# PRELIMINARY PLAT COOL SPRINGS PHASE ONE

BEING 74.853 ACRES SITUATED IN THE RICHARD WEST SURVEY, ABSTRACT NO. 643, WILLIAMSON COUNTY, TEXAS

CLEARWATER ONE PHASE 2014025535

1 74.853 ACRES 74.853 ACRES SPRINGS, 1 COOL SPRINGS, 1

CARRIAGE OAKS TWO CARRIAGE TWO TWO ESTATES SLIDES CAB. P.R.W.C.T.

ABSTRACT NO. 643

16

WILLIAM GRAY SURVEY ABSTRACT NO. 251

CARRIAGE OAKS ONE
CARRIAGE PHASE 84-86
ESTATES SLIDES
CAB. P.R.W.C.T.

COUNTY

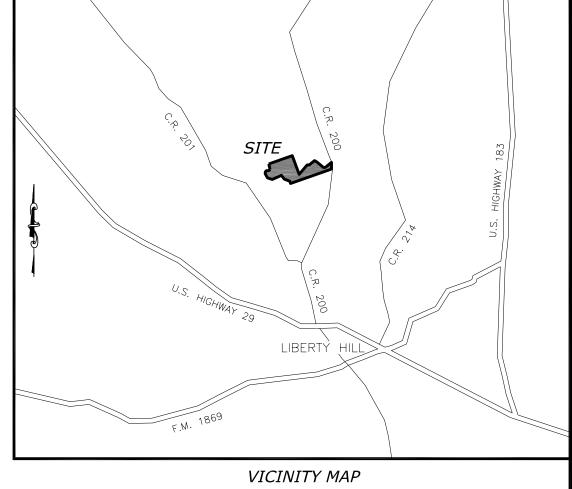
ROAD

200

**GRAPHIC SCALE** 

1 INCH = 500 FT.

CLEARWATER RANCH
CLEARWATER THREE
72019042072
DOC. 201904207.
O.P.R.W.C.T.



NOT TO SCALE

DATE: FEBRUARY 18, 2022

NUMBER OF BLOCKS: TOTAL NUMBER OF LOTS: BUILDABLE LOTS: OPEN SPACES: L.F. OF NEW STREET: 5 5,946.43

### AREA SUMMARY

### LEGEND / ABBREVIATIONS

- EASEMENT LINE IRON ROD FOUND CAPPED IRON ROD SET

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS P.R.W.C.T. PLAT RECORDS, WSIILIAMSON COUNTY, TEXAS

DRAINAGE EASEMENT D.E. UTILITY EASEMENT U.E. B.L. BUILDING LINE IRON ROD FOUND IRF CAPPED IRON ROD FOUND CAPPED IRON ROD SET

SURVEYOR:

4100 INTERNATIONAL PLAZA, STE. 240 FORT WORTH, TX 76109 (817) 554-1805 www.landpoint.net TBPELS REG. NO. 10194220

OWNER:

SITTERLE HOMES-AUSTIN, LLC 2015 Evans Rd Ste 100 San Antonio, TX 78258

ENGINEER: KFW ENGINEERING & SURVEYING 3421 Paesanos Pkwy #200, San Antonio, TX 78231 www.kfwengineers.com TBPE Firm #9513 | TBPLS Firm # 101223-00

REVISED 4-19-23 D.D.

SHEET: 1 OF 3

JOB NO. 21-1387-1

#### PRELIMINARY PLAT **COOL SPRINGS PHASE ONE** BEING 74.853 ACRES SITUATED IN THE RICHARD WEST SURVEY, ABSTRACT NO. 643, WILLIAMSON COUNTY, TEXAS **GRAPHIC SCALE** CLEARWATER RANCH PHASE TWO DOC. NO. 2016062931 O.P.R.W.C.T. WILLIAM GRAY SURVEY ABSTRACT - 251 BLOCK A BLOCK G 17 S69\*02'39"W-N69\*02'39"E \_\_\_\_166.70'\_\_\_\_\_ N69°02'39"E 1546.67' L=39.34' R=25.00' △=090°09'30" CHD.=35.40' CHD.BRG.=N23°55'47"E 53.110 AC. REMAINDER OUT OF A N69°00'32"E 1.093 AC. (CALLED 202.91 ACRE TRACT) 333.61' (DOC. #2020036690) B.L. 47 1.026 AC. 1,024 AC. 1.005 AC. ZONE X 62 1.006 AC. 12 1.003 AC. 1.022 AC. RICHARD WEST SURVEY ABSTRACT NO. 643 58 1.182 AC. 1.005 AC. S69°00'32"W DETENTION 314.69' 75.167 AC. REMAINDER OUT OF A (CALLED 150.02 ACRE TRACT) DOC. #2022061332 O.P.R.W.C.T. (FUTURE PHASE 2) 18.40' BLOCK A LOT 14 S02°02'30"E 1.017 AC. 25 1.017 AC. 1.017 AC. 1.017 AC. 1.017 AC. 1.017 AC. 1.017 AC. 392.73' 1.009 AC. 1.002 AC. 1.025 AC. 13.27 7.161 AC. \_ \_ BLOCK B 145.06 140.00' 149.94 170.34' 1/2" IRF S68\*50'52"W S68°50'52"W 853.12' \$68°50'22"W 402.57' S68°51'05"W 1385.07' CALLED 13.02 AC. 17 18 P.O.B. 1/2" IRF N:3,052,398.48 E:10,231,071.97 13 14 12 INST. 2011009624 O.P.R.W.C.T. CARRIAGE OAKS CARRIAGE OAKS ESTATES PHASE TWO ESTATES PHASE ONE LEGEND / ABBREVIATIONS CAB. M/SLIDES 36-37 CAB. G/SLIDES 84-86 P.R.W.C.T. P.R.W.C.T. — — — — ADJOINER LINE - - - BUILDING LINE — – CENTERLINE OWNER: SURVEYOR: ENGINEER: **Proposed Roadway Table** ---- EASEMENT LINE Functional Design Speed **ROW** width IRON ROD FOUND KFW ENGINEERING & Classification width SITTERLE HOMES-CAPPED IRON ROD SET Minor Collecto Variable SURVEYING AUSTIN, LLC 933.55 ft Public / Rural O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS 30 mph Road (60 - 100 ft) (26 - 60 ft) 3421 Paesanos Pkwy #200, 2015 Evans Rd Ste 100 P.R.W.C.T. PLAT RECORDS, WSIILIAMSON COUNTY, TEXAS Cool Springs Blvd. San Antonio, TX 78231 Local Road Public / Rural 30 mph 1938.27 D.E. DRAINAGE EASEMENT San Antonio, TX 78258 4100 INTERNATIONAL PLAZA, STE. 240 www.kfwengineers.com U.E. UTILITY EASEMENT Local Road Public / Rural 60 ft 26 ft 932.31 ft FORT WORTH, TX 76109 Limestone Falls 25 mph B.L. BUILDING LINE TBPE Firm #9513 | TBPLS (817) 554-1805 IRON ROD FOUND 60 ft 1251.79 ft Local Road Public / Rural 26 ft Watering Hol 25 mph Firm # 101223-00 www.landpoint.net CIRF CAPPED IRON ROD FOUND TBPELS REG. NO. 10194220 Arroyo Frio Local Road Public / Rural 25 mph 60 ft 26 ft 380.65 ft CIRS CAPPED IRON ROD SET ACRES Public / Rural 60 ft 26 ft 944.09 ft STREET NAME CHANGE SHEET: 2 OF 3 REVISED 4-19-23 D.D.

## TABLE DIRECTION L1 N46°08'23"E 378.27 L2 N25°53'13"E 113.38' L3 N41°55'21"E 164.64' L4 N64°20'48"E 84.31" L5 N51°17'05"E 322.97 L6 S87°15'27"E 83.60' L7 N67°14'56"E 134.46' L8 S69°42'09"E 38.92" L9 S50°34'57"E 141.74' L10 S18°07'19"E 28.94' L11 S79°08'37"E 37.17" L12 S53°45'05"E 85.62" L13 S75°08'35"E 42.59' L14 S63°43'57"E 17.12' L15 S76°43'20"E 67.87" L16 | S51°09'26"E | 13.32' L17 | S77°31'51"E | 30.89' L18 S83°39'19"E 26.14'

LINE TABLE

DIRECTION LENGTH

S69°12'03"W 47.93

N07°12'49"W | 124.42'

N67°37'44"W 118.90

L5 N26°31'23"W 109.24'

L6 N18°07'38"E 34.30

L7 N38°33'35"W 25.00'

L8 N76°10'50"W 63.96

L12 | S51°17'51"W | 246.01'

L13 N21°16'54"W 60.00

L14 N47°55'25"E 47.93'

L15 N47°35'06"E 68.57

L16 N31°38'46"E 65.79'

L17 N37°14'55"E 118.47

L18 N29°39'50"E 60.65'

L20 N41°37'24"E 54.57

L21 N35°18'51"E 113.22'

L22 N38°30'31"E 52.84"

L23 N41°19'01"E 58.66'

L25 N74°38'16"E 166.64'

L28 N35°43'44"E 85.52'

L29 N48°45'29"E 53.33"

L30 N51°18'38"E 38.55"

L32 N65°23'07"E 60.75

L33 N47°26'17"E 56.96'

L34 N82°22'55"E 22.91

L36 S39°24'33"E 72.48"

L37 S75°40'26"E 75.80'

L38 | S39°58'30"E | 86.05'

DRAINAGE EASEMENT

56.59

L31 N52°24'54"E

L35 S14°48'29"E

N56°14'55"E

N24°57'50"E 61.47

L19 N37°52'03"E

80.34

N39°58'33"W

L10 N24°04'21"W

L11 N86°43'20"W

N79°49'40"W

LINE TABLE

LENGTH

DIRECTION

AGREEMENT BETWEEN THE COUNTY AND THE OWNER.

19. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY

14. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

15. OPEN SPACES AND PRIVATE LANDSCAPE LOTS WILL BE MAINTAINED BY THE HOA

16. FLOOD STATEMENT: THIS SITE IS SITUATED IN NON-SHADED ZONE "X" IN WILLIAMSON COUNTY, TEXAS ACCORDING TO FEMA

MAP NUMBER 48491C0230F, DATED DECEMBER 20, 2019 AND FEMA MAP NUMBER 48491C0235F, DATED DECEMBER 20, 2019.

17. ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO, IRRIGTION, LANDSCAPING.

18. ANY FUTURE SUBDIVISION CONNECTION TO COOL SPRINGS PH1 MAY NOT EXCEED 1,000 ADT ON COOL SPRING BLVD.

WARNING THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM

FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF

SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC, SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE

20. LOT 14, 24, AND 26 BLOCK A, AND LOT 52 BLOCK B IN THEIR ENTIRETY ARE DESIGNATED AS OPEN SPACES AND AS A DRAINAGE AND UTILITY EASEMENT.

**CURVE TABLE** 

CHORD BEARING | CHORD LENGTH

DELTA

CURVE LENGTH RADIUS

## PRELIMINARY PLAT COOL SPRINGS PHASE ONE

BEING 74.853 ACRES SITUATED IN THE RICHARD WEST SURVEY, ABSTRACT NO. 643,

L39	S65°44'00"E	40.92'	CI	225.40'	465.00'	27°46'25"	\$74°06'23"W	223.20'	ABSTRACT NO. 643,
L40	S75°30'37"E	40.01'	C2	350.91'	470.00'	42°46'43"	S81°36'32"W	342.82'	
L41	S30°45'03"E	47.76'	C3	515.64'	470.00'	62°51'35"	S71°34'06"W	490.17'	WILLIAMSON COUNTY, TEXAS
	S40°13'26"E	36.94'							
L42			C4	677.64'	470.00'	82°36'30"	\$81°26'34"W	620.45'	
L43	\$49°07'12"E	77.40'	C5	82.15'	55.00'	85°34'40"	N14°27'51"W	74.72'	STATE OF TEXAS §
L44	\$37°18'15"E	52.05'	C6	271.13'	315.00'	49°18'57"	N03°40'01"E	262.84'	COUNTY OF WILLIAMSON §
L45	\$50°53'20"E	100.80'	С7	86.39'	55.00'	90°00'00"	N65°59'28"W	77.78'	KNOW ALL MEN BY THESE PRESENTS:
L46	S66°41'28"E	45.96'	C8	203.55'	415.18'	28°05'22"	\$74°06'12"W	201.51'	
L47	S78°08'40"E	70.01'	C9	380.78'	510.00'	42°46'43"	S81°36'32"W	372.00'	I,, REPRESENTATIVE OF SITTERLE HOMES-AUSTIN, LLC, IS THE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022061332 OF THE OFFICIAL RECORDS OF
L48	N72°21'41"E	57.49'	C10	28.10'	25.00'	64°24'16"	S54°36'52"W	26.65'	WILLIAMSON COUNTY, TEXAS,*[AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT
L49	N66°10'36"E	72.34'	C11	147.39'	80.00'	105°33'43"	\$75°11'35"W	127.41'	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
L50	S69°00'32"W	55.00'	C12	28.10'	25.00'	64°24'16"	N84°13'42"W	26.65'	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 SPRINGS ADDITION.
L51	S68°51'01"W	30.00'	C13	21.68'	25.00'	49°40'47"	N82°05'35"W	21.00'	TO CERTIFY MULICILI MUTNIFEC BY MY HAND THE DAY OF 2000
L53	\$87°59'36"W	23.78'	C14	196.86'	60.00'	187°59'27"	N12°56'15"W	119.71'	TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF, 2022.
L54	S60°13'11"W	197.18'	C15	24.65'	25.00'	56°29'35"	N52°48'41"E	23.66'	
L55	N77°00'07"W	173.60'	C19	39.27'	25.00'	90°00'00"	N65°59'28"W	35.36'	REPRESENTATIVE OF SITTERLE HOMES-AUSTIN, LLC
L56	N57°15'11"W	93.40'	C20	39.27'	25.00'	90°00'00"	S24°00'32"W	35.36'	CTATE OF TEVAC S
L57	\$35°43'03''W	212.48'	C21	39.27'	25.00'	90°00'00"	N65°59'28"W	35.36'	STATE OF TEXAS § COUNTY OF WILLIAMSON §
L58	\$87°59'14"W	22.04'	C22	21.68'	25.00'	49°40'47"	S45°49'51"E	21.00'	KNOW ALL MEN BY THESE PRESENTS:
L59	S10°15'45"E	96.75'	C23	21.68'	25.00'	49°40'47"	N03°50'56"E	21.00'	NOW COMES . THE SUBDIVIDER OF A SUBDIVISION TO BE KNOWN AS COOL SPRINGS ADDITION, AND
L60	\$41°17'57''W	21.51'	C24	292.54'	60.00'	279°21'34"	S69°00'32"W	77.65'	NOW COMES, THE SUBDIVIDER OF A SUBDIVISION TO BE KNOWN AS COOL SPRINGS ADDITION, AND STATES UNDER OATH OR AFFIRMATION AND SUBJECT TO PENALTIES OF LAW THAT THE ORIGINAL TAX CERTIFICATES ATTACHED TO THE PLAT OF THE SUBDIVISION DESCRIBE ALL OF THE PROPERTY CONTAINED WITHIN THE SUBDIVISION AND ALL TAXING
L61	N76°19'54"W	44.26'	C25	39.34'	25.00'	90°09'30"	\$23°55'47"W	35.40'	ENTITIES WITH JURISDICTION OVER THE PROPERTY.
L62	N63°18'51"W	114.00'	C26	39.20'	25.00'	89°50'30"	N66°04'13"W	35.31'	
L63	N79°49'40"W	94.56'	C27	31.81'	25.00'	72°53'43"	S57°35'50"E	29.70'	SIGNATUREDATE
L64	N67°37'44"W	94.81'	C28	264.83'	60.00'	252°53'43"	S32°24'09"W	96.53'	
L65	N26°31'23"W	69.96'							ACKNOWLEDGED AND SWORN BEFORE ME ON, 2022.
L66	N18°07'38"E	40.74'							NOTARY PUBLIC OF TEXAS
L67	N38°33'35"W	69.00'							
L68	N76°10'50"W	64.64'							MY COMMISSION EXPIRES
L69	N39°58'33"W	57.01'							STATE OF TEXAS §
L70	N24°04'21"W	41.06'							COUNTY OF WILLIAMSON §
L71	N86°43'20"W	113.94'							
									THAT I, ROBERT GLEN MALOY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY
L72	S03°16'40"W	50.00'							PERSONAL SUPERVISION, IN ACCORDANCE WITH WILLIAMSON COUNTY DEVELOPMENT CODE.
L72 L73	\$03°16'40"W \$51°17'38"W	50.00' 43.33'							
									PRELIMINARY PURPOSE ONLY
L73	\$51°17'38"W	43.33' 101.92'							PRELIMINARY PURPOSE ONLY THIS DOCUMENT IS NOT BE RECORDED
L73 L74	\$51°17'38"W \$20°59'28"E RAL SUBDIVISION	43.33' 101.92' NOTES:	ANE COOR		OENTRAL -	70NE 4000 NAME			THIS DOCUMENT IS NOT BE RECORDED
L73 L74 GENE	\$51°17'38"W \$20°59'28"E RAL SUBDIVISION	43.33' 101.92'	ANE COOP	RDINATES,	CENTRAL Z	ONE, 4203, NAI	D83-US SURVEY FE	EET, DERIVED FRO	THIS DOCUMENT IS NOT BE RECORDED
L73 L74 GENE	\$51°17'38"W \$20°59'28"E  RAL SUBDIVISION BEARING BASED OBSERVATIONS.	43.33' 101.92' NOTES:		·				·	THIS DOCUMENT IS NOT BE RECORDED
1. 2. 3.	\$51°17'38"W \$20°59'28"E  RAL SUBDIVISION BEARING BASED OBSERVATIONS. 3. ALL 'CIRS' ARE MAINTENANCE RI	43.33' 101.92'  NOTES:  ON TEXAS STATE PLA 5/8-INCH IRON ROD WILL ESPONSIBILITY FOR D	TH PLAST	IC CAP STA	MPED "LAN BE ACCEF	IDPOINT" UNLES	S OTHERWISE NOT	ED. HAN THAT ACCEP	THIS DOCUMENT IS NOT BE RECORDED  M GPS SIGNATURE AND SEAL OF LICENSED SURVEYOR DATE  FLOODPLAIN ADMINISTRATOR APPROVAL  TED IN WATER
L73 L74 GENE 1. 2. 3.	\$51°17'38"W \$20°59'28"E  RAL SUBDIVISION BEARING BASED OBSERVATIONS. 3. ALL 'CIRS' ARE MAINTENANCE RI CONNECTION WI	43.33' 101.92' NOTES: ON TEXAS STATE PLA	TH PLAST PRAINAGE ROTECTIN	IC CAP STA WILL NOT NG THE RO	MPED "LAN BE ACCEF	IDPOINT" UNLES	S OTHERWISE NOT	ED. HAN THAT ACCEP	THIS DOCUMENT IS NOT BE RECORDED  M GPS  SIGNATURE AND SEAL OF LICENSED SURVEYOR  DATE  FLOODPLAIN ADMINISTRATOR APPROVAL  TED IN VATER  BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON
L73 L74 GENE 1. 2. 3.	S51°17'38"W  S20°59'28"E  RAL SUBDIVISION  BEARING BASED  OBSERVATIONS.  3. ALL 'CIRS' ARE  MAINTENANCE RI CONNECTION WI MANAGEMENT CO	43.33' 101.92'  NOTES:  ON TEXAS STATE PLA 5/8-INCH IRON ROD WI ESPONSIBILITY FOR DE TH DRAINING OR P	TH PLAST PRAINAGE ROTECTIN I WITH THI	IC CAP STA WILL NOT NG THE RO E OWNER.	MPED "LAN BE ACCEF DAD SYSTE	IDPOINT" UNLES	S OTHERWISE NOT	ED. HAN THAT ACCEP	THIS DOCUMENT IS NOT BE RECORDED  M GPS  SIGNATURE AND SEAL OF LICENSED SURVEYOR  DATE  FLOODPLAIN ADMINISTRATOR APPROVAL  BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY
L73 L74 GENE  1. 2. 3. 4. 5.	S51°17'38"W  S20°59'28"E  RAL SUBDIVISION  BEARING BASED OBSERVATIONS.  3. ALL 'CIRS' ARE MAINTENANCE RI CONNECTION WI MANAGEMENT CO WATER SERVICE ELECTRIC SERVICE	43.33' 101.92'  NOTES:  ON TEXAS STATE PLA  5/8-INCH IRON ROD WI ESPONSIBILITY FOR DE THE DRAINING OR PONTROLS WILL REMAIN IS PROVIDED BY: GEO CE IS PROVIDED BY: PE	TH PLAST PRAINAGE ROTECTIN WITH THI RGETOWN EDERNALE	WILL NOT NG THE RO E OWNER. NUTILITIES	MPED "LAN BE ACCEF DAD SYSTE SERVICES C COOPERA	IDPOINT" UNLES PTED BY THE EM. MAINTENAN	S OTHERWISE NOT COUNTY OTHER T NCE RESPONSIBILI	ED. HAN THAT ACCEP TY FOR STORM V	THIS DOCUMENT IS NOT BE RECORDED  M GPS  SIGNATURE AND SEAL OF LICENSED SURVEYOR  DATE  FLOODPLAIN ADMINISTRATOR APPROVAL  BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.
L73 L74 GENE  1. 2. 3. 4. 5.	S51°17'38"W  S20°59'28"E  RAL SUBDIVISION  BEARING BASED OBSERVATIONS.  3. ALL 'CIRS' ARE CONNECTION WI' MANAGEMENT CO WATER SERVICE  ELECTRIC SERVIC  THE LANDOWNER EASEMENTS. BY F HOLDS THE COU NEGLIGENCE NOT	43.33' 101.92'  NOTES:  ON TEXAS STATE PLA  5/8-INCH IRON ROD WI ESPONSIBILITY FOR DE TH DRAINING OR PONTROLS WILL REMAIN IS PROVIDED BY: GEO  CE IS PROVIDED BY: PE  A ASSUMES ALL RISKS PLACING ANYTHING IN NTY, IT'S OFFICERS ATTRIBUTABLE TO TI	TH PLAST PRAINAGE ROTECTIN I WITH THI RGETOWN EDERNALE ASSOCIA THE RIGHAND EMP	WILL NOT NG THE RO ONER.  NUTILITIES SELECTRIC TED WITH I ST-OF-WAY ACKNOWLE	MPED "LAN BE ACCEP DAD SYSTE  SERVICES C COOPERA MPROVEMIOR ROAD V ARMLESS FEDGES THA	DPOINT" UNLES TED BY THE EM. MAINTENAN ATIVE ENTS LOCATED VIDENING EASE EROM ANY LIAB IT THE IMPROVE	S OTHERWISE NOT COUNTY OTHER T NCE RESPONSIBILI IN THE RIGHT-OF-I MENTS, THE LANDO BILITY OWING TO I EMENTS MAY BE RE	ED.  HAN THAT ACCEP TY FOR STORM V  WAY OR ROAD WIE DWNER INDEMNIFIE PROPERTY DEFEC EMOVED BY THE C	THIS DOCUMENT IS NOT BE RECORDED  M GPS  SIGNATURE AND SEAL OF LICENSED SURVEYOR  DATE  FLOODPLAIN ADMINISTRATOR APPROVAL  FED IN WATER  BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS, THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAMMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.  ENING SAND TIS OR SUNTY  WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR  DATE
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KNOW ALL MEN BY THESE PRESENTS:

OF WILLIAMSON COUNTY, TEXAS

GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN

, DEPUTY

I, <NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN

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 \_\_\_\_

2022 A.D., AT \_\_\_\_O'CLOCK, \_\_\_,M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

METES AND BOUNDS DESCRIPTION:

A 74.853 ACRES OUT OF THE RICHARD WEST SURVEY, ABSTRACT 643, WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 150.02 ACRE TRACT IN DEED TO SITTERLE HOMES - AUSTIN, LLC, RECORDED IN DOCUMENT NO. 2022061332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 200. AT THE SOUTHEAST CORNER OF SAID 150.02 ACRE TRACT, AND AT THE NORTHEAST CORNER OF LOT 19, CARRIAGE OAKS ESTATES, PHASE ONE AS RECORDED IN CABINET G, SLIDES 84-86, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS:

THENCE WITH THE SOUTH BOUNDARY LINE OF SAID 150.02 ACRE TRACT: NORTH BOUNDARY LINE OF SAID CARRIAGE OAKS ESTATES PHASE ONE AND THE NORTH LINE OF CARRIAGE ESTATES PHASE TWO AS RECORDED IN CABINET M, SLIDES 36 - 37, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1. S 68°51'05' W, A DISTANCE OF 1385.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CARRIAGE OAK ESTATES, PHASE ONE AND THE NORTHEAST CORNER OF SAID CARRIAGE OAKS ESTATES, PHASE TWO; 2. S 69°12'03" W, A DISTANCE OF 47.93 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LANDPOINT" SET (HEREIN AFTER CALLED
- 3. \$ 68°50'22" W. A DISTANCE OF 402.57 FEET TO A CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF LOT 2 AND THE
- NORTHWEST CORNER OF LOT 3 OF SAID CARRIAGE OAKS, PHASE TWO;
  4. S 68°50'52" W, A DISTANCE OF 853.12 FEET TO A 5/8 INCH IRON ROD SET, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CARRIAGE ESTATES PHASE TWO BEARS S 68°50'52" W, A DISTANCE OF 464.16 FEET;
- THENCE OVER AND ACROSS SAID CALLED 150.02 ACRE TRACT THE FOLLOWING TWENTY (20) COURSES:
- 1. N 07°12'49" W, A DISTANCE OF 124.42 FEET TO A 5/8 INCH IRON ROD SET; 2. N 68°14'43" W, A DISTANCE OF 233.82 FEET TO A 5/8 INCH IRON ROD SET 3. N 79°49'04" W, A DISTANCE OF 45.18 FEET TO A 5/8 INCH IRON ROD SET; 4 N 67°37'44" W A DISTANCE OF 118 90 FEET TO A 5/8 INCH IRON ROD SET
- 5. N 26°31'23" W, A DISTANCE OF 109.24 FEET TO A 5/8 INCH IRON ROD SET 6. N 18°07'38" E. A DISTANCE OF 34.30 FEET TO A 5/8 INCH IRON ROD SET: 7. N 38°33'35" W, A DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD SE
- 8. N 76°10'50" W. A DISTANCE OF 63.96 FEET TO A 5/8 INCH IRON ROD SET 9. N 39°58'33" W, A DISTANCE OF 80.34 FEET TO A 5/8 INCH IRON ROD SET; 10. N 24°04'21" W, A DISTANCE OF 17.62 FEET TO A 5/8 INCH IRON ROD SET
- 11. N 86°43'20" W. A DISTANCE OF 53.60 FEET TO A 5/8 INCH IRON ROD SET 12. S 51°17'51" W, A DISTANCE OF 246.01 FEET TO A 5/8 INCH IRON ROD SE 13. S 69°00'32" W. A DISTANCE OF 314.69 FEET TO A 5/8 INCH IRON ROD SET
- 4. N 80°37'24" W, A DISTANCE OF 227.72 FEET TO A 5/8 INCH IRON ROD SET 15. N 56°12'50" W, A DISTANCE OF 149.32 FEET TO A 5/8 INCH IRON ROD SET
- 16. N 20°59'28" W, A DISTANCE OF 358.27 FEET TO A 5/8 INCH IRON ROD SET 17. N 69°00'32" E, A DISTANCE OF 333.61 FEET TO A 5/8 INCH IRON ROD SET;
- 18. N 21°16'54" W. A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°09'30", A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 23°55'47" E, A CHORD DISTANCE OF 35.40 FEET:
- 19. ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 39.34 FEET TO A 5/8 INCH IRON ROD SET;
  20. N 21°08'59" W, A DISTANCE OF 265.90 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTH LINE OF CLEARWATER RANCH, PHASE TWO AS RECORDED IN DOCUMENT NO. 2016062931, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE

SOUTHWEST CORNER OF CLAIMJUMPER, A 60' RIGHT OF WAY, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 69°02'39" W, A DISTANCE OF 77.41 FEET: THENCE, N 69°02'39" E. WITH THE NORTH BOUNDARY LINE OF SAID 150.02 ACRE TRACT AND THE SOUTH LINE OF SAID CLEARWATER RANCH, PHASE TWO, PASSING THE SOUTHEAST CORNER OF SAID CLEARWATER RANCH, PHASE TWO AND THE SOUTHWEST CORNER OF CLEARWATER RANCH PHASE ONE AS RECORDED IN DOCUMENT NO. 2014025535, OFFICIAL PUBLIC RECORDS OF

WILLIAMSON COUNTY, TEXAS, CONTINUING WITH THE NORTH LINE OF SAID CALLED 150.02 ACRE TRACT AND THE SOUTH LINE OF

SAID CLEARWATER RANCH, PHASE 1, A TOTAL DISTANCE OF 1546.67 FEET TO A 5/8 INCH IRON ROD SET

THENCE, OVER AND ACROSS SAID CALLED 150.02 ACRE TRACT THE FOLLOWING THIRTY-EIGHT (38) COURSES: 1. S 21°13'04" E, A DISTANCE OF 1225.04 FEET TO A CAPPED IRON ROD SET; 2. N 47°55'25" E. A DISTANCE OF 47.93 FEET TO A CAPPED IRON ROD SET: 3. N 47°35'06" E, A DISTANCE OF 68.57 FEET TO A CAPPED IRON ROD SET;

4. N 31°38'46" E, A DISTANCE OF 65.79 FEET TO A CAPPED IRON ROD SET; 5. N 37°14'55" E, A DISTANCE OF 118.47 FEET TO A CAPPED IRON ROD SET

6. N 29°39'50" E, A DISTANCE OF 60.65 FEET TO A CAPPED IRON ROD SET: 7. N 37°52'03" E, A DISTANCE OF 39.68 FEET TO A CAPPED IRON ROD SET: 8. N 41°37'24" E, A DISTANCE OF 54.57 FEET TO A CAPPED IRON ROD SET;

9. N 35°18'51" E, A DISTANCE OF 113.22 FEET TO A CAPPED IRON ROD SET 10. N 38°30'31" E, A DISTANCE OF 52.84 FEET TO A CAPPED IRON ROD SET

11. N 41°19'01" E. A DISTANCE OF 58.66 FEET TO A CAPPED IRON ROD SET 12. N 24°57'50" E, A DISTANCE OF 61.47 FEET TO A CAPPED IRON ROD SET 13. N 74°38'16" E, A DISTANCE OF 166.64 FEET TO A CAPPED IRON ROD SET;

14. N 56°14'55" E, A DISTANCE OF 52.01 FEET TO A CAPPED IRON ROD SET 15. N 62°36'18" E. A DISTANCE OF 54.27 FEET TO A CAPPED IRON ROD SET

16 N 35°43'44" F. A DISTANCE OF 85.52 FEET TO A CAPPED IRON ROD SET 17. N 48°45'29" E. A DISTANCE OF 53.33 FEET TO A CAPPED IRON ROD SET 18. N 51°18'38" E, A DISTANCE OF 38.55 FEET TO A CAPPED IRON ROD SET

19. N 52°24'54" E, A DISTANCE OF 56.59 FEET TO A CAPPED IRON ROD SET 20. N 65°23'07" E, A DISTANCE OF 60.75 FEET TO A CAPPED IRON ROD SET

21. N 47°26'17" E. A DISTANCE OF 56.96 FEET TO A CAPPED IRON ROD SET 22. N 82°22'55" E, A DISTANCE OF 22.91 FEET TO A CAPPED IRON ROD SET 23. S 14°48'29" E, A DISTANCE OF 19.55 FEET TO A CAPPED IRON ROD SET

24. S 38°24'33" E, A DISTANCE OF 72.48 FEET TO A CAPPED IRON ROD SET 25. S 75°40'26" E. A DISTANCE OF 75.80 FEET TO A CAPPED IRON ROD SET 26. S 39°58'30" E, A DISTANCE OF 86.05 FEET TO A CAPPED IRON ROD SET

27. S 65°44'00 E, A DISTANCE OF 40.92 FEET TO A 1/2 INCH IRON ROD SET; 28. S 75°30'37" E, A DISTANCE OF 40.01 FEET TO A CAPPED IRON ROD SET 29. S 30°45'03" E, A DISTANCE OF 47.76 FEET TO A CAPPED IRON ROD SET

30. S 40°13'26" E. A DISTANCE OF 36.94 FEET TO A CAPPED IRON ROD SET 31. S 49°07'12" E, A DISTANCE OF 77.40 FEET TO A CAPPED IRON ROD SET, 32. S 37°18'15" E, A DISTANCE OF 52.05 FEET TO A CAPPED IRON ROD SET

33. S 50°53'20" E, A DISTANCE OF 100.80 FEET TO A CAPPED IRON ROD SET; 34. S 66°41'28" F. A DISTANCE OF 45.96 FEET TO A CAPPED IRON ROD SET 35. S 78°08'40" E. A DISTANCE OF 70.01 FEET TO A CAPPED IRON ROD SET:

36. N 72°21'41" E, A DISTANCE OF 57.49 FEET TO A CAPPED IRON ROD SET; 37. N 66°10'36" E, A DISTANCE OF 72.34 FEET TO A CAPPED IRON ROD SET; 38. N 45°52'13" E, A DISTANCE OF 402.58 FEET TO A CAPPED IRON ROD SET IN THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 200, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 02°02'30" W, A DISTANCE OF 177.12 FEET;

THENCE S 02°02'30" E, WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 392.73 FEET TO THE POINT OF BEGINNING AND

SURVEYOR: 4100 INTERNATIONAL PLAZA, STE. 240 FORT WORTH, TX 76109

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OWNER:

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REVISED 4-19-23 D.D.

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