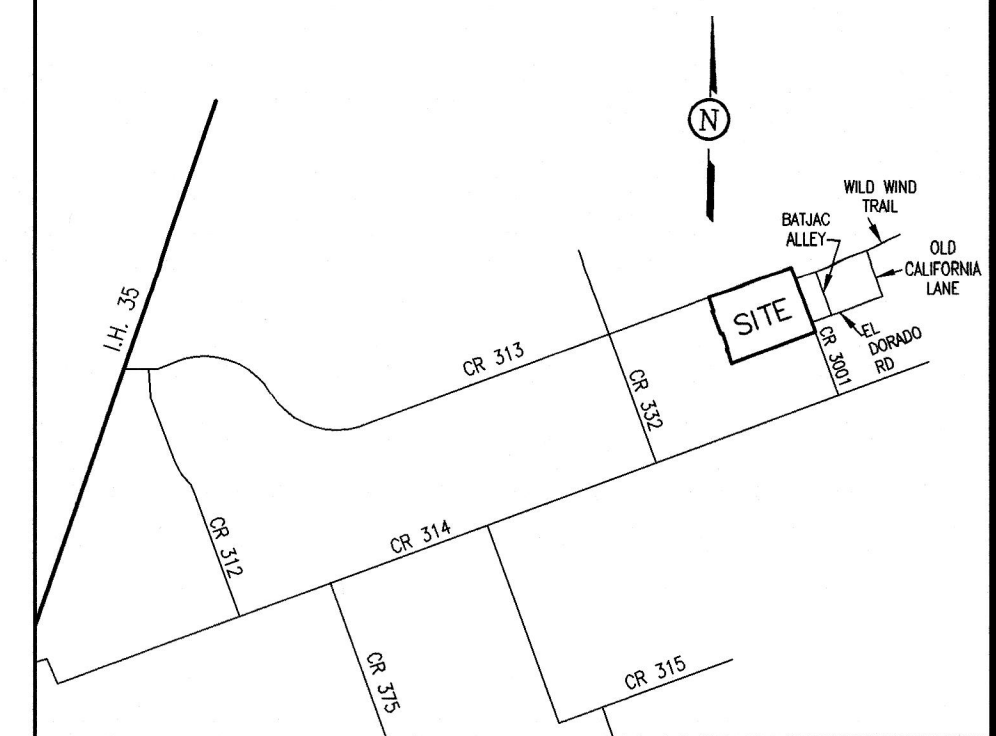
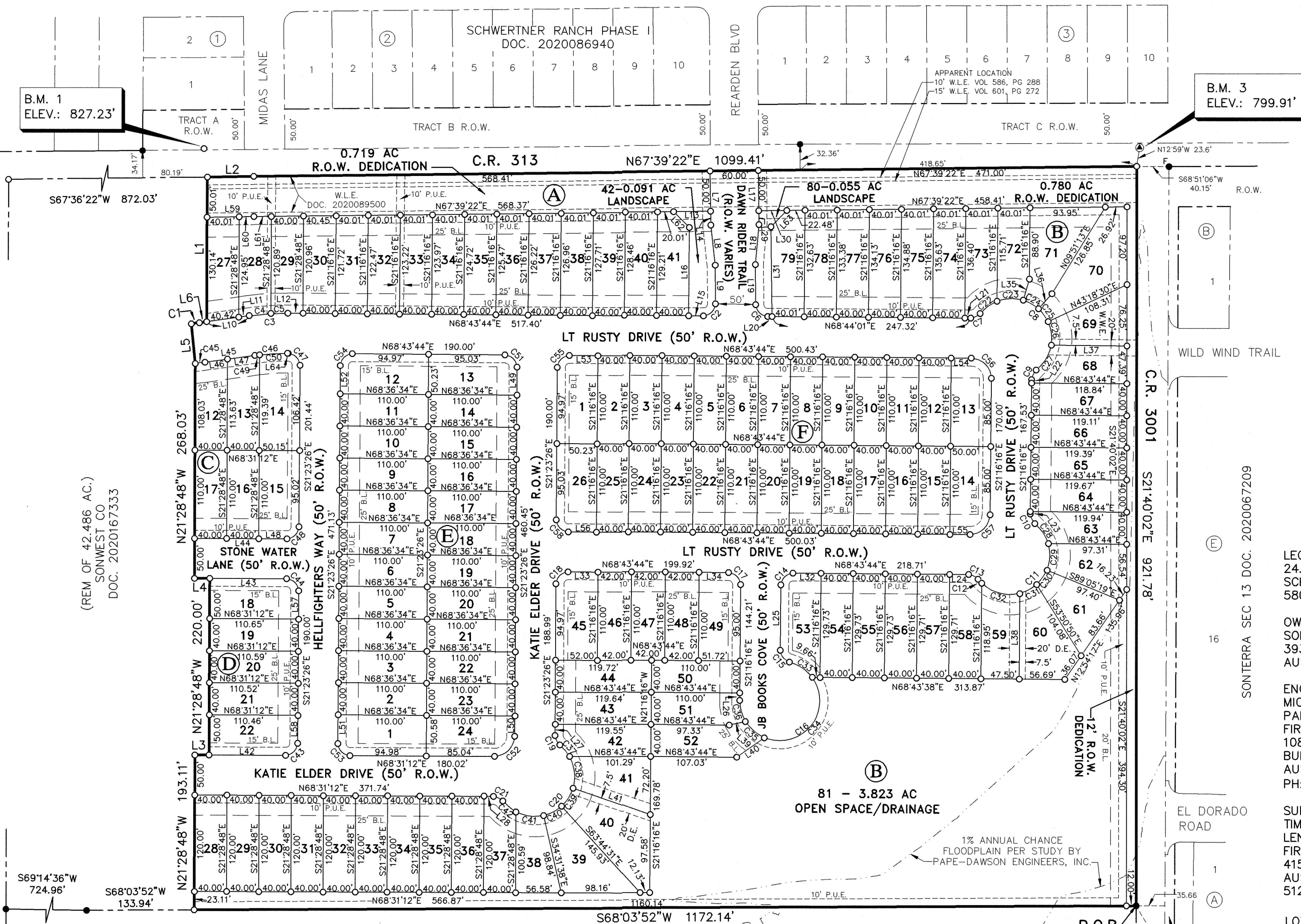
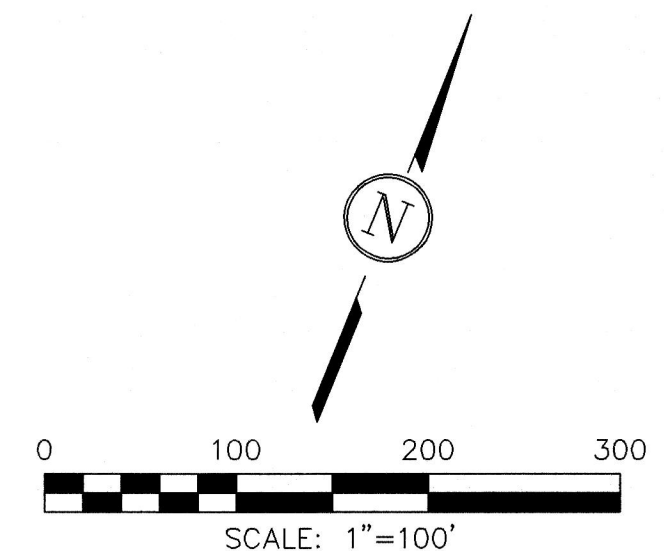


FINAL PLAT RIO LOBO PHASE 1



LOCATION MAP
NOT TO SCALE



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 SET W/ WASHER MARKED 'LENZ & ASSOC.'
- ▲ 60d NAIL FOUND AT FENCE CORNER
- △ COMPUTED POINT
- ⊞ MAILBOX CLUSTER
- F ⊞ SPINDLE FOUND
- S ⊞ SPINDLE SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F/CO 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 LANDSCAPE LOT

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

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

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

LOT SUMMARY:

SINGLE FAMILY LOTS	128
OPEN SPACE/DRAINAGE LOTS	1
LANDSCAPE LOTS	2
R.O.W. DEDICATION	2
TOTAL LOTS	133

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)

PAGE 1 OF 4

LENZ & ASSOCIATES, INC.

FIRM NO. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FRIEDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744



SURVEY #: 2019-0840

F.B.

SUBMITTAL DATE: MAY 17, 2021

SITE BENCHMARK #1 - STEEL PIN SET
WITH CAP MARKED 'LENZ & ASSOC.'
CONTROL, +/- 18' NORTH OF C.L. OF C.R.
313 & +/- 75' WEST OF C.L. MIDAS LN.
ELEV. 827.23'

SITE BENCHMARK #2 - 60d NAIL SET
WITH WASHER MARKED 'LENZ & ASSOC.'
BEARS S31°59'E +/- 61' FROM THE S.E.
CORNER THIS SUBDIVISION
ELEV. 804.58

SITE BENCHMARK #3 - MAG NAIL FOUND
NORTH SIDE C.R. 313, +/- N12°59'W,
23.6' FROM N.E. CORNER THIS SUBDIVISION
ELEV. 799.91'

ELEVATIONS (NAVD88, GEOID 12A)

BUILDING SETBACKS:

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

STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
LT RUSTY DRIVE	1836 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
HELLFIGHTERS WAY	551 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
KATIE ELDER DRIVE	952 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
JB BOOKS COVE	208 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
DAWN RIDER TRAIL	206 LF	VARIES	VARIES	25 MPH	PUBLIC	LOCAL
STONE WATER LANE	155 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL

LOT	BLOCK	F.F.E.
60	B	802.75
61	B	802.75
62	B	802.50
63	B	802.50
64	B	802.25
65	B	802.25
66	B	802.00
67	B	802.00
68	B	802.00
69	B	802.00
70	B	802.00

(16.58 ACRES)
CHRISTA LINDA BAIN
DOC. 2020017840

DESCRIBED DOC. 2000007934

FINAL PLAT
RIO LOBO PHASE 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°28'48"W	180.15'
L2	N67°36'22"E	57.61'
L3	N68°31'12"E	17.63'
L4	S68°31'12"W	19.17'
L5	N27°38'29"W	50.00'
L6	N60°13'44"E	9.07'
L7	S22°20'38"E	67.24'
L8	S28°03'16"E	50.25'
L9	S22°20'38"E	48.05'
L10	N60°13'44"E	53.50'
L11	N60°13'44"E	13.07'
L12	N68°43'44"E	19.01'
L13	N67°39'22"E	46.23'
L14	S22°20'38"E	17.24'
L15	N68°43'44"E	18.39'
L16	S21°16'16"E	109.96'
L17	S22°20'38"E	67.24'
L18	S16°38'00"E	50.25'
L19	S22°20'38"E	49.55'
L20	N68°30'38"E	5.28'
L21	N68°43'44"E	7.31'
L22	S21°16'16"E	4.45'
L23	S21°16'16"E	3.08'
L24	N68°43'44"E	23.71'
L25	S21°16'16"E	81.04'
L26	S21°16'16"E	9.21'
L27	S21°23'26"E	14.02'
L28	N68°31'12"E	11.74'
L29	S22°20'38"E	17.24'
L30	N67°39'22"E	35.00'
L31	S22°20'38"E	111.86'
L32	N68°41'46"E	35.00'
L33	N68°43'44"E	37.20'
L34	N68°43'44"E	36.72'
L35	S05°05'58"E	27.04'
L36	N20°21'24"E	25.00'
L37	N69°01'30"E	94.15'
L38	S21°16'16"E	106.30'
L39	N55°48'25"E	20.55'
L40	N33°11'46"E	41.96'
L41	N87°19'16"E	101.86'
L42	N68°31'12"E	95.41'
L43	N68°31'12"E	95.70'
L44	N68°31'12"E	115.00'
L45	N60°13'44"E	62.56'
L46	N60°13'44"E	28.31'
L47	N60°13'44"E	34.25'
L48	N68°31'12"E	35.00'
L49	S21°23'26"E	35.03'
L50	S21°23'26"E	25.42'
L51	S21°23'26"E	35.70'
L52	S21°23'26"E	35.43'
L53	N68°43'44"E	35.43'
L54	N68°43'44"E	25.00'
L55	N68°43'44"E	25.00'
L56	N68°43'44"E	35.03'
L57	S21°23'26"E	34.98'
L58	S21°23'26"E	35.02'
L59	N67°36'22"E	58.40'
L60	N67°36'22"E	18.40'
L61	N67°39'22"E	21.61'
L62	S66°48'27"E	28.02'
L63	N22°39'22"E	28.28'
L64	N68°43'44"E	0.82'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°07'47"	275.00'	10.22'	N61°17'38"E	10.22'
C2	91°04'22"	15.00'	23.84'	N23°11'33"E	21.41'
C3	8°30'00"	325.00'	48.21'	N64°28'44"E	48.17'
C4	4°47'52"	325.00'	27.21'	N62°37'40"E	27.21'
C5	3°42'08"	325.00'	21.00'	N66°52'40"E	21.00'
C6	88°55'38"	15.00'	23.28'	S66°48'27"E	21.01'
C7	52°01'12"	15.00'	13.62'	N42°43'08"E	13.16'
C8	194°02'25"	50.00'	169.33'	S66°16'16"E	99.25'
C9	52°01'12"	15.00'	13.62'	N04°44'20"E	13.16'
C10	52°01'12"	15.00'	13.62'	S47°16'52"E	13.16'
C11	194°02'25"	50.00'	169.33'	N23°43'44"E	99.25'
C12	7°40'43"	50.00'	6.70'	S63°05'25"E	6.70'
C13	52°01'12"	15.00'	13.62'	S85°15'40"E	13.16'
C14	90°00'00"	15.00'	23.56'	N23°43'44"E	21.21'
C15	76°39'27"	15.00'	20.07'	S59°36'00"E	18.61'
C16	256°44'31"	50.00'	224.05'	N30°26'33"E	78.40'
C17	90°00'00"	15.00'	23.56'	S66°16'16"E	21.21'
C18	90°07'10"	15.00'	23.59'	N23°40'09"E	21.24'
C19	52°01'12"	15.00'	13.62'	S47°24'02"E	13.16'
C20	193°57'02"	50.00'	169.25'	N23°33'53"E	99.26'
C21	52°01'12"	15.00'	13.62'	S85°28'12"E	13.16'
C22	30°15'05"	50.00'	26.40'	N31°50'04"E	26.09'
C23	37°56'25"	50.00'	33.11'	N65°55'50"E	32.51'
C24	25°27'22"	50.00'	22.21'	S82°22'17"E	22.03'
C25	22°57'06"	50.00'	20.03'	S58°10'03"E	19.90'
C26	34°24'01"	50.00'	30.02'	S29°29'29"E	29.57'
C27	43°02'25"	50.00'	37.56'	N09°13'44"E	36.68'
C28	35°22'59"	50.00'	30.88'	S55°35'59"E	30.39'
C29	38°49'10"	50.00'	33.88'	S18°29'54"E	33.23'
C30	25°48'52"	50.00'	22.53'	N13°49'07"E	22.34'
C31	27°27'46"	50.00'	23.97'	N40°27'25"E	23.74'
C32	58°52'56"	50.00'	51.38'	N83°37'46"E	49.15'
C33	40°23'17"	50.00'	35.25'	S77°44'05"E	34.52'
C34	148°22'41"	50.00'	129.48'	N16°38'54"E	96.22'
C35	36°24'09"	50.00'	31.77'	S70°57'41"E	31.24'
C36	31°34'24"	50.00'	27.55'	S36°58'24"E	27.21'
C37	21°42'23"	50.00'	18.94'	S62°33'27"E	18.83'
C38	47°11'20"	50.00'	41.18'	S28°06'35"E	40.03'
C39	30°46'23"	50.00'	26.85'	N10°52'17"E	26.53'
C40	29°12'53"	50.00'	25.49'	N40°51'55"E	25.22'
C41	40°24'17"	50.00'	35.26'	N75°40'30"E	34.53'
C42	24°39'45"	50.00'	21.52'	S71°47'29"E	21.36'
C43	89°54'37"	15.00'	23.54'	N23°33'53"E	21.20'
C44	90°05'23"	15.00'	23.59'	S66°26'07"E	21.23'
C45	2°07'47"	325.00'	12.08'	N61°17'38"E	12.08'
C46	8°30'00"	275.00'	40.80'	N64°28'44"E	40.76'
C47	89°52'50"	15.00'	23.53'	S66°19'51"E	21.19'
C48	89°54'37"	15.00'	23.54'	N23°33'53"E	21.20'
C49	1°17'00"	275.00'	6.16'	N60°52'14"E	6.16'
C50	7°13'00"	275.00'	34.64'	N65°07'14"E	34.61'
C51	89°52'50"	15.00'	23.53'	S66°19'51"E	21.19'
C52	89°54'37"	25.00'	39.23'	N23°33'53"E	35.33'
C53	90°05'23"	15.00'	23.59'	S66°26'07"E	21.23'
C54	90°07'10"	15.00'	23.59'	N23°40'09"E	21.24'
C55	90°07'10"	15.00'	23.59'	N23°40'09"E	21.24'
C56	90°00'00"	25.00'	39.27'	S66°16'16"E	35.36'
C57	90°00'00"	25.00'	39.27'	S23°43'44"W	35.36'
C58	89°52'50"	15.00'	23.53'	N66°19'51"W	21.19'

FIELD NOTES
24.534 ACRES
G. SCHNEIDER SURVEY, A-580
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 24.534 ACRES OF LAND OUT OF THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 42.486 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 24.534 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 ON THE WEST LINE OF COUNTY ROAD 3001 AT THE SOUTHEAST CORNER OF THE SAID 42.486 ACRE SONWEST CO. TRACT, THE SAME BEING AT THE NORTHEAST CORNER OF THAT CERTAIN 16.58 ACRE TRACT CONVEYED TO CHRISTA LINDA BAIN BY DEED RECORDED IN DOCUMENT NUMBER 2020017840 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED IN DOCUMENT NUMBER 2000007934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND MARKED FOREST AT THE SOUTHEAST CORNER OF THE SAID 16.58 ACRE BAIN TRACT BEARS S 21°24'41" E, 385.02 FEET;

THENCE, S 68°03'52" W, A DISTANCE OF 1172.14 FEET ALONG THE SOUTH LINE OF THE SAID 42.486 ACRE SONWEST CO. TRACT, THE SAME BEING THE NORTH LINE OF THE SAID 16.58 ACRE BAIN TRACT, TO A STEEL PIN SET, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND BEARS S 68°03'52" W, 133.94 FEET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 42.486 ACRE SONWEST CO. TRACT, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1) N 21°28'48" W, 193.11 FEET TO A STEEL PIN SET;

2) N 68°31'12" E, 17.63 FEET TO A STEEL PIN SET;

3) N 21°28'48" W, 220.00 FEET TO A STEEL PIN SET;

4) S 68°31'12" W, 19.17 FEET TO A STEEL PIN SET;

5) N 21°28'48" W, 268.03 FEET TO A STEEL PIN SET;

6) N 27°38'29" W, 50.00 FEET TO A STEEL PIN SET;

7) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°07'47", A RADIUS OF 275.00 FEET, AN ARC OF 10.22 FEET AND A CHORD BEARING AND DISTANCE OF N 61°17'38" E, 10.22 FEET TO A STEEL PIN SET;

8) N 60°13'44" E, 9.07 FEET TO A STEEL PIN SET;

9) N 21°28'48" W, 180.15 FEET TO A STEEL PIN SET ON THE SOUTH LINE OF COUNTY ROAD 313, THE SAME BEING THE NORTH LINE OF THE SAID 42.486 ACRE SONWEST CO. TRACT;

THENCE, ALONG THE SOUTH LINE OF COUNTY ROAD 313, THE SAME BEING THE NORTH LINE OF THE SAID 42.486 ACRE SONWEST CO. TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N 67°36'22" E, 57.61 FEET TO A STEEL PIN SET;

2) N 67°39'22" E, 1099.41 FEET TO A STEEL PIN SET AT THE INTERSECTION WITH THE WEST LINE OF COUNTY ROAD 3001 FOR THE NORTHEAST CORNER OF THE SAID 42.486 ACRE SONWEST CO. TRACT;

THENCE, S 21°40'02" E, A DISTANCE OF 921.78 FEET ALONG THE WEST LINE OF COUNTY ROAD 3001 TO THE PLACE OF BEGINNING, CONTAINING 24.534 ACRES OF LAND, MORE OR LESS.

PAGE 2 OF 4

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00



COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREIDRICH LANE, SUITE A1

AUSTIN, TEXAS 78744

SURVEY #: 2019-0840

F.B.

FINAL PLAT RIO LOBO PHASE 1

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 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 THE 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) DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 313 AND CR 3001, THE ADJACENT COUNTY ROADS.
- 18) IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 19) THE PAVEMENT AND RIGHT-OF-WAY AT THE INTERSECTION OF DAWN RIDER TRAIL WITH COUNTY ROAD 313 HAS BEEN DESIGNED IN ACCORDANCE WITH APPENDIX K - INTERSECTION APPROACH DETAIL IN THE JANUARY 18, 2018 WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND AS APPROVED BY WILLIAMSON COUNTY ON MAY 5, 2020.
- 20) 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.
- 21) 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.
- 22) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 23) 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.
- 24) 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.
- 25) 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.
- 26) NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 48491C0150F EFFECTIVE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 27) AN EASEMENT OF 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
- 28) THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., DATED OCTOBER 2020.

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LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

SURVEY #: 2019-0840

F.B.

FINAL PLAT RIO LOBO PHASE 1

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. 2020167333 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 "RIO LOBO PHASE 1"

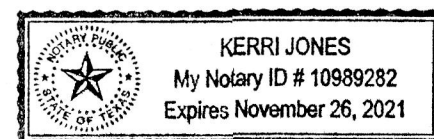
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 1st DAY OF July, 2021.

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 1st DAY OF July, 2021, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

Kerri Jones
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 11-26-2021



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.

Timothy A. Lenz 6-28-2021 DATE
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, 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 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 48491C0150F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

Michael S. Fisher 7/20/21 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 1st DAY OF July, 2021, A.D.

Teresa Baker
WILLIAMSON COUNTY ADDRESS COORDINATOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS 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 COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS 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 COMMISSIONERS 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 4 OF 4

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
SURVEY #: 2019-0840 F.B.

