

# FINAL PLAT COOL WATER PHASE 4 SECTION 1

B.M. 1  
ELEV: 810.59'

(13.581 AC)  
GORDON L. STANFORD &  
WIFE, DONNA WALSH STANFORD  
DOC 9856521

(5.00 AC)  
GORDON L. STANFORD  
VOL. 2191, PG. 796

15' W.L.E.  
DOC. 2021169497

0.040 AC  
R.O.W. DEDICATION  
(SEE DETAIL 4)

LOT 184 - 0.033 AC  
OPEN SPACE/DRAINAGE  
10' W.L.E.  
(SEE DETAIL 4)

0.107 AC  
R.O.W. DEDICATION  
(SEE DETAIL 3)

LOT 13 - 0.090 AC  
OPEN SPACE/DRAINAGE  
10' W.L.E.  
(SEE DETAIL 3)

REMAINDER OF  
(71.956 AC)  
PULTE HOMES OF TEXAS, L.P.  
DOC 2021182840

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

OWNER:  
PULTE HOMES OF TEXAS, L.P.  
9401 AMBERGLEN BOULEVARD  
BUILDING 1, SUITE 150  
AUSTIN, TEXAS 78729

LOT SUMMARY:	
SINGLE FAMILY LOTS	83
OPEN SPACE/DRAINAGE LOTS	2
TOTAL LOTS	
85	

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

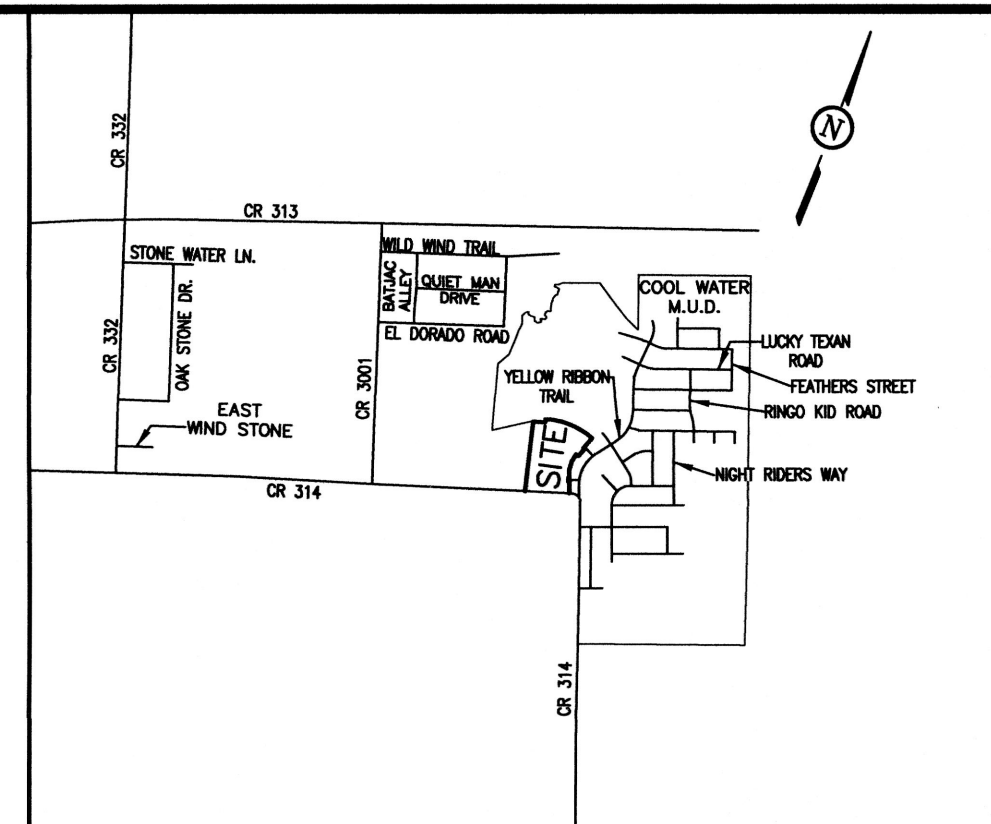
SURVEYOR:  
TIMOTHY A. LENZ, R.P.L.S.  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FREDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744  
PH: (512) 443-1174

#### BUILDING SETBACKS:

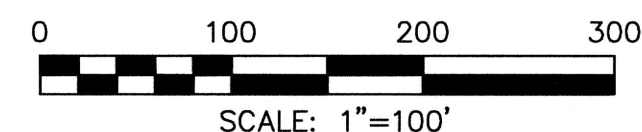
FRONT STREET 25'  
SIDE STREET 15'  
REAR 10'  
SIDE 5'

LOT 48  
BLOCK C  
COOL WATER PHASE 1  
DOC. 2021045646

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
THE DUKE DRIVE	940 LF	60'	37 LOG - LOG	35 MPH	PUBLIC	COLLECTOR
INNISFREE ROAD	411 LF	50'	30 LOG - LOG	25 MPH	PUBLIC	LOCAL
ETHAN EDWARDS ROAD	601 LF	50'	30 LOG - LOG	25 MPH	PUBLIC	LOCAL
STONE BROOKE ROAD	625 LF	50'	30 LOG - LOG	25 MPH	PUBLIC	LOCAL



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)

- 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"
  - O 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
  - F/CO P.O.B. POINT OF BEGINNING
  - P.U.E. METAL FENCE CORNER POST
  - D.E. PUBLIC UTILITY EASEMENT
  - W.W.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
  - B.E.C.A.E. BARTLETT ELECTRIC COOPERATIVE ACCESS EASEMENT

SITE BENCHMARK #1 - 1/2" STEEL PIN FOUND  
ELEV. - 810.59

SITE BENCHMARK #2 - SQUARE CUT ON TOP  
OF INLET, ON SOUTHWEST CORNER OF INLET  
ON SOUTH SIDE OF INNISFREE ROAD, +/- 100'  
WEST OF YELLOW RIBBON TRAIL  
ELEV. - 807.72'

ELEVATIONS (NAVD88, GEOID 12A)

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 #: 2022-0067

F.B.

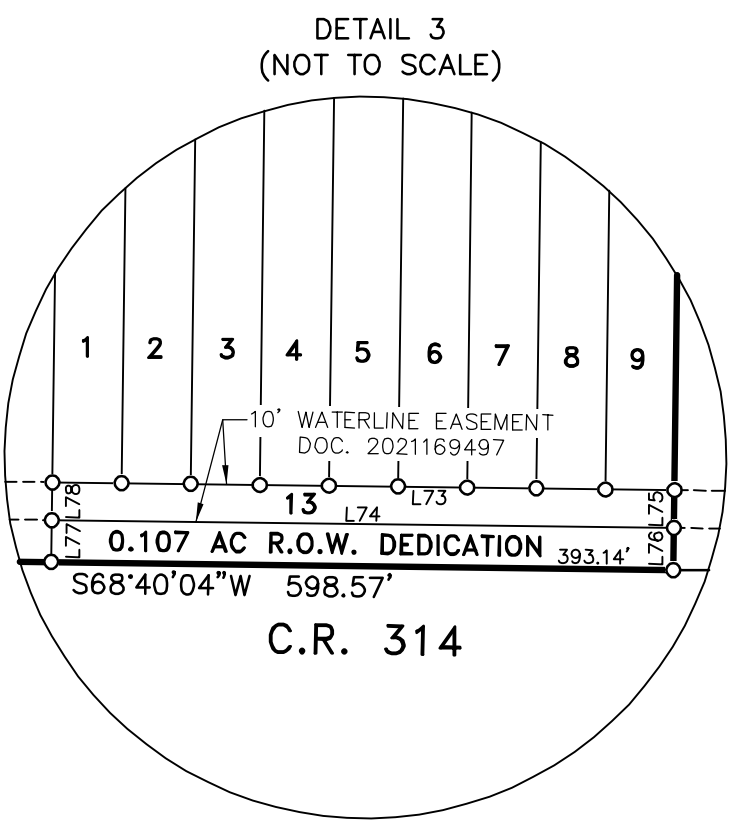
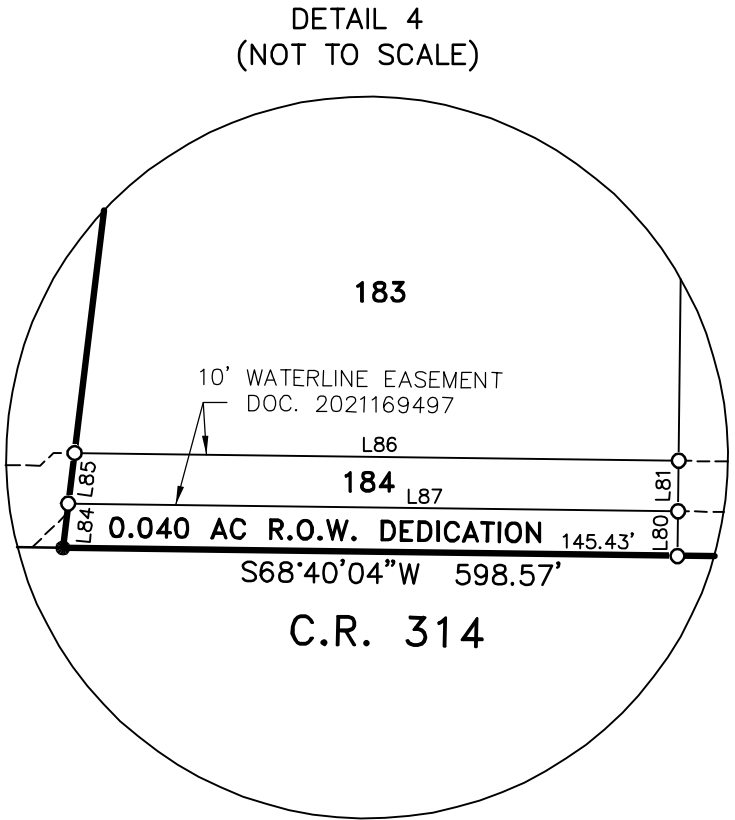
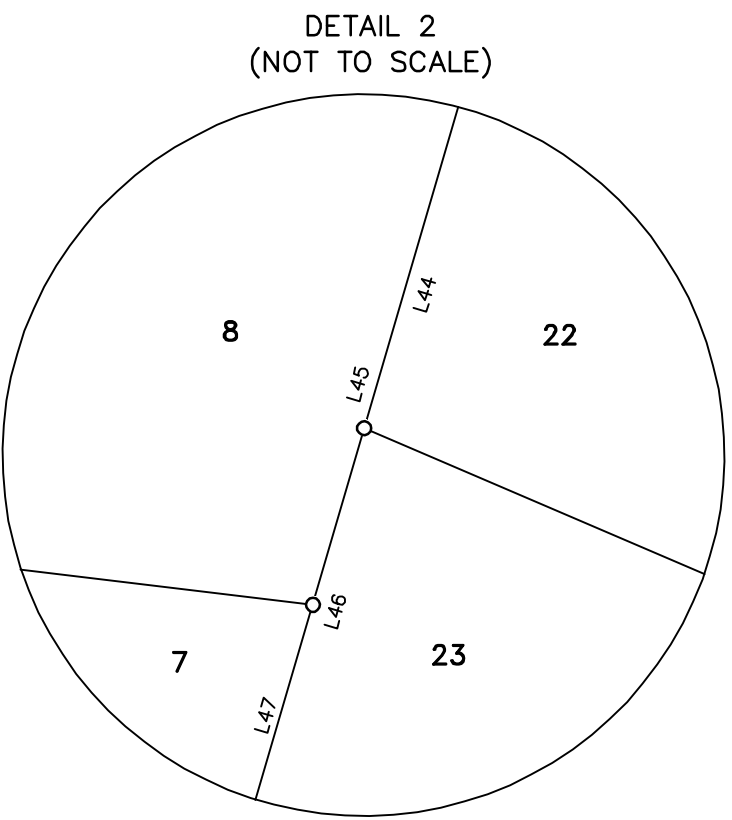
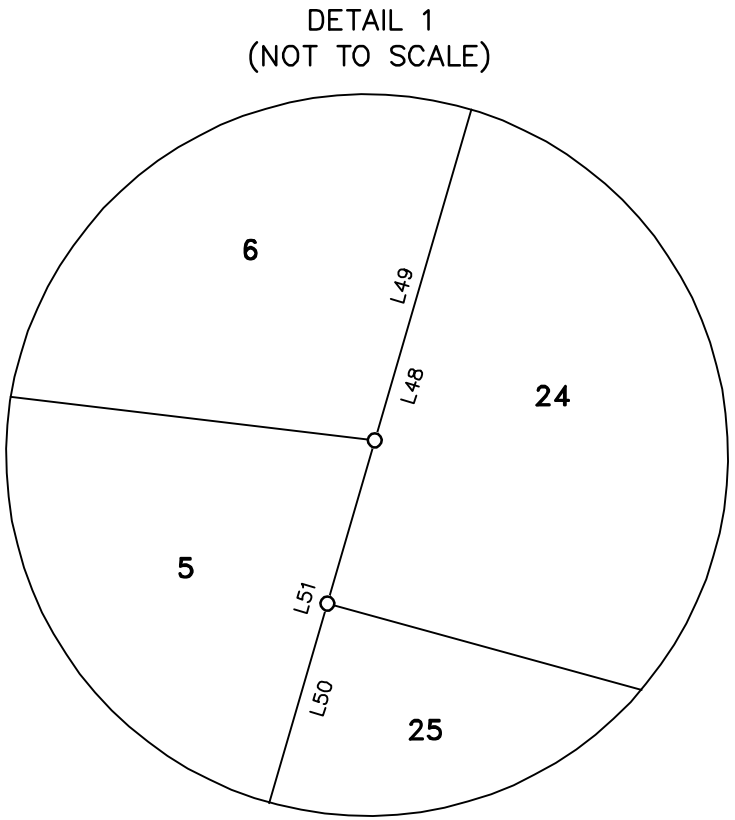
SUBMITTAL DATE: MARCH 8, 2022

FINAL PLAT  
COOL WATER PHASE 4  
SECTION 1

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°59'06"	975.00'	16.76'	S70°49'16"E	16.76'
C2	4°54'26"	525.00'	44.97'	S18°52'36"E	44.95'
C3	88°13'56"	15.00'	23.10'	S60°32'21"E	20.88'
C4	33°21'21"	1025.00'	596.72'	S87°58'38"E	588.33'
C5	2°24'32"	1025.00'	43.09'	N76°32'57"E	43.09'
C6	2°44'57"	1025.00'	49.18'	N79°07'42"E	49.18'
C7	2°27'57"	1025.00'	44.11'	N81°44'08"E	44.11'
C8	2°27'40"	1025.00'	44.03'	N84°11'57"E	44.02'
C9	2°27'30"	1025.00'	43.98'	N86°39'32"E	43.98'
C10	2°10'53"	1025.00'	39.02'	N88°58'43"E	39.02'
C11	2°11'06"	1025.00'	39.09'	S88°50'17"E	39.09'
C12	2°10'59"	1025.00'	39.05'	S86°39'15"E	39.05'
C13	2°26'49"	1025.00'	43.78'	S84°20'21"E	43.77'
C14	2°29'15"	1025.00'	44.50'	S81°52'19"E	44.50'
C15	2°14'11"	1025.00'	40.01'	S79°30'35"E	40.01'
C16	2°10'36"	1025.00'	38.94'	S77°18'11"E	38.94'
C17	2°27'59"	1025.00'	44.12'	S74°58'54"E	44.12'
C18	2°26'57"	1025.00'	43.81'	S72°31'26"E	43.81'
C19	20°37'51"	975.00'	351.08'	N85°48'03"E	349.18'
C20	96°54'27"	15.00'	25.37'	S35°25'48"E	22.45'
C21	34°21'15"	525.00'	314.79'	S04°09'12"E	310.09'
C22	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C23	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C24	6°09'24"	470.00'	50.50'	S18°15'07"E	50.48'
C25	90°39'32"	15.00'	23.73'	N30°09'21"E	21.33'
C26	3°41'47"	975.00'	62.90'	N77°20'01"E	62.89'
C27	3°16'09"	975.00'	55.63'	N80°48'59"E	55.62'
C28	2°36'27"	975.00'	44.37'	N83°45'17"E	44.37'
C29	2°36'21"	975.00'	44.34'	N86°21'41"E	44.34'
C30	2°36'20"	975.00'	44.34'	N88°58'01"E	44.34'
C31	2°36'23"	975.00'	44.35'	S88°25'37"E	44.35'
C32	3°14'24"	975.00'	55.14'	S85°30'13"E	55.13'
C33	3°24'21"	525.00'	31.21'	N11°19'15"E	31.20'
C34	4°08'04"	525.00'	37.88'	N07°33'03"E	37.87'
C35	4°09'56"	525.00'	38.17'	N03°24'03"E	38.16'
C36	4°09'57"	525.00'	38.17'	S00°45'53"E	38.16'
C37	4°11'17"	525.00'	38.38'	S04°56'30"E	38.37'
C38	4°09'15"	525.00'	38.06'	S09°06'46"E	38.06'
C39	4°08'26"	525.00'	37.94'	S13°15'37"E	37.93'
C40	3°58'08"	525.00'	36.37'	S17°18'54"E	36.36'
C41	2°01'52"	525.00'	18.61'	S20°18'53"E	18.61'
C42	5°29'50"	470.00'	45.09'	S18°31'06"E	45.08'
C43	0°35'46"	470.00'	4.89'	S15°28'18"E	4.89'
C44	7°46'45"	975.00'	132.38'	S75°12'12"E	132.28'
C45	87°53'00"	15.00'	23.01'	N56°57'56"E	20.82'
C46	34°21'15"	475.00'	284.81'	S04°09'12"E	280.56'
C47	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C48	3°18'11"	475.00'	27.38'	S19°40'44"E	27.38'
C49	6°35'04"	475.00'	54.59'	S14°44'06"E	54.56'
C50	6°35'04"	475.00'	54.59'	S08°09'03"E	54.56'
C51	6°35'04"	475.00'	54.59'	N01°33'59"W	54.56'
C52	6°35'04"	475.00'	54.59'	N05°01'05"E	54.56'
C53	4°42'49"	475.00'	39.08'	N10°40'01"E	39.07'
C54	2°56'33"	975.00'	50.07'	S77°37'18"E	50.07'
C55	3°02'47"	975.00'	51.84'	S74°37'37"E	51.83'
C56	2°46'31"	975.00'	47.23'	S71°41'06"E	47.22'
C57	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C58	6°09'24"	530.00'	56.95'	S18°15'07"E	56.92'
C59	3°21'19"	400.00'	23.42'	S13°29'46"E	23.42'
C60	3°52'59"	475.00'	32.19'	S13°45'35"E	32.18'
C61	1°33'28"	530.00'	14.41'	S20°33'05"E	14.41'
C62	4°35'55"	530.00'	42.54'	S17°28'23"E	42.53'
C63	0°46'38"	400.00'	5.43'	S14°47'06"E	5.43'
C64	2°34'41"	400.00'	18.00'	S13°06'27"E	18.00'
C65	0°03'48"	470.00'	0.52'	N21°17'55"W	0.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°17'35"E	116.78'
L2	N68°40'11"E	52.29'
L3	N21°19'49"W	38.77'
L4	N68°40'11"E	63.00'
L5	N77°07'19"E	87.40'
L6	N81°35'24"E	88.41'
L7	N86°33'57"E	88.26'
L8	S88°28'24"E	87.88'
L9	S83°29'54"E	88.77'
L10	S78°22'09"E	93.35'
L11	S72°50'56"E	102.64'
L12	S18°58'49"W	183.47'
L13	N18°42'06"E	123.91'
L14	S73°14'24"E	38.95'
L15	S09°18'11"W	115.80'
L16	S04°18'48"E	126.30'
L17	S21°19'49"E	101.31'
L18	S68°40'11"W	9.53'
L19	S21°19'49"E	50.00'
L20	N68°40'11"E	12.00'
L21	S21°19'49"E	131.87'
L22	S21°19'49"E	57.45'
L23	N07°54'03"E	134.55'
L24	N77°07'19"E	21.45'
L25	N81°35'24"E	28.20'
L26	S21°19'49"E	56.40'
L27	S21°19'49"E	21.40'
L28	S21°19'49"E	35.00'
L29	N75°23'11"E	69.67'
L30	N81°00'00"E	49.35'
L31	N85°49'57"E	39.36'
L32	N85°49'57"E	39.28'
L33	S88°47'30"E	39.28'
L34	S88°47'30"E	39.23'
L35	S88°47'30"E	52.64'
L36	S88°47'30"E	131.16'
L37	S07°20'23"E	22.95'
L38	S07°20'23"E	35.28'
L39	S07°20'23"E	48.85'
L40	S07°20'23"E	45.42'
L41	S07°20'23"E	8.90'
L42	S07°20'09"E	42.12'
L43	S05°47'14"E	3.42'
L44	S05°47'14"E	47.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	S05°47'14"E	45.61'
L46	S05°47'14"E	46.69'
L47	S05°47'14"E	45.61'
L48	S05°47'14"E	46.11'
L49	S05°47'14"E	45.61'
L50	S05°47'14"E	47.18'
L51	S05°47'14"E	45.61'
L52	S15°51'08"E	45.63'
L53	S05°47'14"E	2.07'
L54	S15°51'08"E	42.96'
L55	S15°51'08"E	19.56'
L56	S15°51'08"E	16.89'
L57	S21°19'49"E	25.59'
L58	S21°19'49"E	32.88'
L59	S21°19'49"E	45.26'
L60	S21°19'49"E	40.00'
L61	S21°19'49"E	52.03'
L62	S21°19'49"E	50.00'
L63	S21°19'49"E	48.91'
L64	N68°40'11"E	86.14'
L65	S21°19'49"E	56.40'
L66	S21°19'49"E	35.00'
L67	S76°58'34"E	112.19'
L68	S76°58'34"E	5.52'
L69	N09°18'11"E	30.94'
L70	S04°18'48"E	10.50'
L71	S04°18'48"E	33.35'
L72	S21°19'49"E	8.89'
L73	N68°40'11"E	393.14'
L74	N68°40'11"E	393.14'
L75	S21°19'49"E	10.00'
L76	S21°19'49"E	11.87'
L77	S21°19'49"E	11.89'
L78	S21°19'49"E	10.00'
L79	S21°19'49"E	116.89'
L80	S21°19'49"E	11.89'
L81	S21°19'49"E	10.00'
L82	S21°19'49"E	28.06'
L83	S15°10'25"E	2.51'
L84	S15°10'27"E	11.96'
L85	S15°10'27"E	10.06'
L86	N68°40'11"E	143.07'
L87	N68°40'11"E	144.15'



**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

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AUSTIN, TEXAS 78744

SURVEY #: 2022-0067

F.B.



# FINAL PLAT COOL WATER PHASE 4 SECTION 1

FIELD NOTE DESCRIPTION  
13.998 ACRES  
W. BRYAN SURVEY, A-108  
G. SCHNEIDER SURVEY, A-580  
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 13.998 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 71.956 ACRE TRACT DESCRIBED IN A DEED TO PULTE HOMES OF TEXAS, L.P. RECORDED IN DOCUMENT NUMBER 2021182840 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 13.998 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

COMMENCING AT A ½ INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST ON THE EAST LINE OF COUNTY ROAD 314 AT THE SOUTHERLY MOST CORNER OF COOL WATER PHASE 2, A SUBDIVISION OF RECORD RECORDED IN DOCUMENT NO. 2021179956 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING AN ANGLE POINT ON THE WEST LINE OF LOT 48, BLOCK C, COOL WATER PHASE 1, A SUBDIVISION OF RECORD RECORDED IN DOCUMENT NO. 2021045646 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE EAST AND NORTH LINES OF COUNTY ROAD 314, BEING COMMON LINES WITH THE SAID 71.956 ACRE TRACT, THE FOLLOWING 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 ON THE NORTH LINE OF COUNTY ROAD 314, AT AN EXTERIOR CORNER OF THE SAID COOL WATER PHASE 2, THE SAME BEING THE SOUTHEAST CORNER OF THE SAID 71.956 ACRE TRACT FOR THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 68°40'04" W, 598.57 FEET ALONG THE NORTH LINE OF COUNTY ROAD 314 TO A ½ INCH DIAMETER STEEL PIN FOUND ON THE AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 5.00 ACRE TRACT DESCRIBED IN A DEED TO GORDON L. STANFORD RECORDED IN VOLUME 2191, PAGE 796 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE SAID 71.956 ACRE TRACT;

THENCE, N 15°10'27" W, 467.70 FEET ALONG THE EAST LINE OF THE SAID 5.00 ACRE STANFORD TRACT, THE SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND A WESTERLY LINE OF THE SAID 71.956 ACRE TRACT, PASSING A ½ INCH DIAMETER STEEL PIN FOUND AT THE NORTHEAST CORNER OF THE SAID 5.00 ACRE STANFORD TRACT, THE SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 13.581 ACRE TRACT DESCRIBED IN A DEED TO GORDON L. STANFORD AND WIFE, DONNA WALSH STANFORD RECORDED IN DOCUMENT NUMBER 9856521 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR A TOTAL DISTANCE OF 949.33 FEET TO A STEEL PIN SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ON THE EAST LINE OF THE SAID 13.581 STANFORD TRACT, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND AT THE NORTHEAST CORNER OF THE SAID 13.581 STANFORD TRACT BEARS N 15°10'27" W, 9.22 FEET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID PULTE HOMES OF TEXAS, L.P. TRACT THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) N 72°17'35" E, 116.78 FEET TO A STEEL PIN SET;
- 2) N 68°40'11" E, 52.29 FEET TO A STEEL PIN SET;
- 3) N 21°19'49" W, 38.77 FEET TO A STEEL PIN SET;
- 4) N 68°40'11" E, 63.00 FEET TO A STEEL PIN SET;
- 5) N 77°07'19" E, 87.40 FEET TO A STEEL PIN SET;
- 6) N 81°35'24" E, 88.41 FEET TO A STEEL PIN SET;
- 7) N 86°33'57" E, 88.26 FEET TO A STEEL PIN SET;
- 8) S 88°28'24" E, 87.88 FEET TO A STEEL PIN SET;
- 9) S 83°29'54" E, 88.77 FEET TO A STEEL PIN SET;
- 10) S 78°22'09" E, 93.35 FEET TO A STEEL PIN SET;
- 11) S 72°50'56" E, 102.64 FEET TO A STEEL PIN SET AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE SAME BEING THE NORTHWEST CORNER OF LOT 23, BLOCK II OF THE SAID COOL WATER PHASE 2, ON THE WESTERLY LINE OF THE SAID COOL WATER PHASE 2;

THENCE, TRAVERSING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE SAID COOL WATER PHASE 2 THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) S 18°58'49" W, 183.47 FEET TO A STEEL PIN SET;
- 2) WITH A CURVE TO THE RIGHT, 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 S 70°49'16" E, 16.76 FEET TO A STEEL PIN SET;
- 3) S 18°42'06" W, 123.91 FEET TO A STEEL PIN SET;
- 4) N 73°14'24" W, 38.95 FEET TO A STEEL PIN SET;
- 5) S 09°18'11" W, 115.80 FEET TO A STEEL PIN SET;
- 6) S 04°18'48" E, 126.30 FEET TO A STEEL PIN SET;
- 7) S 21°19'49" E, 101.31 FEET TO A STEEL PIN SET;
- 8) S 68°40'11" W, 9.53 FEET TO A STEEL PIN SET;
- 9) S 21°19'49" E, 50.00 FEET TO A STEEL PIN SET;
- 10) N 68°40'11" E, 12.00 FEET TO A STEEL PIN SET;
- 11) S 21°19'49" E, 131.87 FEET TO THE PLACE OF BEGINNING, CONTAINING 13.998 ACRES OF LAND, MORE OR LESS.

PAGE 3 OF 5

**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

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

SURVEY #: 2022-0067

F.B.

# FINAL PLAT COOL WATER PHASE 4 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 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) 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.

25) 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.

26) ANY OWNER/BUILDER THAT INSTALLS A SIDEWALK MUST INSTALL RAMPS TO ADA COMPLIANCE.

27) 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



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

SURVEY #: 2022-0067

F.B.



# FINAL PLAT COOL WATER PHASE 4 SECTION 1

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

I, BILL GRAVELL Jr., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

\_\_\_\_\_  
BILL GRAVELL Jr. DATE  
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

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## LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREDRICH LANE, SUITE A1

AUSTIN, TEXAS 78744

SURVEY #: 2022-0067

F.B.

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

PULTE HOMES OF TEXAS, L.P., ACTING BY AND THROUGH STEPHEN ASHLOCK, VICE PRESIDENT OF LAND MANAGEMENT, SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2021182840 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 4 SECTION 1"

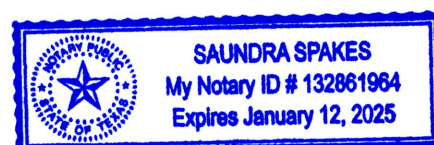
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 19<sup>th</sup> DAY OF May, 2022.

Stephen Ashlock  
PULTE HOMES OF TEXAS, L.P.  
BY: STEPHEN ASHLOCK, VICE PRESIDENT OF LAND MANAGEMENT  
9401 AMBERGLEN BOULEVARD  
BUILDING 1, SUITE 150  
AUSTIN, TEXAS 78729

STATE OF TEXAS }  
COUNTY OF Travis }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19<sup>th</sup> DAY OF May, 2022, A.D. BY Stephen Ashlock ACTING IN THE CAPACITY HEREIN STATED.

Sandra Spakes  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 01/12/2025



### SURVEYOR'S CERTIFICATE

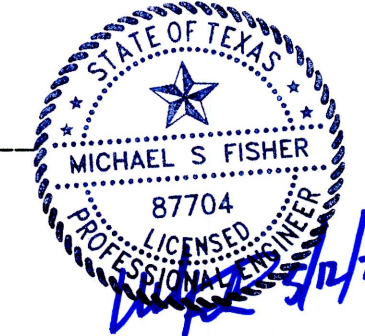
I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

Timothy A. Lenz 5-12-2022  
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 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  
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 20<sup>th</sup> DAY OF May, 2022, A.D.

Teresa Baker Teresa Baker  
WILLIAMSON COUNTY ADDRESS COORDINATOR