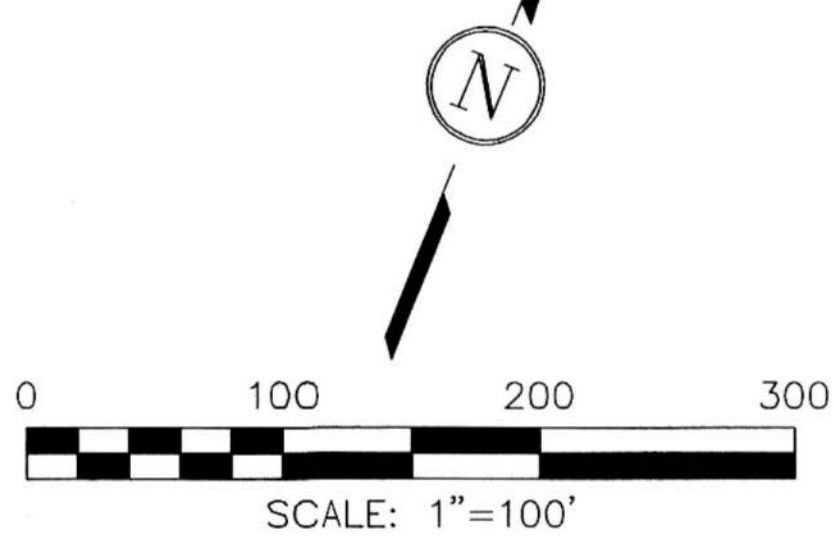


# FINAL PLAT COOL WATER PHASE 2



## LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1/2" STEEL PIN FOUND W/ CAP MARKED 'RPLS 1817'
- 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
- ⊞ SPINDLE FOUND
- ⊞ SPINDLE SET
- ⊞ P.O.C. POINT OF COMMENCEMENT
- ⊞ P.O.B. POINT OF BEGINNING
- ⊞ F.C.O. 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
- ⊞ BLOCK LABEL
- R.O.W. RIGHT-OF-WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- W.C.A.D. WILLIAMSON CENTRAL APPRAISAL DISTRICT
- B.E.C.A.E. BARTLETT ELECTRIC COOPERATIVE ACCESS EASEMENT

1% ANNUAL CHANCE  
FLOODPLAIN PER STUDY BY  
PAPE-DAWSON ENGINEERS, INC.

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

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

LOT 36  
OPEN SPACE/DRAINAGE  
4.130 AC

B.M. 1  
ELEV: 773.03'

## LOCATION MAP

NOT TO SCALE

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

0.029 AC  
R.O.W. DEDICATION  
(SEE DETAIL 1)  
LOT 12 - 0.024 AC  
OPEN SPACE/DRAINAGE  
10' W.L.E.  
(SEE DETAIL 1)

C.R. 314

P.O.B.

SITE BENCHMARK #1 - STEEL PIN  
SET WITH CAP LOCATED N65°59'56"E,  
118.06' FROM NW CORNER LOT 36,  
BLOCK EE.  
ELEV. 773.03

SITE BENCHMARK #2 - SQUARE CUT  
ON PC CURB NEAR SW CORNER LOT  
17, BLOCK U.  
ELEV. 837.72'

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)

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 #: 2020-0136A

F.B.

SUBMITTAL DATE: JULY 7, 2021

FINAL PLAT  
COOL WATER PHASE 2

LEGAL DESCRIPTION:  
32.810 ACRES OUT OF THE W. BRYAN  
SURVEY, ABSTRACT NO. A-108 AND THE  
G. SCHNEIDER SURVEY, A-580 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 FREDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744  
PH: (512) 443-1174

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/ ⊙ 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

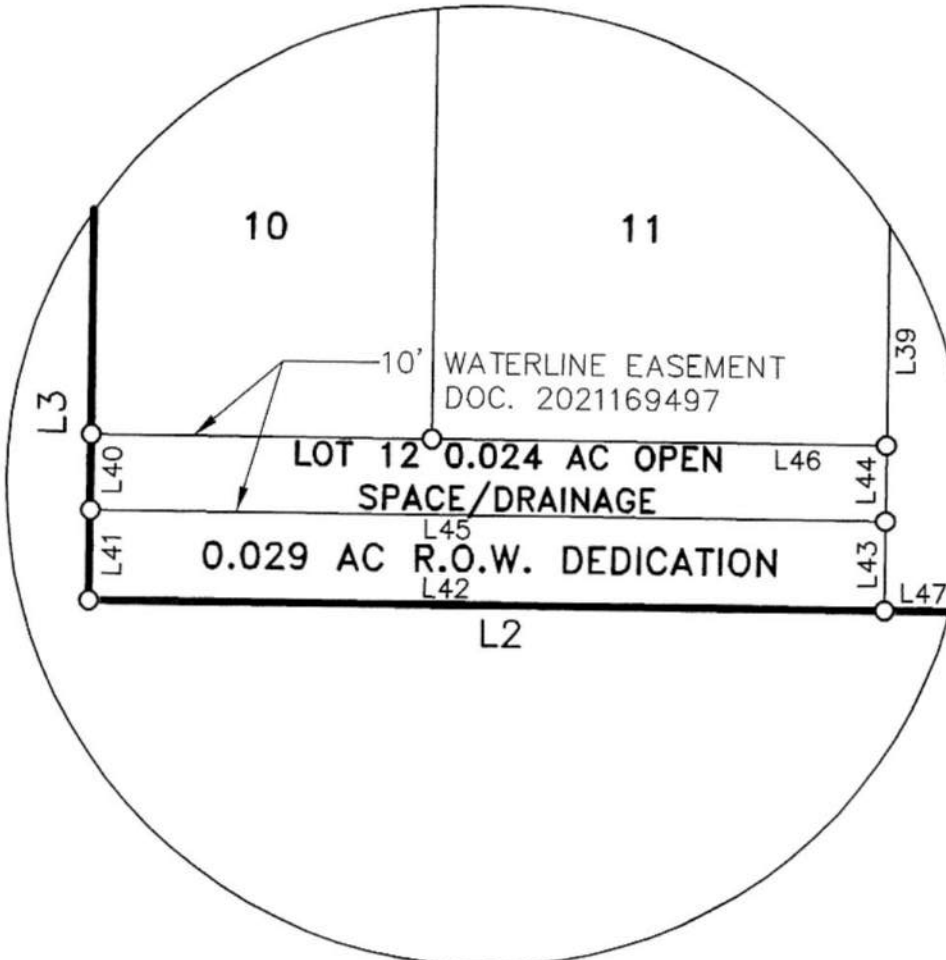
LOT SUMMARY:

SINGLE FAMILY LOTS	167
OPEN SPACE/DRAINAGE LOTS	2
LANDSCAPE LOTS	4
R.O.W. DEDICATION	1
<hr/> TOTAL LOTS	<hr/> 174

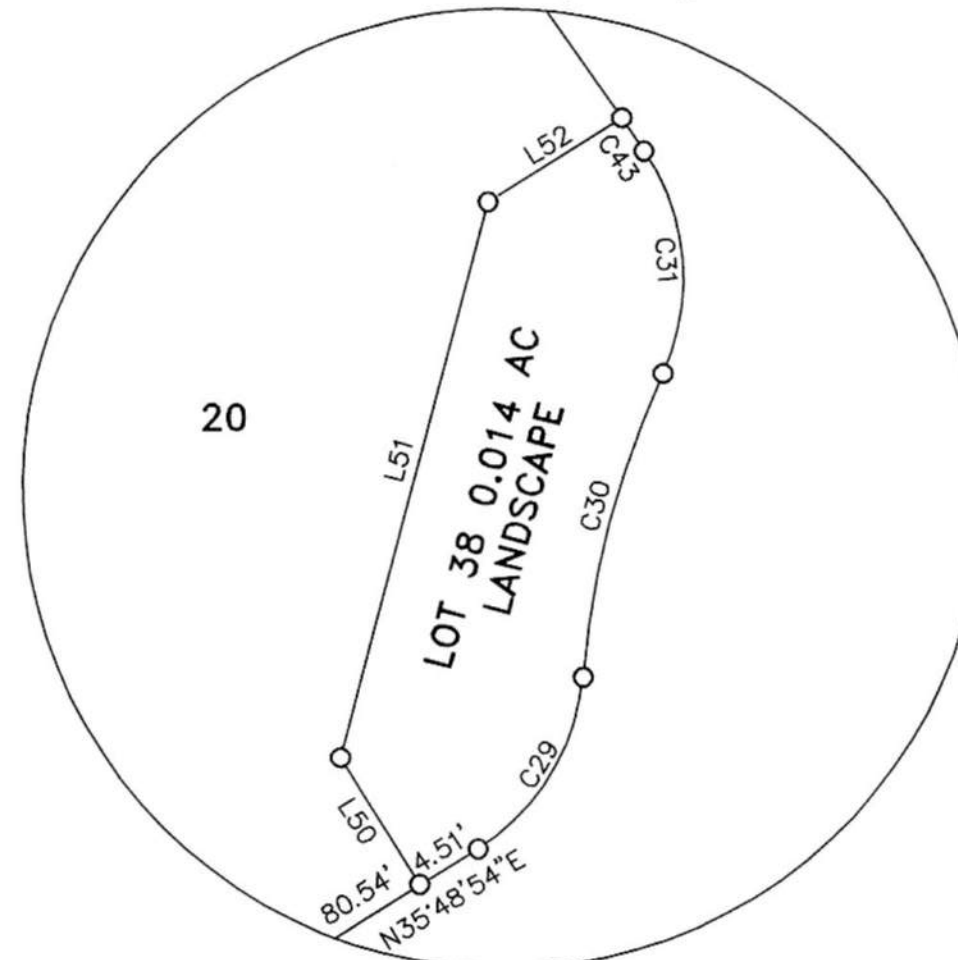
**BUILDING SETBACKS:**

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

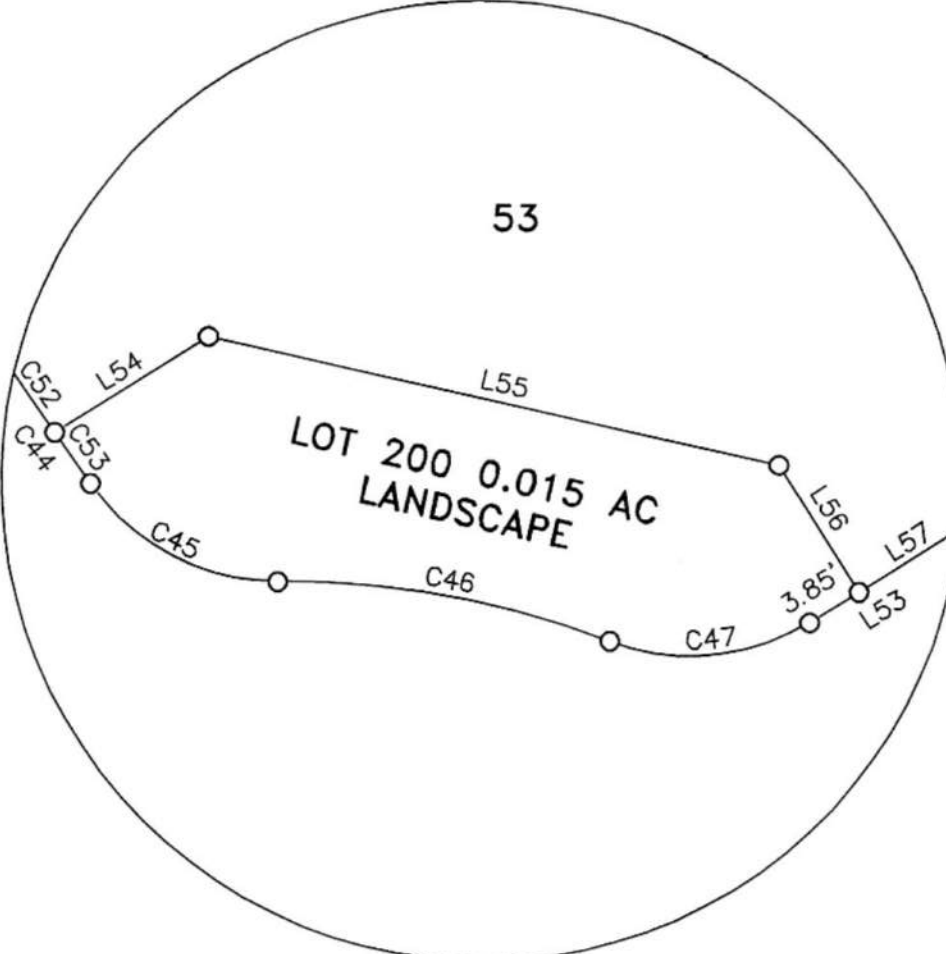
DETAIL 1 (N.T.S.)



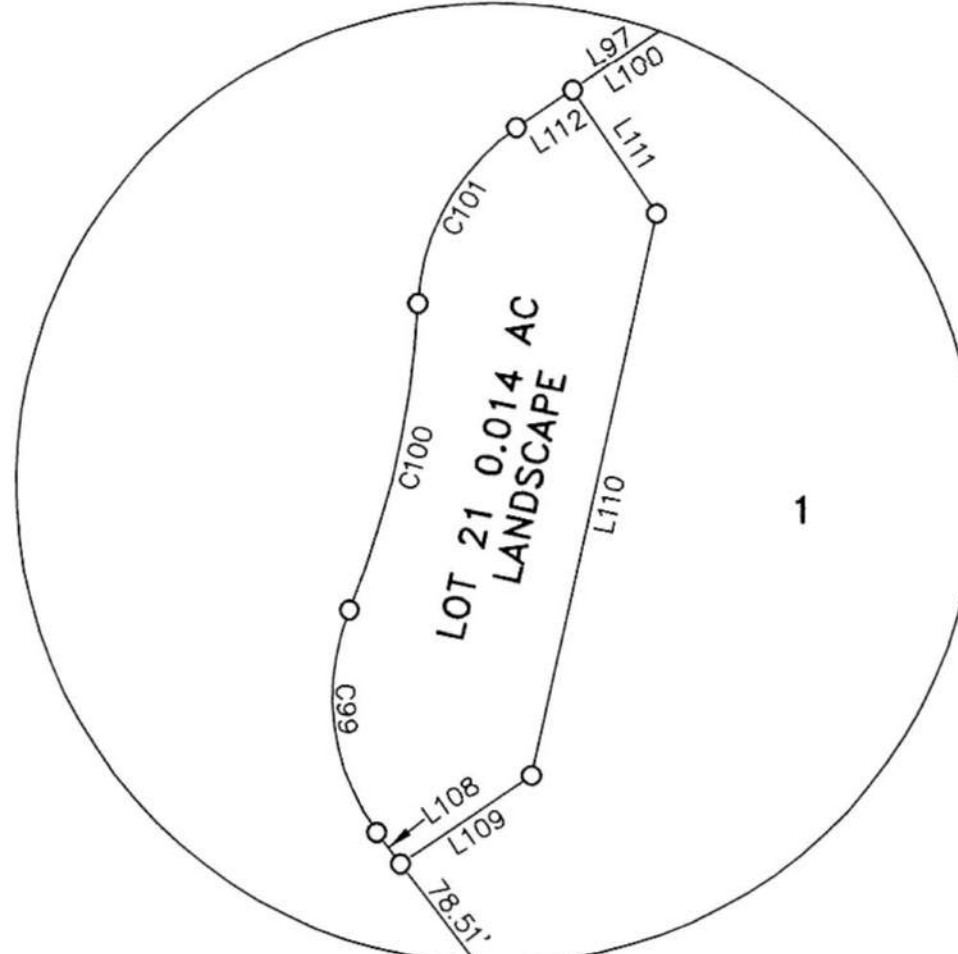
DETAIL 2 (N.T.S.)



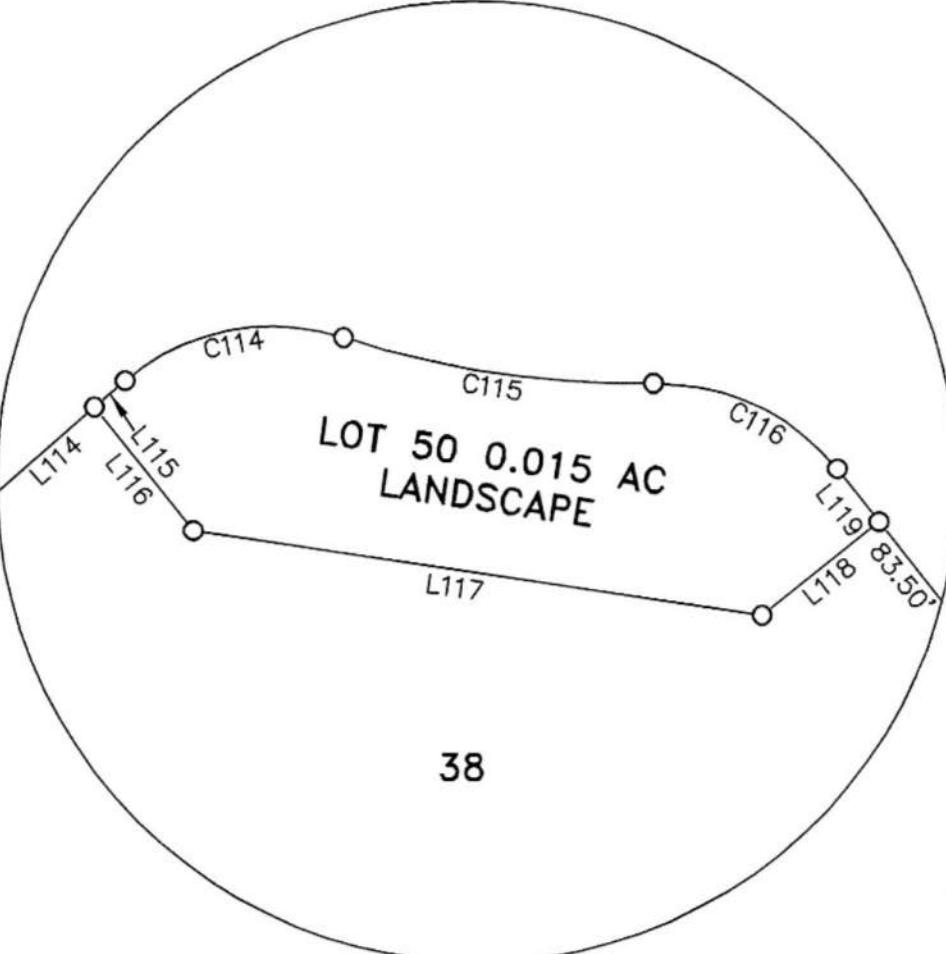
DETAIL 3 (N.T.S.)



DETAIL 4 (N.T.S.)



DETAIL 5 (N.T.S.)



STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
YELLOW RIBBON TRAIL	1226 LF	60'	45' LOG – LOG	35 MPH	PUBLIC	COLLECTOR
YELLOW RIBBON TRAIL	525 LF	60'	37' LOG – LOG	35 MPH	PUBLIC	COLLECTOR
YELLOW RIBBON TRAIL	181 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
STONE BROOKE ROAD	168 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
PARADISE CANYON DRIVE	779 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
COMANCHEROS ROAD	764 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
NIGHT RIDERS WAY	690 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
MORRISON DRIVE	709 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
CAPTAIN DOOLEY LANE	459 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
DAN ROMAN LANE	140 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
LIBERTY VALANCE PATH	140 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
INNISFREE ROAD	151 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL

**LENZ & ASSOCIATES, INC.**

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AUSTIN, TEXAS 78744

SURVEY #: 2020-0136A

F.B.

# FINAL PLAT

## COOL WATER PHASE 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N34°32'18"W	157.90'
L2	S68°40'04"W	125.64'
L3	N21°19'49"W	131.87'
L4	S68°40'11"W	12.00'
L5	N21°19'49"W	50.00'
L6	N68°40'11"E	9.53'
L7	N21°19'49"W	101.31'
L8	N04°18'48"W	126.30'
L9	N09°18'11"E	115.80'
L10	S73°14'24"E	38.95'
L11	N18°42'06"E	123.91'
L12	N27°54'28"E	123.69'
L13	N66°18'24"W	92.01'
L14	N88°23'28"W	113.49'
L15	N77°02'59"W	57.12'
L16	N00°36'09"E	88.86'
L17	N02°37'37"W	153.19'
L18	N78°36'23"E	124.66'
L19	N78°42'30"E	54.34'
L20	N68°40'11"E	111.92'
L21	S08°08'01"E	9.48'
L22	S14°22'04"E	9.08'
L23	S68°40'11"W	13.18'
L24	S68°40'11"W	165.00'
L25	S21°19'49"E	20.00'
L26	N21°19'49"W	1.50'
L27	S68°40'11"W	50.00'
L28	S21°19'49"E	1.50'
L29	N21°19'49"W	1.50'
L30	S68°40'11"W	50.00'
L31	S21°19'49"E	1.50'
L32	S68°40'11"W	53.30'
L33	N22°41'30"W	54.76'
L34	S35°48'54"W	104.03'
L35	S72°55'15"W	120.00'
L36	S21°19'49"E	92.55'
L37	S20°06'20"E	153.63'
L38	N68°40'11"E	102.00'
L39	S21°19'49"E	11.87'
L40	S21°19'49"E	10.00'
L41	S21°19'49"E	11.87'
L42	N68°40'04"E	105.00'
L43	S21°19'49"E	11.87'
L44	S21°19'49"E	10.00'
L45	N68°40'11"E	105.00'
L46	N68°40'11"E	105.00'
L47	N68°40'04"E	20.64'
L48	N68°40'11"E	112.10'
L49	S56°41'00"E	57.05'
L50	S54°11'06"E	10.00'
L51	S07°15'17"E	38.31'
L52	N35°48'54"E	10.49'
L53	N35°48'54"E	40.41'
L54	N35°48'54"E	12.07'
L55	N80°32'20"E	39.16'
L56	S54°11'06"E	10.00'
L57	N35°48'54"E	36.56'
L58	S66°54'12"E	28.45'
L59	N24°47'14"E	66.16'
L60	S12°37'59"E	43.55'
L61	S08°07'41"E	36.72'
L62	S66°54'12"E	50.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	S59°25'37"E	127.95'
L64	N24°47'14"E	39.43'
L65	N24°47'14"E	26.73'
L66	S85°26'00"E	141.49'
L67	S21°19'49"E	36.09'
L68	S21°19'49"E	24.81'
L69	N68°40'11"E	123.00'
L70	S21°19'49"E	78.58'
L71	N68°40'11"E	95.00'
L72	S21°19'49"E	33.58'
L73	N68°40'11"E	95.00'
L74	N68°40'11"E	95.00'
L75	N68°40'11"E	95.19'
L76	S85°26'00"E	7.97'
L77	S21°19'49"E	33.28'
L78	S14°22'04"E	20.81'
L79	S14°22'04"E	115.85'
L80	N68°40'11"E	113.18'
L81	S21°19'49"E	35.00'
L82	S21°19'49"E	15.00'
L83	S21°19'49"E	33.50'
L84	S21°19'49"E	35.00'
L85	N68°40'11"E	78.08'
L86	S21°19'49"E	33.50'
L87	N21°19'49"W	26.99'
L88	S21°19'49"E	128.62'
L89	N57°14'17"E	28.22'
L90	N35°48'54"E	35.00'
L91	S21°19'49"E	35.00'
L92	S54°11'06"E	37.44'
L93	S41°43'26"E	46.32'
L94	S41°43'26"E	36.71'
L95	S41°43'26"E	33.06'
L96	S41°43'26"E	42.67'
L97	N35°48'54"E	40.41'
L98	S85°26'00"E	8.99'
L99	N68°40'11"E	78.08'
L100	N35°48'54"E	38.26'
L101	N35°48'54"E	0.92'
L102	N68°40'11"E	31.03'
L103	N68°40'11"E	35.00'
L104	N68°40'11"E	35.00'
L105	N68°40'11"E	1.08'
L106	N35°48'54"E	25.38'
L107	N35°48'54"E	35.00'
L108	S54°11'06"E	3.04'
L109	N35°48'54"E	12.38'
L110	S09°27'40"E	33.90'
L111	S54°11'06"E	12.40'
L112	N35°48'54"E	1.23'
L113	N35°48'54"E	7.16'
L114	N35°48'54"E	35.81'
L115	N35°48'54"E	6.06'
L116	S54°11'06"E	10.00'
L117	N76°17'23"E	40.83'
L118	N35°48'54"E	10.00'
L119	S54°11'06"E	3.06'
L120	S54°11'06"E	25.44'
L121	S21°19'49"E	26.99'
L122	N35°48'54"E	115.00'
L123	S52°48'49"E	121.34'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°59'06"	975.00'	16.76'	N70°49'16"W	16.76'
C2	4°02'10"	1017.51'	71.68'	S67°56'23"E	71.66'
C3	1°33'22"	975.00'	26.48'	N62°45'00"W	26.48'
C4	1°44'34"	330.00'	10.04'	N06°21'05"W	10.04'
C5	9°44'17"	270.00'	45.89'	S14°02'17"E	45.83'
C6	90°00'00"	15.00'	23.56'	S23°40'11"W	21.21'
C7	90°00'00"	15.00'	23.56'	N66°19'49"W	21.21'
C8	90°00'00"	15.00'	23.56'	S23°40'11"W	21.21'
C9	90°00'00"	15.00'	23.56'	N66°19'49"W	21.21'
C10	90°00'00"	15.00'	23.56'	S23°40'11"W	21.21'
C11	11°52'59"	205.00'	42.52'	S62°43'42"W	42.44'
C12	53°18'13"	350.00'	325.61'	S09°09'48"W	314.00'
C13	3°56'47"	470.00'	32.37'	S19°21'26"E	32.37'
C14	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C15	6°57'53"	975.00'	118.52'	S67°49'52"E	118.45'
C16	90°24'57"	15.00'	23.67'	S19°08'27"E	21.29'
C17	36°20'53"	530.00'	336.23'	N07°53'34"E	330.62'
C18	78°57'03"	15.00'	20.67'	N29°11'39"E	19.07'
C19	4°50'05"	530.00'	44.72'	N07°51'50"W	44.71'
C20	5°08'39"	530.00'	47.58'	N02°52'28"W	47.57'
C21	5°18'58"	530.00'	49.18'	N02°21'20"E	49.16'
C22	5°19'15"	530.00'	49.22'	N07°40'27"E	49.20'
C23	5°17'47"	530.00'	48.99'	N12°58'58"E	48.97'
C24	10°26'10"	530.00'	96.54'	N20°50'56"E	96.40'
C25	2°52'11"	975.00'	48.83'	S65°47'01"E	48.83'
C26	3°06'37"	975.00'	52.93'	S68°46'25"E	52.92'
C27	7°18'00"	1025.00'	130.60'	S67°38'57"E	130.51'
C28	80°11'09"	15.00'	20.99'	N75°54'28"E	19.32'
C29	53°07'48"	15.00'	13.91'	N09°15'00"E	13.42'
C30	20°04'58"	60.00'	21.03'	N07°16'26"W	20.92'
C31	59°26'02"	15.00'	15.56'	S26°56'58"E	14.87'
C32	5°16'12"	975.00'	89.68'	S59°29'34"E	89.65'
C33	2°59'35"	1017.51'	53.15'	S68°27'40"E	53.15'
C34	2°38'45"	1017.51'	46.99'	S65°38'30"E	46.98'
C35	1°20'22"	1017.51'	23.79'	S63°38'57"E	23.79'
C36	2°25'32"	1017.51'	43.07'	S64°42'32"E	43.07'
C37	0°31'01"	1017.51'	9.18'	S63°14'16"E	9.18'
C38	3°30'33"	975.00'	59.72'	S60°22'23"E	59.71'
C39	1°45'39"	975.00'	29.96'	S57°44'17"E	29.96'
C40	2°24'35"	1025.00'	43.11'	S70°05'40"E	43.11'
C41	2°30'57"	1025.00'	45.01'	S67°37'54"E	45.00'
C42	2°22'28"	1025.00'	42.48'	S65°11'12"E	42.48'
C43	0°09'21"	975.00'	2.65'	S56°44'39"E	2.65'
C44	7°05'50"	1025.00'	126.96'	S60°05'08"E	126.88'
C45	56°12'18"	15.00'	14.71'	S84°38'22"E	14.13'
C46	21°41'14"	60.00'	22.71'	N78°06'06"E	22.58'
C47	53°07'48"	15.00'	13.91'	N62°22'48"E	13.42'
C48	57°08'43"	440.00'	438.84'	N07°14'33"E	420.88'
C49	15°51'01"	330.00'	91.29'	S13°24'19"E	91.00'
C50	2°27'17"	1025.00'	43.91'	S62°24'25"E	43.91'
C51	2°27'20"	1025.00'	43.93'	S59°57'06"E	43.93'
C52	1°57'10"	1025.00'	34.93'	S57°44'51"E	34.93'
C53	0°14'03"	1025.00'	4.19'	S56°39'15"E	4.19'
C54	5°14'31"	440.00'	40.26'	N33°11'38"E	40.24'
C55	7°36'23"	440.00'	58.41'	N26°46'11"E	58.37'
C56	7°36'08"	440.00'	58.38'	N19°09'55"E	58.34'
C57	9°17'38"	440.00'	71.37'	N10°43'02"E	71.29'
C58	10°08'19"	440.00'	77.86'	N01°00'04"E	77.76'
C59	8°07'12"	440.00'	62.36'	N08°07'41"W	62.30'
C60	7°31'49"	440.00'	57.83'	N15°57'12"W	57.79'
C61	1°36'42"	440.00'	12.38'	S20°31'28"E	12.38'
C62	3°30'30"	330.00'	20.21'	S19°34'34"E	20.20'
C63	7°07'23"	330.00'	41.03'	S14°15'38"E	41.00'
C64	3°28'34"	330.00'	20.02'	N08°57'40"W	20.02'
C65	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C66	12°09'40"	270.00'	57.31'	S15°14'59"E	57.20'
C67	2°25'23"	270.00'	11.42'	S20°07'07"E	11.42'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C68	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C69	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C70	88°27'09"	15.00'	23.16'	N24°26'37"E	20.92'
C71	20°37'30"	500.00'	179.99'	S09°28'13"E	179.02'
C72	86°16'32"	15.00'	22.59'	S42°17'44"E	20.51'
C73	25°53'49"	175.00'	79.10'	N81°37'05"E	78.43'
C74	5°06'18"	500.00'	44.55'	S17°13'49"E	44.53'
C75	4°54'17"	500.00'	42.80'	S12°13'31"E	42.79'
C76	5°00'10"	500.00'	43.66'	S07°16'18"E	43.64'
C77	5°36'45"	500.00'	48.98'	N01°57'50"W	48.96'
C78	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C79	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C80	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C81	32°51'17"	175.00'	100.35'	N52°14'33"E	98.98'
C82	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C83	32°51'17"	205.00'	117.55'	S37°45'27"E	115.95'
C84	90°00'00"	15.00'	23.56'	S09°11'06"E	21.21'
C85	25°39'37"	175.00'	100.35'	N48°38'43"E	77.72'
C86	7°11'40"	175.00'	21.97'	N65°04'21"E	21.96'
C87	1°37'23"	205.00'	5.81'	S22°08'31"E	5.81'
C88	10°00'55"	205.00'	35.83'	S27°57'40"E	35.79'
C89	10°00'55"	205.00'	35.83'	S37°58'35"E	35.79'
C90	10°00'55"	205.00'	35.83'	S47°59'31"E	35.79'
C91	1°11'08"	205.00'	4.24'	S53°35'32"E	4.24'
C92	26°03'46"	500.00'	227.44'	N22°47'01"E	225.48'
C93	84°48'52"	15.00'	22.20'	N52°09'34"E	20.23'
C94	25°53'49"	225.00'	101.70'	N81°37'05"E	100.83'
C95	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C96	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C97	32°51'17"	225.00'	129.02'	N52°14'33"E	127.26'
C98	90°00'00"	15.00'	23.56'	N81°37'05"E	21.21'
C99	57°46'09"	15.00'	15.12'	S25°18'02"E	14.49'
C100	20°53'57"	60.00'	21.89'	S06°51'56"E	21.76'
C101	53°07'48"	15.00'	13.91'	N09°15'00"E	13.42'
C102	4°48'43"	500.00'	41.99'	N33°24'33"E	41.98'
C103	5°00'14"	500.00'	43.67'	N28°30'04"E	43.65'
C104	5°00'34"	500.00'	43.72'	N23°29'41"E	43.70'
C105	5°01'11"	500.00'	43.81'	N18°28'48"E	43.79'
C106	6°13'04"	500.00'	54.26'	N12°51'40"E	54.23'
C107	20°48'17"	225.00'	81.70'	N84°09'51"E	81.25'
C108	5°05'31"	225.00'	20.00'	N71°12'57"E	19.99'
C109	9°41'55"	225.00'	38.09'	N63°49'13"E	38.04'
C110	9°40'18"	225.00'	37.98'	N63°48'07"E	37.94'

# FINAL PLAT

## COOL WATER PHASE 2

FIELD NOTE DESCRIPTION  
32.810 ACRES  
W. BRYAN SURVEY, A-108  
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 32.810 ACRES OF LAND OUT OF THE W. BRYAN SURVEY, ABSTRACT NO. 108 AND THE G. SCHNEIDER SURVEY, ABSTRACT 580, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 66.986 ACRE TRACT IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167329 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALONG WITH A PORTION OF THAT CERTAIN 158.825 ACRE TRACT IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167344 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 32.810 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. THIS DESCRIPTION WAS PREPARED FOR THE PURPOSE OF DEFINING FUTURE SUBDIVISION BOUNDARIES.

BEGINNING AT A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST ON THE EAST LINE OF COUNTY ROAD 314 AT THE SOUTHERLY MOST CORNER OF THE SAID 66.986 ACRE SONWEST CO. TRACT, THE SAME BEING AN EXTERIOR CORNER OF COOL WATER PHASE 1, A SUBDIVISION OF RECORD RECORDED IN DOCUMENT NO. 2021045646 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST ON THE EAST LINE OF COUNTY ROAD 314, BEARS , S 21°12'23" E, 99.96 FEET;

THENCE, ALONG THE EAST AND NORTH LINES OF COUNTY ROAD 314, THE FOLLOWING FORTY-TWO (2) COURSES AND DISTANCES:

1) N 34°32'18" W, 157.90 FEET TO A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST;

2) S 68°40'04" W, 125.64 FEET TO A STEEL PIN SET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 66.986 ACRE SONWEST CO. TRACT AND THE SAID 158.825 ACRE SONWEST CO. TRACT, THE FOLLOWING THIRTY-FOUR (34) COURSES AND DISTANCES:

1) N 21°19'49" W, 131.87 FEET TO A STEEL PIN SET;

2) S 68°40'11" W, 12.00 FEET TO A STEEL PIN SET;

3) N 21°19'49" W, 50.00 FEET TO A STEEL PIN SET;

4) N 68°40'11" E, 9.53 FEET TO A STEEL PIN SET;

5) N 21°19'49" W, 101.31 FEET TO A STEEL PIN SET;

6) N 04°18'48" W, 126.30 FEET TO A STEEL PIN SET;

7) N 09°18'11" E, 115.80 FEET TO A STEEL PIN SET;

8) S 73°14'24" E, 38.95 FEET TO A STEEL PIN SET;

9) N 18°42'06" E, 123.91 FEET TO A STEEL PIN SET;

10) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°59'06", A RADIUS OF 975.00 FEET, AN ARC OF 16.76 FEET AND A CHORD BEARING AND DISTANCE OF N 70°49'16" W, 16.76 FEET TO A STEEL PIN SET;

11) N 18°58'49" E, 183.47 FEET TO A STEEL PIN SET;

12) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°02'10", A RADIUS OF 1017.51 FEET, AN ARC OF 71.68 FEET AND A CHORD BEARING AND DISTANCE OF S 67°56'23" E, 71.66 FEET TO A STEEL PIN SET;

13) N 27°54'28" E, 123.69 FEET TO A STEEL PIN SET;

14) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°33'22", A RADIUS OF 975.00 FEET, AN ARC OF 26.48 FEET AND A CHORD BEARING AND DISTANCE OF N 62°45'00" W, 26.48 FEET TO A STEEL PIN SET;

15) N 26°38'43" E, 200.15 FEET TO A STEEL PIN SET;

16) N 66°18'24" W, 92.01 FEET TO A STEEL PIN SET;

17) N 88°23'28" W, 113.49 FEET TO A STEEL PIN SET;

18) N 77°02'59" W, 57.12 FEET TO A STEEL PIN SET;

19) N 00°36'09" E, 88.86 FEET TO A STEEL PIN SET;

20) N 07°20'16" W, 400.67 FEET TO A STEEL PIN SET;

21) N 02°37'37" W, 153.19 FEET TO A STEEL PIN SET;

22) S 89°14'36" E, 190.02 FEET TO A STEEL PIN SET;

23) N 78°36'23" E, 124.66 FEET TO A STEEL PIN SET;

24) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°44'34", A RADIUS OF 330.00 FEET, AN ARC OF 10.04 FEET AND A CHORD BEARING AND DISTANCE OF N 06°21'05" W, 10.04 FEET TO A STEEL PIN SET;

25) N 78°42'30" E, 54.34 FEET TO A STEEL PIN SET;

26) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°44'17", A RADIUS OF 270.00 FEET, AN ARC OF 45.89 FEET AND A CHORD BEARING AND DISTANCE OF S 14°02'17" E, 45.83 FEET TO A STEEL PIN SET;

27) N 68°40'11" E, 111.92 FEET TO A STEEL PIN SET;

28) S 08°08'01" E, 9.48 FEET TO A STEEL PIN SET;

29) S 21°19'49" E, 531.75 FEET TO A STEEL PIN SET;

30) S 14°22'04" E, 9.08 FEET TO A STEEL PIN SET;

31) N 68°40'11" E, 566.28 FEET TO A STEEL PIN SET;

32) S 21°19'49" E, 165.00 FEET TO A STEEL PIN SET;

33) S 68°40'11" W, 13.18 FEET TO A STEEL PIN SET;

34) S 21°19'49" E, 135.00 TO A STEEL PIN SET AT AN EXTERIOR CORNER OF A REMAINDER PORTION OF THAT CERTAIN 142.717 ACRE TRACT, CALLED TRACT 17 IN A DEED TO RVEST, LP RECORDED IN DOCUMENT NO. 2012074806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 665.00 FEET TO A STEEL PIN SET AT AN EXTERIOR CORNER OF THE SAID COOL WATER PHASE 1;

THENCE, CONTINUING TO TRAVERSE THE INTERIOR OF THE SAID 66.986 ACRE AND 158.825 ACRE SONWEST CO. TRACTS, ALONG THE NORTH AND WEST LINES OF THE SAID COOL WATER PHASE 1, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES:

1) S 68°40'11" W, 165.00 FEET TO A STEEL PIN SET;

2) S 21°19'49" E, 20.00 FEET TO A STEEL PIN SET;

3) 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;

4) S 68°40'11" W, 200.00 FEET TO A STEEL PIN SET;

5) 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;

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

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

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

9) 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;

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

11) 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;

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

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

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

15) 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;

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

17) 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 OF S 62°43'42" W, 42.44 FEET TO A STEEL PIN SET;

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

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

20) S 35°48'54" W, 104.03 FEET TO A STEEL PIN SET;

21) 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;

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

23) 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;

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

25) S 20°06'20" E, 153.63 FEET TO THE PLACE OF BEGINNING, CONTAINING 32.810 ACRES OF LAND, MORE OR LESS.

PAGE 4 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 #: 2020-0136A

F.B.



# FINAL PLAT

## COOL WATER PHASE 2

### 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 OR THE HOMEOWNER'S ASSOCIATION.
- 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 COOL WATER DEVELOPMENT AREA 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  $\frac{1}{2}$  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.
- 27) ANY OWNER/BUILDER THAT INSTALLS A SIDEWALK MUST INSTALL RAMPS TO ADA COMPLIANCE.
- 28) USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT OR THE COOL WATER MUNICIPAL UTILITY DISTRICT.

PAGE 5 OF 6

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F.B.



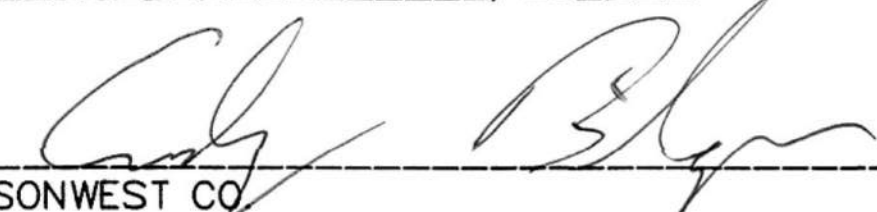
# FINAL PLAT COOL WATER PHASE 2

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 2"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 12<sup>th</sup> DAY OF November, 2021

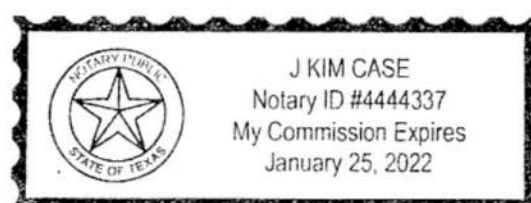
  
SONWEST CO.  
BY: ANDY BILGER  
3939 BEE CAVE ROAD, SUITE C-100  
AUSTIN, TEXAS 78746

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 12<sup>th</sup> DAY OF November, 2021, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 1-25-22



## 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  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FREIDRICH 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.  
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 15<sup>th</sup> DAY OF November, 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

PAGE 6 OF 6

## LENZ & ASSOCIATES, INC.

FIRM NO. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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