

OWNER: TRACEY COLE
146 MEADOWLARK CIR
GEORGETOWN, TX 78626

ENGINEER: WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665
(512)505-8953
FIRM TX. REG. #F-10308

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
(512)931-3100
T.B.P.E.L.S FIRM NO. 10006900

SUBMITTAL DATE: AUGUST 19, 2021

PATENT SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417

ACREAGE: 1.902 ACRES

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

LINEAR FEET OF NEW STREETS: NONE

NUMBER OF LOTS BY TYPE: 1 RESIDENTIAL

PLAT NOTES:

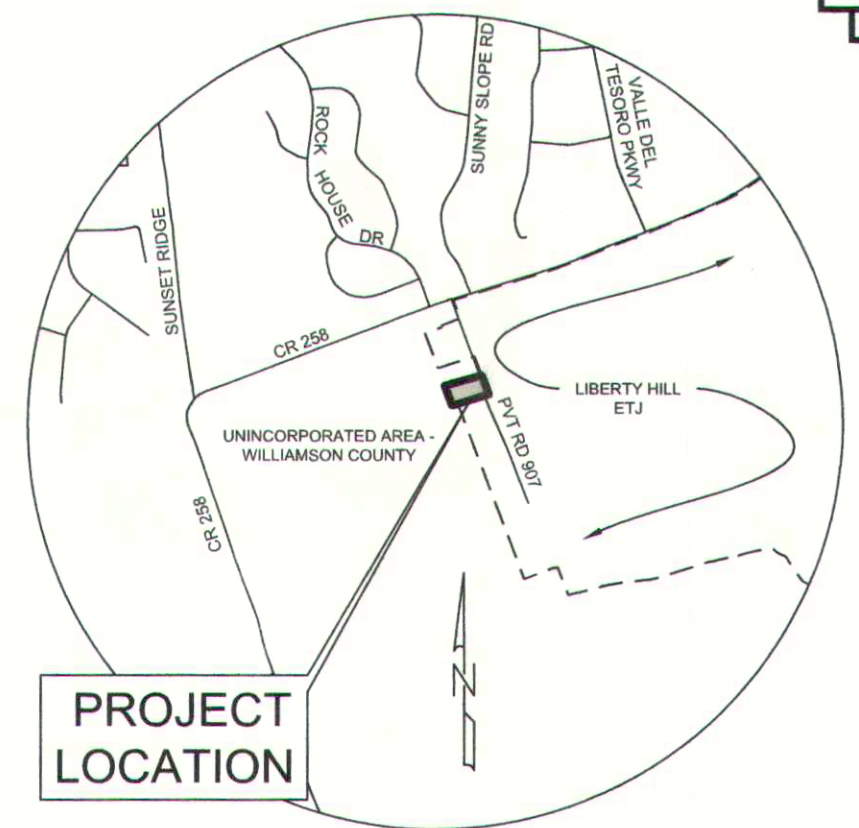
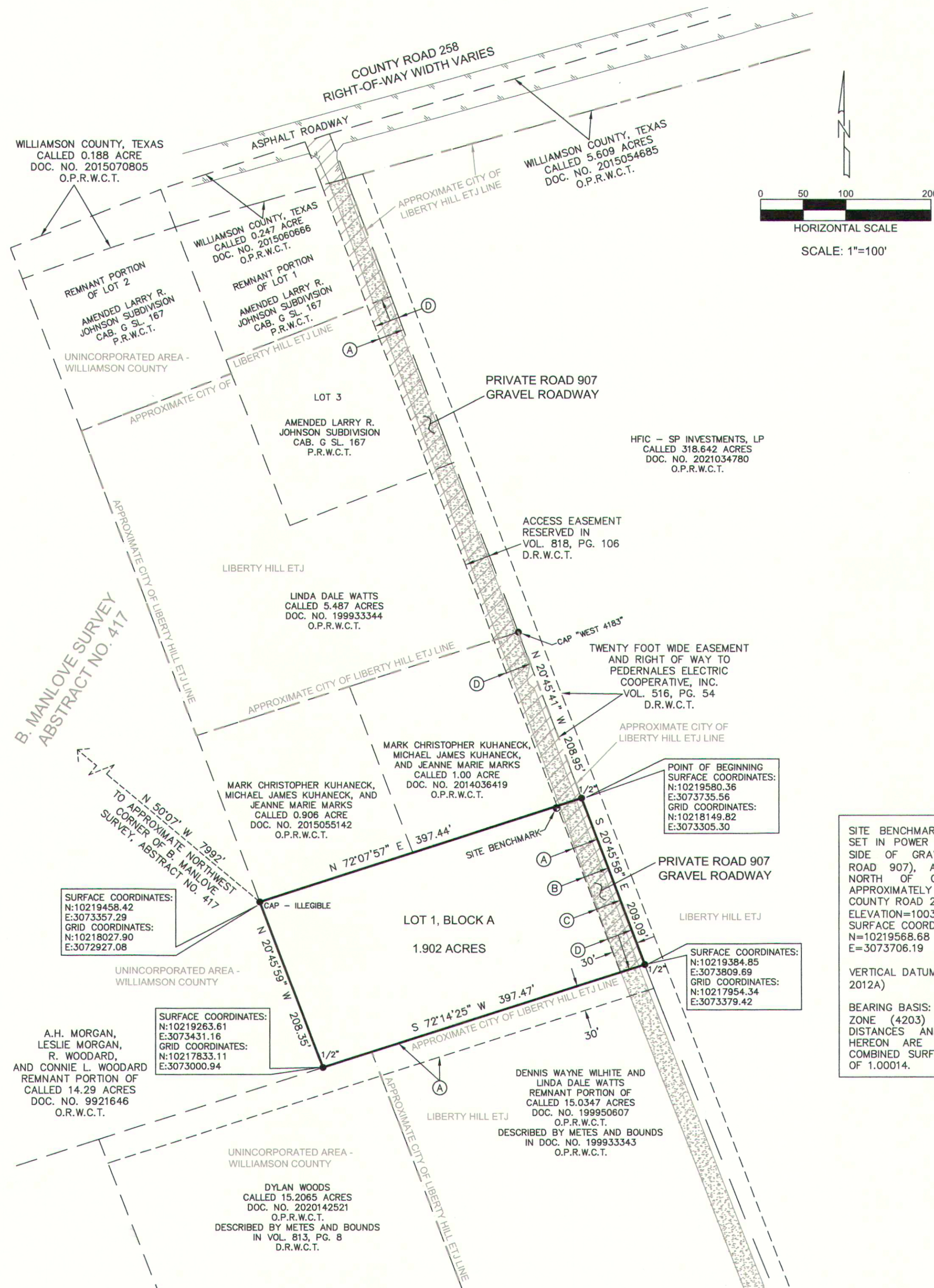
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR (1% CHANCE) FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.
- A 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.
- ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF GEORGETOWN.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- THIS SUBDIVISION IS LOCATED IN WILLIAMSON COUNTY, TEXAS.
- 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, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- MAXIMUM OF 20% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
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<> DIAMOND SURVEYING, INC.
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VICINITY MAP
1" = 2000'

LEGEND

- IRON ROD FOUND
- SITE BENCHMARK
- EASEMENT LINE
- ADJOINER LINE
- APPROXIMATE CITY OF LIBERTY HILL ETJ LINE
- APPROXIMATE SURVEY TIE
- EDGE OF ASPHALT
- PRIVATE ROAD 907 GRAVEL ROADWAY
- ACCESS EASEMENT RESERVED IN VOL. 818, PG. 106 D.R.W.C.T.
- ACCESS EASEMENT RESERVED IN VOL. 818, PG. 106 D.R.W.C.T.
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

EASEMENT LEGEND

- (A) INGRESS AND EGRESS EASEMENT DESCRIBED IN VOL. 813, PG. 3 VOL. 817, PG. 684 VOL. 818, PG. 231 D.R.W.C.T.
- (B) 30' FOOT WIDE ELECTRIC UTILITY EASEMENT AND ROADWAY ACCESS EASEMENT DOC. NO. 2018003559 O.P.R.W.C.T.
- (C) 30' FOOT WIDE ROAD ACCESS EASEMENT DOC. NO. 2017059890 O.P.R.W.C.T.
- (D) RIGHT-OF-WAY EASEMENT DESCRIBED IN VOL. 2168, PG. 790 O.R.W.C.T.

FINAL PLAT
COLE SUBDIVISION

SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION:

FOR A 1.902 ACRE TRACT OF LAND SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO 417, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 1.902 ACRE TRACT OF LAND CONVEYED TO TRACEY COLE, RECORDED IN DOCUMENT NO. 2020134221, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.902 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID 1.902 ACRE COLE TRACT, SAME BEING ON THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO MARK CHRISTOPHER KUANECK, MICHAEL JAMES KUANECK, AND JEANNE MARIE MARKS, RECORDED IN DOCUMENT NO. 2014036419, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON AN ANGLE POINT IN THE WEST BOUNDARY LINE OF A CALLED 318.642 ACRE TRACT OF LAND CONVEYED TO HFIC - SP INVESTMENTS, LP, RECORDED IN DOCUMENT NO. 2021034780, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, S 20°45'58" E WITH THE EAST BOUNDARY LINE OF SAID 1.902 ACRE COLE TRACT, SAME BEING WITH THE WEST BOUNDARY LINE OF SAID 318.642 ACRE HFIC - SP INVESTMENTS, LP TRACT, FOR A DISTANCE OF 209.09 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID 1.902 ACRE COLE TRACT, SAME BEING ON THE NORTHEAST CORNER OF THE REMNANT PORTION OF A CALLED 15.0347 ACRE TRACT OF LAND CONVEYED TO DENNIS WAYNE WILHITE AND LINDA DALE WATTS, RECORDED IN DOCUMENT NO. 199950607, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 15.0347 ACRE TRACT OF LAND DESCRIBED BY METES AND BOUNDS IN DOCUMENT NO. 199933343, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, S 72°14'25" W WITH THE SOUTH BOUNDARY LINE OF SAID 1.902 ACRE COLE TRACT, IN PART WITH THE NORTH BOUNDARY LINE OF SAID 15.0347 ACRE WILHITE/WATTS TRACT, IN PART WITH THE NORTH BOUNDARY LINE OF A CALLED 15.2065 ACRE TRACT OF LAND CONVEYED TO DYLAN WOODS, RECORDED IN DOCUMENT NO. 2020142521, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 15.2065 ACRE TRACT OF LAND DESCRIBED BY METES AND BOUNDS IN VOLUME 813, PAGE 8, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A DISTANCE OF 397.47 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 1.902 ACRE COLE TRACT, SAME BEING ON A POINT IN THE NORTH BOUNDARY LINE OF SAID 15.2065 ACRE WOODS TRACT, SAME BEING ON THE SOUTHEAST CORNER OF THE REMNANT PORTION OF A CALLED 14.29 ACRE TRACT OF LAND CONVEYED TO A.H. MORGAN, LESLIE MORGAN, R. WOODARD, AND CONNIE L. WOODARD, RECORDED IN DOCUMENT NO. 9921646, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 20°45'59" W WITH THE WEST BOUNDARY LINE OF SAID 1.902 ACRE COLE TRACT, SAME BEING WITH THE EAST BOUNDARY LINE OF SAID 14.29 ACRE MORGAN/WOODARD TRACT, FOR A DISTANCE OF 208.35 FEET TO AN IRON ROD FOUND WITH ILLEGIBLE CAP ON THE NORTHWEST CORNER OF SAID 1.902 ACRE COLE TRACT, SAME BEING ON THE SOUTHWEST CORNER OF A CALLED 0.906 ACRE TRACT OF LAND CONVEYED TO MARK CHRISTOPHER KUANECK, MICHAEL JAMES KUANECK, AND JEANNE MARIE MARKS, RECORDED IN DOCUMENT NO. 2015055142, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE, N 72°07'57" E WITH THE NORTH BOUNDARY LINE OF SAID 1.902 ACRE COLE TRACT, IN PART WITH THE SOUTH BOUNDARY LINE OF SAID 0.906 ACRE KUANECK/MARKS TRACT, IN PART WITH THE SOUTH BOUNDARY LINE OF SAID 1.00 ACRE KUANECK/MARKS TRACT, FOR A DISTANCE OF 397.44 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 1.902 ACRES OF LAND MORE OR LESS.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 1.00014.

I, SHANE SHAFER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

Shane Shafer SEP. 15, 2021
SHANE SHAFER, RPLS
REGISTERED PROFESSIONAL
LICENSED SURVEYOR, NO. 5281
STATE OF TEXAS

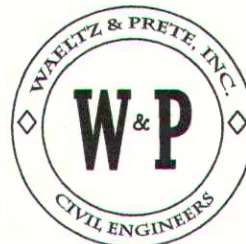


I, ANTONIO A. PRETE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Antonio A. Prete 15 Sept 21
ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TEXAS 78665



<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
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STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOWN ALL MEN BY THESE PRESENTS

I, TRACEY COLE, OWNER OF THE CERTAIN 1.902 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2020134221 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY PLAT 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 FINAL PLAT COLE SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF September 2021

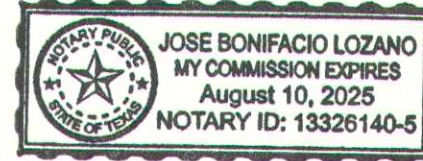
Tracey Cole
TRACEY COLE
146 MEADOWLARK CIR
GEORGETOWN, TX 78626

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRACEY COLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 23 DAY OF September 2021

Jose Bonifacio Lozano
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: August 10, 2025



STATE OF TX §
COUNTY OF Williamson §
KNOWN ALL MEN BY THESE PRESENTS

SOUTHWEST STAGE FUNDING, LLC D/B/A CASCADE FINANCIAL SERVICES, LIEN HOLDER OF THE CERTAIN 1.902 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2020134221 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY PLAT 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 FINAL PLAT COLE SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29th DAY OF September 2021

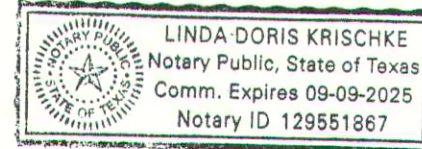
Michael Jones Regional Sales Manager
(NAME, TITLE)
SOUTHWEST STAGE FUNDING, LLC D/B/A CASCADE FINANCIAL SERVICES
2701 E. RYAN ROAD, STE. 150
CHANDLER AZ 85286

STATE OF Texas §
COUNTY OF Williamson §
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL JONES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 29th DAY OF September 2021

Linda D. Kruschke
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 09.09.25



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 4 DAY October 2021 A.D.

Cindy Bides
Cindy Bides
WILLIAMSON COUNTY ADDRESSING COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR THOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED, IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Adam D. Boatright
for J. TERRON EVERTSON, PE, DR., CFM
WILLIAMSON COUNTY ENGINEER

10/13/2021
DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

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 GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS:

I, NANCY E. 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 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 SAID COUNTY IN INSTRUMENT NO.

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 E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY

FINAL PLAT
COLE SUBDIVISION

SHEET 2 OF 2