



PLAT MAP RECORDING SHEET

DEDICATOR(s):

SONWEST CO

SUBDIVISION NAME: BAILEY PARK PHASE III

PROPERTY IS DESCRIBED AS: 23.117 ACRES ISAAC BUNKER SURVEY
ABSTRACT NO 54

SUBMITTED BY: SONWEST CO

DIGITALLY RECORDED

FILED AND RECORDED

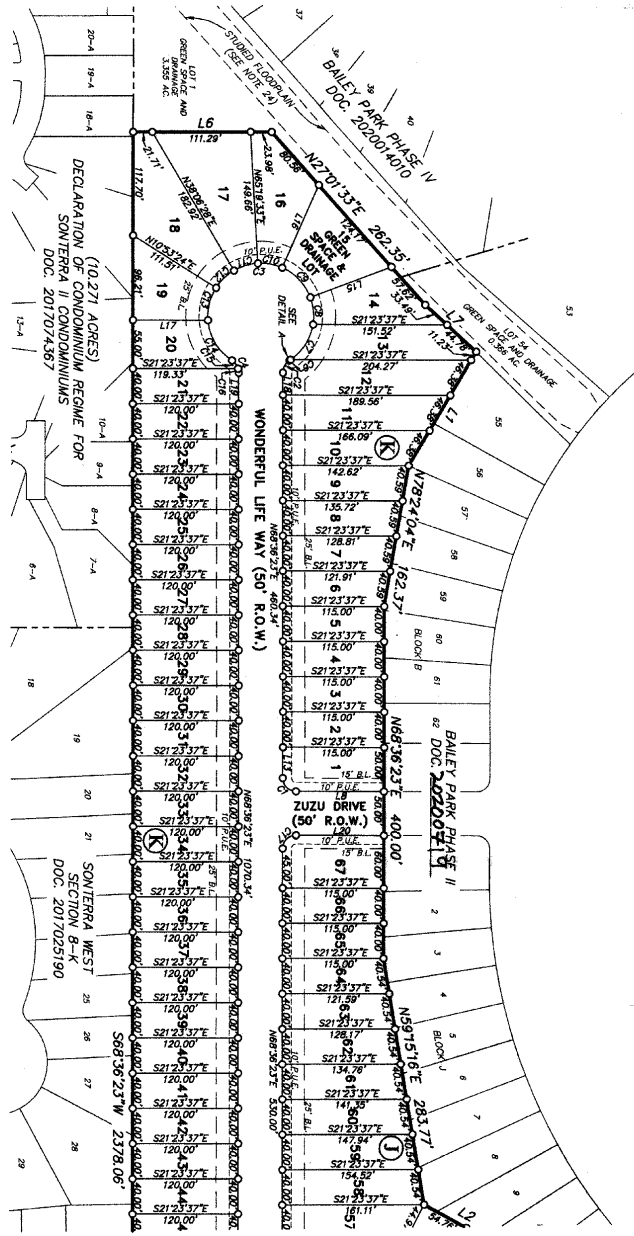
OFFICIAL PUBLIC RECORDS 2020083122

PLAT Fee: \$391.00
07/24/2020 09:25 AM BMCKENZIE



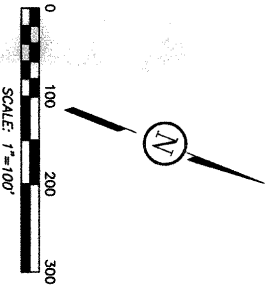
Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

FINAL PLAT BAILEY PARK PHASE III



(SEE PAGE 2)

STREET	LENGTH	R.O.W. WIDTH	PAV'T. WIDTH	DESIGN SPEED	CLASSIFICATION
ZUZU DRIVE	140.0 LF	50'	30' LOE - LOE	25 MPH	URBAN LOCAL PUBLIC
WONDERFUL LIFE WAY	2074.6 LF	50'	30' LOE - LOE	25 MPH	URBAN LOCAL PUBLIC
BELL WINDS DRIVE	948.1 LF	50'	30' LOE - LOE	25 MPH	URBAN LOCAL PUBLIC
DELANOS DRIVE	145.0 LF	50'	30' LOE - LOE	25 MPH	URBAN LOCAL PUBLIC
BRIGGS LANE	145.0 LF	50'	30' LOE - LOE	25 MPH	URBAN LOCAL PUBLIC
TOTAL	3708.4 LF				



BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE DISTANCES ARE SURFACE SURFACE TO GRID COMBINED SCALE FACTOR 0.99998800. ELEVATIONS ARE NAD88 (GEOID 124)

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

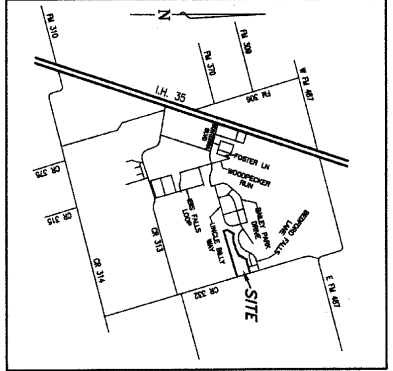
SITE BENCHMARK #2 - 1/2" STEEL PIN FOUND W/CAP EAST SIDE COUNTY ROAD 332 ELEV. 825.09

ELEVATIONS (NAVD88, GEOID 124)

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

LOT SUMMARY:
DEVELOPED LOTS 132
GREEN SPACE/DRAINAGE LOTS 2
TOTAL LOTS 134

MINIMUM FINISHED FLOOR ELEVATION	MINIMUM F.F.E.
LOT 13, BLOCK K	848.5'
LOT 14, BLOCK K	848.0'
LOT 15, BLOCK K	851.0'
LOT 16, BLOCK K	851.0'
LOT 17, BLOCK K	851.0'



LOCATION MAP
NOT TO SCALE

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
FIRM NO. 100290-00
(512) 443-1174
4150 FREDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
SURVEY # 2009-036388B-3 F.B.

FINAL PLAT BAILEY PARK PHASE III

FIELD NOTE DESCRIPTION
23117 ACRES
ISAAC BUNKER SURVEY, A-54
WILLAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 23117 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT 4, WILLAMSON COUNTY, TEXAS, AS SHOWN ON DOCUMENT NUMBER 201702190, THE NORTH LINE OF A DEED TO WILLAMSON COUNTY, TEXAS, THE SAID 23117 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE 3/8" DIAMETER WITH CAP MARKED LENZ & ASSOC. THE ANGLES CITED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83). CENTRAL ZONE.

BEGINNING AT A 1/2" INCH DIAMETER STEEL PIN FOUND ON THE WEST LINE OF COUNTY ROAD 332 AT THE SOUTHWEST CORNER OF THE SAID 23117 ACRE SOUTHWEST CO TRACT, THE SAME BEING THE NORTHWEST CORNER OF REMAINDER PORTION OF THAT CERTAIN 111,938 ACRE TRACT CALLED "WILLAMSON COUNTY, TEXAS" AS SHOWN ON DOCUMENT NUMBER 2012074808 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS;

THENCE S 68°36'23" W, A DISTANCE OF 2378.08 FEET ALONG THE SOUTH LINE OF THE SAID 23117 ACRE SOUTHWEST CO TRACT, THE SAME BEING THE NORTH LINE OF THE SAID REMAINDER PORTION OF WILLAMSON COUNTY, TEXAS, AS SHOWN ON DOCUMENT NUMBER 2012074808 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, TO THE POINT OF BEGINNING; THENCE S 89°59'33" E, 150.36 FEET TO A STEEL PIN SET;

THENCE ALONG THE EAST LINE OF THE SAID BAILEY PARK PHASE III SUBDIVISION AND THE SOUTHWEST CORNER OF BAILEY PARK PHASE II, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020071919 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, THE FOLLOWING FOURTEEN (14) CORNERS AND DISTANCES:

- 1) N 21°23'37" W, 156.98 FEET TO A STEEL PIN SET;
- 2) N 27°01'33" E, 262.39 FEET TO A STEEL PIN SET;
- 3) N 21°12'11" E, 78.27 FEET TO A STEEL PIN SET;
- 4) S 80°59'33" E, 150.36 FEET TO A STEEL PIN SET;
- 5) N 78°24'04" E, 162.37 FEET TO A STEEL PIN SET;
- 6) N 68°36'23" E, 400.00 FEET TO A STEEL PIN SET;
- 7) N 59°15'16" E, 283.77 FEET TO A STEEL PIN SET;
- 8) N 07°34'37" E, 77.81 FEET TO A STEEL PIN SET;
- 9) N 26°24'00" E, 202.75 FEET TO A STEEL PIN SET;
- 10) N 22°28'17" E, 83.05 FEET TO A STEEL PIN SET;
- 11) N 74°28'33" E, 149.34 FEET TO A STEEL PIN SET;
- 12) N 68°36'23" E, 580.00 FEET TO A STEEL PIN SET;
- 13) S 21°23'37" E, 5.00 FEET TO A STEEL PIN SET;

14) N 68°36'23" E, 184.81 FEET TO A STEEL PIN SET ON THE WEST LINE OF COUNTY ROAD 332 AT THE NORTH CORNER OF THE SAID 23117 ACRE SOUTHWEST CO TRACT, FROM WHICH A 1/2" INCH DIAMETER STEEL PIN FOUND BEARS N 21°26'59" W, 694.76 FEET;
THENCE S 21°26'59" E, A DISTANCE OF 575.00 FEET ALONG THE WEST LINE OF COUNTY ROAD 332 TO THE PLACE OF BEGINNING, CONTAINING 23117 ACRES OF LAND, MORE OR LESS.

LINE	BEARING	DISTANCE
L1	S80°59'33"E	150.36
L2	N07°24'04"E	77.81
L3	N22°28'17"E	83.05
L4	N74°28'33"E	149.34
L5	N21°23'37"E	5.00
L6	N21°23'37"E	156.98
L7	N21°23'37"E	78.27
L8	S21°23'37"E	150.00
L9	S21°23'37"E	108.00
L10	S21°23'37"E	35.00
L11	S21°23'37"E	35.00
L12	S21°23'37"E	35.00
L13	S21°23'37"E	35.00
L14	S21°23'37"E	35.00
L15	S21°23'37"E	35.00
L16	S21°23'37"E	35.00
L17	S21°23'37"E	35.00
L18	S21°23'37"E	35.00
L19	S21°23'37"E	35.00
L20	S21°23'37"E	35.00
L21	S21°23'37"E	35.00
L22	S21°23'37"E	35.00
L23	S21°23'37"E	35.00
L24	S21°23'37"E	35.00
L25	S21°23'37"E	35.00
L26	S21°23'37"E	35.00
L27	S21°23'37"E	35.00
L28	S21°23'37"E	35.00
L29	S21°23'37"E	35.00
L30	S21°23'37"E	35.00
L31	S21°23'37"E	35.00
L32	S21°23'37"E	35.00
L33	S21°23'37"E	35.00
L34	S21°23'37"E	35.00
L35	S21°23'37"E	35.00
L36	S21°23'37"E	35.00
L37	S21°23'37"E	35.00
L38	S21°23'37"E	35.00
L39	S21°23'37"E	35.00
L40	S21°23'37"E	35.00

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	90.0000°	15.00°	23.56	N23°36'23"E	21.21'		
C2	57.0850°	16.50°	16.46	N62°48'12"W	15.78'		
C3	294.1739°	60.00°	308.18	S21°23'37"E	65.10'		
C4	57.0850°	16.50°	16.46	N44°01'59"E	15.78'		
C5	90.0000°	15.00°	23.56	S68°23'37"E	21.21'		
C6	123.916°	60.00°	1.45	N54°56'28"W	1.45'		
C7	123.916°	60.00°	48.75	N75°42'38"W	47.42'		
C8	307.0034°	60.00°	47.64	S52°46'33"W	31.07'		
C9	465.2930°	60.00°	47.64	S52°46'33"W	46.40'		
C10	288.5912°	60.00°	28.28	N17°53'29"E	28.24'		
C11	277.5105°	60.00°	28.50	S39°17'00"E	28.00'		
C12	277.5105°	60.00°	28.50	S39°17'00"E	28.24'		
C13	36°40'52"	60.00°	38.41	N62°38'29"E	37.76'		
C14	52°44'59"	60.00°	55.24	N37°50'29"E	53.31'		
C15	40°43'34"	18.50°	11.73	N31°48'20"E	11.46'		
C16	16°25'16"	18.50°	4.73	N69°23'45"E	4.71'		
C17	90.0000°	15.00°	23.56	S68°23'37"E	21.21'		
C18	90.0000°	15.00°	23.56	N23°36'23"E	31.82'		
C19	90.0000°	15.00°	23.56	N23°36'23"E	31.82'		
C20	14°10'58"	225.00°	53.95	N23°36'23"E	54.42'		
C21	67°54'01"	225.00°	34.95	N02°42'40"W	34.92'		
C22	67°54'01"	225.00°	34.95	N05°15'07"E	36.09'		
C23	81°72'00"	225.00°	36.13	N15°57'21"E	36.09'		
C24	81°72'00"	225.00°	36.13	N24°39'21"E	36.09'		
C25	81°72'00"	225.00°	36.13	N33°15'17"E	36.09'		
C26	81°72'00"	225.00°	36.13	N43°10'12"E	36.09'		
C27	81°72'00"	225.00°	36.13	N52°52'22"E	36.09'		
C28	81°72'00"	225.00°	36.13	N61°27'53"E	36.09'		
C29	81°72'00"	225.00°	36.13	N67°19'53"E	36.09'		
C30	21°33'00"	225.00°	10.01	N67°19'53"E	10.01'		
C31	90.0000°	15.00°	23.56	S62°33'37"E	21.21'		
C32	90.0000°	15.00°	23.56	S23°36'23"W	35.36'		
C33	90.0000°	15.00°	38.27	N62°33'37"E	44.48'		
C34	90.0000°	175.00°	274.89	N21°41'05"W	184.08'		
C35	181°91'04"	175.00°	55.95	N62°33'37"E	55.71'		
C36	63°28'08"	175.00°	193.66	N28°39'51"E	164.08'		
C37	81°2'48"	175.00°	25.09	N64°29'59"E	25.06'		
C38	90.0000°	25.00°	38.27	S68°23'37"E	35.36'		
C39	90.0000°	25.00°	38.27	N23°34'42"E	35.34'		
C40	89°56'58"	25.00°	38.28	N68°25'18"W	35.34'		
C41	90.0000°	15.00°	23.56	N23°36'23"E	21.21'		
C42	91°23'12"	16.50°	14.80	S85°42'01"E	14.31'		
C43	192°46'25"	50.00°	168.23	N23°36'23"E	99.38'		
C44	91°23'12"	16.50°	14.80	N47°03'13"W	14.31'		
C45	90.0000°	15.00°	23.56	N23°36'23"E	21.21'		
C46	46°45'02"	50.00°	40.80	S83°22'56"E	38.69'		
C47	39°32'15"	50.00°	33.63	N63°58'29"E	33.00'		
C48	32°31'13"	50.00°	28.38	N18°28'41"E	28.00'		
C49	33°06'54"	50.00°	30.64	N15°22'23"W	30.17'		
C50	39°50'59"	50.00°	34.78	N25°21'20"W	34.08'		

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
 FIRM No. 100299-00
 (512) 443-1174
 4150 FREDRICH LANE, SUITE A1
 AUSTIN, TEXAS 78744
 SURVEY # 2005-036388B-3 F.B.

Doc # 2020083122

**FINAL PLAT
BAILEY PARK
PHASE III**

NOTES:

- 1) IN ORDER TO PROMOTE POSITIVE DRAINAGE AWAY FROM A STRUCTURE, FINISHED FLOOR ELEVATIONS SHOULD BE EQUAL TO 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 ACQUIFER 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 WILLAMSON COUNTY.
- 7) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON. APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR THE WILLAMSON 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 WILLAMSON 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 OF WILLAMSON 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 REPLACING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 13) 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 (TEQ) OR WILLAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE LOCAL 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 ENCRAGED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDAED 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 WILLAMSON 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 REVESSES 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, CUSTION SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLAMSON 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 WILLAMSON 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.

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

FIRM No. 100290-00

(512) 443-1174

4150 FREDRICH LANE, SUITE A1

AUSTIN, TEXAS 78744

SURVEY # 2005-036389B-3 F.B.

FINAL PLAT BAILEY PARK PHASE III

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW 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. 2020051914 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY STATE THAT THERE ARE NO LEN 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 LENS THAT SUBDIVISION IS TO BE KNOWN AS BAILEY PARK PHASE III

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 31 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 31 DAY OF JUNE 2020 A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

Ronda Wacker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES September 13, 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
TIMOTHY A. LENZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 31 DAY OF June 2020 A.D.

Andy Bilger
WILLIAMSON COUNTY ADDRESS COORDINATOR
Cindy Givens

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 WORKS 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 SIGNALAGE 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.
BILL GRAVELL, JR. DATE 7/13/20
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOW 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 31 DAY OF JUNE 2020 A.D. AT 11:53 O'CLOCK A.M. AND DULY RECORDED THIS THE 31 DAY OF JUNE 2020 A.D., AT 1:13 O'CLOCK P.M. IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER 202013122.

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 *Nancy Rister*
Brenda McKeown DEPUTY
Brenda McKeown
Brenda McKeown



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