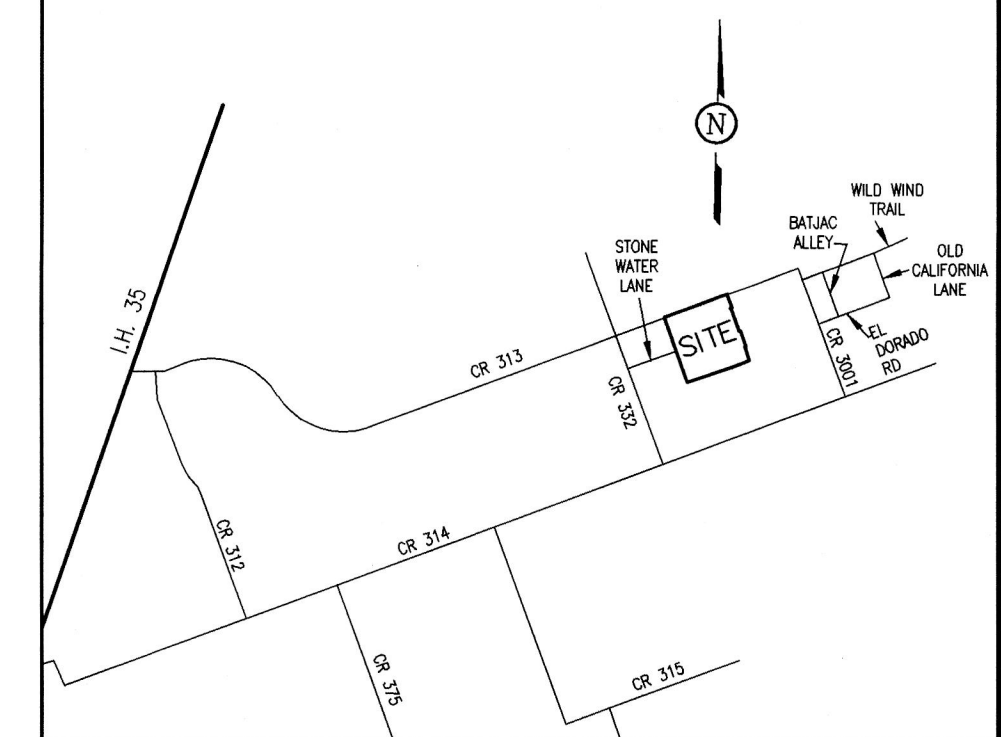
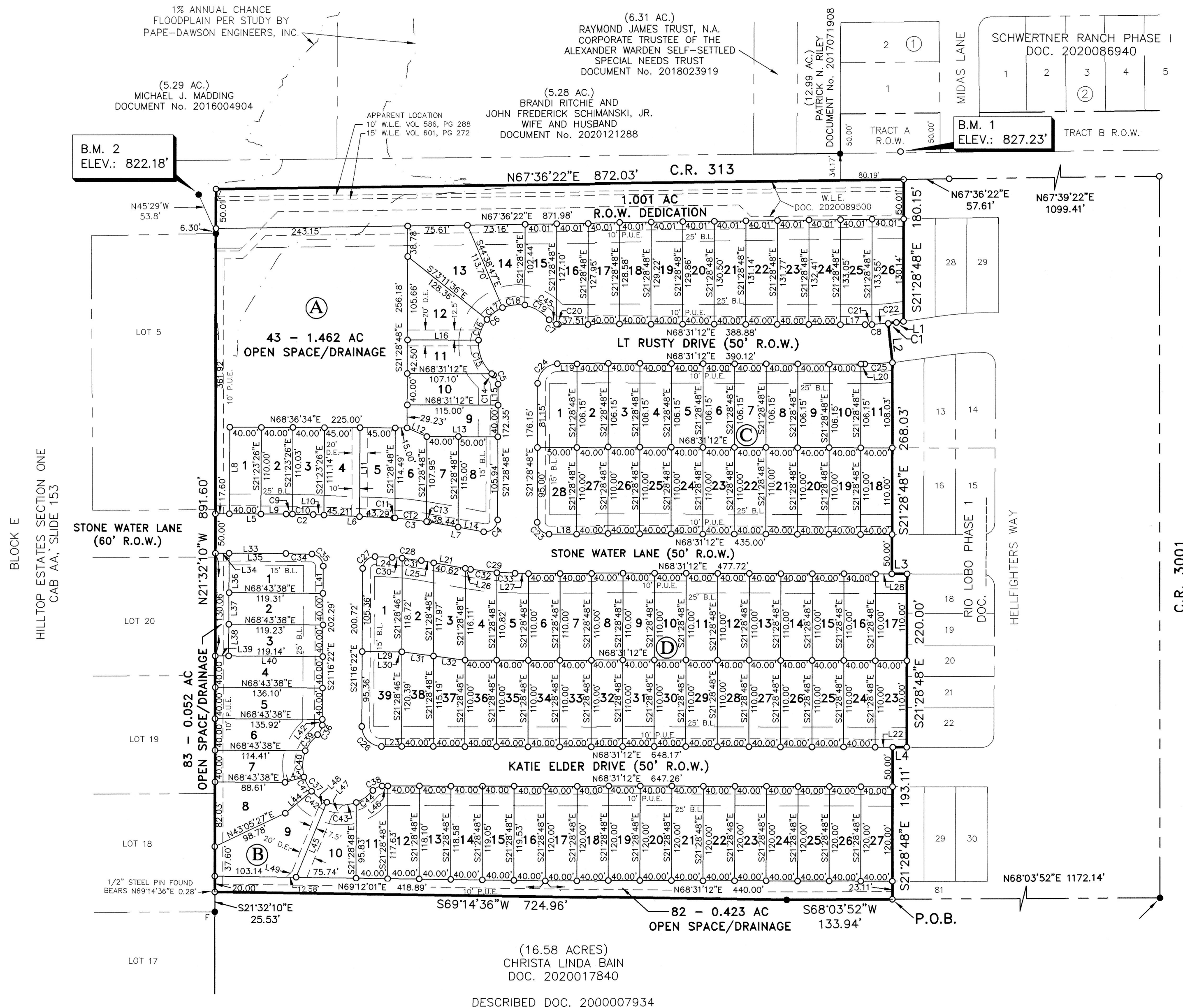
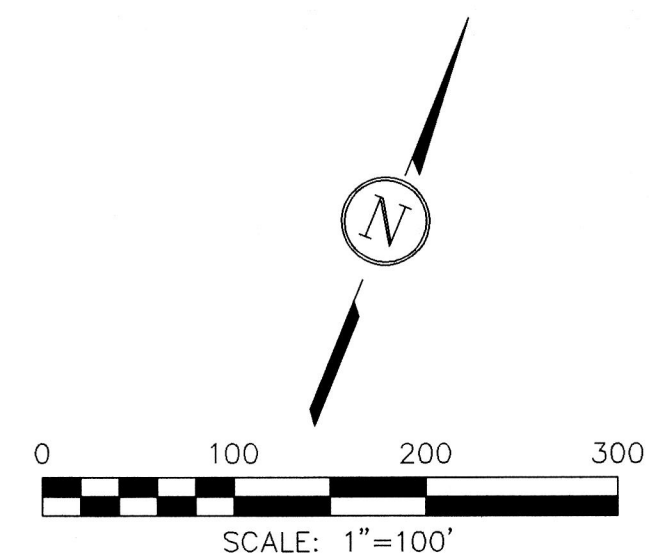


FINAL PLAT RIO LOBO PHASE 2



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'
- 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
- SPINDLE FOUND
- 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
- L.S. LANDSCAPE LOT

LEGAL DESCRIPTION:
17.952 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 FREDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174

LOT SUMMARY:

SINGLE FAMILY LOTS	109
OPEN SPACE/DRAINAGE LOTS	3
R.O.W. DEDICATION	1
TOTAL LOTS	113

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 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 - STEEL PIN FOUND WITH CAP MARKED 'RIC CONTROL' BEARS +/- N45°29'W 53.8' FROM N.E. CORNER LOT 10, HILLTOP ESTATES SECTION ONE ELEV. 822.18'

ELEVATIONS (NAVD88, GEOID 12A)

BUILDING SETBACKS:

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

LOT	BLOCK	F.F.E.
1	A	831.00
2	A	831.00
1	B	831.00
2	B	831.00
3	B	831.00

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
LT RUSTY DRIVE	717 LF	50'	30' LOG-LOG	25 MPH	PUBLIC	LOCAL
STONE WATER LANE	859 LF	50'	30' LOG-LOG	25 MPH	PUBLIC	LOCAL
KATIE ELDER DRIVE	969 LF	50'	30' LOG-LOG	25 MPH	PUBLIC	LOCAL

SUBMITTAL DATE: MAY 17, 2021

PAGE 1 OF 4

LENZ & ASSOCIATES, INC.

FIRM NO. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744



SURVEY #: 2019-0840

F.B.

FINAL PLAT
RIO LOBO PHASE 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60°13'44"W	9.07'
L2	S27°38'29"E	50.00'
L3	N68°31'12"E	19.17'
L4	S68°31'12"W	17.63'
L5	N68°36'34"E	89.58'
L6	N70°43'59"E	102.24'
L7	N78°31'12"E	71.34'
L8	S21°23'26"E	110.00'
L9	N68°36'34"E	31.98'
L10	N70°43'59"E	13.75'
L11	S21°28'48"E	112.82'
L12	S88°10'36"E	27.22'
L13	N68°31'12"E	90.00'
L14	N78°31'12"E	32.90'
L15	S21°28'48"E	26.41'
L16	N68°31'12"E	90.24'
L17	N68°31'12"E	31.37'
L18	N68°31'12"E	35.00'
L19	N68°31'12"E	25.00'
L20	N68°31'12"E	5.12'
L21	N78°31'12"E	63.35'
L22	N68°31'12"E	22.37'
L23	N68°31'12"E	25.80'
L24	N70°43'59"E	21.66'
L25	N78°31'12"E	15.96'
L26	N78°31'12"E	6.78'
L27	N68°31'12"E	16.89'
L28	N68°31'12"E	20.83'
L29	N68°31'12"E	49.98'
L30	N75°55'11"E	0.48'
L31	N75°55'11"E	40.34'
L32	N75°55'11"E	40.34'
L33	N68°36'34"E	89.45'
L34	N68°36'34"E	17.47'
L35	N68°36'34"E	71.98'
L36	S21°23'26"E	50.10'
L37	S21°23'26"E	40.00'
L38	S21°23'26"E	40.00'
L39	N68°43'38"E	17.14'
L40	N68°43'38"E	136.28'
L41	S21°16'22"E	34.70'
L42	S21°16'22"E	7.58'
L43	N52°49'27"E	25.00'
L44	N28°21'13"E	43.36'
L45	N00°36'11"E	102.64'
L46	N68°31'12"E	7.26'
L47	N23°31'12"E	19.20'
L48	N23°31'12"E	10.40'
L49	N24°11'54"E	10.53'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°07'47"	275.00'	10.22'	S61°17'38"W	10.22'
C2	2°07'24"	925.00'	34.28'	N69°40'16"E	34.28'
C3	7°47'13"	325.00'	44.17'	N74°37'35"E	44.14'
C4	100°00'00"	15.00'	26.18'	N28°31'12"E	22.98'
C5	52°01'12"	15.00'	13.62'	S47°29'25"E	13.16'
C6	194°02'25"	50.00'	169.33'	N23°31'12"E	99.25'
C7	52°01'12"	15.00'	13.62'	S85°28'12"E	13.16'
C8	6°09'40"	275.00'	29.57'	N65°26'21"E	29.56'
C9	0°29'47"	925.00'	8.02'	N68°51'28"E	8.02'
C10	1°37'37"	925.00'	26.27'	N69°55'10"E	26.26'
C11	0°18'29"	325.00'	1.75'	N70°53'13"E	1.75'
C12	7°05'46"	325.00'	40.25'	N74°35'21"E	40.23'
C13	0°22'58"	325.00'	2.17'	N78°19'43"E	2.17'
C14	3°10'30"	50.00'	2.77'	S71°54'46"E	2.77'
C15	54°24'55"	50.00'	47.49'	S43°07'03"E	45.72'
C16	32°43'00"	50.00'	28.55'	N00°26'54"E	28.16'
C17	28°32'48"	50.00'	24.91'	N31°04'49"E	24.65'
C18	33°14'33"	50.00'	29.01'	N61°58'29"E	28.60'
C19	41°56'39"	50.00'	36.60'	S80°25'55"E	35.79'
C20	9°32'37"	15.00'	2.50'	N73°17'30"E	2.50'
C21	1°47'53"	275.00'	8.63'	N67°37'15"E	8.63'
C22	4°21'47"	275.00'	20.94'	N64°32'25"E	20.94'
C23	90°00'00"	15.00'	23.56'	S66°28'48"E	21.21'
C24	90°00'00"	25.00'	39.27'	N23°31'12"E	35.36'
C25	6°09'40"	325.00'	34.95'	N65°26'21"E	34.93'
C26	90°12'27"	25.00'	39.36'	S66°22'35"E	35.42'
C27	92°00'20"	15.00'	24.09'	N24°43'48"E	21.58'
C28	7°47'13"	275.00'	37.37'	N74°37'35"E	37.35'
C29	10°00'00"	325.00'	56.72'	N73°31'12"E	56.65'
C30	2°40'57"	275.00'	12.87'	N72°04'27"E	12.87'
C31	5°06'16"	275.00'	24.50'	N75°58'03"E	24.49'
C32	5°55'19"	325.00'	33.59'	N75°33'32"E	33.58'
C33	4°04'41"	325.00'	23.13'	N70°33'32"E	23.13'
C34	2°09'32"	875.00'	32.97'	N69°41'20"E	32.97'
C35	87°57'32"	15.00'	23.03'	S65°15'08"E	20.83'
C36	52°00'58"	15.00'	13.62'	N04°44'07"E	13.15'
C37	194°01'52"	50.00'	169.32'	S66°16'20"E	99.25'
C38	51°48'27"	15.00'	13.56'	N42°36'58"E	13.11'
C39	29°54'39"	50.00'	26.10'	N15°47'17"E	25.81'
C40	38°45'52"	50.00'	33.83'	S18°32'59"E	33.19'
C41	23°42'53"	50.00'	20.69'	S49°47'21"E	20.55'
C42	27°45'02"	50.00'	24.22'	S75°31'18"E	23.98'
C43	43°36'36"	50.00'	38.06'	N68°47'52"E	37.14'
C44	30°16'50"	50.00'	26.42'	N31°51'09"E	26.12'
C45	42°28'35"	15.00'	11.12'	N80°41'54"W	10.87'

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

FIELD NOTE DESCRIPTION OF 17.952 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 17.952 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 STEEL PIN SET ON THE SOUTH LINE OF THE SAID 42.486 ACRE SONWEST CO. TRACT, THE SAME BEING THE ON THE NORTH LINE 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 AT THE SOUTHEAST CORNER OF THE SAID 42.486 ACRE SONWEST CO. TRACT BEARS N 68°03'52" E, 1172.14 FEET;

THENCE, ALONG THE SOUTH LINE OF THE SAID 42.486 ACRE SONWEST CO. TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 68°03'52" W, 133.94 FEET TO A ½ INCH DIAMETER STEEL PIN FOUND;
- 2) S 69°14'36" W, 724.96 FEET TO A STEEL PIN SET ON THE EAST LINE OF LOT 18, BLOCK C, HILLTOP ESTATES SECTION ONE, A SUBDIVISION OF RECORD IN CABINET AA, SLIDE 153 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING AT THE NORTHWEST CORNER OF THE SAID 16.58 ACRE BAIN TRACT, THE SAME BEING THE SOUTHWEST CORNER OF THE SAID 42.486 ACRE SONWEST CO. TRACT, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND BEARS N 69°14'36" E, 0.28 FEET AND A ½ INCH DIAMETER STEEL PIN FOUND MARKED FOREST AT THE SOUTHEAST CORNER OF THE SAID LOT 18 BEARS S 21°32'10" E, 25.53 FEET;

THENCE, N 21°32'10" W, ALONG THE WEST LINE OF THE SAID 42.486 ACRE SONWEST CO. TRACT, THE SAME BEING THE EAST LINE OF THE SAID HILLTOP ESTATES SECTION ONE SUBDIVISION, AT 835.29 FEET PASSING THE NORTHEAST CORNER OF LOT 5, BLOCK E AND CONTINUING FOR A TOTAL DISTANCE OF 891.60 FEET TO A STEEL PIN SET ON THE SOUTH LINE OF COUNTY ROAD 313 AT THE NORTHWEST CORNER OF THE SAID 42.486 ACRE SONWEST CO. TRACT;

THENCE, N 67°36'22" E, ALONG THE SOUTH LINE OF COUNTY ROAD 313, THE SAME BEING THE NORTH LINE OF THE SAID 42.486 ACRE SONWEST CO. TRACT, 872.03 FEET TO A STEEL PIN SET, FROM WHICH A STEEL PIN SET AT THE NORTHEAST CORNER OF THE SAID 42.486 ACRE SONWEST CO. TRACT BEARS N 67°36'22" E, 57.61 FEET AT A STEEL PIN SET AND N 67°39'22" E, 1099.41 FEET;

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

- 1) S 21°28'48" E, 180.15 FEET TO A STEEL PIN SET;
- 2) S 60°13'44" W, 9.07 FEET TO A STEEL PIN SET;
- 3) WITH A CURVE TO THE RIGHT, 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 S 61°17'38" W, 10.22 FEET TO A STEEL PIN SET;
- 4) S 27°38'29" E, 50.00 FEET TO A STEEL PIN SET;
- 5) S 21°28'48" E, 268.03 FEET TO A STEEL PIN SET;
- 6) N 68°31'12" E, 19.17 FEET TO A STEEL PIN SET;
- 7) S 21°28'48" E, 220.00 FEET TO A STEEL PIN SET;
- 8) S 68°31'12" W, 17.63 FEET TO A STEEL PIN SET;
- 9) S 21°28'48" E, A DISTANCE OF 193.11 FEET, TO THE PLACE OF BEGINNING, CONTAINING 17.952 ACRES OF LAND, MORE OR LESS.

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 2

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, THE ADJACENT COUNTY ROAD.
- 18) IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 19) 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.
- 20) 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.
- 21) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 22) 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.
- 23) 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.
- 24) 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.
- 25) 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. 48491C0150F EFFECTIVE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 26) AN EASEMENT OF 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
- 27) 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.

PAGE 3 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 2

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 2"

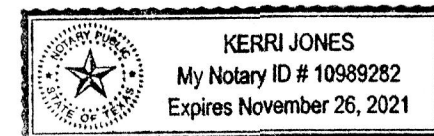
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 1st DAY OF July, 2021.

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

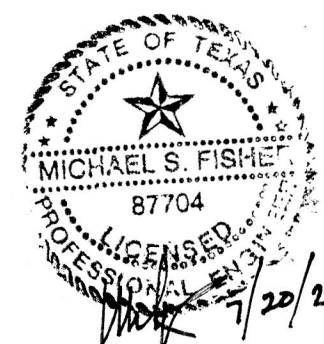
I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE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

T A Lenz 6-28-2021
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 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
MICHAEL S. FISHER, P.E. DATE
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 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.