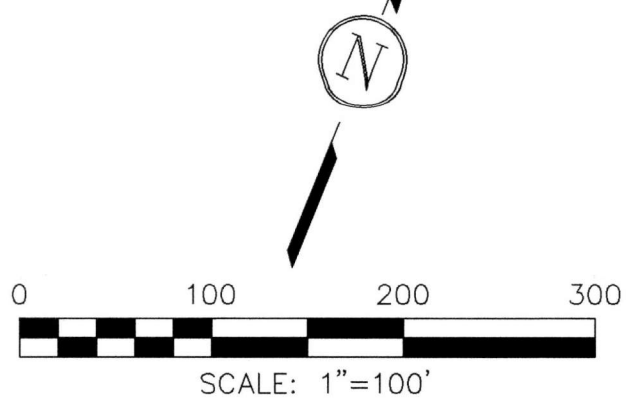


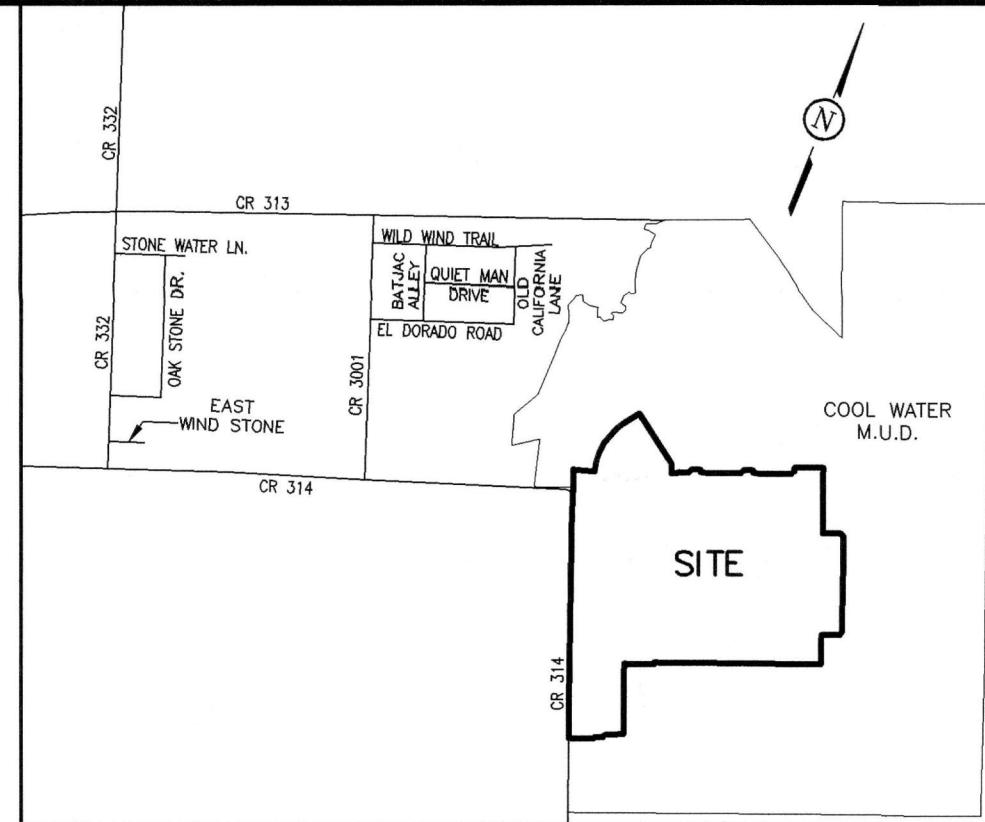
# FINAL PLAT

## WATER PHASE 1

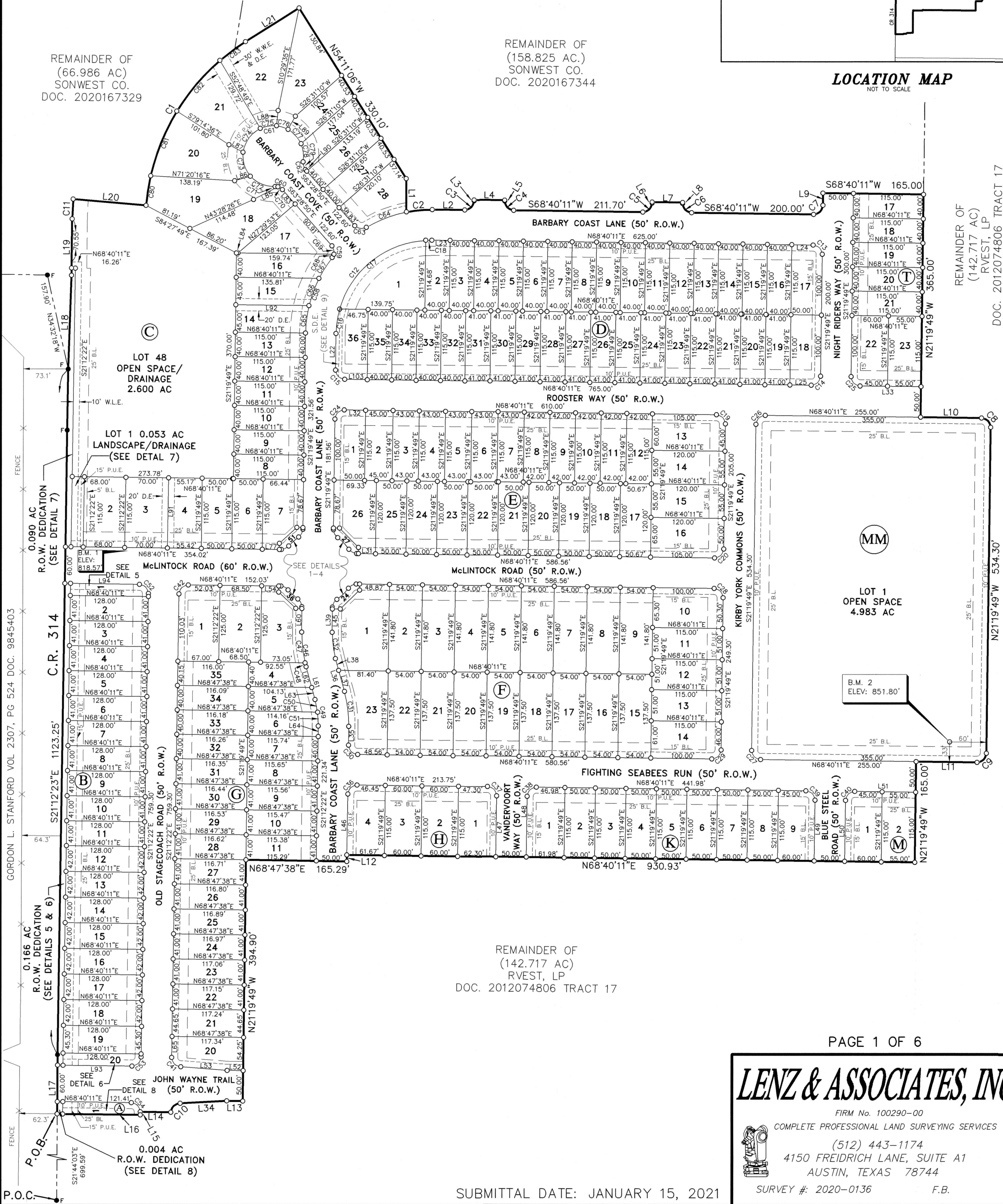


REMAINDER OF  
(66.986 AC)  
SONWEST CO.  
DOC. 2020167329

REMAINDER OF  
(158.825 AC.)  
SONWEST CO.  
DOC. 2020167344



**LOCATION MAP**  
NOT TO SCALE



REMAINDER OF  
(142.717 AC)  
RVEST, LP  
DOC. 2012074806 TRACT 17

PAGE 1 OF 6

**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2020-0136

F.B.

SUBMITTAL DATE: JANUARY 15, 2021



# FINAL PLAT COOL WATER PHASE 1

LEGAL DESCRIPTION:  
40.716 ACRES OUT OF THE W. BRYAN  
SURVEY, ABSTRACT NO. A-108,  
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 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744  
PH: (512) 443-1174

SITE BENCHMARK #1  
SQUARE CHISELED ON INLET  
ELEV: 818.57'

SITE BENCHMARK #2 - STEEL PIN  
SET W/CAP MARKED LENZ &  
ASSOC CONTROL, 33' NORTH OF  
SOUTH LINE & 60' WEST OF EAST  
LINE LOT 1, BLK MM.  
ELEV. 851.80'

ELEVATIONS (NAVD88, GEOID 12A)

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)

- LEGEND**
- CONCRETE MONUMENT FOUND
  - 1/2" STEEL PIN FOUND (UNLESS NOTED)
  - 1817 ● 1/2" STEEL PIN FOUND W/ CAP MARKED "RPLS 1817"
  - F ● 1/2" STEEL PIN FOUND W/ CAP MARKED "FOREST"
  - 1/2" STEEL PIN SET W/CAP MARKED "LENZ & ASSOC."
  - PIPE FOUND
  - ▲ 60d NAIL FOUND AT FENCE CORNER
  - △ COMPUTED POINT
  - ⊞ MAILBOX CLUSTER
  - F ⊞ SPINDLE FOUND
  - S ⊞ 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
  - B.L. BUILDING LINE
  - (BRG.-DIST.) RECORD CALL
  - ① BLOCK LABEL
  - R.O.W. RIGHT-OF-WAY
  - S.D.E. SIGHT DISTANCE EASEMENT
  - W.C.A.D. WILLIAMSON CENTRAL APPRAISAL DISTRICT

## LOT SUMMARY:

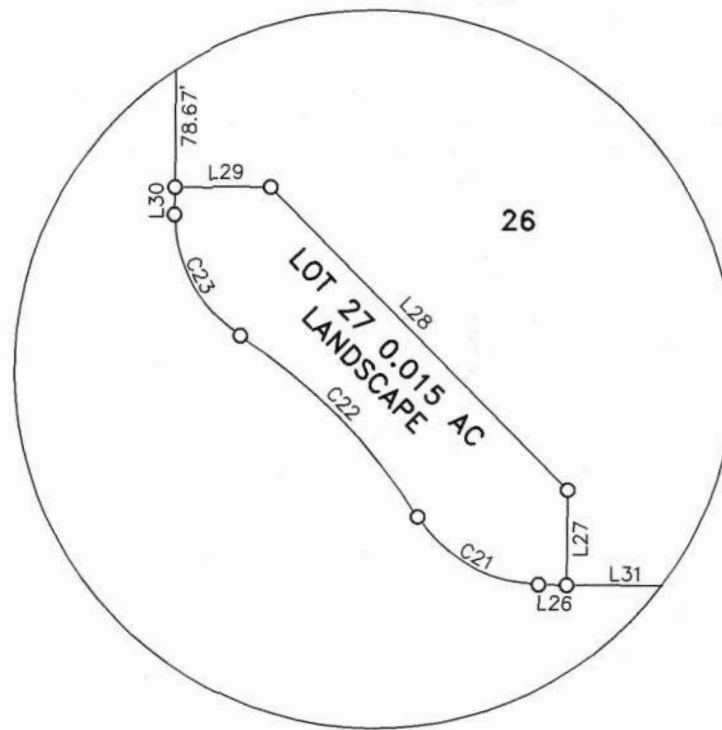
SINGLE FAMILY LOTS - 179  
OPEN SPACE/DRAINAGE LOTS - 1  
LANDSCAPE LOTS - 6  
LANDSCAPE/DRAINAGE LOTS - 2  
OPEN SPACE LOTS - 1  
R.O.W. DEDICATION - 3

## BUILDING SETBACKS:

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

TOTAL LOTS - 192

DETAIL 1 (N.T.S.)





FINAL PLAT  
COOL WATER PHASE 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°41'30"W	54.76'
L2	S68°40'11"W	53.30'
L3	S21°19'49"E	1.50'
L4	S68°40'11"W	50.00'
L5	N21°19'49"W	1.50'
L6	S21°19'49"E	1.50'
L7	S68°40'11"W	50.00'
L8	N21°19'49"W	1.50'
L9	S21°19'49"E	20.00'
L10	S68°40'11"W	100.00'
L11	N68°40'11"E	100.00'
L12	N21°08'48"W	10.46'
L13	N68°40'11"E	26.11'
L14	N68°35'43"E	50.00'
L15	N21°12'22"W	4.97'
L16	N68°38'34"E	136.26'
L17	S21°44'03"E	97.17'
L18	S20°06'20"E	153.63'
L19	S21°19'49"E	92.55'
L20	S72°55'15"W	120.00'
L21	S35°48'54"W	104.03'
L22	S21°19'49"E	60.00'
L23	N68°40'11"E	30.00'
L24	N68°40'11"E	35.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N68°40'11"E	35.00'
L26	N68°40'11"E	2.89'
L27	S21°19'49"E	10.00'
L28	S66°19'49"E	44.31'
L29	N68°40'11"E	10.00'
L30	S21°19'49"E	2.89'
L31	S68°40'11"W	28.00'
L32	N68°40'11"E	35.00'
L33	N68°40'11"E	100.00'
L34	N64°55'49"E	76.66'
L35	N21°12'22"W	30.85'
L36	N37°22'30"W	56.03'
L37	N37°22'30"W	35.92'
L38	N37°22'30"W	20.11'
L39	N21°19'49"W	41.19'
L40	N21°19'49"W	2.89'
L41	N68°43'49"E	12.81'
L42	N23°40'11"E	44.29'
L43	N21°19'49"W	10.01'
L44	N68°40'11"E	5.69'
L45	N21°19'49"W	38.30'
L46	S21°12'22"E	100.03'
L47	S21°19'49"E	100.00'
L48	S21°19'49"E	100.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L49	S21°19'49"E	100.00'
L50	S21°19'49"E	100.00'
L51	N68°40'11"E	100.00'
L52	N68°40'11"E	26.11'
L53	N72°25'08"E	76.47'
L54	N68°40'11"E	28.05'
L55	S21°19'49"E	10.00'
L56	S68°32'12"E	38.76'
L57	N68°40'11"E	10.00'
L58	N68°40'11"E	3.44'
L59	S21°19'49"E	2.89'
L60	S21°19'49"E	41.19'
L61	S37°22'30"E	56.03'
L62	S37°22'30"E	35.73'
L63	S37°22'30"E	20.30'
L64	S21°12'22"E	17.34'
L65	S21°12'22"E	34.47'
L66	N68°40'11"E	9.16'
L67	S21°12'22"E	20.00'
L68	S21°12'22"E	5.03'
L69	N68°40'11"E	9.00'
L70	S21°13'18"E	20.00'
L71	S21°12'22"E	4.97'
L72	S21°12'22"E	789.30'

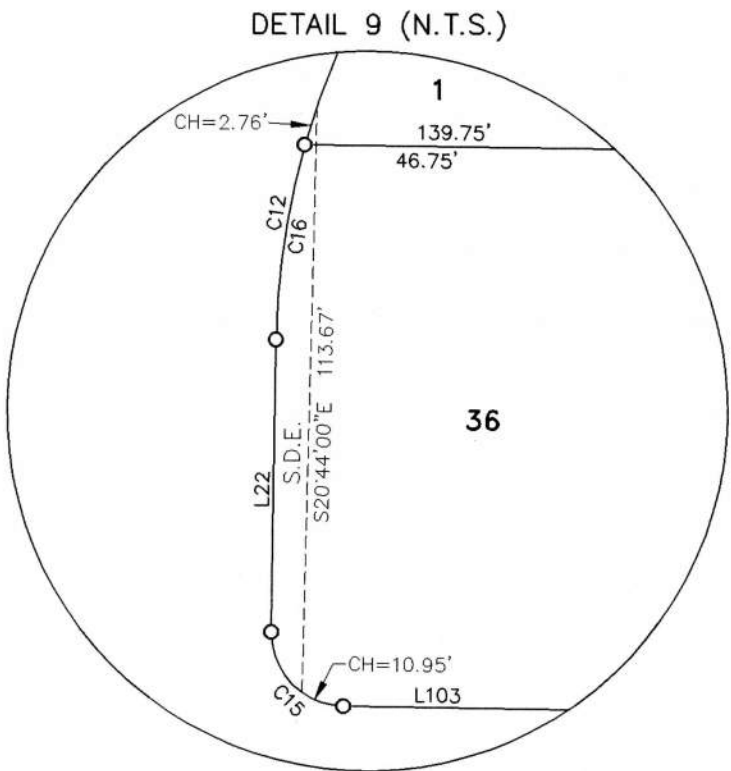
LINE TABLE		
LINE	BEARING	DISTANCE
L73	S21°44'03"E	20.06'
L74	S21°44'03"E	17.10'
L75	N68°40'11"E	20.00'
L76	N68°40'11"E	20.00'
L77	N68°40'11"E	28.00'
L78	S21°19'49"E	10.00'
L79	N25°52'34"E	38.76'
L80	N68°40'11"E	10.00'
L81	S21°19'49"E	2.89'
L82	N68°40'11"E	3.44'
L83	S63°28'50"E	31.70'
L84	N68°40'11"E	2.66'
L85	N40°34'57"E	45.21'
L86	N51°33'00"E	26.61'
L87	S84°10'08"E	26.10'
L88	S16°01'13"E	25.00'
L89	N07°03'13"E	25.00'
L90	S63°28'50"E	3.77'
L91	S21°12'22"E	115.00'
L92	N68°40'11"E	120.00'
L93	N68°40'11"E	122.03'
L94	N68°40'11"E	122.12'
L95	S21°12'23"E	772.20'
L96	N68°40'11"E	6.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L97	N21°12'22"W	456.65'
L98	N68°40'11"E	9.16'
L99	S21°12'23"E	291.05'
L100	N68°40'11"E	9.00'
L101	S21°44'03"E	20.06'
L102	N68°38'34"E	9.00'
L103	N68°40'11"E	37.00'
L104	S21°19'49"E	12.00'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°18'13"	350.00'	325.61'	S09°09'48"W	314.00'
C2	11°52'59"	205.00'	42.52'	S62°43'42"W	42.44'
C3	90°00'00"	15.00'	23.56'	S23°40'11"W	21.21'
C4	90°00'00"	15.00'	23.56'	N66°19'49"W	21.21'
C5	90°00'00"	15.00'	23.56'	S23°40'11"W	21.21'
C6	90°00'00"	15.00'	23.56'	N66°19'49"W	21.21'
C7	90°00'00"	15.00'	23.56'	S23°40'11"W	21.21'
C8	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C9	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C10	89°52'33"	15.00'	23.53'	N23°43'55"E	21.19'
C11	3°56'47"	470.00'	32.37'	S19°21'26"E	32.37'
C12	90°00'00"	155.00'	243.47'	N23°40'11"E	219.20'
C13	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C14	90°00'00"	15.00'	23.56'	S23°40'11"W	21.21'
C15	90°00'00"	15.00'	23.56'	N66°19'49"W	21.21'
C16	14°57'19"	155.00'	40.46'	N13°51'10"W	40.34'
C17	71°20'44"	155.00'	193.01'	N29°17'52"E	180.78'
C18	3°41'57"	155.00'	10.01'	N66°49'13"E	10.01'
C19	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C20	90°00'00"	15.00'	23.56'	S23°40'11"W	21.21'
C21	57°46'09"	15.00'	15.12'	N82°26'45"W	14.49'
C22	25°32'17"	60.00'	26.74'	N66°19'49"W	26.52'
C23	57°46'09"	15.00'	15.12'	N50°12'53"W	14.49'
C24	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C25	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C26	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C27	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C28	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C29	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C30	90°07'27"	15.00'	23.59'	S66°16'05"E	21.24'
C31	16°10'08"	205.00'	57.85'	S29°17'26"E	57.66'
C32	16°02'41"	155.00'	43.41'	S29°21'09"E	43.26'
C33	57°46'09"	15.00'	15.12'	N07°33'15"E	14.49'
C34	25°32'17"	60.00'	26.74'	N23°40'11"E	26.52'
C35	57°46'09"	15.00'	15.12'	N39°47'07"E	14.49'
C36	89°52'33"	15.00'	23.53'	N23°43'55"E	21.19'
C37	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C38	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C39	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C40	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C41	90°07'27"	15.00'	23.59'	N66°16'05"W	21.24'
C42	89°52'33"	15.00'	23.53'	N23°43'55"E	21.19'
C43	53°07'48"	15.00'	13.91'	S84°45'55"E	13.42'
C44	20°53'57"	60.00'	21.89'	S68°38'59"E	21.76'
C45	57°46'09"	15.00'	15.12'	S50°12'53"E	14.49'
C46	16°02'41"	205.00'	57.41'	S29°21'09"E	57.22'
C47	14°13'24"	205.00'	50.89'	S28°26'31"E	50.76'
C48	1°49'17"	205.00'	6.52'	S36°27'51"E	6.52'
C49	16°10'08"	155.00'	43.74'	S29°17'26"E	43.60'
C50	7°45'48"	155.00'	21.00'	S33°29'36"E	20.99'
C51	8°24'20"	155.00'	22.74'	S25°24'32"E	22.72'
C52	90°07'27"	15.00'	23.59'	S66°16'05"E	21.24'
C53	89°52'33"	15.00'	23.53'	S23°43'55"W	21.19'
C54	90°07'27"	15.00'	23.59'	S66°16'05"E	21.24'
C55	53°07'48"	15.00'	13.91'	N42°06'17"E	13.42'
C56	20°53'57"	60.00'	21.89'	N25°59'21"E	21.76'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C57	57°46'09"	15.00'	15.12'	N07°33'15"E	14.49'
C58	37°22'28"	205.00'	133.72'	N02°38'36"W	131.36'
C59	79°31'28"	15.00'	20.82'	N23°43'06"W	19.19'
C60	52°01'12"	15.00'	13.62'	N89°29'26"W	13.16'
C61	284°02'25"	50.00'	247.87'	N26°31'10"E	61.54'
C62	52°01'12"	15.00'	13.62'	S37°28'13"E	13.16'
C63	79°31'28"	15.00'	20.82'	N76°45'27"E	19.19'
C64	19°47'30"	205.00'	70.81'	N46°53'28"E	70.46'
C65	12°40'51"	205.00'	45.37'	N14°59'25"W	45.28'
C66	13°21'41"	205.00'	47.81'	N01°58'09"W	47.70'
C67	11°19'57"	205.00'	40.55'	N10°22'40"E	40.48'
C68	23°42'31"	15.00'	6.21'	N04°11'22"E	6.16'
C69	55°48'57"	15.00'	14.61'	N35°34'21"W	14.04'
C70	33°36'16"	15.00'	8.80'	N80°16'58"W	8.67'
C71	18°24'56"	15.00'	4.82'	S73°42'26"W	4.80'
C72	52°19'50"	50.00'	45.67'	N89°20'07"W	44.10'
C73	48°28'22"	50.00'	42.30'	N38°56'01"W	41.05'
C74	57°27'21"	50.00'	50.14'	N14°01'51"E	48.07'
C75	31°13'15"	50.00'	27.25'	N58°22'09"E	26.91'
C76	23°04'26"	50.00'	20.14'	N85°31'00"E	20.00'
C77	36°55'53"	50.00'	32.23'	S64°28'51"E	31.67'
C78	34°33'17"	50.00'	30.15'	S28°44'16"E	29.70'
C79	52°01'12"	15.00'	13.62'	S37°28'13"E	13.16'
C80	8°04'58"	350.00'	49.38'	N13°26'50"W	49.33'
C81	18°48'13"	350.00'	114.87'	N00°00'14"W	114.35'
C82	17°54'11"	350.00'	109.36'	N18°20'58"E	108.92'
C83	8°30'50"	350.00'	52.01'	N31°33'29"E	51.96'



**LENZ & ASSOCIATES, INC.**  
FIRM No. 100290-00  
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES  
(512) 443-1174  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744  
SURVEY #: 2020-0136 F.B.



# FINAL PLAT COOL WATER PHASE 1

FIELD NOTE DESCRIPTION OF 40.716 ACRES OF LAND OUT OF THE W. BRYAN SURVEY, ABSTRACT NO. 108, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 66.986 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167329 AND A PORTION OF THAT CERTAIN 158.825 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167344, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 40.716 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.

COMMENCING AT A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST ON THE EAST LINE OF COUNTY ROAD 314 AT THE SOUTHWEST CORNER OF THAT CERTAIN 142.717 ACRE TRACT DESCRIBED IN A DEED TO RVEST LP. RECORDED IN DOCUMENT NUMBER 2012074806 (TRACT 17) OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE, N 21°44'03" W, A DISTANCE OF 699.59 FEET ALONG THE EAST LINE OF COUNTY ROAD 314 AND WEST LINE OF THE SAID 142.717 ACRE RVEST LP TRACT TO A STEEL PIN SET FOR THE SOUTHWEST CORNER OF THE SAID 158.825 ACRE TRACT AND PLACE OF BEGINNING:

THENCE, THE FOLLOWING FORTY-TWO (42) COURSES AND DISTANCES:

- 1) N 68°38'34" E, 136.26 FEET TO A STEEL PIN SET;
- 2) N 21°12'22" W, 4.97 FEET TO A STEEL PIN SET;
- 3) N 68°35'43" E, 50.00 FEET TO A STEEL PIN SET;
- 4) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°52'33", A RADIUS OF 15.00 FEET, AN ARC OF 23.53 FEET AND A CHORD BEARING AND DISTANCE OF N 23°43'55" E, 21.19 FEET TO A STEEL PIN SET;
- 5) N 64°55'49" E, 76.66 FEET TO A STEEL PIN SET;
- 6) N 68°40'11" E, 26.11 FEET TO A STEEL PIN SET;
- 7) N 21°19'49" W, 394.90 FEET TO A STEEL PIN SET;
- 8) N 68°47'38" E, 165.29 FEET TO A STEEL PIN SET;
- 9) N 21°08'48" W, 10.46 FEET TO A STEEL PIN SET;
- 10) N 68°40'11" E, 930.93 FEET TO A STEEL PIN SET;
- 11) N 21°19'49" W, 165.00 FEET TO A STEEL PIN SET;
- 12) N 68°40'11" E, 100.00 FEET TO A STEEL PIN SET;
- 13) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N 23°40'11" E, 21.21 FEET TO A STEEL PIN SET;
- 14) N 21°19'49" W, 534.30 FEET TO A STEEL PIN SET;
- 15) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N 66°19'49" W, 21.21 FEET TO A STEEL PIN SET;
- 16) S 68°40'11" W, 100.00 FEET TO A STEEL PIN SET;
- 17) N 21°19'49" W, 365.00 FEET TO A STEEL PIN SET;
- 18) S 68°40'11" W, 165.00 FEET TO A STEEL PIN SET;
- 19) S 21°19'49" E, 20.00 FEET TO A STEEL PIN SET;
- 20) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF S 23°40'11" W, 21.21 FEET TO A STEEL PIN SET;
- 21) S 68°40'11" W, 200.00 FEET TO A STEEL PIN SET;

22) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N 66°19'49" W, 21.21 FEET TO A STEEL PIN SET;

23) N 21°19'49" W, 1.50 FEET TO A STEEL PIN SET;

24) S 68°40'11" W, 50.00 FEET TO A STEEL PIN SET;

25) S 21°19'49" E, 1.50 FEET TO A STEEL PIN SET;

26) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF S 23°40'11" W, 21.21 FEET TO A STEEL PIN SET;

27) S 68°40'11" W, 211.70 FEET TO A STEEL PIN SET;

28) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N 66°19'49" W, 21.21 FEET TO A STEEL PIN SET;

29) N 21°19'49" W, 1.50 FEET TO A STEEL PIN SET;

30) S 68°40'11" W, 50.00 FEET TO A STEEL PIN SET;

31) S 21°19'49" E, 1.50 FEET TO A STEEL PIN SET;

32) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 15.00 FEET, AN ARC OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF S 23°40'11" W, 21.21 FEET TO A STEEL PIN SET;

33) S 68°40'11" W, 53.30 FEET TO A STEEL PIN SET;

34) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°52'59", A RADIUS OF 205.00 FEET, AN ARC OF 42.52 FEET AND A CHORD BEARING AND DISTANCE IF S 62°43'42" W, 42.44 FEET TO A STEEL PIN SET;

35) N 22°41'30" W, 54.76 FEET TO A STEEL PIN SET;

36) N 54°11'06" W, 330.10 FEET TO A STEEL PIN SET;

37) S 35°48'54" W, 104.03 FEET TO A COMPUTED POINT;

38) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°18'13", A RADIUS OF 350.00 FEET, AN ARC OF 325.61 FEET AND A CHORD BEARING AND DISTANCE OF S 09°09'48" W, 314.00 FEET TO A STEEL PIN SET;

39) S 72°55'15" W, 120.00 FEET TO A STEEL PIN SET;

40) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°56'47", A RADIUS OF 470.00 FEET, AN ARC OF 32.37 FEET AND A CHORD BEARING AND DISTANCE OF S 19°21'26" E, 32.37 FEET TO A STEEL PIN SET;

41) S 21°19'49" E, 92.55 FEET TO A STEEL PIN SET;

42) S 20°06'20" E, 153.63 FEET TO A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST ON THE EAST LINE OF COUNTY ROAD 314;

THENCE, ALONG THE EAST LINE OF COUNTY ROAD 314, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 21°12'23" E, AT 99.96 FEET PASSING A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST AND CONTINUING FOR A TOTAL DISTANCE OF 1123.25 FEET TO A STEEL PIN SET;
- 2) S 21°44'03" E, 97.17 FEET TO THE PLACE OF BEGINNING, CONTAINING 40.716 ACRES OF LAND, MORE OR LESS.

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**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



(512) 443-1174  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2020-0136

F.B.



# FINAL PLAT COOL WATER PHASE 1

## 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 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 314 OR FUTURE ARTERIAL ROADWAYS.
- 18) IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.
- 19) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 20) CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT IN THE SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR \_\_\_\_\_ AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 21) 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.
- 22) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
- 23) 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.
- 24) 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.
- 25) A DE FACTO 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.
- 26) 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 ADJACENT STREETS.

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# FINAL PLAT COOL WATER PHASE 1

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 THOSE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2020167344 AND 2020167329, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE THE PORTION OF THE SAID TRACTS 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 "COOL WATER PHASE 1"

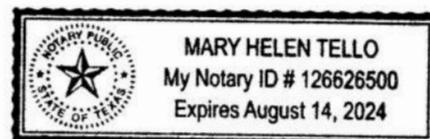
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 17<sup>th</sup> DAY OF March, 2021

  
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 17<sup>th</sup> DAY OF March, 2021, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 08/14/2024




## 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.

  
TIMOTHY A. LENZ DATE 3-17-2021  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FRIEDRICH 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, P.E. DATE 3/17/21  
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 17 DAY OF March, 2021 A.D.

  
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 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 \_\_\_\_ 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

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