

FINAL PLAT COOL WATER PHASE 3 SECTION 2

(0.034 AC)
DOC. 2018033726
DOC. 2018033727
DOC. 2018033728
DOC. 2018033729
DOC. 2018033730

B.M. 2
ELEV: 796.12'

COOL WATER PHASE 3 SECTION 1
DOC. 2022

B.M. 1
ELEV: 792.30'

COOL WATER PHASE 2
DOC. 2021179956

COOL WATER PHASE 2
DOC. 2021179956

LEGAL DESCRIPTION:
24.584 ACRES OUT OF THE W. BRYAN
SURVEY, ABSTRACT NO. A-108 AND THE
G. SCHNEIDER SURVEY, A-580 WILLIAMSON
COUNTY, TEXAS

OWNER:
KB HOME LONE STAR INC.
10800 PECAN PARK BLVD., SUITE 200
AUSTIN, TEXAS 78750

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

SITE BENCHMARK #1 - SQUARE CUT
ON INLET ON THE WEST SIDE OF
YELLOW RIBBON TRAIL, +/- 100'
SOUTH OF LIBERTY VALANCE PATH
ELEV. 792.30'

SITE BENCHMARK #2 - MAG NAIL
SET WITH WASHER, TOP OF INLET,
SOUTH SIDE LUCKY TEXAN ROAD,
+/- 100' WEST OF RINGO KID ROAD.
ELEV. 796.12

ELEVATIONS (NAVD88, GEOID 12A)

REMAINDER OF
(20.153 AC)
KB HOME LONE STAR INC.
DOC. 2021194118

REMAINDER OF
(60.569 AC)
KB HOME LONE STAR INC.
DOC. 2021194129

LOT SUMMARY:

SINGLE FAMILY LOTS	133
OPEN SPACE/DRAINAGE LOTS	1
TOTAL LOTS	134

BUILDING SETBACKS:

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

SUBMITTAL DATE: MARCH 14, 2022

LOCATION MAP NOT TO SCALE

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)

(143.6 AC)
LOUIS STRAKA, JR.
& WIFE, LOUISE STRAKA (67%)
DOC. 2016071285
SECOND TRACT

(143.6 AC)
ANNIE STRAKA HYZAK (33%)
DOC. 2016071284
SECOND TRACT

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
- SPINDLE FOUND
- 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
- Ⓛ 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.

PAGE 1 OF 5

LENZ & ASSOCIATES, INC.



FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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

SURVEY #: 2020-0136C-1

F.B.

DETAIL (N.T.S.)

49

15' W.W.E.

L74

4.979 AC
LOT 305 OPEN SPACE
/ DRAINAGE

L78

CH=2.53'

L75

50

C22

C23

C24

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
BRANNIGAN DRIVE	155	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
COMANCHEROS ROAD	127	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
DAN ROMAN LANE	639	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
FEATHERS STREET	673	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
LIBERTY VALANCE PATH	635	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
OLD WESTERN PASS	694	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL
RINGO KID ROAD	868	50'	30' LOG – LOG	25 MPH	PUBLIC	LOCAL

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N08°47'17"E	36.95'
L42	N68°40'11"E	68.41'
L43	N63°37'47"E	56.91'
L44	S39°49'17"E	82.07'
L45	S21°19'49"E	21.53'
L46	N68°40'11"E	35.00'
L47	N68°40'11"E	35.00'
L48	N68°40'11"E	35.13'
L49	S39°49'17"E	82.07'
L50	S21°19'49"E	21.53'
L51	N68°40'11"E	86.82'
L52	S21°19'49"E	35.00'
L53	S21°19'49"E	35.00'
L54	S21°19'49"E	35.00'
L55	S21°19'49"E	25.00'
L56	N68°40'11"E	113.45'
L57	S21°19'49"E	115.00'
L58	S29°03'27"E	86.94'
L59	S21°19'49"E	120.00'
L60	S21°19'49"E	120.00'
L61	S21°19'49"E	115.00'
L62	S21°19'49"E	115.00'
L63	S21°19'49"E	105.00'
L64	N68°40'11"E	86.82'
L65	N68°40'11"E	90.39'
L66	S21°19'49"E	100.00'
L67	S21°19'49"E	100.00'
L68	S21°19'49"E	80.00'
L69	S21°19'49"E	78.77'
L70	N68°40'11"E	38.66'
L71	S21°19'49"E	103.77'
L72	N68°40'11"E	114.89'
L73	N68°40'11"E	50.00'
L74	N68°40'11"E	86.17'
L75	N68°40'11"E	85.86'
L76	N68°40'11"E	14.54'
L77	N68°40'11"E	15.00'
L78	N68°40'11"E	100.46'
L79	S21°19'49"E	121.19'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C2	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C3	90°00'00"	25.00'	39.27'	N23°40'11"E	35.36'
C4	52°01'12"	15.00'	13.62'	S47°20'25"E	13.16'
C5	194°02'25"	50.00'	169.33'	N23°40'11"E	99.25'
C6	46°16'51"	50.00'	40.39'	S50°12'36"E	39.30'
C7	20°18'57"	50.00'	17.73'	S16°54'42"E	17.64'
C8	26°14'07"	50.00'	22.89'	N06°21'50"E	22.70'
C9	27°59'43"	50.00'	24.43'	N33°28'45"E	24.19'
C10	32°36'05"	50.00'	28.45'	N63°46'39"E	28.07'
C11	40°36'42"	50.00'	35.44'	S79°36'58"E	34.70'
C12	52°01'12"	15.00'	13.62'	S85°19'13"E	13.16'
C13	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C14	18°29'28"	275.00'	88.75'	S30°34'33"E	88.37'
C15	18°29'28"	325.00'	104.89'	S30°34'33"E	104.43'
C16	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C17	52°01'12"	15.00'	13.62'	N42°39'35"E	13.16'
C18	194°02'25"	50.00'	169.33'	S66°19'49"E	99.25'
C19	43°23'36"	50.00'	37.87'	N38°20'46"E	36.97'
C20	34°02'42"	50.00'	29.71'	N77°03'55"E	29.27'
C21	26°05'25"	50.00'	22.77'	S72°52'02"E	22.57'
C22	26°05'12"	50.00'	22.76'	S46°46'43"E	22.57'
C23	23°04'36"	50.00'	20.14'	S22°11'49"E	20.00'
C24	41°20'55"	50.00'	36.08'	N10°00'56"E	35.31'
C25	52°01'12"	15.00'	13.62'	N04°40'47"E	13.16'
C26	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C27	91°37'35"	15.00'	23.99'	N22°51'24"E	21.51'
C28	74°42'43"	15.00'	19.56'	S73°58'28"E	18.20'
C29	3°12'11"	325.00'	18.17'	S38°13'12"E	18.17'
C30	18°29'28"	275.00'	88.75'	S30°34'33"E	88.37'
C31	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C32	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C33	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C34	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C35	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C36	90°00'00"	25.00'	39.27'	S66°19'49"E	35.36'
C37	16°34'50"	275.00'	79.58'	S29°37'14"E	79.30'
C38	1°54'38"	275.00'	9.17'	S38°51'58"E	9.17'
C39	1°37'35"	325.00'	9.22'	S22°08'36"E	9.22'
C40	4°43'18"	15.00'	1.24'	S23°41'28"E	1.24'
C41	47°17'54"	15.00'	12.38'	S49°42'41"E	12.03'
C42	46°52'36"	15.00'	12.27'	S82°44'55"E	11.93'
C43	5°08'37"	15.00'	1.35'	N71°14'29"E	1.35'
C44	6°34'33"	275.00'	31.56'	S24°37'05"E	31.54'
C45	11°54'55"	275.00'	57.19'	S33°51'50"E	57.09'
C46	5°25'30"	325.00'	30.77'	S37°06'32"E	30.76'
C47	13°03'58"	325.00'	74.12'	S27°51'48"E	73.96'
C48	44°27°04"	15.00'	11.64'	N08°27'51"E	11.35'
C49	7°37°09"	15.00'	1.98'	S17°32'45"E	1.98'

FINAL PLAT COOL WATER PHASE 3 SECTION 2

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

FIELD NOTE DESCRIPTION OF 24.584 ACRES OF LAND OUT OF THE W. BRYAN SURVEY, ABSTRACT NO. 108, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 60.569 ACRE TRACT DESCRIBED IN A DEED TO KB HOME LONE STAR INC. RECORDED IN DOCUMENT NUMBER 2021194129 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS ALONG WITH A PORTION OF THAT CERTAIN 20.153 ACRE TRACT DESCRIBED IN A DEED TO KB HOME LONE STAR INC. RECORDED IN DOCUMENT NUMBER 2021194118 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 24.584 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 AT THE NORTHWEST CORNER OF THE SAID 20.153 ACRE TRACT, THE SAME BEING AN EXTERIOR CORNER OF THE SAID 60.569 ACRE TRACT, THE SAME BEING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK T, COOL WATER PHASE 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021179956 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG COMMON LINES BETWEEN THE SAID COOL WATER PHASE 2 SUBDIVISION AND THE SAID 60.569 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) N 21°19'49" W, 135.00 FEET TO A STEEL PIN SET;
- 2) N 68°40'11" E, 13.18 FEET TO A STEEL PIN SET;
- 3) N 21°19'49" W, 165.00 FEET TO A STEEL PIN SET AT THE NORTHEAST CORNER OF LOT 18, BLOCK X OF THE SAID COOL WATER PHASE 2;
- 4) S 68°40'11" W, 566.28 FEET TO A STEEL PIN SET AT THE NORTHWEST CORNER OF LOT 5 BLOCK X OF THE SAID COOL WATER PHASE 2;
- 5) N 14°22'04" W, 9.08 FEET TO A STEEL PIN SET;
- 6) N 21°19'49" W, 531.75 FEET TO A STEEL PIN SET;

THENCE, N 08°08'01" W, AT 9.48 FEET PASSING A STEEL PIN SET AT THE NORTHEAST CORNER OF LOT 4, BLOCK Z OF THE SAID COOL WATER PHASE 2 SUBDIVISION AND CONTINUING FOR A TOTAL DISTANCE OF 19.75 FEET TO A STEEL PIN SET IN THE INTERIOR OF THE SAID 60.569 ACRE TRACT;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 60.569 ACRE KB LONESTAR INC. TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N 68°40'11" E, 1170.38 FEET TO A STEEL PIN SET;
- 2) S 21°19'49" E, 10.00 FEET TO A STEEL PIN SET;
- 3) N 68°40'11" E, 188.20 FEET TO A STEEL PIN SET;
- 3) N 68°47'02" E, 80.23 FEET TO A STEEL PIN SET ON THE EAST LINE OF THE SAID 60.569 ACRE KB HOME LONE STAR INC. TRACT, THE SAME BEING THE WEST LINE OF THAT CERTAIN 143.6 ACRE TRACT CALLED SECOND TRACT IN A DEED TO LOUIS STRAKA & WIFE LOUISE STRAKA, RECORDED IN DOCUMENT NUMBER 2016071285 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH AND ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED "FOREST" AT THE NORTHEAST CORNER OF THAT CERTAIN 0.034 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBERS 2018033726, 2018033727, 2018033728, 2018033729, AND 2018033730 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS BEARS N 21°12'58" W, 1417.72 FEET;

THENCE, ALONG THE COMMON LINE BETWEEN THE SAID 60.569 ACRE KB HOME LONE STAR INC. TRACT AND THE SAID STRAKA TRACT, AND THEN THE COMMON LINE BETWEEN THE SAID 20.153 ACRE KB HOME LONESTAR INC. TRACT AND THE SAID STRAKA TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

- 1) S 21°12'58" E, 433.97 FEET TO A STEEL PIN SET;
- 2) S 21°12'40" E, 545.13 FEET TO A STEEL PIN SET.

THENCE, S 68°40'11" W, A DISTANCE OF 54.31 FEET TO A STEEL PIN SET IN THE INTERIOR OF THE SAID 20.153 ACRE TRACT;

THENCE, N 21°19'49" W, A DISTANCE OF 160.00 FEET TO A STEEL PIN SET IN THE INTERIOR OF THE SAID 60.569 ACRE TRACT;

THENCE, S 68°40'11" W, A DISTANCE OF 110.00 FEET TO A STEEL PIN SET IN THE INTERIOR OF THE SAID 60.569 ACRE TRACT;

THENCE, S 21°19'49" E, A DISTANCE OF 25.74 FEET TO A STEEL PIN AT A COMMON CORNER BETWEEN THE SAID 20.153 ACRE AND 60.569 ACRE TRACTS;

THENCE, ALONG AND WITH THE NORTH LINE OF THE SAID 20.153 ACRE KB HOME LONE STAR INC. TRACT, BEING A COMMON LINE WITH THE SAID 60.569 ACRE KB HOME LONE STAR INC. TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S 68°40'11" W, 560.00 FEET TO A STEEL PIN SET;
- 2) S 21°19'49" E, 5.00 FEET TO A STEEL PIN SET;
- 3) S 68°40'11" W, 165.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 24.584 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-1 F.B.

FINAL PLAT

COOL WATER PHASE 3

SECTION 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) 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 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.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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4150 FREIDRICH LANE, SUITE A1

AUSTIN, TEXAS 78744

SURVEY #: 2020-0136C-1

F.B.

FINAL PLAT COOL WATER PHASE 3 SECTION 2

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

KB HOME LONE STAR INC., ACTING BY AND THROUGH JOHN ZINSMEYER, VICE PRESIDENT, SOLE OWNER OF THOSE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2021194118 AND DOCUMENT NO. 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 2"

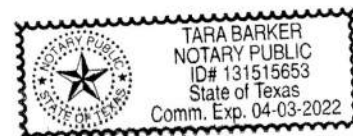
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 10 DAY OF March, 2022

John Zinsmeyer 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.

Tara Barker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 4.3.22



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 3.14.2022
TIMOTHY A. LENZ DATE
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 3/14/22
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 10 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.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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

SURVEY #: 2020-0136C-1

F.B.