2020083122 PLAT Total Pages: 6

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

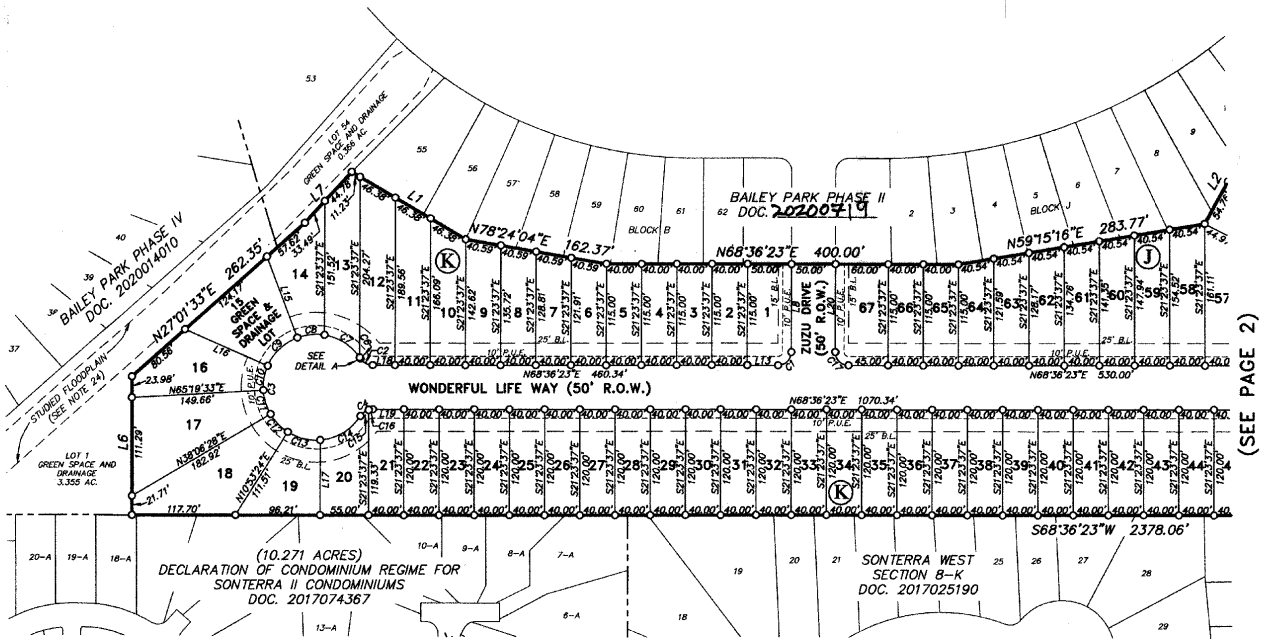
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2020083122

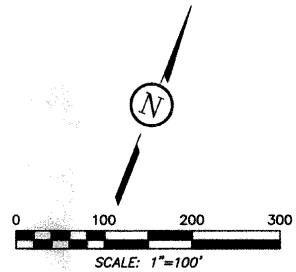
PLAT Fee: $391.00
07/24/2020 09:25 AM BMCKENZIE

Nancy E. Rister, County Clerk
Williamson County, Texas

Doc #2020083122

FINAL PLAT
BAILEY PARK
PHASE III





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 EAST SIDE COUNTY
ROAD 332
ELEV. 825.09

ELEVATIONS (NAVD88, GEOID 12A)

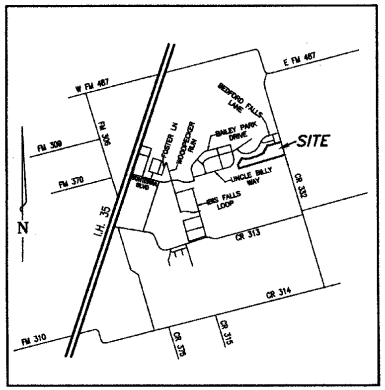
BUILDING SETBACKS:

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	
LOT & BLOCK	MINIMUM F.F.E.
LOT 13, BLOCK K	848.5'
LOT 14, BLOCK K	849.0'
LOT 16, BLOCK K	850.0'
LOT 17, BLOCK K	851.0'



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:
23.117 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

STREET DATA					
STREET	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	CLASSIFICATION
ZUZU DRIVE	140.0 LF	50'	30' LOG – LOG	25 MPH	URBAN LOCAL PUBLIC
WONDERFUL LIFE WAY	2074.6 LF	50'	30' LOG – LOG	25 MPH	URBAN LOCAL PUBLIC
BELL RINGS DRIVE	948.1 LF	50'	30' LOG – LOG	25 MPH	URBAN LOCAL PUBLIC
BELL RINGS DRIVE	255.7 LF	60'	37' LOG – LOG	35 MPH	URBAN COLLECTOR PUBLIC
CLARENCE DRIVE	145.0 LF	50'	30' LOG – LOG	25 MPH	URBAN LOCAL PUBLIC
BRIDGES LANE	145.0 LF	50'	30' LOG – LOG	25 MPH	URBAN LOCAL PUBLIC
TOTAL	3708.4 LF				

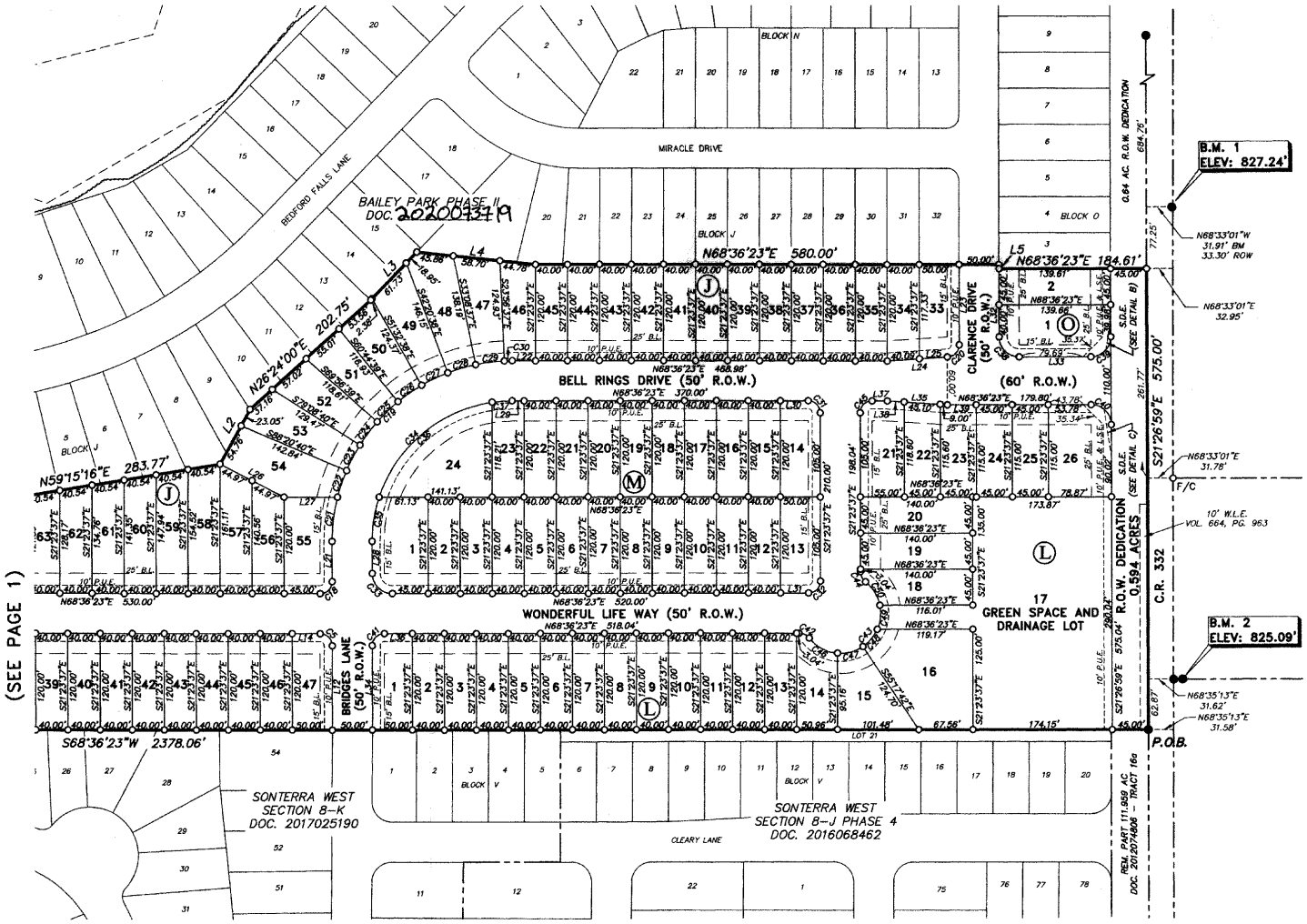
RE-SUBMITTAL DATE: DEC 12, 2019
SUBMITTAL DATE: SEPTEMBER 17, 2019

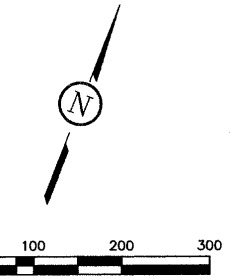
LENZ & ASSOCIATES, INC.
FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
SURVEY #: 2005-0363BBB-3 F.B.

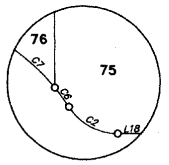
S:\Land Projects 3\SONTERRA DEVELOPMENT PROJECT\dwg\BAILEY PARK PHASE III.dwg, 4/24/2020 11:00:54 AM,

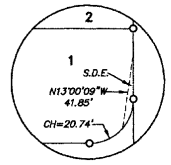
Doc #2020083122

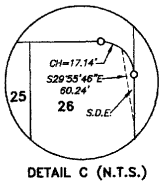
FINAL PLAT
BAILEY PARK
PHASE III











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SURVEY #: 2005-0363BBB-3 F.B.

Doc #20200831 22

FINAL PLAT
BAILEY PARK
PHASE III

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

FIELD NOTE DESCRIPTION OF 23.117 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 23.117 CRE TRACT DESCRIBED IN A DEED TO SONWEST CO RECORDED IN DOCUMENT NUMBER 2020-74121 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 23.117 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 1/2 INCH DIAMETER STEEL PIN FOUND ON THE WEST LINE OF COUNTY ROAD 332 AT THE SOUTHEAST CORNER OF THE SAID 23.117 ACRE SONWEST CO TRACT, THE SAME BEING THE NORTHEAST CORNER OF A REMAINDER PORTION OF THAT CERTAIN 111.959 ACRE TRACT CALLED TRACT 16A IN A DEED TO RVEST LP RECORDED IN DOCUMENT NUMBER 2012074806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 68°36'23" W, A DISTANCE OF 2378.06 FEET ALONG THE SOUTH LINE OF THE SAID 23.117 ACRE SONWEST CO TRACT, THE SAME BEING THE NORTH LINE OF THE SAID REMAINDER PORTION OF THE 111.959 ACRE RVEST LP TRACT, THE NORTH LINE OF SONTERRA WEST SECTION 8-J PHASE 4, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2016068462, THE NORTH LINE OF SONTERRA WEST SECTION 8-K, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2017025190, THE NORTH LINE OF THAT CERTAIN 10.271 ACRES DESCRIBED IN THE DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS, OF RECORD IN DOCUMENT NUMBER 2017074367, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF BAILEY PARK PHASE IV, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020014010 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE EAST LINE OF THE SAID BAILEY PARK PHASE IV SUBDIVISION AND THE SOUTH LINE OF BAILEY PARK PHASE II, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 202007719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1) N 21°23'37" W, 156.98 FEET TO A STEEL PIN SET;

2) N 27°01'33" E, 262.35 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, 184.61 FEET TO A STEEL PIN SET ON THE WEST LINE OF COUNTY ROAD 332 AT THE NORTHEAST CORNER OF THE SAID 23.117 ACRE SONWEST CO TRACT, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND BEARS N 21°26'59" W, 684.76 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 23.117 ACRES OF LAND, MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S80°59'33"E	150.36'
L2	N07°34'37"E	77.81'
L3	N22°28'17"E	83.05'
L4	N74°28'33"E	149.34'
L5	S21°23'37"E	5.00'
L6	N21°23'37"W	156.98'
L7	N21°12'11"E	78.27'
L8	S21°23'37"E	100.00'
L12	S21°23'37"E	105.00'
L13	N68°36'23"E	35.00'
L14	N68°36'23"E	35.00'
L15	S42°11'44"E	98.16'
L16	S87°41'15"E	102.79'
L17	S21°23'37"E	85.18'
L18	N68°36'23"E	25.34'
L19	N68°36'23"E	35.34'
L20	S21°23'37"E	100.00'
L21	S21°23'37"E	50.00'
L22	N68°36'23"E	28.98'
L23	S21°23'37"E	100.00'
L24	N64°47'32"E	75.17'
L25	N64°47'32"E	35.08'
L26	S84°11'41"E	89.95'
L27	N68°36'23"E	66.83'
L28	S21°23'37"E	40.00'
L29	N68°36'23"E	15.00'
L30	N68°36'23"E	35.00'
L31	S68°36'23"W	35.00'
L32	S21°23'37"E	90.00'
L33	N68°36'23"E	89.69'
L34	S21°23'37"E	105.00'
L35	N72°25'13"E	75.17'
L36	N68°36'23"E	35.00'
L37	N68°36'23"E	18.98'
L38	N72°25'13"E	21.07'
L39	N68°36'23"E	36.02'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C2	57°08'50"	16.50'	16.46'	N82°49'12"W	15.78'
C3	294°17'39"	60.00'	308.18'	S21°23'37"E	65.10'
C4	57°08'50"	16.50'	16.46'	N40°01'58"E	15.78'
C5	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C6	1°23'18"	60.00'	1.45'	N54°56'26"W	1.45'
C7	46°33'05"	60.00'	48.75'	N78°54'38"W	47.42'
C8	30°00'34"	60.00'	31.43'	S62°48'33"W	31.07'
C9	45°29'30"	60.00'	47.64'	S25°03'30"W	46.40'
C10	26°59'12"	60.00'	28.26'	S11°10'51"E	28.00'
C11	27°13'05"	60.00'	28.50'	S38°17'00"E	28.24'
C12	27°13'05"	60.00'	28.50'	S65°30'04"E	28.24'
C13	36°40'52"	60.00'	38.41'	N82°32'58"E	37.76'
C14	52°44'58"	60.00'	55.24'	N37°50'02"E	53.31'
C15	40°43'34"	16.50'	11.73'	N31°49'20"E	11.48'
C16	16°25'16"	16.50'	4.73'	N60°23'45"E	4.71'
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	90°00'00"	225.00'	353.43'	N23°36'23"E	318.20'
C20	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C21	14°08'56"	225.00'	55.56'	N14°19'09"W	55.42'
C22	8°54'01"	225.00'	34.95'	N02°47'40"W	34.92'
C23	9°12'00"	225.00'	36.13'	N06°15'20"E	36.09'
C24	9°12'00"	225.00'	36.13'	N15°27'21"E	36.09'
C25	9°12'00"	225.00'	36.13'	N24°39'21"E	36.09'
C26	9°12'00"	225.00'	36.13'	N33°51'21"E	36.09'
C27	9°12'00"	225.00'	36.13'	N43°03'22"E	36.09'
C28	9°12'00"	225.00'	36.13'	N52°15'22"E	36.09'
C29	9°12'00"	225.00'	36.13'	N61°27'23"E	36.09'
C30	2°33'00"	225.00'	10.01'	N67°19'53"E	10.01'
C31	90°00'00"	15.00'	23.56'	S66°23'37"E	21.21'
C32	90°00'00"	15.00'	23.56'	S23°36'23"W	21.21'
C33	90°00'00"	25.00'	39.27'	N66°23'37"W	35.36'
C34	90°00'00"	175.00'	274.89'	N23°36'23"E	247.49'
C35	18°19'04"	175.00'	55.95'	N12°14'05"W	55.71'
C36	63°28'09"	175.00'	193.86'	N28°39'31"E	184.09'
C37	8°12'48"	175.00'	25.09'	N64°29'59"E	25.06'
C38	90°00'00"	25.00'	39.27'	S66°23'37"E	35.36'
C39	90°03'22"	25.00'	39.29'	N23°34'42"E	35.37'
C40	89°56'38"	25.00'	39.25'	N66°25'18"W	35.34'
C41	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C42	51°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	51°23'12"	16.50'	14.80'	N47°05'13"W	14.31'
C45	90°00'00"	15.00'	23.56'	N23°36'23"E	21.21'
C46	46°45'02"	50.00'	40.80'	S83°22'56"E	39.68'
C47	38°32'15"	50.00'	33.63'	N53°58'25"E	33.00'
C48	32°31'13"	50.00'	28.38'	N18°26'41"E	28.00'
C49	35°06'54"	50.00'	30.64'	N15°22'23"W	30.17'
C50	39°50'59"	50.00'	34.78'	N52°51'20"W	34.08'

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SURVEY #: 2005-0363BBB-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 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 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. 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.

LENZ & ASSOCIATES, INC.
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SURVEY #: 2005-0363BBB-3 F.B.

Doc # 2020083122

FINAL PLAT
BAILEY PARK
PHASE III

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. 2020071921, 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 III"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 3rd DAY OF June, 20 20.

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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES September 12, 2022

RHONDA KARCHER
My Notary ID # 125823812
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.

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

STATE OF TEXAS
REGISTERED
TIMOTHY A LENZ
4393
PROFESSIONAL
LAND SURVEYOR

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.

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

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED
PROFESSIONAL ENGINEER

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21st DAY OF May, 2020 A.D.

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 RESPOSIBILITY 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.

7-21-20
BILL GRAVELL 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 24th DAY OF July, 2020 A.D. AT 9:15 O'CLOCK A M. AND DULY RECORDED THIS THE 24th DAY OF July, 2020 A.D., AT 9:25 O'CLOCK A M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER 2020083122.

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 Brenda McKenzie DEPUTY
Brenda McKenzie

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

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-3 F.B.