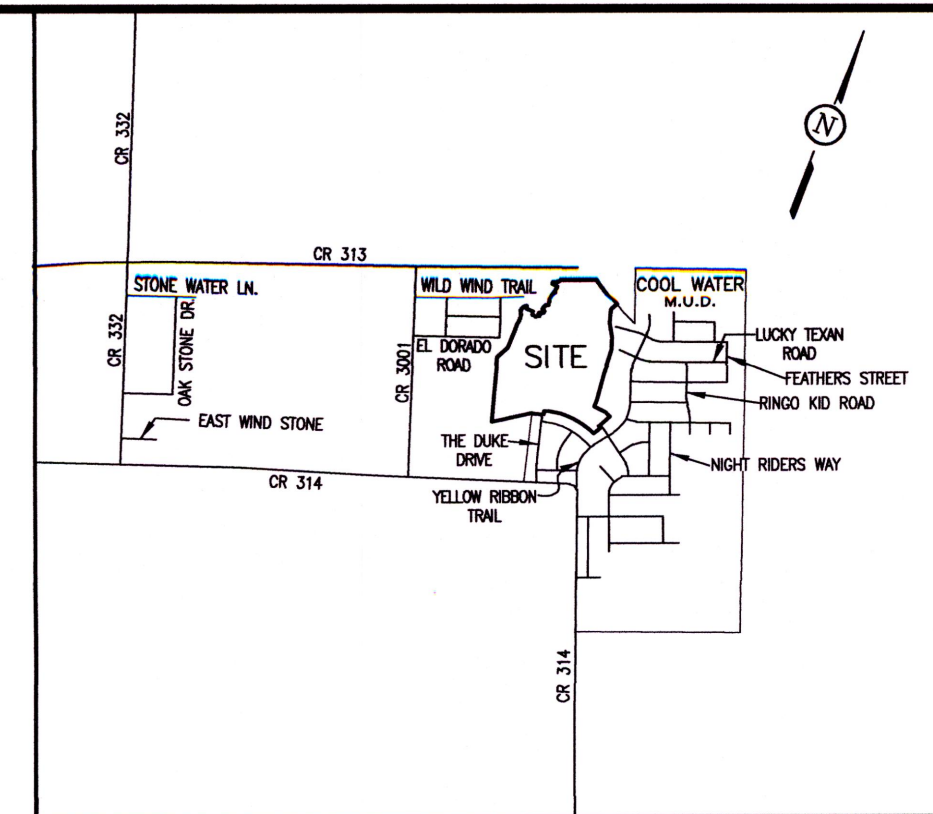
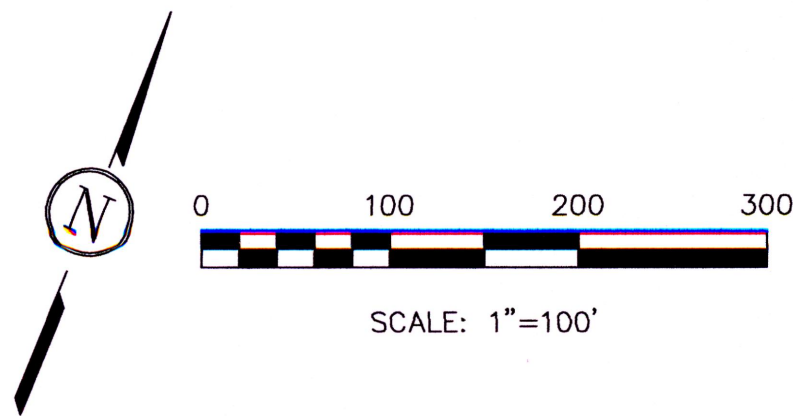


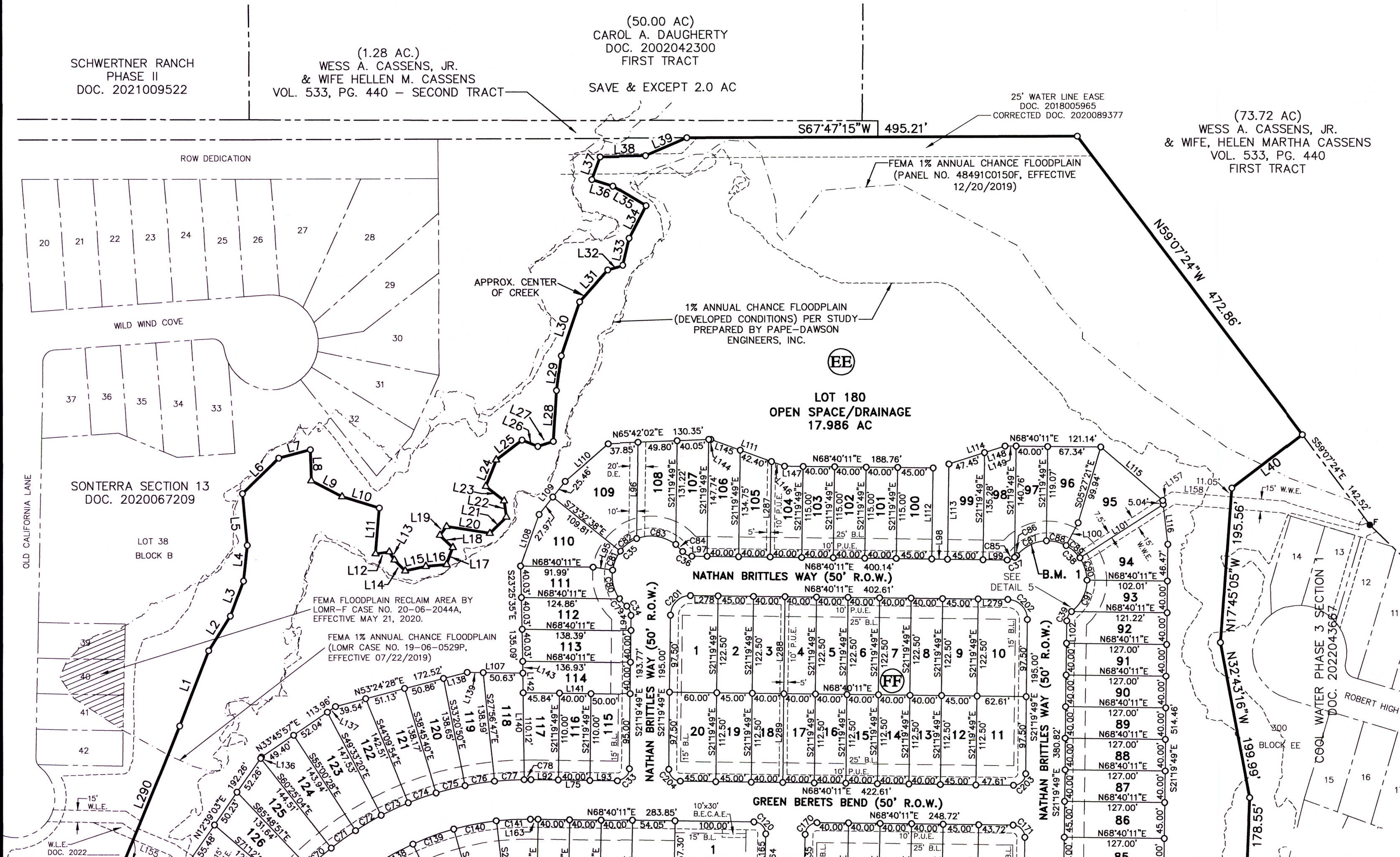
FINAL PLAT COOL WATER PHASE 4 SECTION 2



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)



SEE SHEET 2

LEGAL DESCRIPTION:
57.959 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 I, SUITE 150
AUSTIN, TEXAS 78729

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

SITE BENCHMARK #1 - STEEL PIN SET
W/ CAP MARKED 'LENZ CONTROL',
21.42' FROM THE COMMON FRONT
PROPERTY CORNER OF LOTS 96 & 97,
BLOCK EE, INSIDE LOT 97
ELEV.: 767.48'

SITE BENCHMARK #2 - SQUARE
FOUND CUT ON INLET ON SOUTH SIDE
OF PARADISE CANYON TRAIL, WEST OF
YELLOW RIBBON TRAIL
ELEV.: 796.53'

ELEVATIONS (NAVD88, GEOID 12A)

LOT SUMMARY:

SINGLE FAMILY LOTS	238
OPEN SPACE/DRAINAGE LOTS	1
LANDSCAPE LOTS	4
TOTAL LOTS	243

BUILDING SETBACKS:

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

SUBMITTAL DATE: JUNE 16, 2022

PAGE 1 OF 7

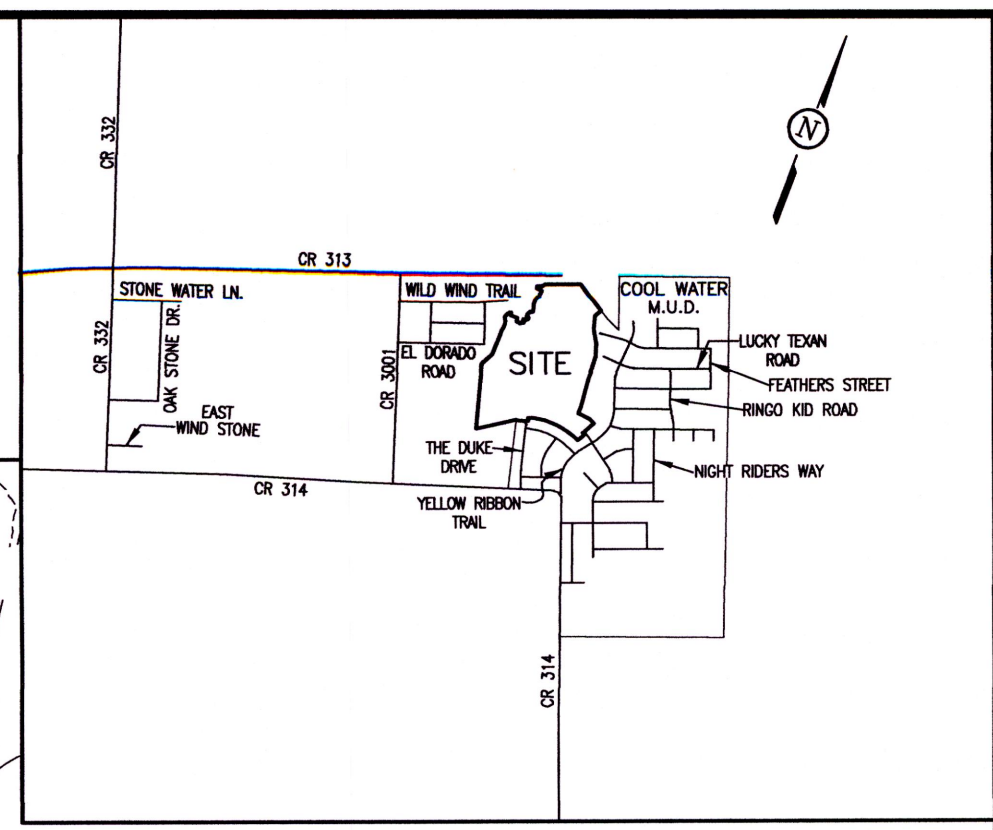
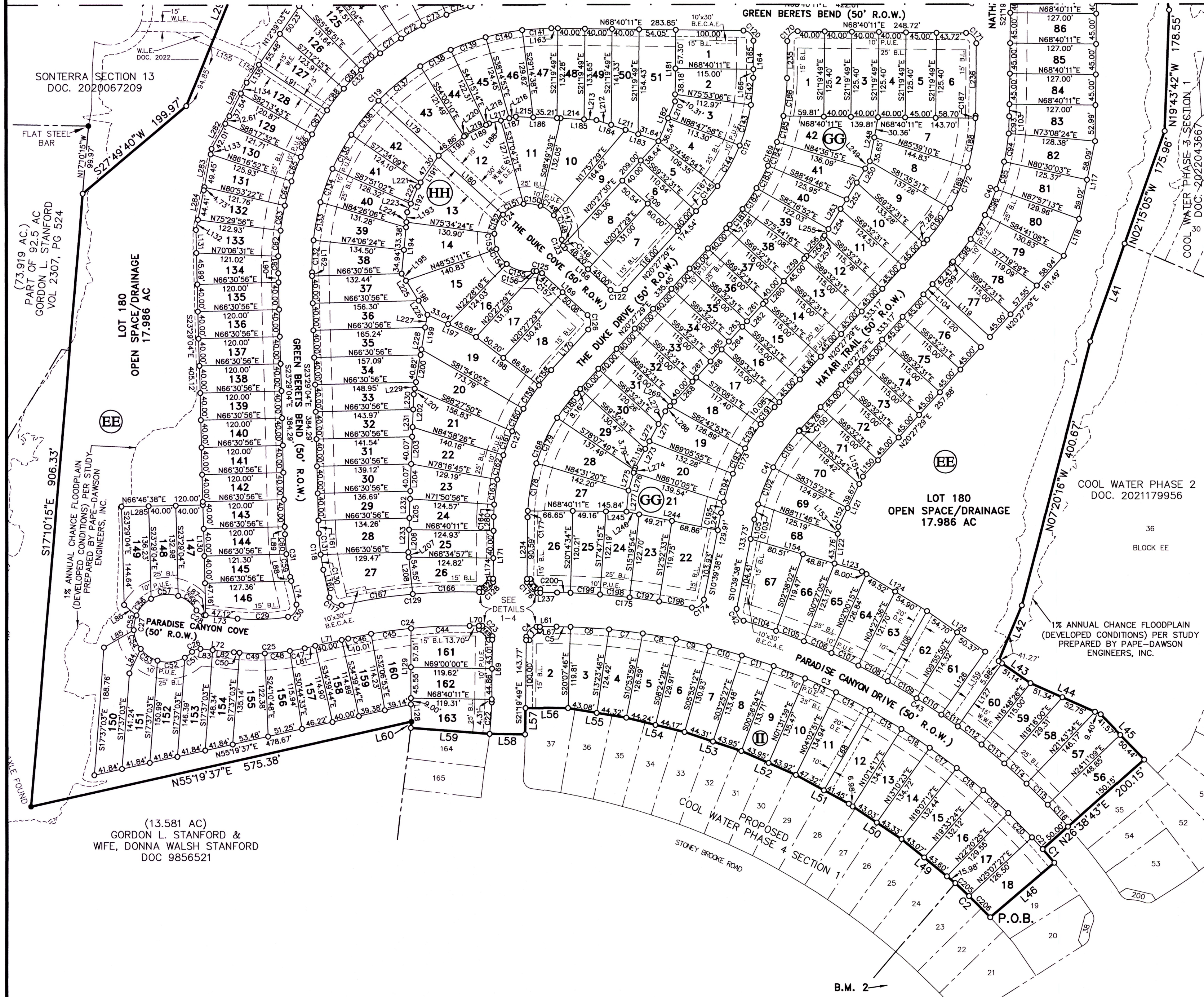
LENZ & ASSOCIATES, INC.



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 2

SEE SHEET 1



LOCATION MAP
NOT TO SCALE

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
- S 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.E. WATER 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

PAGE 2 OF 7

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.

B.M. 2

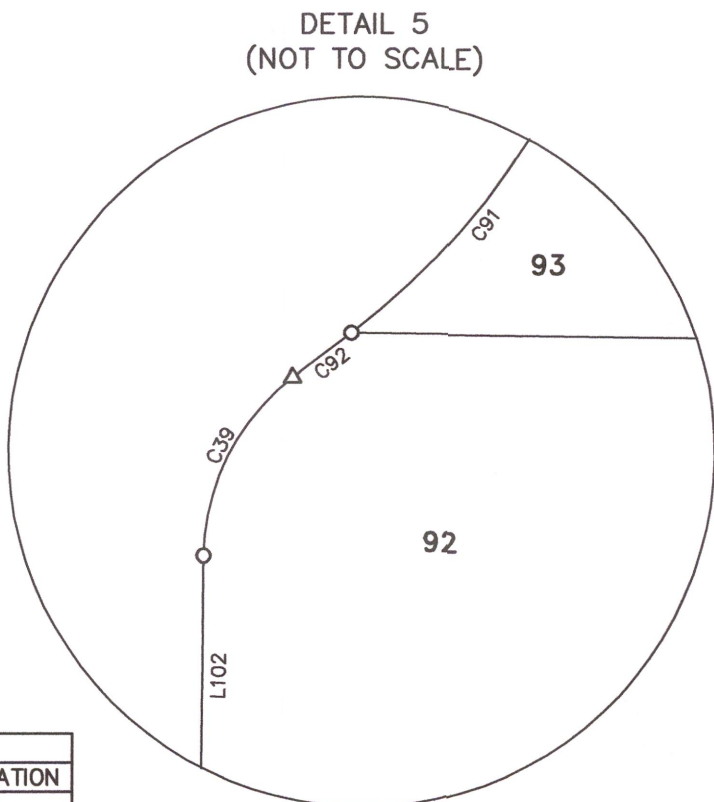
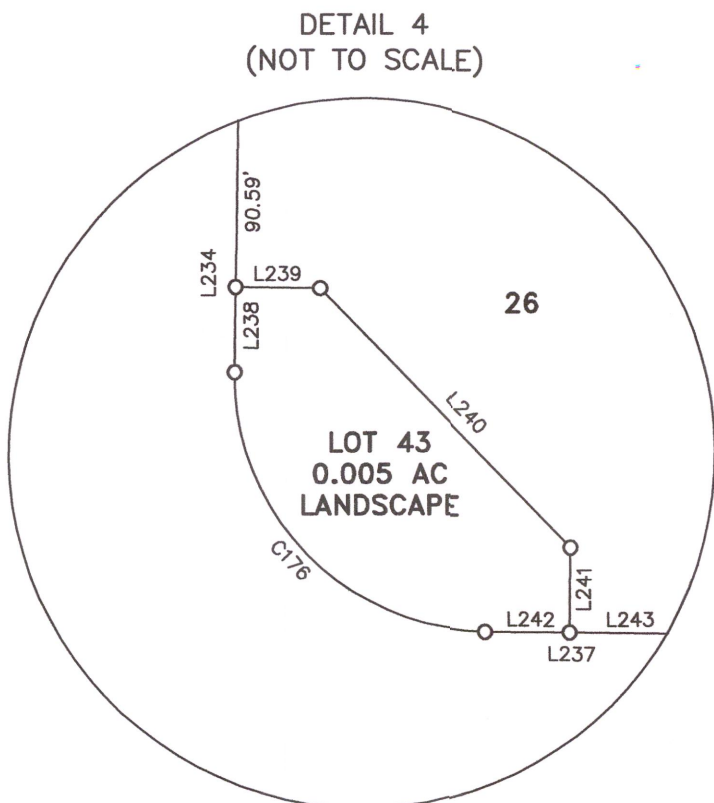
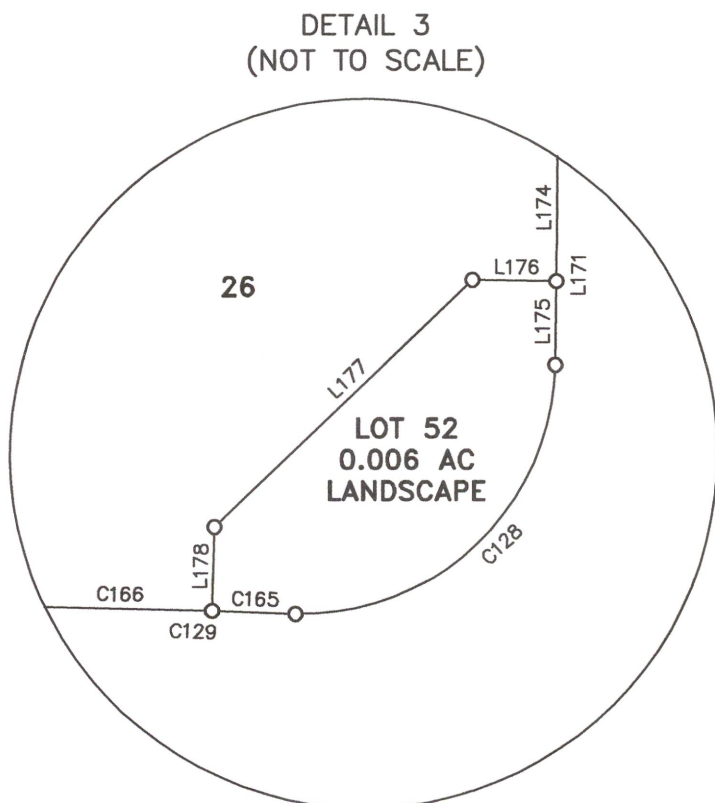
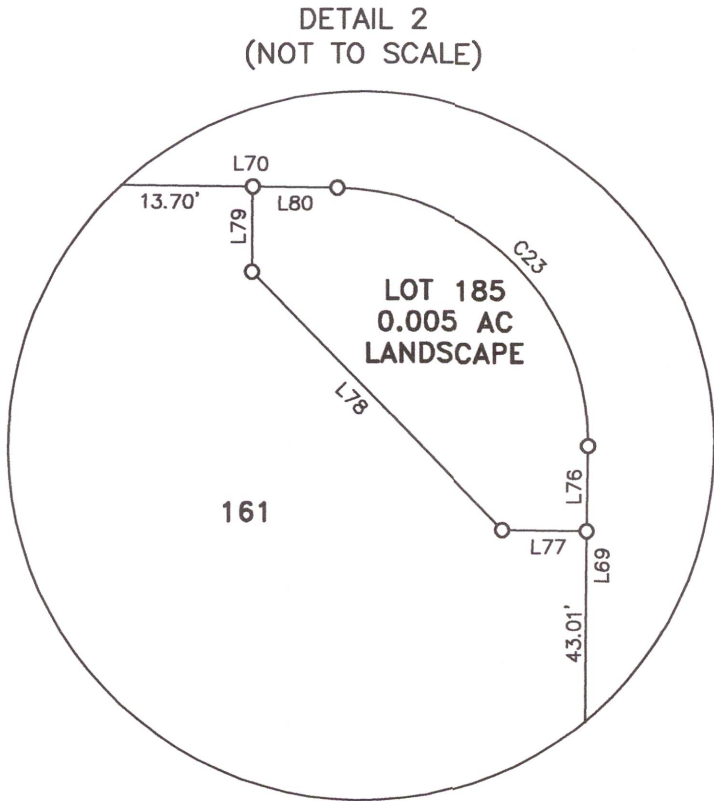
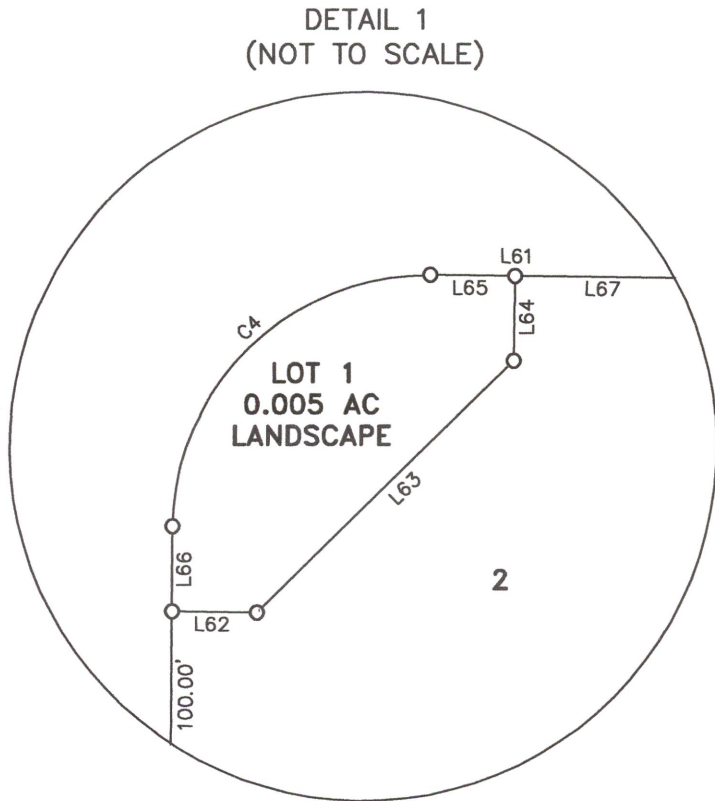
FINAL PLAT
COOL WATER PHASE 4
SECTION 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°03'45"E	102.11'
L2	S09°57'56"W	51.85'
L3	S01°38'53"E	47.19'
L4	S15°35'58"E	45.50'
L5	S27°09'40"E	65.72'
L6	S23°33'14"W	64.24'
L7	S53°02'03"W	41.53'
L8	N23°35'20"W	39.37'
L9	N84°49'42"W	44.08'
L10	S84°39'57"W	49.42'
L11	N17°08'30"W	58.03'
L12	S60°31'43"W	17.62'
L13	N54°25'19"W	12.17'
L14	N66°02'58"W	19.38'
L15	S55°28'43"W	26.98'
L16	S62°53'08"W	26.31'
L17	S01°42'29"E	23.13'
L18	S68°42'30"E	22.53'
L19	S15°46'04"W	14.06'
L20	S76°56'08"W	55.51'
L21	S23°41'20"W	29.31'
L22	S30°18'25"E	20.77'
L23	S73°55'51"E	29.41'
L24	S00°45'56"E	36.06'
L25	S30°36'02"W	41.38'
L26	N89°31'52"W	21.56'
L27	S49°54'02"W	20.65'
L28	S18°34'49"E	64.68'
L29	S13°48'57"E	44.26'
L30	S03°07'19"E	71.99'
L31	S19°36'31"W	53.73'
L32	S51°48'32"W	20.18'
L33	S08°48'56"E	34.97'
L34	S05°33'29"W	46.79'
L35	S81°11'38"E	49.44'
L36	N85°19'35"E	27.89'
L37	S01°17'57"E	30.49'
L38	S66°57'10"W	57.78'
L39	S44°34'20"W	57.16'
L40	N30°52'36"E	112.37'
L41	S02°37'37"E	153.19'
L42	N00°36'09"E	88.86'
L43	N77°02'59"W	57.12'
L44	N88°23'28"W	113.49'
L45	N66°18'24"W	92.01'
L46	N27°54'28"E	123.69'
L49	S72°50'56"E	102.64'
L50	S78°22'09"E	93.35'
L51	S83°29'54"E	88.77'
L52	S88°28'24"E	87.88'
L53	N86°33'57"E	88.26'
L54	N81°35'24"E	88.41'
L55	N77°07'19"E	87.40'
L56	N68°40'11"E	63.00'
L57	N21°19'49"W	38.77'
L58	N68°40'11"E	52.29'
L59	N72°17'35"E	116.78'
L60	S15°10'27"E	9.22'
L61	N68°40'11"E	30.07'
L62	N68°40'11"E	5.00'
L63	N23°40'11"E	21.21'
L64	S21°19'49"E	5.00'
L65	N68°40'11"E	5.00'
L66	S21°19'49"E	5.00'
L67	N68°40'11"E	25.07'
L68	N07°54'03"E	135.93'
L69	S21°19'49"E	97.18'
L70	N68°40'11"E	18.70'
L71	N55°20'16"E	66.08'
L72	N73°52'15"E	49.62'
L73	N73°52'15"E	49.62'
L74	S34°39'44"E	41.65'
L75	N68°40'11"E	109.96'
L76	S21°19'49"E	5.00'
L77	N68°40'11"E	5.00'
L78	S66°19'49"E	21.21'

L79	S21°19'49"E	5.00'
L80	N68°40'11"E	5.00'
L81	N55°20'16"E	16.07'
L82	N73°52'15"E	31.57'
L83	N73°52'15"E	18.05'
L84	N02°55'40"E	40.01'
L85	N37°32'05"E	50.93'
L86	S72°24'53"E	23.66'
L87	N73°52'15"E	2.50'
L88	S34°39'44"E	6.16'
L89	S23°29'04"E	10.95'
L90	S23°29'04"E	13.34'
L91	S78°26'02"E	120.94'
L92	N68°40'11"E	34.96'
L93	N68°40'11"E	35.00'
L94	S21°19'49"E	18.77'
L95	N76°24'52"E	25.00'
L96	S21°19'49"E	121.83'
L97	N68°40'11"E	19.50'
L98	N68°40'11"E	20.00'
L99	N68°40'11"E	30.64'
L100	N06°16'25"E	32.27'
L101	N35°23'51"E	125.19'
L102	S21°19'49"E	28.17'
L103	S21°19'49"E	17.65'
L104	N20°27'29"E	20.00'
L105	S10°39'38"E	29.32'
L106	N07°12'09"E	118.49'
L107	N68°40'11"E	70.83'
L108	S02°08'43"E	69.49'
L109	N16°18'40"E	53.44'
L110	N26°57'27"E	72.40'
L111	N88°01'22"E	99.20'
L112	S21°19'49"E	115.00'
L113	S21°19'49"E	120.22'
L114	N50°10'32"E	75.07'
L115	S71°20'47"E	103.86'
L116	S28°31'08"E	55.67'
L117	S10°13'00"E	117.11'
L118	N00°46'46"E	58.47'
L119	S69°32'31"E	115.00'
L120	S69°32'31"E	115.00'
L121	N04°08'09"E	82.38'
L122	S16°12'27"E	54.24'
L123	N84°02'22"E	41.66'
L124	S80°48'57"E	112.42'
L125	S77°02'59"E	105.07'
L126	N13°13'47"E	112.79'
L127	N13°13'47"E	112.94'
L128	S24°29'49"E	25.40'
L129	S21°42'48"E	112.05'
L130	S23°29'04"E	162.08'
L131	S23°29'04"E	34.05'
L132	S10°21'37"E	15.35'
L133	S11°14'29"E	8.10'
L134	N04°59'41"E	17.87'
L135	N12°39'03"E	32.18'
L136	N12°39'03"E	2.10'
L137	N33°45'57"E	12.52'
L138	N53°24'28"E	30.99'
L139	N68°40'11"E	20.20'
L140	S22°33'12"E	135.12'
L141	N68°40'11"E	135.84'
L142	S22°33'12"E	25.01'
L143	S23°25'35"E	15.01'
L144	N65°42'02"E	2.65'
L145	N88°01'22"E	39.59'
L146	N88°01'22"E	17.21'
L147	N68°40'11"E	23.76'
L148	N50°10'32"E	27.62'
L149	N68°40'11"E	13.81'
L150	N20°27'29"E	32.88'
L151	N04°08'09"E	12.06'
L152	N04°08'09"E	30.66'
L153	S16°12'27"E	10.48'
L154	N84°02'22"E	129.32'

L155	S89°20'04"E	50.05'
L156	S78°26'02"E	24.91'
L157	N35°23'51"E	16.21'
L158	N72°37'56"E	75.75'
L159	N13°13'47"E	153.08'
L160	S34°39'44"E	41.97'
L161	S23°29'04"E	18.95'
L162	S23°29'04"E	5.34'
L163	N68°40'11"E	9.80'
L164	S21°19'49"E	54.68'
L165	S21°19'49"E	42.30'
L166	S21°19'49"E	12.38'
L167	N20°27'29"E	18.54'
L168	S69°32'31"E	91.20'
L169	S69°32'31"E	91.20'
L170	N20°27'29"E	80.90'
L171	S21°19'49"E	95.80'
L174	S21°19'49"E	30.21'
L175	S21°19'49"E	5.00'
L176	N68°40'11"E	5.00'
L177	N24°16'45"E	21.30'
L178	S20°24'00"E	5.00'
L179	S69°32'50"E	119.95'
L180	S69°32'50"E	128.45'
L181	S21°19'49"E	105.79'
L182	N00°57'47"E	63.22'
L183	N86°48'35"E	51.51'
L184	N86°48'35"E	44.84'
L185	N70°38'11"E	53.10'
L186	N70°38'11"E	66.39'
L187	N53°41'17"E	22.86'
L188	N53°41'17"E	17.83'
L189	N41°27'19"E	39.26'
L190	N30°49'46"E	49.66'
L191	N12°00'59"E	54.44'
L192	N00°44'39"E	41.38'
L193	S16°48'10"E	14.80'
L194	S16°48'10"E	76.05'
L195	S54°17'44"E	12.09'
L196	S54°17'44"E	59.36'
L197	S87°22'55"E	78.72'
L198	S74°35'57"E	116.78'
L199	S11°58'24"E	51.78'
L200	S11°58'24"E	58.63'
L201	S11°58'24"E	8.46'
L202	S20°00'46"E	48.31'
L203	S20°00'46"E	54.04'
L204	S20°00'46"E	51.64'
L205	S20°00'46"E	45.53'
L206	S20°00'46"E	33.07'
L207	S28°15'47"E	7.18'
L208	S28°15'47"E	61.74'
L209	S69°32'30"E	110.54'
L210	N00°57'47"E	26.68'
L211	N86°48'35"E	42.09'
L212	N86°48'35"E	22.62'
L213	N70°38'11"E	18.52'
L214	N70°38'11"E	40.02'
L215	N70°38'11"E	25.74'
L216	N53°41'17"E	10.07'
L217	N53°41'17"E	30.62'
L218	N41°27'19"E	5.17'
L219	N41°27'19"E	34.09'
L220	N30°49'46"E	2.79'
L221	N12°00'59"E	7.14'
L222	N00°44'39"E	27.67'
L223	N00°44'39"E	13.71'
L224	S16°48'10"E	22.52'
L225	S54°17'44"E	46.57'
L226	S54°17'44"E	24.87'
L227	S11°58'24"E	19.02'
L228	S11°58'24"E	40.82'
L229	S11°58'24"E	18.20'
L230	S20°00'46"E	22.20'
L231	S20°00'46"E	40.07'
L232	S20°00'46"E	40.07'

L233	S20°00'46"E	50.09'
L234	S21°19'49"E	95.59'
L235	S21°19'49"E	54.68'
L236	S21°19'49"E	107.05'
L237	N68°40'11"E	30.07'
L238	S21°19'49"E	5.00'
L239	N68°40'11"E	5.00'
L240	S66°19'49"E	21.21'
L241	S21°19'49"E	5.00'
L242	N68°40'11"E	5.00'
L243	N68°40'11"E	25.07'
L244	N79°20'22"E	137.42'
L245	N68°40'11"E	30.04'
L246	N79°20'22"E	19.35'
L247	S10°39'38"E	25.98'
L248	S11°08'46"E	66.01'
L249	N09°27'04"E	12.45'
L250	N09°27'04"E	36.73'
L251	N09°27'04"E	53.31'
L252	N09°27'04"E	45.84'
L253	N09°27'04"E	51.48'
L254	N09°27'04"E	45.84'
L255	N09°27'04"E	15.25'
L256	N20°27'29"E	35.98'
L257	N09°27'04"E	4.07'
L258	N20°27'29"E	41.00'
L259	N20°27'29"E	50.02'
L260	N20°27'29"E	45.00'
L261	N20°27'29"E	40.00'
L262	N20°27'29"E	45.81'
L263	N20°27'29"E	40.00'
L264	N20°27'29"E	45.00'
L265	N20°27'29"E	40.00'
L266	N20°27'29"E	56.00'
L267	N20°27'29"E	40.00'
L268	N20°27'29"E	57.06'
L269	N20°27'29"E	19.38'
L270	N06°08'49"E	21.28'
L271	N06°08'49"E	49.94'
L272	N06°08'49"E	41.28'
L273	N06°08'49"E	43.82'
L274	S05°22'10"E	7.51'
L275	S05°22'10"E	31.21'
L276	S05°22'10"E	27.50'
L277	S16°31'58"E	31.77'
L278	N68°40'11"E	35.00'
L279	N68°40'11"E	37.61'
L280	S21°19'49"E	20.59'
L281	N04°59'41"E	55.41'
L282	N06°43'39"E	54.62'
L283	S11°14'29"E	62.27'
L284	S10°21'37"E	59.76'
L285	N66°46'38"E	40.00'
L286	N20°27'29"E	10.51'
L287	S21°19'49"E	120.70'
L288	S21°19'49"E	122.50'
L289	S21°19'49"E	112.50'
L290	S00°14'08"W	250.19'



MINIMUM FFE		
LOT	BLOCK	MINIMUM FFE
60	EE	782.50
61	EE	782.50
78	EE	776.00
79	EE	775.00
80	EE	774.00
81	EE	773.00
82	EE	771.50
83	EE	770.00
84	EE	769.50
85	EE	768.50
86	EE	768.00
87	EE	766.50
88	EE	765.00
89	EE	764.00
90	EE	762.50
91	EE	761.50
92	EE	761.00
93	EE	761.00
94	EE	761.00
95	EE	762.00
96	EE	762.50
109	EE	770.50
110	EE	772.00
111	EE	772.00
112	EE	772.00
113	EE	772.00
114	EE	772.00
118	EE	775.00
119	EE	775.50
120	EE	776.00
121	EE	776.50
122	EE	777.00
123	EE	777.50
124	EE	778.50
125	EE	779.00
126	EE	780.00
127	EE	781.00
128	EE	781.50
129	EE	782.00
130	EE	78

FINAL PLAT COOL WATER PHASE 4 SECTION 2

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°33'22"	975.00'	26.48'	S62°45'00"E	26.48'
C2	4°02'10"	1017.51'	71.68'	S67°56'23"E	71.66'
C3	47°40'54"	975.00'	811.40'	S87°29'22"E	788.19'
C4	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C5	1°12'03"	975.00'	20.44'	N69°16'13"E	20.44'
C6	3°22'14"	975.00'	57.36'	N71°33'21"E	57.35'
C7	2°55'49"	975.00'	49.87'	N74°42'23"E	49.86'
C8	2°55'49"	975.00'	49.87'	N77°38'12"E	49.86'
C9	2°55'49"	975.00'	49.87'	N80°34'02"E	49.86'
C10	2°56'37"	975.00'	50.09'	N83°30'15"E	50.08'
C11	2°55'22"	975.00'	49.73'	N86°26'14"E	49.73'
C12	2°55'29"	975.00'	49.77'	N89°21'39"E	49.77'
C13	2°55'49"	975.00'	49.87'	S87°42'42"E	49.86'
C14	3°18'59"	975.00'	56.43'	S84°35'18"E	56.43'
C15	3°10'05"	975.00'	53.91'	S81°20'45"E	53.91'
C16	2°56'05"	975.00'	49.94'	S78°17'40"E	49.94'
C17	2°56'49"	975.00'	50.15'	S75°21'13"E	50.14'
C18	2°59'50"	975.00'	51.00'	S72°22'53"E	51.00'
C19	2°55'49"	975.00'	49.86'	S69°25'04"E	49.86'
C20	2°55'49"	975.00'	49.86'	S66°29'15"E	49.86'
C21	1°22'26"	975.00'	23.38'	S64°20'08"E	23.38'
C22	5°37'45"	475.00'	46.67'	S18°30'57"E	46.65'
C23	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C24	13°19'55"	775.00'	180.33'	N62°00'13"E	179.93'
C25	18°31'59"	325.00'	105.13'	N64°36'15"E	104.67'
C26	52°01'12"	15.00'	13.62'	N47°51'38"E	13.16'
C27	284°02'25"	50.00'	247.87'	S16°07'45"E	61.54'
C28	52°01'12"	15.00'	13.62'	S80°07'09"E	13.16'
C29	15°40'04"	275.00'	75.20'	N66°02'13"E	74.97'
C30	92°51'55"	15.00'	24.31'	N11°46'13"E	21.74'
C31	11°10'40"	325.00'	63.40'	S29°04'24"E	63.30'
C32	92°09'15"	400.00'	643.36'	N22°35'34"E	576.22'
C33	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C34	52°01'12"	15.00'	13.62'	S47°20'25"E	13.16'
C35	194°02'25"	50.00'	169.33'	N23°40'11"E	99.25'
C36	52°01'12"	15.00'	13.62'	S85°19'13"E	13.16'
C37	52°01'12"	15.00'	13.62'	N42°39'35"E	13.16'
C38	194°02'25"	50.00'	169.33'	S66°19'49"E	99.25'
C39	52°01'12"	15.00'	13.62'	N04°40'47"E	13.16'
C40	41°47'18"	325.00'	237.04'	S00°26'10"E	231.82'
C41	31°07'08"	275.00'	149.36'	N04°53'55"E	147.53'
C42	85°03'25"	15.00'	22.27'	S53°11'21"E	20.28'
C43	32°05'00"	1025.00'	573.96'	S79°40'33"E	566.49'
C44	6°23'37"	775.00'	86.48'	N65°28'22"E	86.44'
C45	4°23'27"	775.00'	59.39'	N60°04'50"E	59.38'
C46	2°32'51"	775.00'	34.46'	N56°36'41"E	34.45'
C47	3°55'11"	325.00'	22.23'	N57°17'51"E	22.23'
C48	6°33'45"	325.00'	37.22'	N62°32'19"E	37.20'
C49	6°33'45"	325.00'	37.22'	N69°06'04"E	37.20'
C50	1°29'18"	325.00'	8.44'	N73°07'36"E	8.44'
C51	15°37'48"	50.00'	13.64'	N29°39'56"E	13.60'
C52	48°04'16"	50.00'	41.95'	N61°30'58"E	40.73'
C53	35°09'42"	50.00'	30.68'	S76°52'03"E	30.21'
C54	34°22'19"	50.00'	30.00'	S42°06'03"E	29.55'
C55	25°27'31"	50.00'	22.22'	S12°11'08"E	22.03'
C56	3°55'38"	50.00'	33.10'	N19°30'27"E	32.50'
C57	47°18'13"	50.00'	41.28'	N62°07'23"E	40.12'
C58	40°06'57"	50.00'	35.01'	S74°10'02"E	34.30'
C59	6°03'00"	325.00'	34.32'	S31°38'14"E	34.30'
C60	5°07'40"	325.00'	29.09'	S26°02'54"E	29.08'
C61	3°35'34"	400.00'	25.08'	S21°41'17"E	25.08'
C62	5°23'26"	400.00'	37.63'	S17°11'47"E	37.62'
C63	5°23'25"	400.00'	37.63'	S11°48'21"E	37.62'
C64	5°23'30"	400.00'	37.64'	S06°24'53"E	37.63'
C65	5°25'36"	400.00'	37.89'	S01°00'20"E	37.87'
C66	5°20'51"	400.00'	37.33'	N04°22'53"E	37.32'
C67	6°00'35"	400.00'	41.96'	N10°03'36"E	41.94'
C68	5°43'51"	400.00'	40.01'	N15°55'49"E	39.99'
C69	5°23'24"	400.00'	37.63'	N21°29'27"E	37.62'
C70	5°23'47"	400.00'	37.67'	N26°53'03"E	37.66'
C71	5°24'36"	400.00'	37.77'	N32°17'14"E	37.75'
C72	5°27'08"	400.00'	38.06'	N37°43'06"E	38.05'
C73	5°23'26"	400.00'	37.63'	N43°08'23"E	37.62'
C74	5°24'14"	400.00'	37.73'	N48°32'13"E	37.71'
C75	5°24'49"	400.00'	37.79'	N53°56'45"E	37.78'
C76	5°24'03"	400.00'	37.71'	N59°21'11"E	37.69'
C77	5°23'35"	400.00'	37.65'	N64°45'01"E	37.64'
C78	1°13'23"	400.00'	8.54'	N68°03'30"E	8.54'
C79	15°09'01"	50.00'	13.22'	S65°46'31"E	13.18'
C80	44°29'27"	50.00'	38.83'	S35°57'17"E	37.86'
C81	29°58'10"	50.00'	26.15'	N01°16'31"E	25.86'

C82	30°04'33"	50.00'	26.25'	N31°17'53"E	25.95'
C83	60°15'47"	50.00'	52.59'	N76°28'03"E	50.20'
C84	14°05'27"	50.00'	12.30'	S66°21'20"E	12.27'
C85	38°35'04"	15.00'	10.10'	N49°22'39"E	9.91'
C86	13°26'08"	15.00'	3.52'	N23°22'03"E	3.51'
C87	49°51'56"	50.00'	43.52'	N41°34'57"E	42.16'
C88	29°45'30"	50.00'	25.97'	N81°23'40"E	25.68'
C89	27°28'36"	50.00'	23.98'	S69°59'17"E	23.75'
C90	34°13'55"	50.00'	29.87'	S39°08'02"E	29.43'
C91	52°41'12"	50.00'	45.98'	N04°19'32"E	44.37'
C92	0°01'16"	50.00'	0.02'	N30°40'46"E	0.02'
C93	4°28'13"	325.00'	25.36'	S19°05'43"E	25.35'
C94	7°21'39"	325.00'	41.75'	S13°10'47"E	41.72'
C94	7°27'10"	325.00'	42.28'	S05°46'22"E	42.25'
C95	7°27'10"	325.00'	42.28'	S05°46'22"E	42.25'
C95	7°21'39"	325.00'	41.75'	S01°38'03"W	41.72'
C96	7°21'39"	325.00'	41.75'	N01°38'03"E	41.72'
C96	7°21'39"	325.00'	41.75'	N08°59'42"E	41.72'
C97	7°21'39"	325.00'	41.75'	N08°59'42"E	41.72'
C97	7°19'36"	325.00'	41.56'	N16°20'19"E	41.53'
C98	7°19'36"	325.00'	41.56'	N16°20'19"E	41.53'
C98	0°27'22"	325.00'	2.59'	N20°13'48"E	2.59'
C99	0°27'22"	325.00'	2.59'	N20°13'48"E	2.59'
C99	0°18'33"	275.00'	1.48'	N20°18'13"E	1.48'
C100	0°18'33"	275.00'	1.48'	N20°18'13"E	1.48'
C100	13°39'37"	275.00'	65.57'	N13°19'07"E	65.41'
C101	13°39'37"	275.00'	65.57'	N13°19'07"E	65.41'
C101	12°22'15"	275.00'	59.38'	N00°18'11"E	59.26'
C102	12°22'15"	275.00'	59.38'	N00°18'11"E	59.26'
C102	4°46'42"	275.00'	22.93'	S08°16'17"E	22.93'
C103	4°46'42"	275.00'	22.93'	S08°16'17"E	22.93'
C103	2°48'15"	1025.00'	50.16'	N85°41'04"E	50.16'
C104	2°48'15"	1025.00'	50.16'	N85°41'04"E	50.16'
C104	2°27'43"	1025.00'	44.04'	N88°19'03"E	44.04'
C105	2°27'43"	1025.00'	44.04'	N88°19'03"E	44.04'
C105	2°27'21"	1025.00'	43.93'	S89°13'25"E	43.93'
C106	2°27'21"	1025.00'	43.93'	S89°13'25"E	43.93'
C106	2°27'21"	1025.00'	43.93'	S86°46'04"E	43.93'
C107	2°27'21"	1025.00'	43.93'	S86°46'04"E	43.93'
C107	2°44'33"	1025.00'	49.06'	S84°10'08"E	49.06'
C108	2°44'33"	1025.00'	49.06'	S84°10'08"E	49.06'
C108	2°44'21"	1025.00'	49.00'	S81°25'41"E	49.00'
C109	2°44'21"	1025.00'	49.00'	S81°25'41"E	49.00'
C109	2°26'59"	1025.00'	43.82'	S78°50'01"E	43.82'
C110	2°26'59"	1025.00'	43.82'	S78°50'01"E	43.82'
C110	1°40'37"	1025.00'	30.00'	S76°46'13"E	30.00'
C111	1°40'37"	1025.00'	30.00'	S76°46'13"E	30.00'
C111	2°27'34"	1025.00'	44.00'	S74°42'07"E	44.00'
C112	2°27'34"	1025.00'	44.00'	S74°42'07"E	44.00'
C112	2°27'34"	1025.00'	44.00'	S72°14'33"E	44.00'
C113	2°27'34"	1025.00'	44.00'	S72°14'33"E	44.00'
C113	2°27'34"	1025.00'	44.00'	S69°46'59"E	44.00'
C114	2°27'34"	1025.00'	44.00'	S69°46'59"E	44.00'
C114	2°27'34"	1025.00'	44.00'	S67°19'25"E	44.00'
C115	2°27'34"	1025.00'	44.00'	S67°19'25"E	44.00'
C115	2°27'34"	1025.00'	44.00'	S64°51'50"E	44.00'
C116	2°27'34"	1025.00'	44.00'	S64°51'50"E	44.00'
C117	89°56'14"	15.00'	23.55'	S79°37'51"E	21.20'
C118	11°10'40"	275.00'	53.65'	S29°04'24"E	53.56'
C119	92°09'15"	350.00'	562.94'	N22°35'34"E	504.19'
C120	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C121	41°47'18"	275.00'	200.57'	S00°26'10"E	196.15'
C122	90°00'00"	15.00'	23.56'	N65°27'29"E	21.21'
C123	52°01'12"	15.00'	13.62'	S43°31'55"E	13.16'
C124	284°02'25"	50.00'	247.87'	N20°27'29"E	61.54'
C125	52°01'12"	15.00'	13.62'	N84°26'53"E	13.16'
C126	90°00'00"	15.00'	23.56'	S24°32'31"E	21.21'
C127	41°47'18"	325.00'	237.04'	S00°26'10"E	231.82'
C128	91°16'31"	15.00'	23.90'	N24°18'27"E	21.45'
C129	14°32'40"	825.00'	209.43'	N62°40'22"E	208.86'
C130	4°41'44"	275.00'	22.54'	S32°18'52"E	22.53'
C131	6°28'56"	275.00'	31.11'	S26°43'32"E	31.10'
C132	7°44'24"	350.00'	47.28'	S19°36'52"E	47.24'
C133	9°21'40"	350.00'	57.18'	S11°03'50"E	57.12'

C134	8°38'49"	350.00'	52.82'	S02°03'36"E	52.77'
C135	9°20'56"	350.00'	57.11'	S06°56'16"W	57.05'
C136	10°31'45"	350.00'	64.32'	N16°52'36"E	64.23'
C137	13°02'15"	350.00'	79.64'	N28°39'36"E	79.47'
C138	8°23'10"	350.00'	51.23'	N39°22'18"E	51.18'
C139	9°00'21"	350.00'	55.01'	N48°04'03"E	54.96'
C140	9°00'15"	350.00'	55.00'	N57°04'21"E	54.95'
C141	7°05'42"	350.00'	43.34'	N65°07'20"E	43.31'
C142	8°21'41"	275.00'	40.13'	S17°08'59"E	40.10'
C143	12°54'52"	275.00'	61.99'	S06°30'42"E	61.85'
C144	14°13'52"	275.00'	68.30'	N07°03'40"E	68.13'
C145	6°16'53"	275.00'	30.15'	N17°19'03"E	30.13'
C146	16°49'23"	15.00'	4.40'	S61°07'50"E	4.39'
C147	35°11'50"	15.00'	9.21'	S35°07'13"E	9.07'
C148	44°05'43"	50.00'	38.48'	S39°34'10"E	37.54'
C149	28°28'04"	50.00'	24.84'	S75°51'04"E	24.59'
C150	29°33'32"	50.00'	25.80'	N75°08'08"E	25.51'
C151	39°57'53"	50.00'	34.88'	N40°22'25"E	34.17'
C152	36°29'49"	50.00'	31.85'	N02°08'35"E	31.31'
C153	26°19'18"	50.00'	22.97'	S29°15'59"E	22.77'
C154	30°50'00"	50.00'	26.91'	S57°50'39"E	26.58'
C155	48°18'05"	50.00'	42.15'	N82°35'19"E	40.91'
C156	15°48'33"	15.00'	4.14'	N66°20'33"E	4.13'
C157	36°12'40"	15.00'	9.48'	S87°38'51"E	9.32'
C158	5°03'26"	325.00'	28.69'	N17°55'46"E	28.68'
C159	7°18'08"	325.00'	41.42'	N11°44'59"E	41.39'
C160	6°33'45"	325.00'	37.22'	N04°49'03"E	37.20'
C161	6°33'45"	325.00'	37.22'	S01°44'21"E	37.20'
C162	6°33'45"	325.00'	37.22'	N08°18'27"W	37.20'
C163	6°33'45"	325.00'	37.22'	S14°52'11"E	37.20'
C164	3°10'45"	325.00'	18.03'	S19°44'26"E	18.03'
C165	0°20'43"	825.00'	4.97'	N69°46'21"E	4.97'
C166	6°48'42"	825.00'	98.08'	N66°11'39"E	98.02'
C167	7°23'16"	825.00'	106.38'	N59°05'40"E	106.30'
C168	41°47'18"	275.00'	200.57'	S00°26'10"E	196.15'
C169	41°47'18"	325.00'	237.04'	S00°26'10"E	231.82'
C170	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C171	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C172	41°47'18"	275.00'	200.57'	S00°26'10"E	196.15'
C173	31°07'08"	325.00'	176.52'	N04°53'55"E	174.35'
C174	90°31'47"	15.00'	23.70'	N34°36'15"E	21.31'
C175	11°11'57"	1025.00'	200.35'	N74°16'10"E	200.03'
C176	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C177	1°57'40"	275.00'	9.41'	S20°20'59"E	9.41'
C178	14°55'59"	275.00'	71.67'	S11°54'09"E	71.47'
C179	15°15'50"	275.00'	73.26'	N03°11'45"E	73.05'
C180	9°37'49"	275.00'	46.22'	N15°38'35"E	46.17'
C181	5°18'52"	325.00'	30.15'	N17°48'03"E	30.13'
C182	6°32'36"	325.00'	37.12'	N11°52'19"E	37.10'
C183	6°32'54"	325.00'	37.14'	N05°19'34"E	37.12'
C184	6°33'59"	325.00'	37.25'	S01°13'52"E	37.23'
C185	6°56'37"	325.00'	39.39'	S07°59'11"E	39.36'
C186	9°52'20"	325.00'	56.00'	S16°23'39"E	55.93'
C187	0°41'50"	275.00'	3.35'	S20°58'54"E	3.35'
C188	15°14'39"	275.00'	73.17'	S13°00'40"E	72.95'
C189	13°47'29"	275.00'	66.19'	S01°30'24"W	66.03'
C190	12°03'20"	275.00'	57.86'	N14°25'49"E	57.76'
C191	5°43'27"	325.00'	32.47'	N17°35'46"E	32.46'
C192	7°26'55"	325.00'	42.25'	N11°00'35"E	42.22'
C193	7°18'18"	325.00'	41.44'	N03°37'58"E	41.41'
C194	7°44'42"	325.00'	43.93'	S03°53'32"E	43.90'
C195	2°53'45"	325.00'	16.43'	S09°12'46"E	16.43'
C196	2°44'42"	1025.00'	49.11'	N78°29'47"E	49.10'
C197	2°27'21"	1025.00'	43.93'	N75°53'46"E	43.93'
C198	2°27'21"	1025.00'	43.93'	N73°26'26"E	43.93'
C199	2°27'20"	1025.00'	43.93'	N70°59'06"E	43.92'
C200	1°05'15"	1025.00'	19.45'	N69°12'48"E	19.45'
C201	90°00'00"	25.00'	39.27'	N23°40'11"E	35.36'
C202	90°00'00"	25.00'	39.27'	S66°19'49"E	35.36'
C203	90°00'00"	15.00'	23.56'	N23°40'11"E	21.21'
C204	90°00'00"	15.00'	23.56'	S66°19'49"E	21.21'
C205	1°33'56"	1017.51'	27.80'	S69°10'30"E	27.80'
C206	2°28'14"	1017.51'	43.87'	S67°09'25"E	43.87'

FINAL PLAT
COOL WATER PHASE 4
SECTION 2

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

FIELD NOTE DESCRIPTION OF 57.959 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 57.959 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE 1/2 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 ON THE EASTERLY LINE OF THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT, AT THE SOUTHWEST CORNER OF LOT 19, BLOCK II OF COOL WATER PHASE 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021179956 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, TRAVERSING THE EASTERLY LINE OF THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT, THE SAME BEING THE WESTERLY LINE OF THE SAID COOL WATER PHASE 2 AND THEN THE WESTERLY LINE OF COOL WATER PHASE 3 SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2022043667 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

- 1) N 27°54'28" E, 123.69 FEET TO A STEEL PIN SET;
- 2) 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;
- 3) N 26°38'43" E, 200.15 FEET TO A STEEL PIN SET;
- 4) N 66°18'24" W, 92.01 FEET TO A STEEL PIN SET;
- 5) N 88°23'28" W, 113.49 FEET TO A STEEL PIN SET;
- 6) N 77°02'59" W, 57.12 FEET TO A STEEL PIN SET;
- 7) N 00°36'09" E, 88.86 FEET TO A STEEL PIN SET;
- 8) N 07°20'16" W, 400.67 FEET TO A STEEL PIN SET;
- 9) N 02°37'37" W, 153.19 FEET TO A STEEL PIN SET AT THE NORTHWEST CORNER OF THE SAID COOL WATER PHASE 2, THE SAME BEING AN EXTERIOR CORNER OF THE SAID COOL WATER PHASE 3 SECTION 1;
- 10) N 02°15'05" W, 175.96 FEET TO A STEEL PIN SET;
- 11) N 19°43'42" W, 178.55 FEET TO A STEEL PIN SET;
- 12) N 32°43'16" W, 199.99 FEET TO A STEEL PIN SET;
- 13) N 17°45'05" W, 195.56 FEET TO A STEEL PIN SET;
- 14) N 30°52'36" E, 112.37 FEET TO A STEEL PIN SET AT THE NORTHEAST CORNER THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT, ON THE SOUTHWEST LINE 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 FROM WHICH A 1/2 INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED FOREST BEARS S 59°07'24" W, 142.52 FEET;

THENCE, N 59°07'24" W, A DISTANCE OF 472.86 FEET ALONG A COMMON LINE BETWEEN THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT AND THE SAID 73.73 ACRE CASSENS TRACT TO A STEEL PIN SET;

THENCE, S 67°47'15" W, A DISTANCE OF 495.21 FEET ALONG THE NORTH LINE OF THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT, THE SAME BEING A SOUTH LINE OF THE SAID 73.72 ACRE CASSENS TRACT AND THEN THE SOUTH LINE OF THAT CERTAIN 1.28 ACRE TRACT CALLED SECOND TRACT IN THE SAID DEED TO CASSENS, TO A STEEL PIN SET AT THE NORTHEAST CORNER OF SONTERRA SECTION 13, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2020067209 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE EAST LINE OF THE SAID SONTERRA SECTION 13 SUBDIVISION, THE SAME BEING THE WESTERLY LINE OF THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT, THE FOLLOWING FORTY-ONE (41) COURSES AND DISTANCES:

- 1) S 44°34'20" W, 57.16 FEET TO A STEEL PIN SET;
- 2) S 66°57'10" W, 57.78 FEET TO A STEEL PIN SET;
- 3) S 01°17'57" E, 30.49 FEET TO A STEEL PIN SET;
- 4) N 85°19'35" E, 27.89 FEET TO A STEEL PIN SET;
- 5) S 81°11'38" E, 49.44 FEET TO A STEEL PIN SET;
- 6) S 05°33'29" W, 46.79 FEET TO A STEEL PIN SET;
- 7) S 08°48'56" E, 34.97 FEET TO A STEEL PIN SET;
- 8) S 51°48'32" W, 20.18 FEET TO A STEEL PIN SET;
- 9) S 19°36'31" W, 53.73 FEET TO A STEEL PIN SET;
- 10) S 03°07'19" E, 71.99 FEET TO A STEEL PIN SET;
- 11) S 13°48'57" E, 44.26 FEET TO A STEEL PIN SET;
- 12) S 18°34'49" E, 64.68 FEET TO A STEEL PIN SET;
- 13) S 49°54'02" W, 20.65 FEET TO A STEEL PIN SET;
- 14) N 89°31'52" W, 21.56 FEET TO A STEEL PIN SET;
- 15) S 30°36'02" W, 41.38 FEET TO A COMPUTED POINT;
- 16) S 00°45'56" E, 36.06 FEET TO A COMPUTED POINT;
- 17) S 73°55'51" E, 29.41 FEET TO A COMPUTED POINT;
- 18) S 30°18'25" E, 20.77 FEET TO A COMPUTED POINT;
- 19) S 23°41'20" W, 29.31 FEET TO A COMPUTED POINT ;
- 20) S 76°56'08" W, 55.51 FEET TO A COMPUTED POINT;
- 21) S 15°46'04" W, 14.06 FEET TO A COMPUTED POINT;
- 22) S 68°42'30" E, 22.53 FEET TO A COMPUTED POINT ;
- 23) S 01°42'29" E, 23.13 FEET TO A COMPUTED POINT;
- 24) S 62°53'08" W, 26.31 FEET TO A COMPUTED POINT;
- 25) S 55°28'43" W, 26.98 FEET TO A COMPUTED POINT;
- 26) N 66°02'58" W, 19.38 FEET TO A COMPUTED POINT;

- 27) N 54°25'19" W, 12.17 FEET TO A COMPUTED POINT;
- 28) S 60°31'43" W, 17.62 FEET TO A COMPUTED POINT;
- 29) N 17°08'30" W, 58.03 FEET TO A STEEL PIN SET;
- 30) S 84°39'57" W, 49.42 FEET TO A COMPUTED POINT;
- 31) N 84°49'42" W, 44.08 FEET TO A COMPUTED POINT;
- 32) N 23°35'20" W, 39.37 FEET TO A STEEL PIN SET;
- 33) S 53°02'03" W, 41.53 FEET TO A STEEL PIN SET;
- 34) S 23°33'14" W, 64.24 FEET TO A STEEL PIN SET;
- 35) S 27°09'40" E, 65.72 FEET TO A STEEL PIN SET;
- 36) S 15°35'58" E, 45.50 FEET TO A STEEL PIN SET;
- 37) S 01°38'53" E, 47.19 FEET TO A STEEL PIN SET;
- 38) S 09°57'56" W, 51.85 FEET TO A STEEL PIN SET;
- 39) S 01°03'45" E, 102.11 FEET TO A STEEL PIN SET;
- 40) S 00°14'08" W, 250.19 FEET TO A STEEL PIN SET;

41) S 27°49'40" W, A DISTANCE OF 199.97 FEET TO A STEEL PIN SET ON THE EAST LINE OF THAT CERTAIN 73.919 ACRE TRACT DESCRIBED IN A DEED TO GORDON L. STANFORD RECORDED IN VOLUME 2307, PAGE 524 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AT THE SOUTHEAST CORNER OF THE SAID SONTERRA SECTION 13 SUBDIVISION, FROM WHICH A FLAT STEEL BAR FOUND AT THE NORTHEAST CORNER OF THE SAID 73.919 ACRE STANFORD TRACT, THE SAME BEING AN INTERIOR CORNER OF THE SAID SONTERRA SECTION 13 SUBDIVISION BEARS N 17°10'15" W, 99.97 FEET;

THENCE, S 17°10'15" E, A DISTANCE OF 906.33 FEET ALONG THE WESTERLY LINE OF THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT TO AN AXLE FOUND AT AN INTERIOR CORNER OF THAT CERTAIN 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 RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING AN EXTERIOR CORNER OF THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT;

THENCE, ALONG COMMON LINES BETWEEN THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT AND THE SAID 13.581 ACRE STANFORD TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 55°19'37" E, 575.38 FEET TO A STEEL PIN SET;
- 2) S 15°10'27" E, 9.22 FEET TO A STEEL PIN SET;
- THENCE, TRAVERSING THE INTERIOR OF THE SAID 71.956 ACRE PULTE HOMES OF TEXAS, L.P. TRACT, THE FOLLOWING TWELVE (12) 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;
- 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 THE PLACE OF BEGINNING, CONTAINING 57.959 ACRES OF LAND, MORE OR LESS.



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 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 (F.F.E.) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. DATED SEPTEMBER 2021.

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 HOMEOWNER'S ASSOCIATION.

PAGE 6 OF 7

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 2

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 2"

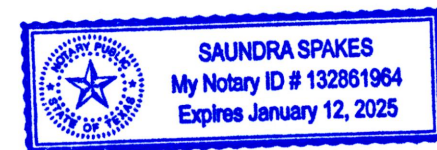
TO CERTIFY WHICH, WITNESS MY HAND THIS THE 20th DAY OF June, 2022.

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

STATE OF TEXAS }
COUNTY OF Texas }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20 DAY OF June, 2022, A.D. BY Stephen Ashlock 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 6-16-2022
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 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 6/20/22
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 21 DAY OF June, 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. 6/20/22
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 7 OF 7

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.