



PLAT MAP RECORDING SHEET

DEDICATOR(s):

BONNET LARK DEVELOPMENT INC

SUBDIVISION NAME: BONNET TRACT

PROPERTY IS DESCRIBED AS: 134.901 ACRES WILLIAM H. MONROE SURVEY
ABSTRACT NO 453

SUBMITTED BY: BGE INC

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2020107539

PLAT Fee: \$541.00
09/09/2020 03:11 PM BMCKENZIE



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

BONNET TRACT SUBDIVISION FINAL PLAT

OWNER:
BONNET LARK DEVELOPMENT, INC.
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TX 78759

DEVELOPER:
MILESTONE COMMUNITY BUILDERS
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TX 78759
(512) 686-4986

ENGINEER:
BGE, INC., TBP# F-1046
101 W. LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

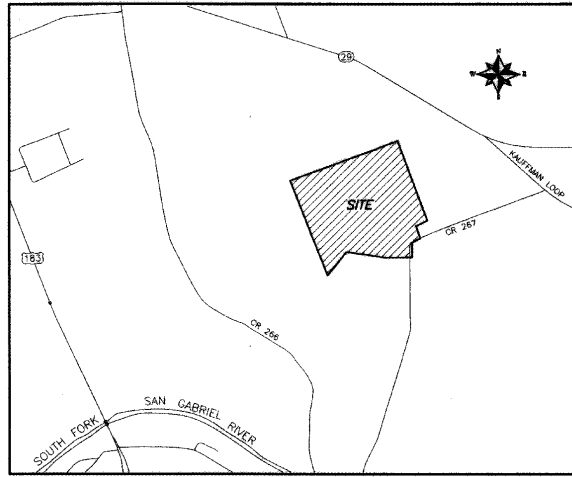
SURVEYOR:
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TX 78728
(512) 267-7430

PROJECT AGENT:
BGE, INC., TBP# F-1046
101 W. LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

SUBMITTAL DATE: JANUARY 7, 2020

TOTAL AREA OF THIS PLAT: 134.901 ACRES
TOTAL NUMBER OF LOTS: 114
RESIDENTIAL LOTS: 110 (113.371 AC.)
HOA LANDSCAPE LOTS: 2 (0.842 AC.)
HOA DRAINAGE LOTS: 1 (2.064 AC.)
PARK LOTS: 1 (5.299 AC.)
PUBLIC R.O.W.: 13.324 AC.

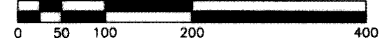
LINEAR FEET OF NEW STREETS:
TWINSPUR STREET: 1,670
SANDHILL PIPER STREET: 368
HALFLINGER LANE: 1,164
ANDALUSIAN COURT: 173
GARRANO BEND: 1,183
TRIGGER TRAIL: 1,236
MARTINGALE PLACE: 269
EDUNE ROAD: 1,911
WALKALOGSA WAY: 2,089
HOLISTER COURT: 245
TOTAL: 10,308



LOCATION MAP
SCALE: 1"=2000'



BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)



SCALE: 1"=100'

SHEET INDEX

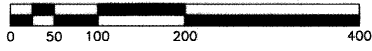
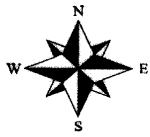
- SHEET 1: COVER SHEET
- SHEETS 2-5: FINAL PLAT SHEETS
- SHEET 6: METES AND BOUNDS; LINE/CURVE TABLES
- SHEET 7: PLAT NOTES AND SIGNATURE BLOCKS



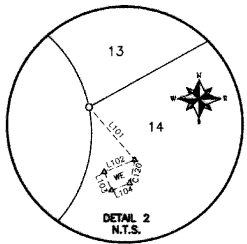
G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

Doc # 2020107539

BONNET TRACT SUBDIVISION FINAL PLAT



SCALE: 1"=100'
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)



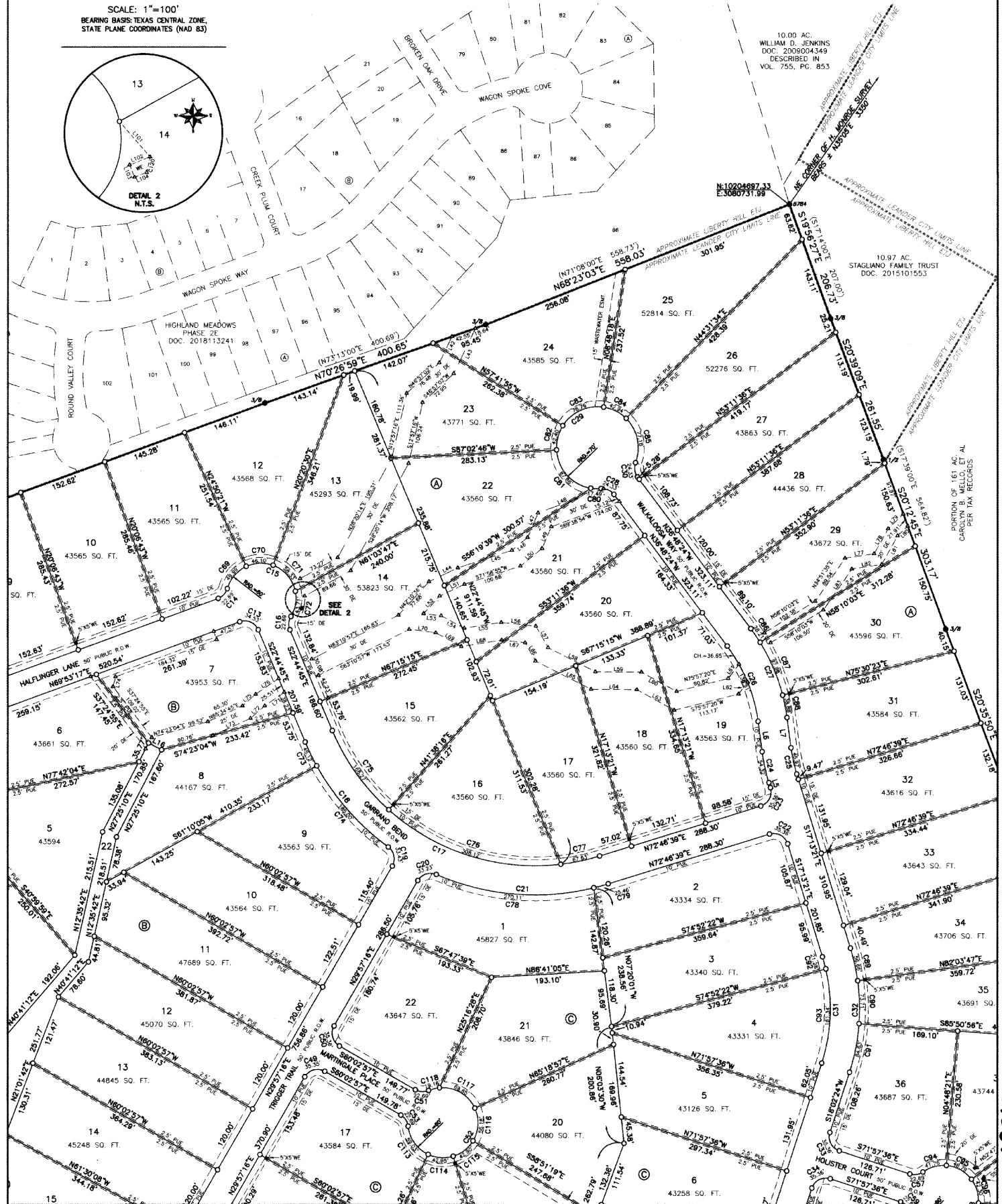
LEGEND:

- = IRON ROD FOUND (SIZE NOTED)
- ▲ (INSIGNIA) = IRON ROD WITH CAP FOUND (INSIGNIA NOTED)
- ▲ = MAG NAIL FOUND
- = FENCE POST FOR CORNER FOUND
- = IRON ROD WITH G&R CAP SET
- △ = CALCULATED POINT
- Ⓐ = BLOCK NAME
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- WE = WATER EASEMENT
- (with number) = RECORD INFORMATION

10.00 AC.
WILLIAM D. JENKINS
DOC. 2009004349
DESCRIBED IN
VOL. 755, PG. 853

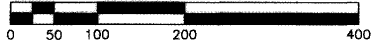
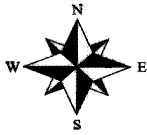
10.97 AC.
STAGLIANO FAMILY TRUST
DOC. 2015101553

PORTION OF 161 AC.
CAROLYN B. MELLO, ET AL
PER TAX RECORDS

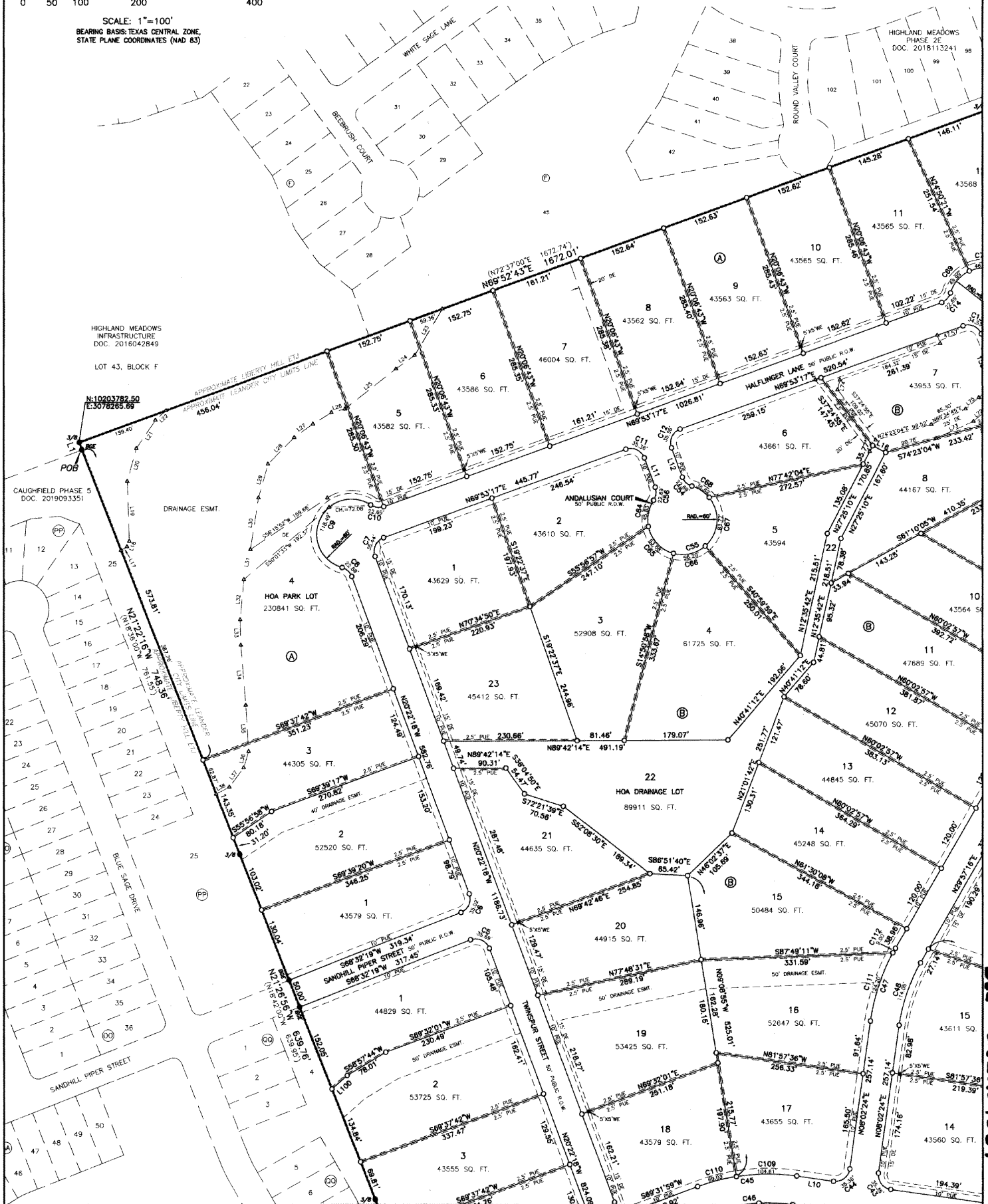


Doc # 2020107539

BONNET TRACT SUBDIVISION FINAL PLAT

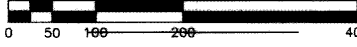
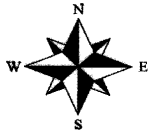


SCALE: 1"=100'
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)



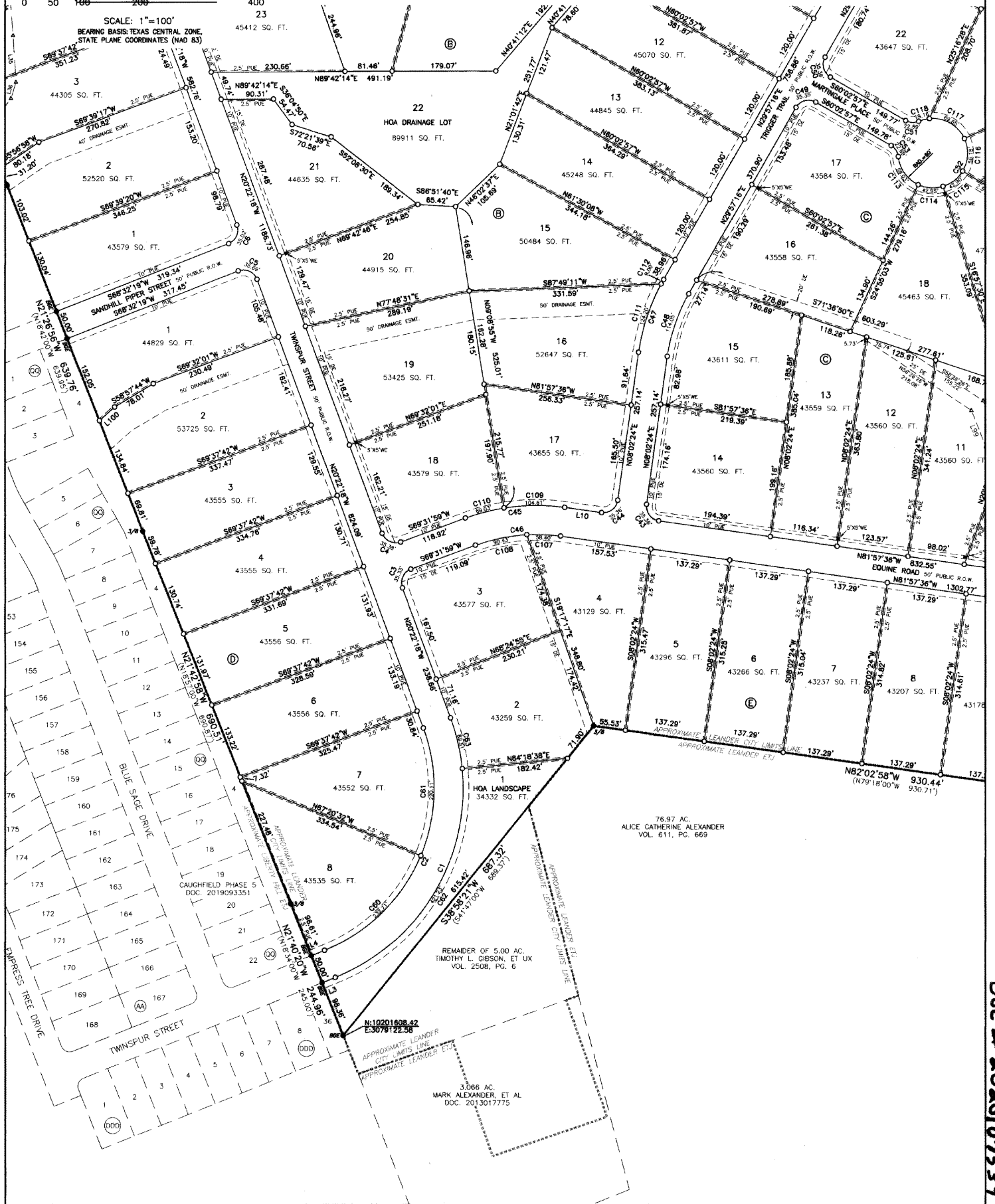
Doc # 2020107539

BONNET TRACT SUBDIVISION FINAL PLAT



SCALE: 1"=100'
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)

45412 SQ. FT.



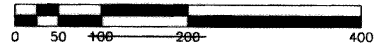
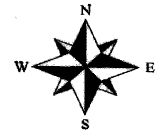
76.97 AC.
ALICE CATHERINE ALEXANDER
VOL. 611, PG. 669

REMAINDER OF 5.00 AC.
TIMOTHY L. GIBSON, ET UX
VOL. 2508, PG. 6

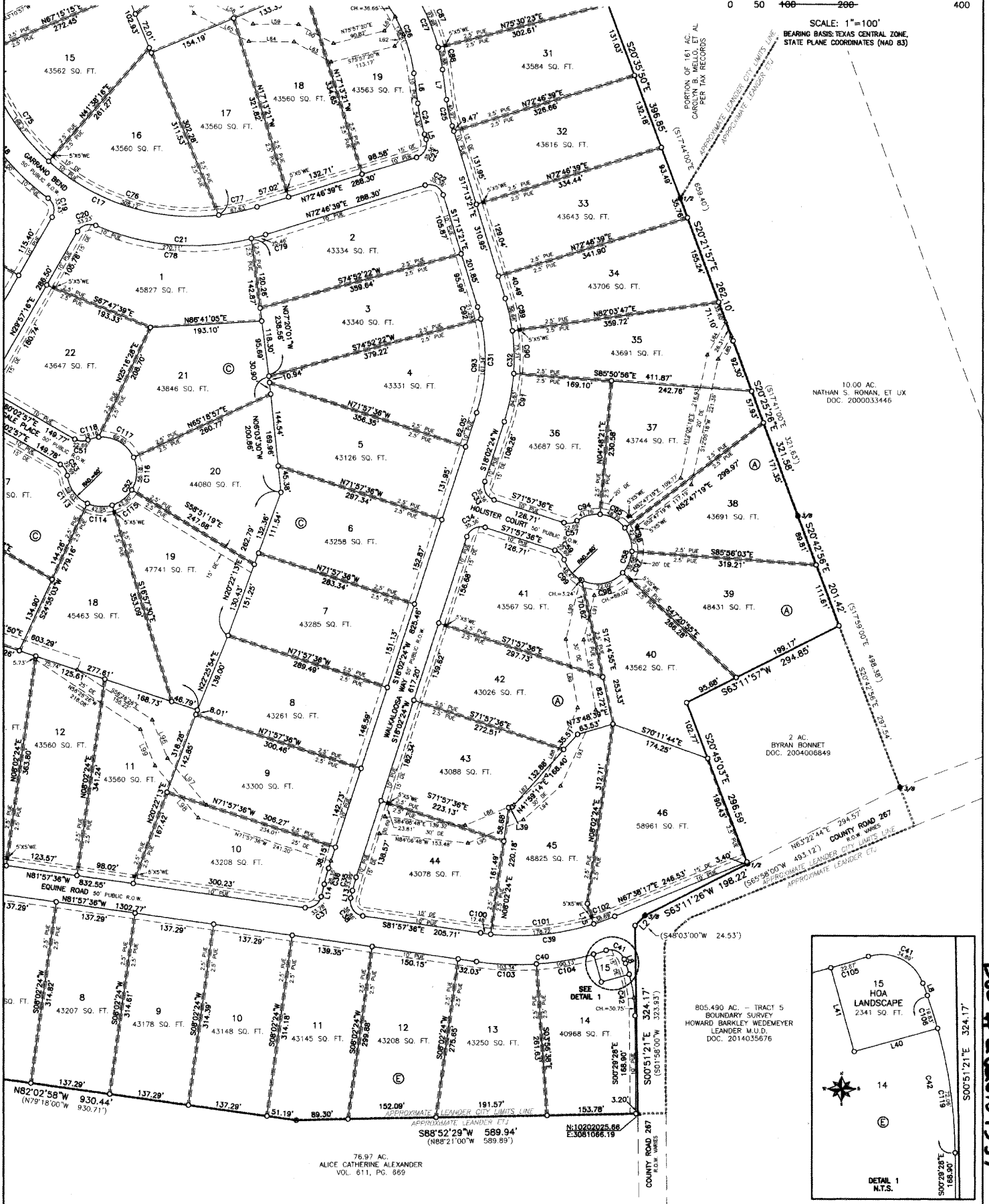
3.066 AC.
MARK ALEXANDER, ET AL
DOC. 2013017775

Doc # 2020107539

BONNET TRACT SUBDIVISION FINAL PLAT



SCALE: 1"=100'
BEARING BASIS: TEXAS CENTRAL ZONE,
STATE PLANE COORDINATES (NAD 83)



10.00 AC.
NATHAN S. ROMAN, ET UX
DOC. 2000033446

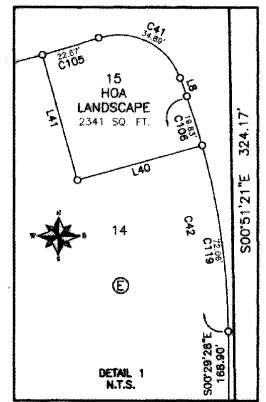
2 AC.
BYRAN BONNET
DOC. 2004008849

805.490 AC. - TRACT 5
BOUNDARY SURVEY
HOWARD BARKLEY WEDEMEYER
LEANDER M.U.D.
DOC. 2014035676

76.97 AC.
ALICE CATHERINE ALEXANDER
VOL. 611, PG. 869

APPROXIMATE LEANDER CITY LIMITS LINE
APPROXIMATE LEANDER CITY LINE

N 10202025.66
E 3061066.19



Doc # 2020107539

BONNET TRACT SUBDIVISION FINAL PLAT

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF 134.901 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE WILLIAM H. MONROE SURVEY, ABSTRACT NO. 453, BEING ALL OF THAT CERTAIN 134.970 ACRE TRACT (TRACT 1) DESCRIBED IN A DEED OF RECORD TO EYRAN L. BONNET AND BRUCE R. BONNET IN DOCUMENT NO. 2018031852, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 134.901 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH G&R CAP FOUND AT AN ANGLE POINT IN THE WESTERLY LINE OF SAID 134.970 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 43, BLOCK F, HIGHLAND MEADOW INFRASTRUCTURE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2018042849, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTHEASTERLY CORNER OF CAUGHFIELD PHASE 5, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2019093351, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N18°50'44"W, WITH THE WESTERLY LINE OF SAID 134.970 ACRE TRACT AND THE SOUTHERLY LINE OF SAID LOT 43, A DISTANCE OF 132.28 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID 134.970 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHERLY LINE OF SAID 134.970 ACRE TRACT, SAME BEING IN PART THE SOUTHERLY LINE OF SAID LOT 43, AND IN PART THE SOUTHERLY LINE OF HIGHLAND MEADOWS PHASE 2E, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2018113241, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING THREE (3) COURSES:

1. N69°52'43"E, PASSING THE COMMON SOUTHERLY CORNER (NOT FOUND) OF SAID LOT 43 AND SAID HIGHLAND MEADOWS PHASE 2E, AND CONTINUING FOR A DISTANCE OF 1672.01 FEET TO A 3/8" IRON ROD FOUND;
 2. N70°26'59"E, A DISTANCE OF 400.65 FEET TO A 3/8" IRON ROD FOUND;
 3. N89°23'03"E, A DISTANCE OF 558.03 FEET TO AN IRON ROD WITH 5784 CAP FOUND IN THE WESTERLY LINE OF A 10.97 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO STAGLIANO FAMILY TRUST IN DOCUMENT NO. 2015101553, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE SOUTHEASTERLY CORNER OF SAID HIGHLAND MEADOWS PHASE 2E, FOR THE NORTHEASTERLY CORNER OF SAID 134.970 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE WITH THE EASTERLY LINE OF SAID 134.970 ACRE TRACT, SAME BEING IN PART THE WESTERLY LINE OF SAID 10.97 ACRE TRACT, IN PART THE WESTERLY LINE OF A 161 ACRE TRACT OF LAND IN THE NAME OF CAROLYN B. MELLO, ET AL, ACCORDING TO WILLIAMSON COUNTY APPRAISAL DISTRICT, AND IN PART THE WESTERLY LINE OF A 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD TO NATHAN S. ROMAN, ET UX IN DOCUMENT NO. 2000033446, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING SEVEN (7) COURSES:
1. S19°56'27"E, A DISTANCE OF 206.73 FEET TO A 3/8" IRON ROD FOUND;
 2. S20°30'09"E, A DISTANCE OF 261.55 FEET TO A 1/2" IRON ROD FOUND AT THE COMMON WESTERLY CORNER OF SAID 10.97 ACRE TRACT AND SAID 161 ACRE TRACT;
 3. S20°12'45"E, A DISTANCE OF 303.17 FEET TO A 3/8" IRON ROD FOUND;
 4. S20°35'50"E, A DISTANCE OF 398.85 FEET TO A 1/2" IRON ROD FOUND AT THE COMMON WESTERLY CORNER OF SAID 161 ACRE TRACT AND SAID 10.00 ACRE TRACT;
 5. S20°21'57"E, A DISTANCE OF 262.10 FEET TO AN IRON ROD WITH G&R CAP SET;
 6. S20°25'26"E, A DISTANCE OF 321.58 FEET TO A 3/8" IRON ROD FOUND;
 7. S20°42'56"E, A DISTANCE OF 201.42 FEET TO AN IRON ROD WITH G&R CAP SET IN THE WESTERLY LINE OF SAID 10.00 ACRE TRACT, AT THE NORTHEASTERLY CORNER OF A 2 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO BRYAN BONNET IN DOCUMENT NO. 200400849, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 134.970 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8" IRON ROD FOUND IN THE NORTHERLY LINE OF COUNTY ROAD 267 (R.O.W. VARIES) AT THE COMMON SOUTHERLY CORNER OF SAID 2 ACRE TRACT AND SAID 10.00 ACRE TRACT, BEARS S20°42'56"E, A DISTANCE OF 297.54 FEET;

THENCE WITH THE SOUTHERLY LINE OF SAID 134.970 ACRE TRACT, SAME BEING THE NORTHERLY AND WESTERLY LINES OF SAID 2 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. S63°11'57"W, A DISTANCE OF 294.85 FEET TO AN IRON ROD WITH G&R CAP SET AT THE NORTHWESTERLY CORNER OF SAID 2 ACRE TRACT;
2. S20°45'03"E, A DISTANCE OF 298.59 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHERLY LINE OF SAID COUNTY ROAD 267, AT THE SOUTHWESTERLY CORNER OF SAID 2 ACRE TRACT, FOR AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID 134.970 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

METES AND BOUNDS DESCRIPTION (CONTINUED):

THENCE CONTINUING WITH THE SOUTHERLY LINE OF SAID 134.970 ACRE TRACT, SAME BEING THE NORTHERLY AND WESTERLY LINES OF SAID COUNTY ROAD 267, THE FOLLOWING THREE (3) COURSES:

1. S63°11'26"W, A DISTANCE OF 198.22 FEET TO A 3/8" IRON ROD FOUND;
 2. S45°13'39"W, A DISTANCE OF 24.55 FEET TO AN IRON ROD WITH G&R CAP SET;
 3. S00°51'21"E, A DISTANCE OF 324.17 FEET TO A MAG NAIL FOUND IN ASPHALT AT THE NORTHEASTERLY CORNER OF A 76.97 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO ALICE CATHERINE ALEXANDER IN VOLUME 611, PAGE 869, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 134.970 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE CONTINUING WITH THE SOUTHERLY LINE OF SAID 134.970 ACRE TRACT, SAME BEING IN PART THE NORTHERLY LINE OF SAID 76.97 ACRE TRACT, AND IN PART THE NORTHERLY LINE OF A 5.00 ACRE TRACT DESCRIBED IN A DEED OF RECORD TO TIMOTHY L. GIBSON, ET UX IN VOLUME 2508, PAGE 6, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING THREE (3) COURSES:
1. S88°52'29"W, A DISTANCE OF 589.94 FEET TO A FENCE POST FOR CORNER FOUND;
 2. N82°02'58"W, A DISTANCE OF 930.44 FEET TO A 3/8" IRON ROD FOUND;
 3. S38°58'21"W, PASSING THE NORTHEASTERLY CORNER (NOT FOUND) OF SAID 5.00 ACRE TRACT AND CONTINUING FOR A DISTANCE OF 687.32 FEET TO AN IRON ROD WITH G&R CAP FOUND IN THE WESTERLY LINE OF SAID CAUGHFIELD PHASE 5, AT THE NORTHWESTERLY CORNER OF SAID 5.00 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF SAID 134.970 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- THENCE WITH THE WESTERLY LINE OF SAID 134.970 ACRE TRACT, SAME BEING THE EASTERLY LINE OF SAID CAUGHFIELD PHASE 5, THE FOLLOWING FOUR (4) COURSES:
1. N21°40'20"W, A DISTANCE OF 244.96 FEET TO A 3/8" IRON ROD FOUND;
 2. N21°42'58"W, A DISTANCE OF 690.51 FEET TO A 3/8" IRON ROD FOUND;
 3. N21°26'56"W, A DISTANCE OF 639.76 FEET TO A 3/8" IRON ROD FOUND;
 4. N21°22'16"W, A DISTANCE OF 748.36 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 134.901 ACRES OF LAND, MORE OR LESS.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT	NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT
C1	89°41'05"	350.00	541.74	N23°58'13"E	489.28	342.05	C81	43°02'36"	300.00	225.37	N01°09'00"E	220.11	118.30
C2	88°41'05"	350.00	484.35	N23°58'13"E	419.37	283.19	C82	73°59'27"	350.00	451.98	N31°11'04"E	421.23	263.70
C3	89°54'17"	25.00	38.23	N24°34'50"W	35.33	24.98	C83	14°41'38"	350.00	89.78	N13°01'29"W	89.51	45.13
C4	90°05'43"	25.00	39.31	N69°25'10"W	35.38	25.04	C84	44°54'31"	60.00	47.03	S11°24'07"W	45.83	24.80
C5	91°05'23"	25.00	39.75	N65°54'59"W	35.69	25.48	C85	64°05'54"	60.00	67.12	S43°06'06"E	63.68	37.58
C6	89°54'37"	25.00	38.79	N24°05'01"E	35.02	24.53	C86	55°50'57"	60.00	58.48	N76°55'29"E	56.20	31.80
C7	90°15'35"	25.00	39.38	N24°45'30"E	35.44	25.11	C87	86°32'31"	60.00	92.72	N40°43'45"E	83.77	58.49
C8	53°58'05"	25.00	23.55	N42°17'20"W	22.89	12.73	C88	34°32'18"	60.00	36.17	N56°48'39"W	35.62	18.65
C9	198°11'45"	60.00	207.55	N24°45'30"E	118.49	374.68	C89	49°14'21"	60.00	51.56	N40°32'22"E	48.99	27.49
C10	53°58'05"	25.00	23.55	S83°07'40"E	22.89	12.73	C90	45°10'53"	60.00	47.31	N87°44'59"E	46.10	24.98
C11	90°00'00"	25.00	39.27	N65°06'43"E	35.38	25.00	C91	58°09'42"	60.00	60.91	N40°34'44"E	58.33	33.37
C12	89°00'00"	25.00	39.27	N24°31'17"E	35.36	25.00	C92	42°43'13"	60.00	44.74	N09°51'44"E	43.71	23.47
C13	87°21'58"	25.00	38.12	S68°25'44"E	34.53	23.88	C93	6°05'09"	425.00	45.14	S29°47'20"E	45.12	22.58
C14	53°58'05"	25.00	23.55	N42°54'14"E	22.89	12.73	C94	25°08'30"	425.00	188.49	S41°24'10"E	185.00	94.77
C15	195°18'08"	60.00	204.82	S66°25'44"E	118.93	446.64	C95	25°39'59"	375.00	167.66	S35°33'15"E	166.27	85.25
C16	53°58'05"	25.00	23.55	S04°14'17"W	22.89	12.73	C96	48°30'46"	375.00	317.52	S72°37'07"E	308.12	168.88
C17	84°28'36"	375.00	552.90	S84°59'03"E	504.16	340.49	C97	10°20'51"	375.00	67.72	N77°57'04"E	67.63	33.95
C18	311°13'39"	425.00	231.64	S38°21'35"E	228.78	118.77	C98	37°03'28"	425.00	274.86	S85°15'40"E	270.11	142.44
C19	83°58'40"	25.00	36.62	S12°00'34"E	33.43	22.48	C99	37°25'57"	425.00	25.48	N74°29'37"E	25.48	12.73
C20	83°18'47"	25.00	36.33	N71°36'40"E	33.23	22.24	C00	14°21'21"	60.00	17.54	S87°52'19"E	17.49	8.82
C21	40°29'25"	425.00	300.34	S88°58'39"E	294.13	198.75	C01	77°44'24"	70.00	94.98	S41°49'26"E	87.86	56.42
C22	90°00'00"	25.00	39.27	S61°32'12"E	35.36	25.00	C02	35°15'19"	70.00	43.07	S14°40'29"W	42.40	22.24
C23	89°00'00"	25.00	39.27	N24°31'17"E	35.36	25.00	C03	69°30'37"	70.00	81.25	N63°31'02"E	76.70	45.90
C24	93°51'17"	325.00	54.36	N12°25'43"W	54.32	27.26	C04	35°43'16"	70.00	42.66	N63°20'04"W	42.64	22.56
C25	93°51'17"	275.00	48.02	N12°25'43"W	45.87	23.08	C05	68°54'37"	70.00	81.75	N01°20'07"W	77.18	48.25
C26	29°10'20"	275.00	140.02	N22°13'14"W	138.51	71.58	C06	45°28'28"	325.00	28.22	S34°18'11"W	28.21	14.12
C27	29°10'20"	325.00	165.47	N22°13'14"W	163.69	84.57	C07	17°20'20"	325.00	98.35	N23°09'47"W	97.98	49.55
C28	58°14'35"	25.00	25.41	N65°55'42"E	24.33	13.93	C08	6°51'33"	325.00	38.91	N11°03'51"W	38.88	19.48
C29	296°29'11"	70.00	382.23	N53°11'36"E	73.68	43.33	C09	9°17'08"	350.00	56.72	N12°34'47"E	56.68	28.42
C30	58°14'35"	25.00	25.41	S07°41'07"E	24.33	13.93	C10	12°08'17"	350.00	73.84	N01°53'35"W	73.71	37.08
C31	35°15'45"	300.00	184.63	S00°24'31"W	181.73	95.35	C11	13°53'20"	350.00	84.84	N11°09'14"E	84.63	42.63
C32	36°15'45"	350.00	215.41	S00°24'31"W	212.02	111.24	C12	40°03'55"	300.00	21.29	N18°11'24"W	21.28	10.65
C33	90°00'00"	25.00	39.27	S29°57'36"E	35.36	25.00	C13	31°11'00"	300.00	165.35	N02°28'29"E	161.34	83.76
C34	90°00'00"	25.00	39.27	S83°02'24"W	35.36	25.00	C14	40°44'02"	60.00	42.66	S74°26'20"W	41.78	22.27
C35	90°00'00"	275.00	24.00	S15°32'24"W	23.99	12.01	C15	47°58'58"	60.00	50.25	N61°12'10"W	46.78	26.70
C36	90°00'00"	325.00	28.38	S15°32'24"W	28.35	14.19	C16	41°16'39"	60.00	43.23	N11°20'22"E	42.30	22.60
C37	85°00'00"	25.00	37.09	S69°32'24"W	33.78	22.91	C17	38°36'49"	60.00	40.44	N23°22'22"E	39.68	21.02
C38	85°00'00"	25.00	41.45	S34°27'36"E	36.86	27.28	C18	73°45'56"	60.00	77.25	N79°33'44"E	72.02	45.02
C39	30°24'07"	445.00	236.12	N82°50'20"E	233.36	120.91	C19	45°33'46"	445.00	47.71	S40°46'24"E	46.47	25.20
C40	26°13'08"	495.00	226.52	N84°55'50"E	224.54	115.28	C100	2°15'03"	445.00	17.48	S83°05'08"E	17.48	8.74
C41	88°29'53"	25.00	38.61	N63°55'48"W	34.89	24.35	C101	23°10'05"	445.00	179.84	N84°12'18"E	178.72	91.22
C42	191°12'23"	275.00	92.10	N10°05'10"W	91.67	48.49	C102	4°58'59"	445.00	38.70	N70°07'46"E	38.69	19.38
C43	90°00'00"	25.00	39.27	N36°57'36"W	35.36	25.00	C103	11°39'02"	495.00	103.53	S87°57'07"E	103.34	51.96
C44	90°00'00"	25.00	39.27	S33°02'54"W	35.36	25.00	C104	11°36'37"	495.00	100.31	N89°15'03"E	100.13	50.33
C45	28°30'25"	350.00	174.14	S83°47'11"W	172.36	88.91	C105	23°7'28"	455.00	22.68	N73°00'00"E	22.67	11.54
C46	28°30'25"	300.00	149.26	S83°47'11"W	147.73	78.21	C106	40°07'55"	275.00	19.83	N17°36'54"W	19.83	9.92
C47	21°54'52"	350.00	133.87	N18°59'50"W	133.05	67.78	C107	11°15'15"	300.00	58.49	N67°32'44"W	58.40	29.34
C48	21°54'52"	300.00	114.74	N18°59'50"W	114.05	58.08	C108	17°20'10"	300.00	90.77	S78°12'04"W	90.43	45.74
C49	89°59'47"	25.00	39.27	N74°57'10"E	35.35	25.00	C109	17°11'19"	350.00	105.00	S89°26'44"E	104.81	52.90
C50	90°00'13"	25.00	39.27	N15°02'50"W	35.36	25.00	C110	11°19'06"	350.00	69.14	S75°11'32"W	69.03	34.68
C51	53°58'05"	25.00	23.55	S87°01'59"E	22.89	12.73	C111	20°26'25"	350.00	124.86	N18°15'36"E	124.20	63.10
C52	287°56'10"	60.00	301.53	S29°57'03"W	70.59	43.64	C112	12°28'27"	350.00	9.00	N29°13'03"E	9.00	4.50
C53	53°58'05"	25.00	23.55	N33°03'54"W	22.89	12.73	C113	58°56'07"	60.00	61.72	S35°32'58"E	61.37	33.80
C54	53°58'05"	25.00	23.55	S47°05'46"E	22.89	12.73	C114	41°56'32"	60.00	43.92	S85°56'14"E	42.95	23.00
C55	43°58'51"	60.00	301.53	N89°53'17"E	70.59	43.64	C115	41°54'49"	60.00	43.87	N55°05'35"E	43.69	22.27
C56	53°58'05"	25.00	23.55	S82°57'20"W	22.89	12.73	C116	59°40'42"	60.00	58.48	N03°13'48"E	58.18	31.79
C57	53°58'05"	25.00	23.55	N81°03'21"E	22.89	12.73	C117	70°57'19"	60.00	74.30			

BONNET TRACT SUBDIVISION FINAL PLAT

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT WE, BONNET LARK DEVELOPMENT, INC., A TEXAS CORPORATION, AS THE OWNER OF THAT CERTAIN 134.889 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020072695, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY ~~CONFIRM~~ ~~THESE ARE LANDS~~ DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS BONNET TRACT SUBDIVISION.

BONNET LARK DEVELOPMENT, INC.

Garrett S. Martin
GARRETT S. MARTIN
REGISTERED AGENT

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 16th DAY OF July, 2020, PERSONALLY APPEARED, GARRETT S. MARTIN, AS REGISTERED AGENT OF BONNET LARK DEVELOPMENT, INC., A TEXAS CORPORATION, DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF July, 2020, A.D.

Natalie A. Abbott
NOTARY PUBLIC - STATE OF TEXAS



PRINTED NAME: Natalie A. Abbott

MY COMMISSION EXPIRES: 09-17-2022

STATE OF TEXAS:
COUNTY OF Travis:

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT, DATED JULY 1, 2020 FILED IN RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2020072696.

LIENHOLDER NAME: INTERNATIONAL BANK OF COMMERCE
NAME: NICHOLAS FUHRMAN
TITLE: SENIOR VICE PRESIDENT
Nicholas Fuhrman

STATE OF TEXAS:
COUNTY OF Travis:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

ON THIS THE 17 DAY OF July, PERSONALLY APPEARED NICHOLAS FUHRMAN, AS SENIOR VICE PRESIDENT OF INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION ON BEHALF OF SAID INTERNATIONAL BANK OF COMMERCE, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE 17 DAY OF July, 2020, A.D.

Araceli Hernandez
NOTARY PUBLIC FOR THE STATE OF TEXAS

Araceli Hernandez
(TYPE OR PRINT NAME)

MY COMMISSION EXPIRES: 6-2-2024



PLAT NOTES

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0275E FOR WILLIAMSON COUNTY, EFFECTIVE SEPT. 28, 2008.
9. BUILDING SETBACKS SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. NO SIDEWALKS SHALL BE CONSTRUCTED WITH THIS DEVELOPMENT.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON DECEMBER 12, 2019. THIS PLAT ALSO CONFORMS TO THE VARIANCE REQUEST APPROVED ON DECEMBER 12, 2019 TO EXCLUDE SIDEWALK AND STREET LIGHTING FOR THE PORTION OF THE SITE ZONED AS SINGLE-FAMILY ESTATE (SFE).
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 80% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 80% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
15. THE HOA WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 22, BLOCK B, LOT 1, BLOCK E AND LOT 15, BLOCK E.
16. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBERS 2016098172 AND 2016098882.
17. THE HOMEOWNERS ASSOCIATION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
18. THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
19. THIS PROPERTY IS SUBJECT TO A BLANKET TYPE WATER LINE EASEMENT DESCRIBED IN DOCUMENT NO. 2001076911 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY GEORGETOWN TITLE COMPANY, OF NO. 180073936, ISSUED SEPTEMBER 12, 2018, HAVE BEEN SHOWN OR NOTED HEREON.

Phillip L. McLaughlin
PHILLIP L. McLAUGHLIN, R.P.L.S. NO. 5300

07-16-20
DATE



STATE OF TEXAS:
COUNTY OF WILLIAMSON:

THAT I, BRIAN A. WILLIAMS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

Brian A. Williams
BRIAN A. WILLIAMS, P.E. NO. 110415

7/16/2020
DATE



APPROVED THIS THE 23 DAY OF July, 2020 A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Rebecca H. Ross
REBECCA H. ROSS, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

ATTEST: *Ellen Coufal*
ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, 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 September 9th 2020, AD, AT 2:55 O'CLOCK, P.M. AND DULY RECORDED THIS THE DAY OF September 9th, 2020, AD, AT 3:11 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN instrument No. 2020107539 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, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

By *Brenda McKenzie*
Brenda McKenzie DEPUTY



Doc # 2020107539