

LOCATION MAP  
1"=5000'

## FINAL PLAT OF COOL WATER PHASE 3, SECTION 3

A 20.106 ACRE TRACT OF LAND BEING SITUATED IN THE WILLIAM BRYAN SURVEY, SECTION 13, ABSTRACT NO. 108, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 20.153 ACRE TRACT, CONVEYED TO KB HOME LONE STAR INC., IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021194118 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OUT OF THE REMNANT PORTION OF A CALLED 60.569 ACRE TRACT, CONVEYED TO KB HOME LONE STAR INC., IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021194129 OF SAID OFFICIAL PUBLIC RECORDS.

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

ACREAGE: 20.106 ACRES  
LOTS ACREAGE: 16.034 ACRES  
ROW ACREAGE: 4.072 ACRES

ENGINEER & SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.,  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

SURVEY: WILLIAM BRYAN SURVEY  
SECTION 13  
ABSTRACT NO. 108

NUMBER OF BLOCKS: 6

SINGLE FAMILY LOTS: 139  
OPEN SPACE/DRAINAGE LOT: 1  
TOTAL LOTS: 140

LINEAR FEET OF NEW STREETS: 3,640 LF

SUBMITTAL DATE: NOVEMBER 2, 2022

### BENCHMARK INFORMATION:

BENCHMARKS SET BY LENZ & ASSOCIATES, INC.

COMBINED SCALE FACTOR: 0.99988

BM-2 (COOL WATER PHASE 1)  
STEEL PIN SET W/ CAP MARKED LENZ & ASSOC CONTROL,  
33' NORTH OF SOUTH LINE & 60' WEST OF EAST LINE LOT 1, BLOCK MM  
GRID NORTHING: 10268578.4  
GRID EASTING: 3166878.8  
ELEVATION: 851.80'  
NAVD 88 (GEOID12A)

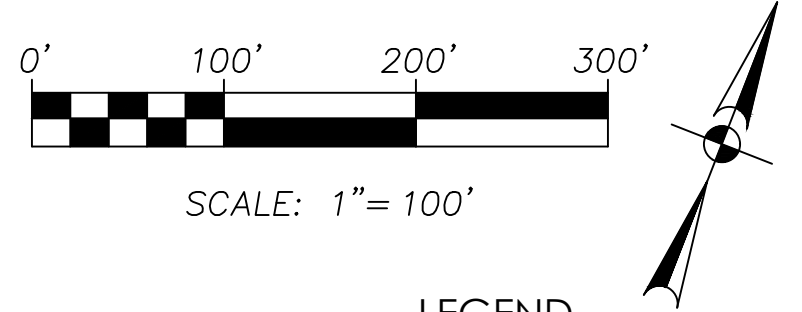
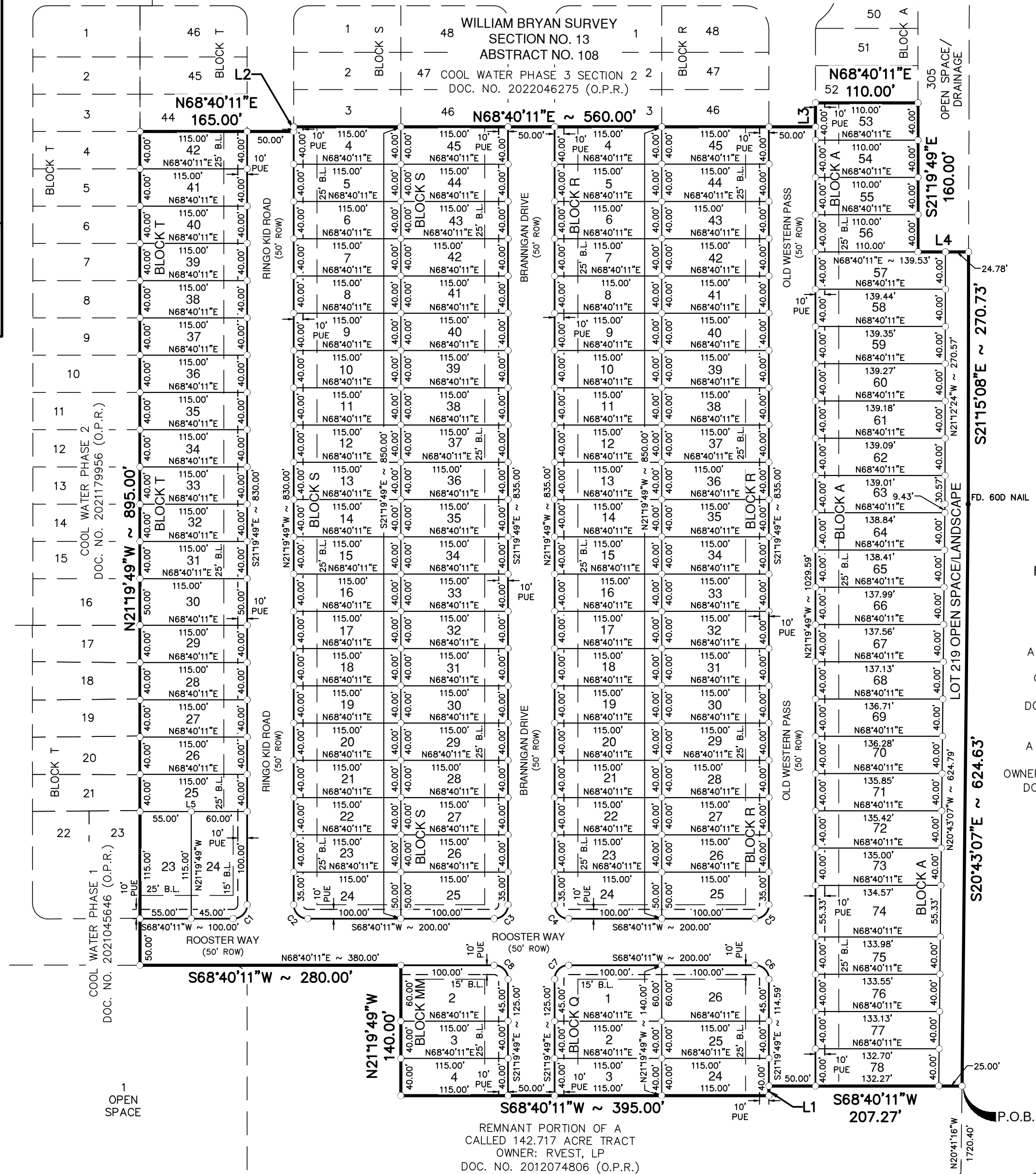
BM-2 (COOL WATER PHASE 2)  
SQAURE CUT ON PC CURB NEAR  
SW CORNER LOT 17, BLOCK U  
GRID NORTHING: 10269213.1'  
GRID EASTING: 3166158.3'  
ELEVATION: 837.72'  
NAVD 88 (GEOID12A)

BUILDING SETBACKS:	
FRONT STREET	25'
SIDE STREET	15'
REAR	10'
SIDE	5'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	N23°40'11"E	21.21'	23.56'
C2	15.00'	090°00'00"	S66°19'49"E	21.21'	23.56'
C3	15.00'	090°00'00"	N23°40'11"E	21.21'	23.56'
C4	15.00'	090°00'00"	S66°19'49"E	21.21'	23.56'
C5	15.00'	090°00'00"	N23°40'11"E	21.21'	23.56'
C6	15.00'	090°00'00"	N66°19'49"W	21.21'	23.56'
C7	15.00'	090°00'00"	S23°40'11"W	21.21'	23.56'
C8	15.00'	090°00'00"	S66°19'49"E	21.21'	23.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S21°19'49"E	10.41'
L2	N21°19'49"W	5.00'
L3	N21°19'49"W	25.74'
L4	N68°40'11"E	54.31'
L5	N68°40'11"E	115.00'

Names	Lengths	ROW Width	PVMT Width	Design Speed	Maint. Authority	Classification
RINGO KID ROAD	870	50	30 LOG - LOG	25 MPH	Public	Local
BRANNIGAN DRIVE	1040	50	30 LOG - LOG	25 MPH	Public	Local
OLD WESTERN PASS	1030	50	30 LOG - LOG	25 MPH	Public	Local
ROOSTER WAY	700	50	30 LOG - LOG	25 MPH	Public	Local



### LEGEND

DOC. NO. DOCUMENT NUMBER  
O.P.R. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS  
O.R. OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS  
FD. I.R. FOUND IRON ROD  
R.O.W. RIGHT OF WAY  
VOL. VOLUME  
PG. PAGE(S)  
B.L. BUILDING LINE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
(SURVEYOR) ● FOUND 1/2" IRON ROD  
(UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)

HERMAN AIKIN SURVEY  
SECTION NO. 14  
ABSTRACT NO. 25

A CALLED 143.6 ACRE TRACT  
"SECOND TRACT"  
OWNER: LOUIS STRAKA, JR.  
& LOUISE STRAKA (67%)  
DOC. NO. 2016071285 (O.P.R.)

A CALLED 143.6 ACRE TRACT  
"SECOND TRACT"  
OWNER: ANNIE STRAKA HYZAK (33%)  
DOC. NO. 2016071284 (O.P.R.)

A CALLED 2.0 ACRE TRACT  
"THIRD TRACT"  
OWNER: LOUIS STRAKA, JR.  
& LOUISE STRAKA (67%)  
DOC. NO. 2016071285 (O.P.R.)

A CALLED 2.0 ACRE TRACT  
"THIRD TRACT"  
OWNER: ANNIE STRAKA HYZAK (33%)  
DOC. NO. 2016071284 (O.P.R.)

A CALLED 13.64 ACRE TRACT  
OWNER: JAY F. HOLIFIELD  
& PAMELA D. BLAKEMAN  
DOC. NO. 2017075031 (O.P.R.)



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FINAL PLAT  
OF  
COOL WATER PHASE 3, SECTION 3

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BLOCK A		
LOT #	AREA (SQ. FT.)	LOT TYPE
53	4,400	RESIDENTIAL
54	4,400	RESIDENTIAL
55	4,400	RESIDENTIAL
56	4,400	RESIDENTIAL
57	5,579	RESIDENTIAL
58	5,576	RESIDENTIAL
59	5,572	RESIDENTIAL
60	5,569	RESIDENTIAL
61	5,565	RESIDENTIAL
62	5,562	RESIDENTIAL
63	5,558	RESIDENTIAL
64	5,545	RESIDENTIAL
65	5,528	RESIDENTIAL
66	5,511	RESIDENTIAL
67	5,494	RESIDENTIAL
68	5,477	RESIDENTIAL
69	5,460	RESIDENTIAL
70	5,443	RESIDENTIAL
71	5,426	RESIDENTIAL
72	5,408	RESIDENTIAL
73	5,391	RESIDENTIAL
74	7,429	RESIDENTIAL
75	5,351	RESIDENTIAL
76	5,334	RESIDENTIAL
77	5,316	RESIDENTIAL
78	5,299	RESIDENTIAL
219	22,355	OPEN SPACE/ LANDSCAPE

BLOCK MM		
LOT #	AREA (SQ. FT.)	LOT TYPE
2	6,852	RESIDENTIAL
3	4,600	RESIDENTIAL
4	4,600	RESIDENTIAL

BLOCK Q		
LOT #	AREA (SQ. FT.)	LOT TYPE
1	6,852	RESIDENTIAL
2	4,600	RESIDENTIAL
3	4,600	RESIDENTIAL
24	4,600	RESIDENTIAL
25	4,600	RESIDENTIAL
26	6,852	RESIDENTIAL

BLOCK R		
LOT #	AREA (SQ. FT.)	LOT TYPE
4	4,600	RESIDENTIAL
5	4,600	RESIDENTIAL
6	4,600	RESIDENTIAL
7	4,600	RESIDENTIAL
8	4,600	RESIDENTIAL
9	4,600	RESIDENTIAL
10	4,600	RESIDENTIAL
11	4,600	RESIDENTIAL
12	4,600	RESIDENTIAL
13	4,600	RESIDENTIAL
14	4,600	RESIDENTIAL
15	4,600	RESIDENTIAL
16	4,600	RESIDENTIAL
17	4,600	RESIDENTIAL
18	4,600	RESIDENTIAL
19	4,600	RESIDENTIAL
20	4,600	RESIDENTIAL
21	4,600	RESIDENTIAL
22	4,600	RESIDENTIAL
23	4,600	RESIDENTIAL
24	5,702	RESIDENTIAL

BLOCK S		
LOT #	AREA (SQ. FT.)	LOT TYPE
4	4,600	RESIDENTIAL
5	4,600	RESIDENTIAL
6	4,600	RESIDENTIAL
7	4,600	RESIDENTIAL
8	4,600	RESIDENTIAL
9	4,600	RESIDENTIAL
10	4,600	RESIDENTIAL
11	4,600	RESIDENTIAL
12	4,600	RESIDENTIAL
13	4,600	RESIDENTIAL
14	4,600	RESIDENTIAL
15	4,600	RESIDENTIAL
16	4,600	RESIDENTIAL
17	4,600	RESIDENTIAL
18	4,600	RESIDENTIAL
19	4,600	RESIDENTIAL
20	4,600	RESIDENTIAL
21	4,600	RESIDENTIAL
22	4,600	RESIDENTIAL
23	4,600	RESIDENTIAL
24	5,702	RESIDENTIAL

BLOCK R		
LOT #	AREA (SQ. FT.)	LOT TYPE
25	5,702	RESIDENTIAL
26	4,600	RESIDENTIAL
27	4,600	RESIDENTIAL
28	4,600	RESIDENTIAL
29	4,600	RESIDENTIAL
30	4,600	RESIDENTIAL
31	4,600	RESIDENTIAL
32	4,600	RESIDENTIAL
33	4,600	RESIDENTIAL
34	4,600	RESIDENTIAL
35	4,600	RESIDENTIAL
36	4,600	RESIDENTIAL
37	4,600	RESIDENTIAL
38	4,600	RESIDENTIAL
39	4,600	RESIDENTIAL
40	4,600	RESIDENTIAL
41	4,600	RESIDENTIAL
42	4,600	RESIDENTIAL
43	4,600	RESIDENTIAL
44	4,600	RESIDENTIAL
45	4,600	RESIDENTIAL

BLOCK S		
LOT #	AREA (SQ. FT.)	LOT TYPE
25	5,702	RESIDENTIAL
26	4,600	RESIDENTIAL
27	4,600	RESIDENTIAL
28	4,600	RESIDENTIAL
29	4,600	RESIDENTIAL
30	4,600	RESIDENTIAL
31	4,600	RESIDENTIAL
32	4,600	RESIDENTIAL
33	4,600	RESIDENTIAL
34	4,600	RESIDENTIAL
35	4,600	RESIDENTIAL
36	4,600	RESIDENTIAL
37	4,600	RESIDENTIAL
38	4,600	RESIDENTIAL
39	4,600	RESIDENTIAL
40	4,600	RESIDENTIAL
41	4,600	RESIDENTIAL
42	4,600	RESIDENTIAL
43	4,600	RESIDENTIAL
44	4,600	RESIDENTIAL
45	4,600	RESIDENTIAL

BLOCK T		
LOT #	AREA (SQ. FT.)	LOT TYPE
23	6,325	RESIDENTIAL
24	6,852	RESIDENTIAL
25	4,600	RESIDENTIAL
26	4,600	RESIDENTIAL
27	4,600	RESIDENTIAL
28	4,600	RESIDENTIAL
29	4,600	RESIDENTIAL
30	4,600	RESIDENTIAL
31	4,600	RESIDENTIAL
32	5,750	RESIDENTIAL
33	4,600	RESIDENTIAL
32	4,600	RESIDENTIAL
33	4,600	RESIDENTIAL
34	4,600	RESIDENTIAL
35	4,600	RESIDENTIAL
36	4,600	RESIDENTIAL
37	4,600	RESIDENTIAL
38	4,600	RESIDENTIAL
39	4,600	RESIDENTIAL
40	4,600	RESIDENTIAL
41	4,600	RESIDENTIAL
40	4,600	RESIDENTIAL
41	4,600	RESIDENTIAL
42	4,600	RESIDENTIAL

FIELD NOTES  
FOR

A 20.106 ACRE TRACT OF LAND BEING SITUATED IN THE WILLIAM BRYAN SURVEY, SECTION 13, ABSTRACT NO. 108, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 20.153 ACRE TRACT, CONVEYED TO KB HOME LONE STAR INC., IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021194118 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OUT OF THE REMNANT PORTION OF A CALLED 60.569 ACRE TRACT, CONVEYED TO KB HOME LONE STAR INC., IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021194129 OF SAID OFFICIAL PUBLIC RECORDS, SAID 20.106 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

COMMENCING at a ½" iron rod found on the northeast corner of a called 13.64 acre tract, conveyed to Jay F. Holfield & Pamela D. Blakeman, recorded in Document No. 2017075031 of the said Official Public Records, said point being the southeast corner of the Remnant Portion of a called 142.717 acre tract, conveyed to Rvest, LP, recoded in Document No. 2012074806 of said Official Public Records, same being the west boundary line of a called 2.0 acre tract, Third Tract, conveyed to Louis Straka, Jr., & Louise Straka (67%), recorded in Document No.2016071285, and Annie Straka Hyzak (33%), recorded in Document No. 2016071284 of said Official Public Records;

THENCE N 20°41'16" W, with the east boundary line of the Remnant Portion of said 142.717 acre tract, same being the west boundary line of said 2.0 acre tract, in part with the west boundary line of a called 143.6 acre tract, Second Tract, conveyed to Louis Straka, Jr., & Louise Straka (67%), recorded in said Document No. 2016071285, and Annie Straka Hyzak (33%), recorded in said Document No. 2016071284 of said Official Public Records, a distance of 1720.40 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the northeast corner of the Remnant Portion of said 142.717 acre tract, said point being the southeast corner of the Remnant Portion of said 20.153 acre tract for the southeast corner and POINT OF BEGINNING hereof;

THENCE, departing the west boundary line of said 143.6 acre tract, with the north boundary line of the Remnant Portion of said 142.717 acre tract, same being the south boundary line of the Remnant Portion of said 20.153 acre tract, the following four (4) courses and distances:

- S 68°40'11" W, a distance of 207.27 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 21°19'49" E, a distance of 10.41 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 68°40'11" W, a distance of 395.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the southernmost southwest corner hereof, and
- N 21°19'49" W, a distance of 140.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,

THENCE S 68°40'11" W, continuing with the south boundary line of the Remnant Portion of said 20.153 acre tract, same being the north boundary line of the Remnant Portion of said 142.717 acre tract, in part with a north boundary line of Cool Water, Phase 1, a subdivision according to the plat recorded in Document No. 2021045646 of said Official Public Records, a distance of 280.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on an interior ell corner of said Cool Water Phase 1, same being the southwest corner of the Remnant Portion of said 20.153 acre tract for the southwest corner hereof;

THENCE N 21°19'49" W, with the west boundary line of the Remnant Portion of said 20.153 acre tract, same being the east boundary line of said Cool Water, Phase 1, in part with the east boundary line of Cool Water, Phase 2, a subdivision according to the plat recorded in Document No. 2021179956 of said Official Public Records, a distance of 895.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a southwest corner of Cool Water, Phase 3, Section 2, a subdivision according to the plat recorded in Document No. 2022046275 of said Official Public Records, same being the northwest corner of the Remnant Portion of said 20.153 acre tract for the northwest corner hereof;

THENCE, departing the east boundary line of said Cool Water, Phase 2, with the south boundary line of said Cool Water, Phase 3, Section 2, same being the north boundary line of the Remnant Portion of said 20.153 acre tract, the following three (3) courses and distances:

- N 68°40'11" E, a distance of 165.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 21°19'49" W, a distance of 5.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- N 68°40'11" E, a distance of 560.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the west boundary line of the Remnant Portion of said 60.569, same being on a southeast corner of said Cool Water, Phase 3, Section 2, same being on an interior ell corner of the Remnant Portion of said 20.153 acre tract for an angle point hereof,

THENCE N 21°19'49" W, departing the north boundary line of the Remnant Portion of said 20.153 acre tract, with the east boundary line of said Cool Water, Phase 3, Section 2, same being the west boundary line of said 60.569 acre tract, a distance of 25.74 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on an interior ell corner of said Cool Water, Phase 3, Section 2, same being the northwest corner of the Remnant Portion of said 60.569 acre tract for an angle point hereof;

THENCE N 68°40'11" E, with the a south boundary line of said Cool Water, Phase 3, Section 2, same being the north boundary line of the Remnant Portion of said 20.153 acre tract, a distance of 110.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the an interior ell corner of said Cool Water, Phase 3, Section 2, same being the northeast corner of the Remnant Portion of said 60.569 acre tract for the northernmost northeast corner hereof;

THENCE S 21°19'49" E, with a west boundary line of said Cool Water, Phase 3, Section 2, same being the east boundary line of the Remnant Portion of said 60.569 acre tract, in part with the east boundary line of the Remnant Portion of said 20.153 acre tract, a distance of 160.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the southernmost southwest corner of said Cool Water, Phase 3, Section 2, same being an interior ell corner of the Remnant Portion of said 20.153 acre tract for an angle point hereof;

THENCE N 68°40'11" E, with a south boundary line of said Cool Water, Phase 3, Section 2, same being a north boundary line of the Remnant Portion of said 20.153 acre tract, a distance of 54.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the west boundary line of said 143.6 acre tract, same being the southernmost southeast corner of Cool Water, Phase 3, Section 2, same being the easternmost northeast corner of the Remnant Portion of said 20.153 acre tract for the easternmost northeast corner hereof,

THENCE, departing the south boundary line of Cool Water, Phase 3, Section 2, with the west boundary line of said 143.6 acre tract, same being the east boundary line of the Remnant Portion of the Remnant Portion of said 20.153 acre tract, the following two (2) courses and distances:

- S 21°15'08" E, a distance of 270.73 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- S 20°43'07" E, a distance of 624.63 feet to the POINT OF BEGINNING and containing 20.106 acres in the City of Jarrell, Williamson County, Texas. Said tract being described in accordance with a plat prepared under Job No. 51006-31 by Pape-Dawson Engineers, Inc.

- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
- EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER.
- 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.
- 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.
- A DEFACTO 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.
- NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH THE SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF ADJACENT STREETS.
- ANY OWNER /BUILDER THAT INSTALLS A SIDEWALK MUST INSTALL RAMPS TO ADA COMPLIANCE.
- USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT OR THE HOMEOWNER'S ASSOCIATION.
- NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0150F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

NOTES:

- 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.
- A 10' WIDE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 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.
- 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.
- 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.
- WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY SONTERRA MUD.
- 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.
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY THE SONTERRA MUD UTILITY DISTRICT OR THE HOMEOWNER'S ASSOCIATION.



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FINAL PLAT  
OF  
COOL WATER PHASE 3, SECTION 3

A 20.106 ACRE TRACT OF LAND BEING SITUATED IN THE WILLIAM BRYAN SURVEY, SECTION 13, ABSTRACT NO. 108, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 20.153 ACRE TRACT, CONVEYED TO KB HOME LONE STAR INC., IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021194118 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OUT OF THE REMNANT PORTION OF A CALLED 60.569 ACRE TRACT, CONVEYED TO KB HOME LONE STAR INC., IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021194129 OF SAID OFFICIAL PUBLIC RECORDS.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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KNOW ALL MEN BY THESE PRESENTS

THAT KB HOME LONESTAR INC., AS OWNER OF THE CERTAIN REMNANT PORTION OF A CALLED 20.153 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021194118 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE REMNANT PORTION OF A CALLED 60.569 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021194129 OF SAID OFFICIAL PUBLIC RECORDS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT 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 3"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18 DAY OF APRIL, 2023.

KB HOME LONESTAR INC.  
A TEXAS CORPORATION

JOHN ZINSMEYER

  
BY: VICE PRESIDENT

AUTHORIZED SIGNATORY

STATE OF TEXAS  
COUNTY OF Travis

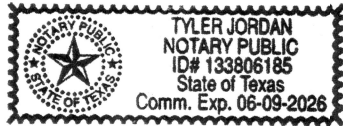
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KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Zinsmeyer KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF April, 2023.

  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

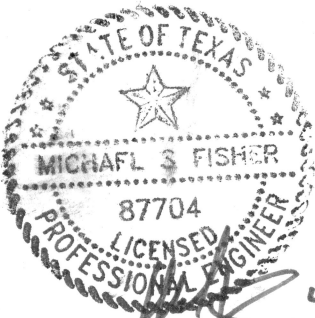


MY COMMISSION EXPIRES: June 9, 2026

ENGINEER'S CERTIFICATION

I, MICHAEL FISHER, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "COOL WATER PHASE 3, SECTION 3" PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 14 DAY OF APRIL, 2023.

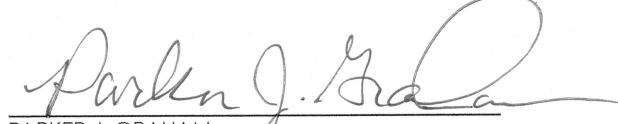


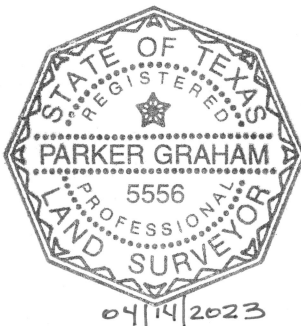
MICHAEL FISHER, P.E.  
PROFESSIONAL ENGINEER NO. 87704  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470

SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON NOVEMBER 26, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 14<sup>th</sup> DAY OF APRIL, 2023.

  
PARKER J. GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556  
PAPE-DAWSON ENGINEERS, INC.  
TBPLS, FIRM REGISTRATION NO. 10028801



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR

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

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

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

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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KNOW ALL MEN BY THESE PRESENTS

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

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

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KNOW ALL MEN BY THESE PRESENTS

THAT I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_M. IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

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

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801