



# FINAL PLAT RIO LOBO PHASE 2

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S60°13'44"W | 9.07     |
| L2   | S27°28'29"E | 50.00'   |
| L3   | N68°31'12"E | 18.17'   |
| L4   | S68°31'12"W | 17.63'   |
| L5   | N68°36'34"E | 99.98'   |
| L6   | N70°43'59"E | 102.24'  |
| L7   | N78°31'12"E | 71.34'   |
| L8   | S27°23'46"E | 110.00'  |
| L9   | N68°36'34"E | 31.88'   |
| L10  | N70°43'59"E | 13.75'   |
| L11  | S27°28'29"E | 112.82'  |
| L12  | S68°10'36"E | 27.22'   |
| L13  | N68°31'12"E | 90.00'   |
| L14  | N78°31'12"E | 32.90'   |
| L15  | S27°28'48"E | 28.41'   |
| L16  | N68°31'12"E | 90.24'   |
| L17  | N68°31'12"E | 31.37'   |
| L18  | N68°31'12"E | 25.00'   |
| L19  | N68°31'12"E | 28.00'   |
| L20  | N68°31'12"E | 51.2'    |
| 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 | 16.86'   |
| L28  | N68°31'12"E | 20.63'   |
| L29  | N68°31'12"E | 49.98'   |
| L30  | N78°31'12"E | 0.48'    |
| L31  | N78°55'11"E | 40.34'   |
| L32  | N78°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  | S27°23'26"E | 50.10'   |
| L37  | S27°23'26"E | 40.00'   |
| L38  | S27°23'26"E | 40.00'   |
| L39  | N68°43'38"E | 17.14'   |
| L40  | N68°43'38"E | 136.28'  |
| L41  | S27°16'22"E | 34.70'   |
| L42  | S27°16'22"E | 7.88'    |
| L43  | N62°49'27"E | 25.00'   |
| L44  | N62°49'27"E | 43.38'   |
| L45  | N60°36'11"E | 102.04'  |
| 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 | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1    | 207°47'     | 275.00' | 10.22'     | S61°17'38"W   | 10.22'       |
| C2    | 207°24'     | 925.00' | 34.28'     | N68°40'16"E   | 34.28'       |
| C3    | 74°7'34"    | 325.00' | 44.17'     | N74°37'55"E   | 44.14'       |
| C4    | 100°00'00"  | 15.00'  | 26.18'     | N28°31'12"E   | 23.98'       |
| C5    | S20°11'2"   | 15.00'  | 2.17'      | S47°28'25"E   | 13.16'       |
| C6    | 194°02'23"  | 50.00'  | 169.33'    | N23°31'12"E   | 99.23'       |
| C7    | S27°01'2"   | 15.00'  | 13.62'     | S68°28'12"E   | 13.16'       |
| C8    | 60°9'40"    | 275.00' | 29.57'     | N68°28'21"E   | 29.56'       |
| C9    | 0°59'47"    | 925.00' | 8.02'      | N68°51'0"E    | 8.02'        |
| C10   | 1°37'37"    | 925.00' | 26.27'     | N68°51'0"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°38'21"E   | 40.23'       |
| C13   | 0°22'58"    | 325.00' | 2.17'      | N78°18'43"E   | 2.17'        |
| C14   | 31°03'30"   | 50.00'  | 2.77'      | S71°54'48"E   | 2.77'        |
| C15   | S4°24'56"   | 50.00'  | 47.48'     | S45°01'03"E   | 45.72'       |
| C16   | 32°43'00"   | 50.00'  | 28.55'     | N00°28'54"E   | 28.16'       |
| C17   | 82°32'48"   | 50.00'  | 24.91'     | N37°04'48"E   | 24.65'       |
| C18   | 41°56'39"   | 50.00'  | 36.60'     | N61°58'29"E   | 28.60'       |
| C19   | 41°56'39"   | 50.00'  | 36.60'     | S60°28'55"E   | 35.79'       |
| C20   | 8°32'37"    | 15.00'  | 2.50'      | N72°17'30"E   | 2.50'        |
| C21   | 142°7'53"   | 275.00' | 8.63'      | N67°37'15"E   | 8.63'        |
| C22   | 42°14'27"   | 275.00' | 20.94'     | N64°32'25"E   | 20.94'       |
| C23   | 90°00'00"   | 15.00'  | 23.56'     | S68°28'48"E   | 21.21'       |
| C24   | 90°00'00"   | 25.00'  | 39.27'     | N25°31'12"E   | 35.36'       |
| C25   | 60°9'40"    | 325.00' | 34.65'     | N65°26'21"E   | 34.93'       |
| C26   | 90°12'27"   | 25.00'  | 39.36'     | S68°22'35"E   | 35.42'       |
| C27   | 92°00'20"   | 15.00'  | 24.09'     | N24°43'45"E   | 21.58'       |
| C28   | 74°7'13"    | 275.00' | 37.27'     | N74°37'35"E   | 37.35'       |
| C29   | 100°00'00"  | 325.00' | 56.72'     | N72°31'12"E   | 56.65'       |
| C30   | 2°40'57"    | 275.00' | 12.87'     | N72°04'27"E   | 12.87'       |
| C31   | 3°08'18"    | 275.00' | 24.50'     | N75°38'03"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   | 32.87'       |
| C35   | 87°57'32"   | 15.00'  | 23.03'     | S68°15'08"E   | 20.83'       |
| C36   | S27°00'58"  | 15.00'  | 13.62'     | N04°44'07"E   | 13.15'       |
| C37   | 194°01'52"  | 50.00'  | 169.32'    | S68°16'20"E   | 99.25'       |
| C38   | S14°48'27"  | 15.00'  | 13.56'     | N42°36'58"E   | 13.11'       |
| C39   | 28°54'39"   | 50.00'  | 28.10'     | N15°57'17"E   | 25.81'       |
| C40   | 28°45'52"   | 50.00'  | 28.10'     | S15°32'59"E   | 33.19'       |
| C41   | 23°42'53"   | 50.00'  | 20.69'     | S48°47'21"E   | 20.58'       |
| C42   | 27°45'02"   | 50.00'  | 24.22'     | S75°31'18"E   | 23.68'       |
| C43   | 4°36'36"    | 50.00'  | 38.06'     | N68°47'52"E   | 37.14'       |
| C44   | S0°16'50"   | 50.00'  | 28.42'     | N37°51'09"E   | 28.12'       |
| C45   | 42°28'35"   | 15.00'  | 11.12'     | N60°41'54"W   | 10.87'       |

**FIELD NOTES**  
 17,952 ACRES  
 G. SCHNEIDER SURVEY, A-580  
 WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 17,992 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 SONNEST CO. RECORDED IN DOCUMENT NUMBER 20200167333 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 SONNEST 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 SONNEST CO. TRACT BEARS N 68°03'52" E, 1172.14 FEET;

THENCE, ALONG THE SOUTH LINE OF THE SAID 42,486 ACRE SONNEST 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 G, 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 SONNEST 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 SONNEST 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 SONNEST 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 SONNEST 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 SONNEST CO. TRACT BEARS N 67°36'22" E, 57.61 FEET AT A STEEL PIN SET AND N 67°39'22" E, 109.94 FEET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 42,486 ACRE SONNEST 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, 288.03 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.**

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

FIRM No. 100290-00  
 (512) 443-1174  
 4150 FRIEDRICH 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 ACQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
- 2) A TO 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 ACQUIFER.
- 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. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE SETBACKS SHOWN APPLICABLE ORDINANCES.
- 8) DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 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 RELINQUISH MAY BE REQUIRED AT THE TIME THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- 13) WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE SONTERA 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 LENS.
- 22) CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT IN THE SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR SONTERA 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 EROSION CONTROL PLAN AND PERMITS FROM WILLIAMSON COUNTY.
- 24) 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.

## LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES  
 FORM No. 100290-00  
 (512) 443-1174  
 4150 FREDERICH 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 SOWBEST 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. 202016733 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THE SAID TRACT IS BEING PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC ROAD ACT, CHAPTER 221, ACTS, COMPILATIONS AND SUPPLEMENTS THEREOF, 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

SOWBEST 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 11-24-2021



### 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 MY PLATS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

TIMOTHY A. LENZ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FREDRICH 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 COMPLES WITH THE APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN AS DEDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMENTARY NUMBER 48491C0150F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

MICHAEL S. FISHER, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 87704  
PAPE-DAMSON 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.  
Janna Bate Teresa Bate  
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 STRUCTURES NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT DESCRIBED AND COVERED BY THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC ROAD ACT, CHAPTER 221, ACTS, COMPILATIONS AND SUPPLEMENTS THEREOF. THE 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 PERSONS THAT THIS PLAT REPRESENTS AN ACCURATE AND COMPLETE MAP. THIS PLAT IS NOT UNDERSTOOD THAT THE OWNERS OF THIS TRACT SHALL BE RESPONSIBLE FOR THE INSTALLATION 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 OFFICIAL PUBLIC RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR.  
DATE 07-15-2021  
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 15th DAY OF September 2021 A.D. AT 1:25 O'CLOCK P.M. AND DULY RECORDED THIS THE 15th DAY OF September 2021 A.D. AT 1:25 O'CLOCK P.M. IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER 202117226

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  
DEPUTY  
by Brenda Niska, etc



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