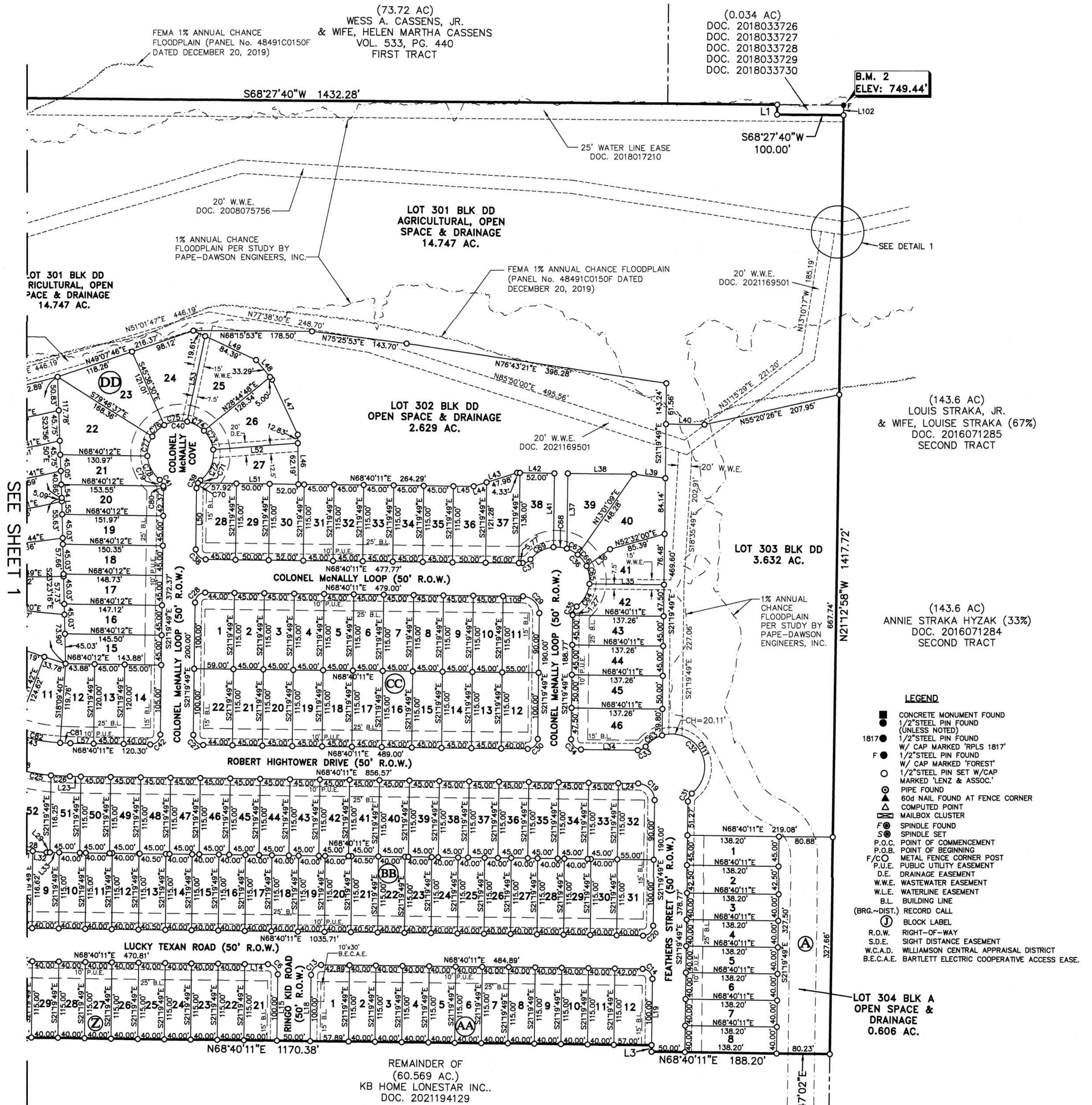






FINAL PLAT  
COOL WATER PHASE 3  
SECTION 1



MINIMUM FFE		
LOT	BLOCK	MINIMUM FFE
1	A	767.50
2	A	768.50
3	A	769.00
4	A	770.00
5	A	771.00
6	A	771.50
7	A	772.50
8	A	773.00

MINIMUM FFE		
LOT	BLOCK	MINIMUM FFE
1	DD	760.00
22	DD	760.00
23	DD	758.00
24	DD	758.00
25	DD	757.00
26	DD	757.00
40	DD	756.00
41	DD	758.00

MINIMUM FFE		
LOT	BLOCK	MINIMUM FFE
42	DD	759.00
43	DD	760.50
44	DD	761.50
45	DD	762.00
46	DD	762.00
1	EE	762.00
2	EE	762.00
12	EE	762.00

MINIMUM FFE		
LOT	BLOCK	MINIMUM FFE
13	EE	762.00
14	EE	762.00
15	EE	766.00
29	EE	768.50
30	EE	773.00

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
COLONEL MCNALLY LOOP	1108 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
COLONEL MCNALLY COVE	184 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
FEATHERS STREET	586 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
LUCKY TEXAS ROAD	1274 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
LUCKY TEXAN COVE	285 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
RINGO KID ROAD	140 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
ROBERT HIGHTOWER DRIVE	964 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
ROBERT HIGHTOWER COVE	472 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
YELLOW RIBBON TRAIL	506 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
YELLOW RIBBON COVE	379 LF	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL

***LENZ & ASSOCIATES, INC.***

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2020-0136C

F.B.



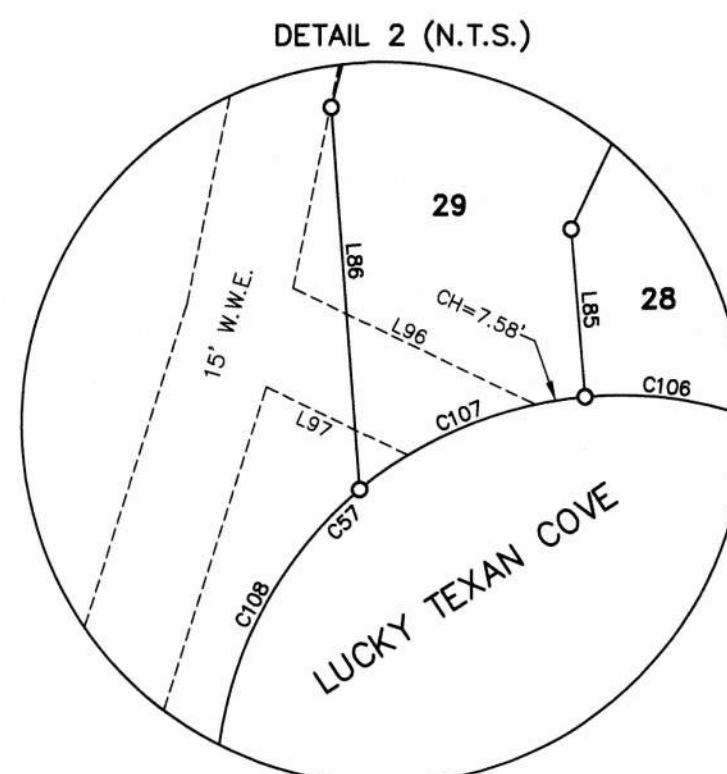
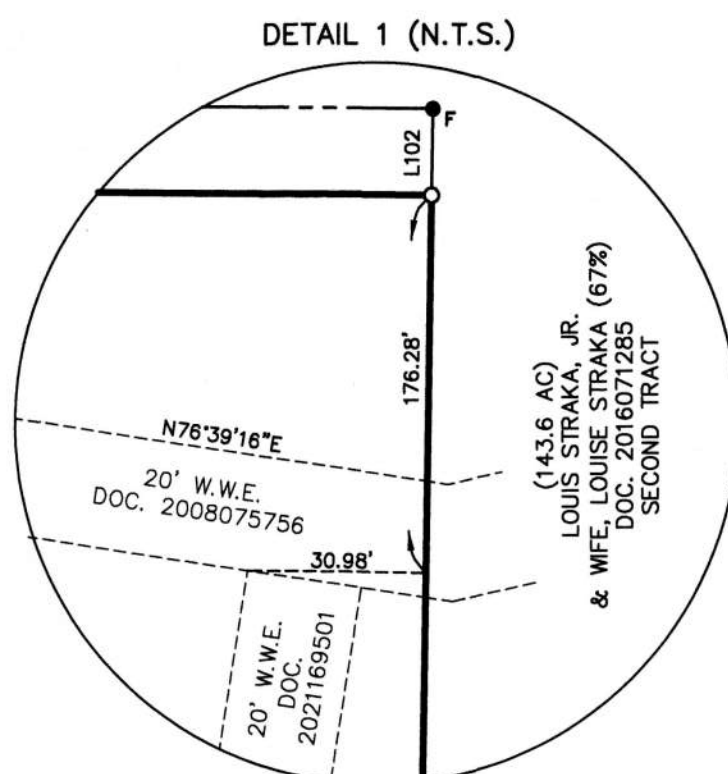
# FINAL PLAT COOL WATER PHASE 3 SECTION 1

LINE	BEARING	DISTANCE
L1	N21°12'58"W	15.00'
L3	S21°19'49"E	10.00'
L4	N08°08'01"W	10.27'
L5	N68°40'11"E	111.92'
L6	N78°42'30"E	54.34'
L7	N78°36'23"E	124.66'
L8	S30°52'36"W	112.37'
L9	N59°07'24"W	142.52'
L10	N03°32'20"E	63.57'
L11	N03°32'20"E	22.86'
L12	S86°27'40"E	28.45'
L13	N68°40'11"E	35.82'
L14	N68°40'11"E	35.00'
L15	S21°19'49"E	100.00'
L16	N00°30'57"E	107.60'
L17	S08°08'01"E	34.60'
L18	S21°19'49"E	100.00'
L19	S21°23'06"E	100.00'
L20	N68°40'11"E	34.70'
L21	S86°27'40"E	28.45'
L22	S86°27'40"E	64.16'
L23	N68°40'11"E	16.57'
L24	N68°40'11"E	30.00'
L25	N78°52'40"E	66.68'
L26	N78°52'40"E	23.39'
L27	N78°52'40"E	13.56'
L28	N73°06'21"E	45.14'
L29	N68°40'11"E	5.05'
L30	N78°52'40"E	16.20'
L31	N73°06'21"E	24.13'
L32	N73°06'21"E	21.01'
L33	N68°40'11"E	19.05'
L34	N68°40'11"E	86.03'
L35	N68°40'11"E	112.52'
L36	N32°24'44"E	43.75'
L37	S21°19'49"E	113.30'
L38	N68°29'17"E	100.09'
L39	N75°33'18"E	47.52'
L40	N68°40'11"E	58.06'
L41	S21°19'49"E	111.25'
L42	N68°40'11"E	56.33'
L43	N50°48'34"E	68.47'
L46	S22°41'40"E	75.02'
L47	S46°54'09"E	91.53'
L48	S61°15'44"E	38.29'
L49	S86°50'35"E	104.00'
L50	S21°19'49"E	92.37'
L52	N63°28'51"E	127.75'
L53	S10°03'21"E	131.80'
L54	S23°56'50"E	20.17'

LINE	BEARING	DISTANCE
L44	N50°48'34"E	20.49'
L45	N68°40'11"E	30.50'
L51	N68°40'11"E	151.13'
L55	S23°23'16"E	24.87'
L56	N85°59'47"E	147.91'
L57	N68°40'11"E	35.30'
L58	S86°27'40"E	64.16'
L59	S86°27'40"E	18.90'
L60	S86°27'40"E	45.25'
L61	N03°32'20"E	10.00'
L62	S34°19'19"E	34.47'
L63	S34°19'19"E	10.01'
L64	S34°19'19"E	24.46'
L65	N15°21'52"E	12.80'
L66	S03°05'58"E	38.97'
L67	S21°23'06"E	209.30'
L68	S34°19'19"E	34.47'
L69	S21°23'06"E	33.55'
L70	S21°23'06"E	40.48'
L71	S05°29'53"E	90.25'
L72	S05°29'53"E	102.54'
L73	S86°27'40"E	21.61'
L74	N84°30'07"E	27.21'
L75	S05°29'53"E	88.15'
L76	S77°54'00"E	5.10'
L77	S77°54'00"E	47.21'
L78	S77°54'00"E	40.45'
L79	S77°54'00"E	38.79'
L80	S77°54'00"E	40.45'
L81	S86°27'40"E	5.00'
L82	S86°27'40"E	110.00'
L83	N84°30'07"E	30.58'
L84	S86°27'40"E	21.61'
L85	S26°52'47"E	25.00'
L86	S26°21'21"E	57.01'
L87	N03°32'20"E	85.14'
L88	S05°29'53"E	112.27'
L89	S24°06'37"E	36.06'
L91	N50°30'14"E	19.75'
L92	S05°29'53"E	116.44'
L93	S07°32'44"E	101.78'
L94	N84°30'07"E	27.92'
L95	S89°14'36"E	20.26'
L96	S86°27'40"E	39.88'
L97	S86°27'40"E	23.34'
L98	N72°37'56"E	67.79'
L99	S84°39'21"W	103.10'
L100	N45°27'22"E	8.46'
L101	S25°40'02"E	28.71'
L102	N21°12'58"W	15.00'
L103	S84°39'21"W	134.59'
L104	N01°09'21"E	98.98'
L105	N03°32'20"E	26.90'
L106	N01°09'21"E	34.48'
L107	N03°32'20"E	15.55'
L108	N83°01'02"E	153.10'
L109	N68°40'11"E	30.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°44'17"	270.00'	45.89'	S14°02'17"E	45.83'
C2	1°44'34"	330.00'	10.04'	N06°21'05"W	10.04'
C3	12°42'27"	270.00'	59.88'	S02°48'55"E	59.76'
C4	90°00'00"	15.00'	23.56'	N48°32'20"E	21.21'
C5	24°52'09"	325.00'	141.07'	N81°06'16"E	139.96'
C6	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C7	17°44'35"	270.00'	83.61'	S10°02'08"E	83.28'
C8	4°42'10"	270.00'	22.16'	N01°11'14"E	22.15'
C9	11°41'37"	325.00'	66.33'	N87°41'31"E	66.22'
C10	5°21'45"	325.00'	30.42'	N79°09'50"E	30.41'
C11	7°04'33"	325.00'	40.14'	N72°56'41"E	40.11'
C12	0°44'13"	325.00'	4.18'	N69°02'18"E	4.18'
C13	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C14	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C15	24°52'09"	275.00'	119.36'	N81°06'16"E	118.43'
C16	90°00'00"	15.00'	23.56'	S41°27'40"E	21.21'
C17	90°00'00"	15.00'	23.56'	N48°32'20"E	21.21'
C18	24°52'09"	325.00'	141.07'	S66°19'49"E	139.96'
C19	90°00'00"	25.00'	39.27'	S66°19'49"E	35.36'
C20	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C21	10°01'41"	275.00'	48.13'	N73°41'02"E	48.07'
C22	14°50'28"	275.00'	71.23'	N86°07'06"E	71.03'
C23	5°24'22"	325.00'	30.67'	S89°09'51"E	30.65'
C24	6°52'59"	325.00'	39.04'	N84°41'28"E	39.02'
C25	7°33'38"	325.00'	42.89'	N77°28'10"E	42.86'
C26	5°01'10"	325.00'	28.47'	N71°10'46"E	28.46'
C27	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C28	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C29	90°00'00"	25.00'	39.27'	S66°19'49"E	35.36'
C30	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C31	52°01'12"	15.00'	13.62'	N04°40'47"E	13.16'
C32	194°02'25"	50.00'	169.33'	S66°19'49"E	99.25'
C33	52°01'12"	15.00'	13.62'	N42°39'35"E	13.16'
C34	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C35	52°01'12"	15.00'	13.62'	N04°40'47"E	13.16'
C36	194°02'25"	50.00'	169.33'	S66°19'49"E	99.25'
C37	52°01'12"	15.00'	13.62'	N42°39'35"E	13.16'
C38	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C39	52°01'12"	15.00'	13.62'	N04°40'47"E	13.16'
C40	284°02'25"	50.00'	247.87'	N68°40'11"E	61.54'
C41	52°01'12"	15.00'	13.62'	S47°20'25"E	13.16'
C42	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C43	24°52'09"	275.00'	119.36'	N81°06'16"E	118.43'
C44	90°00'00"	15.00'	23.56'	S41°27'40"E	21.21'
C45	37°51'39"	375.00'	247.80'	S15°23'30"E	243.32'
C47	295°32'17"	60.00'	309.49'	N55°40'41"E	64.00'
C50	88°09'06"	15.00'	23.08'	N49°27'47"E	20.87'
C51	9°02'13"	325.00'	51.26'	N89°01'13"E	51.21'
C52	86°10'39"	15.00'	22.56'	S52°24'34"E	20.49'
C53	266°10'40"	60.00'	278.74'	N37°35'26"E	87.64'
C54	9°02'13"	275.00'	43.37'	N89°01'13"E	43.33'
C55	90°00'00"	15.00'	23.56'	S41°27'40"E	21.21'
C56	90°00'00"	15.00'	23.56'	N48°32'20"E	21.21'
C58	86°10'39"	15.00'	22.56'	N50°27'01"E	20.49'
C59	90°00'00"	15.00'	23.56'	S41°27'40"E	21.21'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C46	57°46'09"	15.00'	15.12'	S05°26'15"E	14.49'
C48	57°46'09"	15.00'	15.12'	S63°12'23"E	14.49'
C49	39°42'33"	325.00'	225.24'	S14°28'02"E	220.76'
C57	266°10'40"	60.00'	278.74'	S39°32'59"E	87.64'
C60	9°01'10"	330.00'	51.95'	S00°58'13"E	51.90'
C61	3°14'30"	330.00'	18.67'	N01°55'07"E	18.67'
C62	7°31'14"	330.00'	43.32'	S03°27'45"E	43.28'
C63	34°33'45"	50.00'	30.16'	N33°55'51"E	29.71'
C64	46°16'51"	50.00'	40.39'	N07°32'58"E	39.30'
C65	3°14'05"	50.00'	27.65'	S31°55'50"E	27.29'
C66	25°07'39"	50.00'	21.93'	S59°50'02"E	21.75'
C67	21°28'30"	50.00'	18.74'	S83°08'06"E	18.63'
C68	23°11'48"	50.00'	20.24'	N74°31'44"E	20.11'
C69	46°16'51"	50.00'	40.39'	N39°47'24"E	39.30'
C70	30°33'22"	15.00'	8.00'	S06°03'08"E	7.91'
C71	21°27'51"	15.00'	5.62'	N19°57'28"E	5.59'
C72	60°04'30"	50.00'	52.43'	N00°39'08"E	50.06'
C73	37°03'22"	50.00'	32.34'	S47°54'47"E	31.78'
C74	33°36'53"	50.00'	29.33'	S83°14'55"E	28.92'
C75	41°17'30"	50.00'	36.03'	N59°17'54"E	35.26'
C76	28°43'29"	50.00'	25.07'	N24°17'24"E	24.81'
C77	35°23'49"	50.00'	30.89'	N07°46'15"W	30.40'
C78	47°52'52"	50.00'	41.78'	S49°24'36"E	40.58'
C79	41°56'19"	15.00'	10.98'	S52°22'52"E	10.74'
C80	10°04'53"	15.00'	2.64'	S26°22'16"E	2.64'
C81	3°10'09"	275.00'	15.21'	N70°15'15"E	15.21'
C82	14°33'22"	275.00'	69.86'	N79°07'01"E	69.68'
C83	7°08'38"	275.00'	34.29'	N89°58'01"E	34.27'
C84	13°18'46"	375.00'	87.13'	S03°07'03"E	86.94'
C85	6°26'13"	375.00'	42.13'	S12°59'33"E	42.11'
C86	6°31'32"	375.00'	42.71'	S19°28'26"E	42.69'
C87	6°32'04"	375.00'	42.77'	S26°00'14"E	42.75'
C88	5°03'03"	375.00'	33.06'	S31°47'47"E	33.05'
C89	12°07'25"	60.00'	12.70'	N17°23'07"E	12.67'
C90	47°38'59"	60.00'	49.90'	S12°30'05"E	48.47'
C91	38°18'33"	60.00'	40.12'	S55°28'51"E	39.37'
C92	34°02'15"	60.00'	35.64'	N88°20'44"E	35.12'
C93	41°59'57"	60.00'	43.98'	N50°19'38"E	43.00'
C94	55°14'56"	60.00'	57.86'	N01°42'12"E	55.64'
C95	45°33'03"	60.00'	47.70'	S48°41'47"E	46.45'
C96	20°37'09"	60.00'	21.59'	S81°46'53"E	21.48'
C97	7°18'14"	325.00'	41.43'	S30°40'12"E	41.40'
C98	11°17'02"	325.00'	64.01'	S21°22'34"E	63.90'
C99	11°33'32"	325.00'	65.57'	S09°57'17"E	65.46'
C100	9°33'45"	325.00'	54.24'	N00°36'22"E	54.18'
C101	52°58'51"	60.00'	55.48'	S35°48'40"E	53.53'
C102	47°19'42"	60.00'	49.56'	S85°57'57"E	48.17'
C103	39°13'16"	60.00'	41.07'	N50°45'34"E	40.27'
C104	126°38'51"	60.00'	132.62'	S32°10'29"E	107.23'
C105	2°54'04"	60.00'	3.04'	S87°54'41"E	3.04'
C106	27°31'03"	60.00'	28.82'	N76°52'45"E	28.54'
C107	35°08'35"	60.00'	36.80'	N45°32'56"E	36.23'
C108	101°53'22"	60.00'	106.70'	S22°58'02"E	93.18'
C109	44°44'20"	60.00'	46.85'	N83°43'07"E	45.67'
C110	53°59'16"	60.00'	56.54'	N34°21'19"E	54.47'
C111	159°28'40"	50.00'	139.17'	N49°02'56"W	98.40'





# FINAL PLAT COOL WATER PHASE 3 SECTION 1

## FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF 55.760 ACRES OF LAND OUT OF THE W. BRYAN SURVEY, ABSTRACT NO. 108, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 158.825 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167344 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF THAT CERTAIN 66.986 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167329 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 60.569 ACRE TRACT (BEING A PORTION OF THE SAID 158.825 ACRE AND 66.986 ACRE SONWEST CO. TRACTS) DESCRIBED IN A DEED TO KB HOME LONE STAR INC. RECORDED IN DOCUMENT NUMBER 2021194129 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAID 55.760 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE ½ INCH DIAMETER WITH CAP MARKED LENZ & ASSOC. BEARINGS CITED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.

BEGINNING AT A STEEL PIN SET IN THE INTERIOR OF THE SAID 66.986 ACRE SONWEST CO. TRACT AT THE NORTHWEST CORNER OF LOT 36, BLOCK EE OF COOL WATER PHASE 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021179956 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE NORTHERLY LINE OF THE SAID COOL WATER PHASE 2 SUBDIVISION, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

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

2) N 78°36'23" E, 124.66 FEET TO A STEEL PIN SET ON THE WEST LINE OF YELLOW RIBBON TRAIL, AT THE NORTHERLY MOST EAST CORNER OF THE SAID LOT 36, BLOCK EE;

3) ALONG THE WEST RIGHT-OF-WAY LINE OF YELLOW RIBBON TRAIL, 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;

4) N 78°42'30" E, 54.34 FEET TO A STEEL PIN SET AT THE NORTHEAST CORNER OF YELLOW RIBBON TRAIL;

5) ALONG THE EAST RIGHT-OF-WAY LINE OF YELLOW RIBBON TRAIL, 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 AT THE NORTHWEST CORNER OF LOT 4, BLOCK Z OF THE SAID COOL WATER PHASE 2;

6) LEAVING THE EAST RIGHT-OF-WAY LINE OF YELLOW RIBBON TRAIL, N 68°40'11" E, 111.92 FEET TO A STEEL PIN SET AT THE NORTHEAST CORNER OF LOT 4, BLOCK Z OF THE SAID COOL WATER PHASE 2;

THENCE, LEAVING THE NORTHERLY LINE OF THE SAID COOL WATER PHASE 2, TRAVERSING THE INTERIOR OF THE SAID 60.569 ACRE KB HOME LONE STAR INC. TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) N 08°08'01" W, 10.27 FEET TO A STEEL PIN SET;

2) N 68°40'11" E, 1170.38 FEET TO A STEEL PIN SET;

3) S 21°19'49" E, 10.00 FEET TO A STEEL PIN SET;

4) N 68°40'11" E, 188.20 FEET TO A STEEL PIN SET;

5) N 68°47'02" E, 80.23 FEET TO A STEEL PIN SET ON THE EAST LINE OF THE SAID 60.569 ACRE TRACT, THE SAME BEING THE WEST LINE OF THAT CERTAIN 143.6 ACRE TRACT CALLED SECOND TRACT IN A DEED CONVEYING 67% INTEREST TO LOUIS STRAKA, JR. AND WIFE, LOUISE STRAKA RECORDED IN DOCUMENT NUMBER 2016071285, ALSO DESCRIBED IN A DEED CONVEYING 33% INTEREST TO ANNIE STRAKA HYZAK RECORDED IN DOCUMENT NUMBER 2016071284 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 21°12'58" W, AT 327.66 FEET PASSING A STEEL PIN SET AT AN EXTERIOR CORNER OF THE SAID 60.569 ACRE KB HOME LONE STAR INC. TRACT AND THEN ALONG THE EAST LINE OF THE REMAINDER PORTION OF THE SAID 158.825 ACRE SONWEST CO. TRACT FOR A TOTAL DISTANCE OF 1417.72 FEET TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF THAT CERTAIN 0.034 ACRE TRACT DESCRIBED IN DOCUMENT NUMBERS 2018033726, 2018033727, 2018033728, 2018033729 AND 2018033730 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST AT THE NORTHEAST CORNER OF THE SAID 0.034 ACRE TRACT BEARS N 21°12'58" W, 15.00 FEET;

THENCE, S 68°27'40" W, A DISTANCE OF 100.00 FEET TO A STEEL PIN SET AT THE SOUTHWEST CORNER OF THE SAID 0.034 ACRE TRACT;

THENCE, N 21°12'58" W, 15.00 FEET TO A STEEL PIN SET AT THE NORTHWEST CORNER OF THE SAID 0.034 ACRE TRACT;

THENCE, S 68°27'40" W, A DISTANCE OF 1432.28 FEET ALONG THE NORTH LINE OF THE SAID 158.825 ACRE SONWEST CO. TRACT, PASSING AN EXTERIOR CORNER OF THE SAID 143.6 ACRE TRACT, THE SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 73.72 ACRE TRACT CALLED FIRST TRACT IN A DEED TO WESS A. CASSENS, JR. AND WIFE, HELEN M. CASSENS RECORDED IN VOLUME 533, PAGE 440 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TO A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST AT AN EXTERIOR CORNER OF THE SAID 158.825 ACRE SONWEST CO. TRACT, THE SAME BEING AN INTERIOR CORNER OF THE SAID 73.72 ACRE CASSENS TRACT;

THENCE, S 21°23'06" E, A DISTANCE OF 748.99 FEET ALONG A LINE OF THE SAID 158.825 ACRE SONWEST CO. TRACT, BEING A COMMON LINE WITH THE SAID 73.72 ACRE CASSENS TRACT, TO A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST AT THE SOUTHERLY MOST CORNER OF THE SAID 73.72 ACRE CASSENS TRACT, THE SAME BEING A CORNER OF THE SAID 158.825 ACRE SONWEST CO. TRACT AND A CORNER OF THE SAID 60.569 ACRE KB HOME LONE STAR INC. TRACT;

THENCE, ALONG COMMON LINES BETWEEN THE SAID 60.569 ACRE KB HOME LONE STAR INC. TRACT, THE REMAINDER OF THE SAID 158.825 ACRE SONWEST CO. TRACT AND THE SAID 73.72 ACRE CASSENS TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1) N 68°05'57" W, AT 183.00 FEET PASSING A STEEL PIN SET AT A CORNER OF THE SAID 60.569 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 222.57 FEET TO A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST;

2) N 59°07'24" W, 142.52 FEET TO A STEEL PIN SET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 158.825 ACRE SONWEST CO. TRACT, THEN THE SAID 66.986 ACRE SONWEST CO. TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) S 30°52'36" W, 112.37 FEET TO A STEEL PIN SET;

2) S 17°45'05" E, 195.56 FEET TO A STEEL PIN SET;

3) S 32°43'16" E, 199.99 FEET TO A STEEL PIN SET;

4) S 19°43'42" E, 178.55 FEET TO A STEEL PIN SET;

5) S 02°15'05" E, 175.96 FEET TO PLACE OF BEGINNING, CONTAINING 55.760 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 #: 2020-0136C

F.B.



# FINAL PLAT COOL WATER PHASE 3 SECTION 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) 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.
- 18) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 19) 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.
- 20) 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.
- 21) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
- 22) 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.
- 23) 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.
- 24) THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., DATED MAY 2021.
- 25) 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.
- 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 HOMEOWNER'S ASSOCIATION.

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**LENZ & ASSOCIATES, INC.**

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SURVEY #: 2020-0136C

F.B.



# FINAL PLAT COOL WATER PHASE 3 SECTION 1

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT KB HOME LONE STAR INC., ACTING BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, OWNER OF THAT CERTAIN TRACT DESCRIBED IN DOCUMENT NUMBER 2021194129 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 3 SECTION 1"

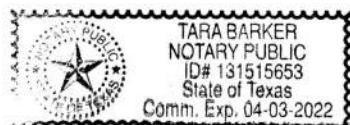
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 10<sup>th</sup> DAY OF March, 2022.

3-16-2022  
KB HOME LONE STAR INC.  
BY: JOHN ZINSMEYER  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY  
OF March, 2022 A.D. BY JOHN ZINSMEYER ACTING IN THE CAPACITY HEREIN STATED.

John Zinsmeyer  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 4-3-22



STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT SONWEST CO., ACTING BY AND THROUGH ANDY BILGER, VICE PRESIDENT, OWNER OF A REMAINDER 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 3 SECTION 1"

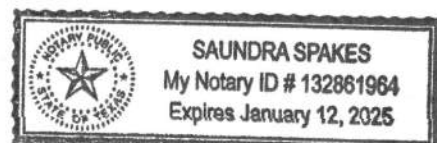
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 17<sup>th</sup> DAY OF March, 2022.

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

STATE OF TEXAS }  
COUNTY OF ~~WILLIAMSON~~ Texas

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 17<sup>th</sup> DAY  
OF March, 2022 A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

Sandra Spikes  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 1/12/2025



## 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 3-14-2022  
TIMOTHY A. LENZ DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FREDRICH 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 A 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 3/14/22  
MICHAEL S. FISHER, P.E. DATE  
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  
22 DAY OF March, 2022 A.D.

Cindy Bridges  
WILLIAMSON COUNTY ADDRESS COORDINATOR  
Cindy Bridges

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 Gravel 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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## LENZ & ASSOCIATES, INC.

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