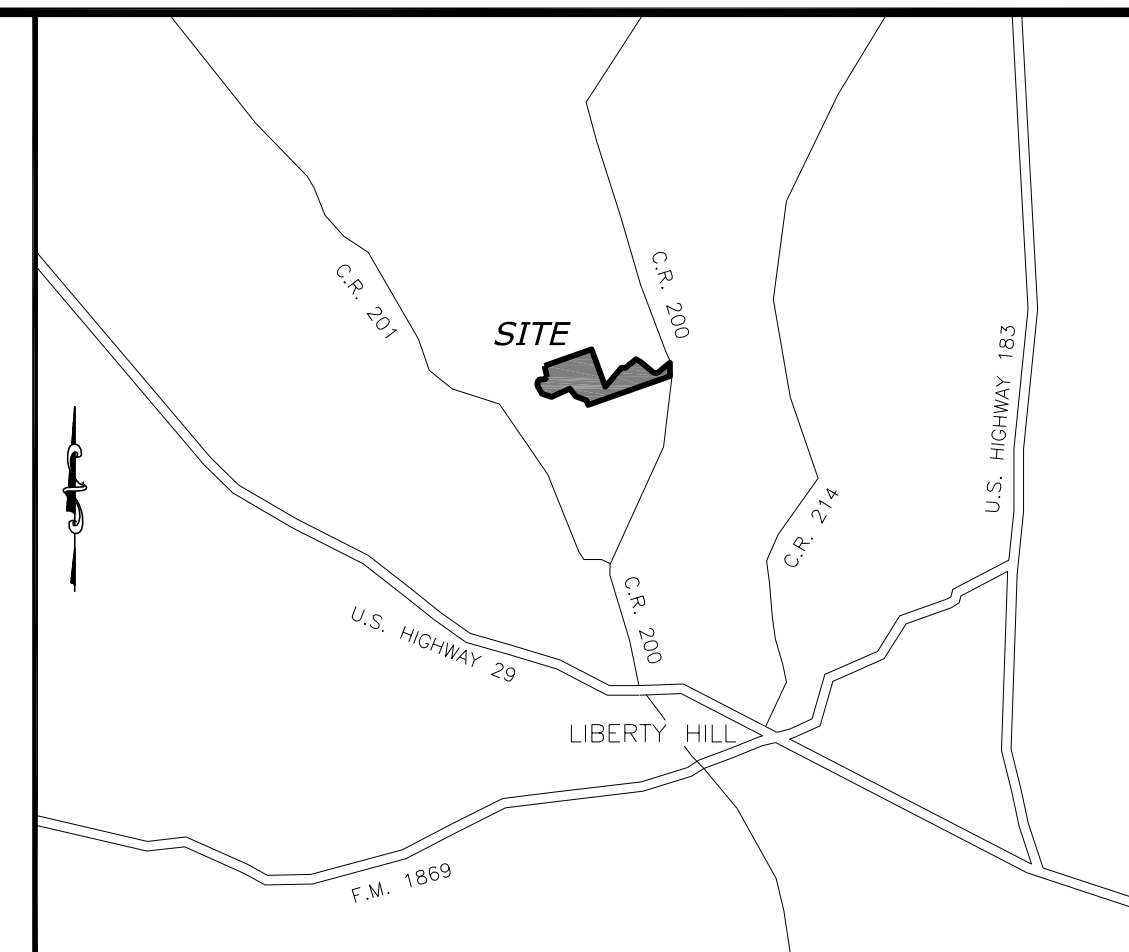
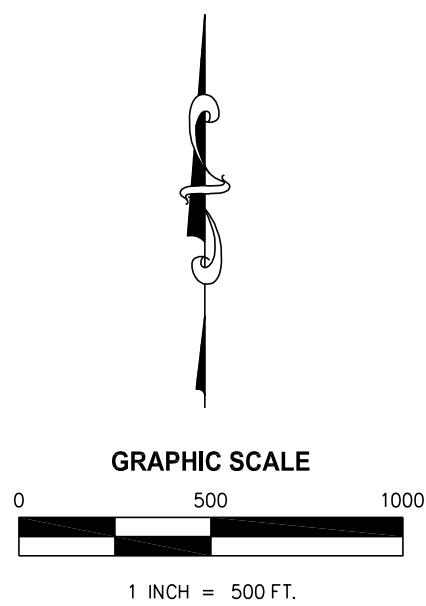
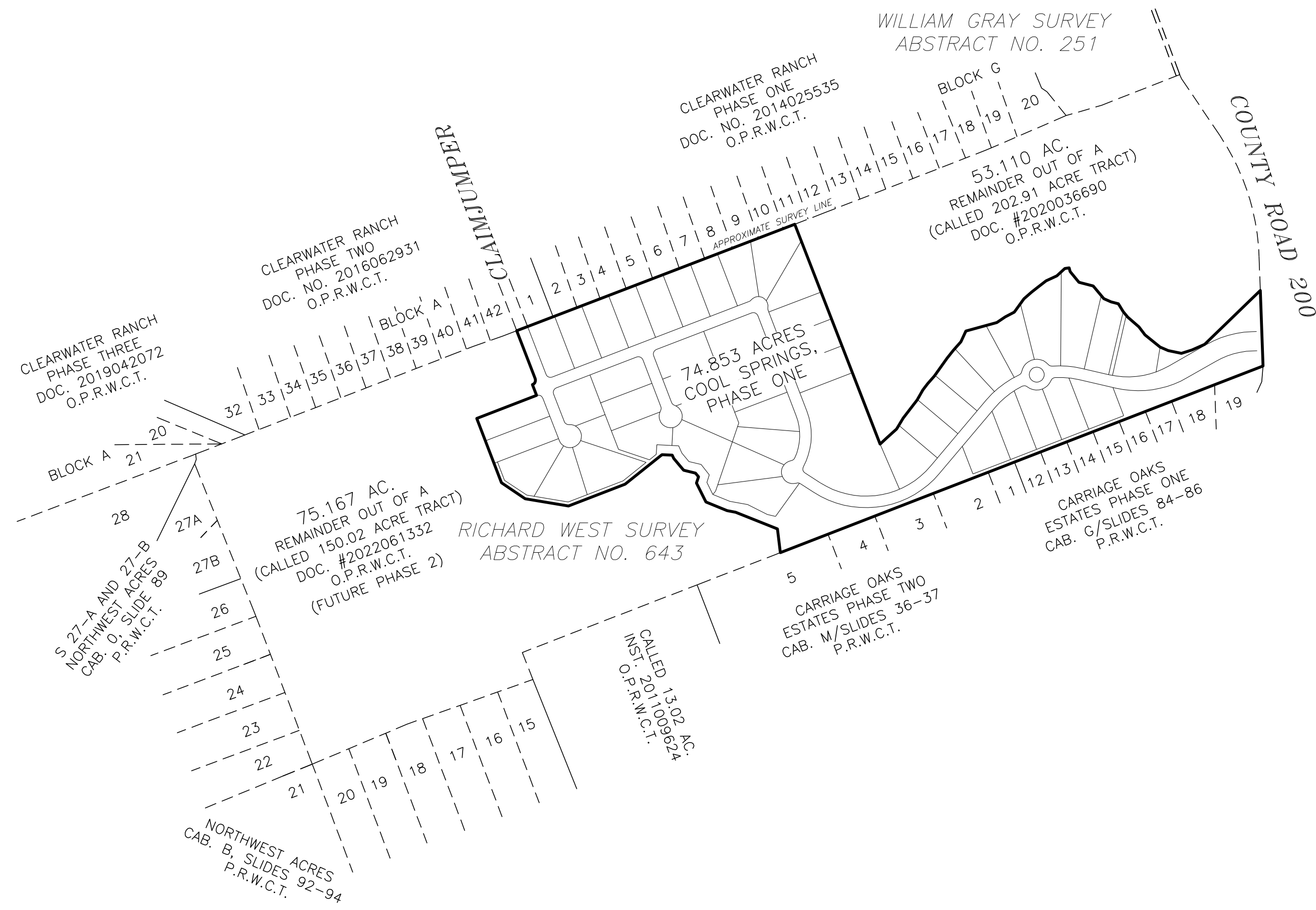


**PRELIMINARY PLAT
COOL SPRINGS PHASE ONE**
BEING 74.853 ACRES SITUATED IN
THE RICHARD WEST SURVEY,
ABSTRACT NO. 643,
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



DATE: FEBRUARY 18, 2022
 NUMBER OF BLOCKS: 2
 TOTAL NUMBER OF LOTS: 53
 BUILDABLE LOTS: 48
 OPEN SPACES: 5
 L.F. OF NEW STREET: 5,946.43

AREA SUMMARY

74.853	TOTAL ACRES
9,557	ACRES OF RIGHT OF WAY
12,967	ACRES OF OPEN SPACE
52,329	ACRES OF DEVELOPMENT

LOTS BY SIZE CATEGORY

2-5 ACRES	2 LOTS
1-2 ACRES	49 LOTS
UNDER 1 ACRES	2 LOTS

LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- ADJOINER LINE
- BOUNDARY LINE
- BUILDING LINE
- CENTERLINE
- 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, WILLIAMSON COUNTY, TEXAS
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- AC. ACRES

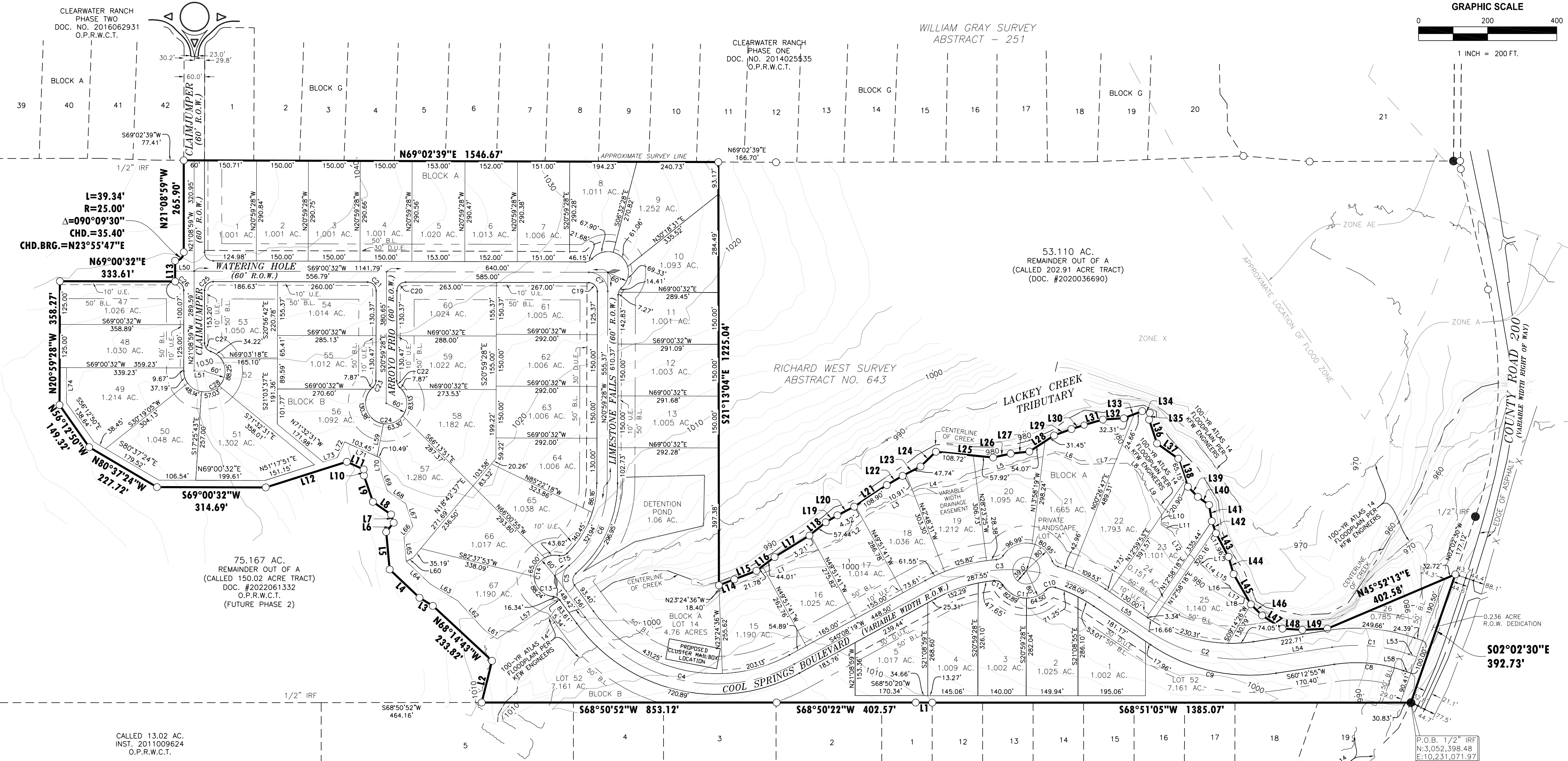
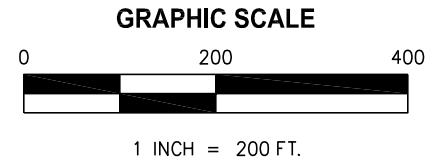
SURVEYOR:
LANDPOINT
 4100 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 (817) 554-1805
 www.landpoint.net
 TBPELS REG. NO. 10194220

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

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PRELIMINARY PLAT COOL SPRINGS PHASE ONE BEING 74.853 ACRES SITUATED IN THE RICHARD WEST SURVEY, ABSTRACT NO. 643, WILLIAMSON COUNTY, TEXAS



LEGEND / ABBREVIATIONS

- ABSTRACT LINE
- ADJOINER LINE
- BOUNDARY LINE
- BUILDING LINE
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- EASEMENT LINE
- IRON ROD FOUND
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- B.L. BUILDING LINE
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- AC. ACRES
- STREET NAME CHANGE

Proposed Roadway Table						
Street Name	Functional Classification	Road Type	Design Speed	ROW width	Pavement width	Roadway Length
Cool Springs Blvd.	Minor Collector Road	Public / Rural	30 mph	Variable (60 - 100 ft)	Variable (26 - 60 ft)	933.55 ft
	Local Road	Public / Rural	30 mph	60 ft	26 ft	1938.27
Limestone Falls	Local Road	Public / Rural	25 mph	60 ft	26 ft	932.31 ft
Watering Hole	Local Road	Public / Rural	25 mph	60 ft	26 ft	1251.79 ft
Arroyo Frio	Local Road	Public / Rural	25 mph	60 ft	26 ft	380.65 ft
Claim/jumper	Local Road	Public / Rural	25 mph	60 ft	26 ft	944.09 ft

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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
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PRELIMINARY PLAT COOL SPRINGS PHASE ONE BEING 74.853 ACRES SITUATED IN THE RICHARD WEST SURVEY, ABSTRACT NO. 643, WILLIAMSON COUNTY, TEXAS

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S69°12'03"W	47.93'
L2	N07°12'49"W	124.42'
L3	N79°49'40"W	45.18'
L4	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'
L9	N39°58'33"W	80.34'
L10	N24°04'21"W	17.62'
L11	N86°43'20"W	53.60'
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'
L19	N37°52'03"E	39.68'
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'
L24	N24°57'50"E	61.47'
L25	N74°38'16"E	166.64'
L26	N56°14'55"E	52.01'
L27	N62°36'18"E	54.27'
L28	N35°43'44"E	85.52'
L29	N48°45'29"E	53.33'
L30	N51°18'38"E	38.55'
L31	N52°24'54"E	56.59'
L32	N65°23'07"E	60.75'
L33	N47°26'17"E	56.96'
L34	N82°22'55"E	22.91'
L35	S14°48'29"E	19.55'
L36	S39°24'33"E	72.48'
L37	S75°40'26"E	75.80'
L38	S39°58'30"E	86.05'

LINE TABLE		
LINE	DIRECTION	LENGTH
L39	S65°44'00"E	40.92'
L40	S75°30'37"E	40.01'
L41	S30°45'03"E	47.76'
L42	S40°13'26"E	36.94'
L43	S49°07'12"E	77.40'
L44	S37°18'15"E	52.05'
L45	S50°53'20"E	100.80'
L46	S66°41'28"E	45.96'
L47	S78°08'40"E	70.01'
L48	N72°21'41"E	57.49'
L49	N66°10'36"E	72.34'
L50	S69°00'32"W	55.00'
L51	S68°51'01"W	30.00'
L53	S87°59'36"W	23.78'
L54	S60°13'11"W	197.18'
L55	N77°00'07"W	173.60'
L56	N57°15'11"W	93.40'
L57	S35°43'03"W	212.48'
L58	S87°59'14"W	22.04'
L59	S10°15'45"E	96.75'
L60	S41°17'57"W	21.51'
L61	N76°19'54"W	44.26'
L62	N63°18'51"W	114.00'
L63	N79°49'40"W	94.56'
L64	N67°37'44"W	94.81'
L65	N26°31'23"W	69.96'
L66	N18°07'38"E	40.74'
L67	N38°33'35"W	69.00'
L68	N76°10'50"W	64.64'
L69	N39°58'33"W	57.01'
L70	N24°04'21"W	41.06'
L71	N86°43'20"W	113.94'
L72	S03°16'40"W	50.00'
L73	S51°17'38"W	43.33'
L74	S20°59'28"E	101.92'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	225.40'	465.00'	27°46'25"	S74°06'23"W	223.20'	
C2	350.91'	470.00'	42°46'43"	S81°36'32"W	342.82'	
C3	515.64'	470.00'	62°51'35"	S71°34'06"W	490.17'	
C4	677.64'	470.00'	82°36'30"	S81°26'34"W	620.45'	
C5	82.15'	55.00'	85°34'40"	N14°27'51"W	74.72'	
C6	271.13'	315.00'	49°18'57"	N03°40'01"E	262.84'	
C7	86.39'	55.00'	90°00'00"	N65°59'28"W	77.78'	
C8	203.55'	415.18'	28°05'22"	S74°06'12"W	201.51'	
C9	380.78'	510.00'	42°46'43"	S81°36'32"W	372.00'	
C10	28.10'	25.00'	64°24'16"	S54°36'52"W	26.65'	
C11	147.39'	80.00'	105°33'43"	S75°11'35"W	127.41'	
C12	28.10'	25.00'	64°24'16"	N84°13'42"W	26.65'	
C13	21.68'	25.00'	49°40'47"	N82°05'35"W	21.00'	
C14	196.86'	60.00'	187°59'27"	N12°56'15"W	119.71'	
C15	24.65'	25.00'	56°29'35"	N52°48'41"E	23.66'	
C19	39.27'	25.00'	90°00'00"	N65°59'28"W	35.36'	
C20	39.27'	25.00'	90°00'00"	S24°00'32"W	35.36'	
C21	39.27'	25.00'	90°00'00"	N65°59'28"W	35.36'	
C22	21.68'	25.00'	49°40'47"	S45°49'51"E	21.00'	
C23	21.68'	25.00'	49°40'47"	N03°50'56"E	21.00'	
C24	292.54'	60.00'	279°21'34"	S69°00'32"W	77.65'	
C25	39.34'	25.00'	90°09'30"	S23°55'47"W	35.40'	
C26	39.20'	25.00'	89°50'30"	N66°04'13"W	35.31'	
C27	31.81'	25.00'	72°53'43"	S57°35'50"E	29.70'	
C28	264.83'	60.00'	252°53'43"	S32°24'09"W	96.53'	

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

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 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 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 SPRINGS ADDITION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2022.

REPRESENTATIVE OF SITTERLE HOMES-AUSTIN, LLC

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

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 ENTITIES WITH JURISDICTION OVER THE PROPERTY.

SIGNATURE _____ DATE _____

ACKNOWLEDGED AND SWORN BEFORE ME ON _____, 2022.

NOTARY PUBLIC OF TEXAS

MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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 PERSONAL SUPERVISION, IN ACCORDANCE WITH WILLIAMSON COUNTY DEVELOPMENT CODE.

**PRELIMINARY PURPOSE ONLY
THIS DOCUMENT IS NOT BE RECORDED**

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.

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR _____ DATE _____

COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, BILL GRAVELL, 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, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS _____ DATE _____

COUNTY CLERK'S APPROVAL

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

I, _____, CLERK OF THE COUNTY COURT OF SAID COUNTY, 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 _____, 2022 A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS DAY OF _____, 2022 A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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.

CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

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:

- S 68°19'55" W, A DISTANCE OF 1385.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CARRIAGE OAKS ESTATES, PHASE ONE AND THE NORTHEAST CORNER OF SAID CARRIAGE OAKS ESTATES, PHASE TWO;
- 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 "CAPPED IRON ROD SET");
- S 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;
- 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:

- N 07°12'49" W, A DISTANCE OF 124.42 FEET TO A 5/8 INCH IRON ROD SET;
- N 68°14'43" W, A DISTANCE OF 233.82 FEET TO A 5/8 INCH IRON ROD SET;
- N 79°49'40" W, A DISTANCE OF 45.18 FEET TO A 5/8 INCH IRON ROD SET;
- N 67°37'44" W, A DISTANCE OF 118.90 FEET TO A 5/8 INCH IRON ROD SET;
- N 26°31'23" W, A DISTANCE OF 109.24 FEET TO A 5/8 INCH IRON ROD SET;
- N 18°07'38" E, A DISTANCE OF 34.30 FEET TO A 5/8 INCH IRON ROD SET;
- N 38°33'35" W, A DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD SET;
- N 76°10'50" W, A DISTANCE OF 63.96 FEET TO A 5/8 INCH IRON ROD SET;
- N 39°58'33" W, A DISTANCE OF 80.34 FEET TO A 5/8 INCH IRON ROD SET;
- N 24°04'21" W, A DISTANCE OF 17.62 FEET TO A 5/8 INCH IRON ROD SET;
- N 86°43'20" W, A DISTANCE OF 53.60 FEET TO A 5/8 INCH IRON ROD SET;
- S 51°17'51" W, A DISTANCE OF 246.01 FEET TO A 5/8 INCH IRON ROD SET;
- S 69°00'32" W, A DISTANCE OF 314.69 FEET TO A 5/8 INCH IRON ROD SET;
- N 80°37'24" W, A DISTANCE OF 227.72 FEET TO A 5/8 INCH IRON ROD SET;
- N 56°12'50" W, A DISTANCE OF 145.32 FEET TO A 5/8 INCH IRON ROD SET;
- N 20°59'28" W, A DISTANCE OF 358.27 FEET TO A 5/8 INCH IRON ROD SET;
- N 69°00'32" E, A DISTANCE OF 333.61 FEET TO A 5/8 INCH IRON ROD SET;
- 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;
- ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 39.34 FEET TO A 5/8 INCH IRON ROD SET;
- 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:

- S 21°13'04" E, A DISTANCE OF 1225.04 FEET TO A CAPPED IRON ROD SET;
- N 47°55'25" E, A DISTANCE OF 47.93 FEET TO A CAPPED IRON ROD SET;
- N 47°35'06" E, A DISTANCE OF 68.57 FEET TO A CAPPED IRON ROD SET;
- N 31°38'46" E, A DISTANCE OF 65.79 FEET TO A CAPPED IRON ROD SET;
- N 37°14'55" E, A DISTANCE OF 118.47 FEET TO A CAPPED IRON ROD SET;
- N 29°39'50" E, A DISTANCE OF 60.65 FEET TO A CAPPED IRON ROD SET;
- N 37°52'03" E, A DISTANCE OF 39.68 FEET TO A CAPPED IRON ROD SET;
- N 41°37'24" E, A DISTANCE OF 54.57 FEET TO A CAPPED IRON ROD SET;
- N 35°18'51" E, A DISTANCE OF 113.22 FEET TO A CAPPED IRON ROD SET;
- N 38°30'31" E, A DISTANCE OF 52.84 FEET TO A CAPPED IRON ROD SET;
- N 41°19'01" E, A DISTANCE OF 58.66 FEET TO A CAPPED IRON ROD SET;
- N 24°57'50" E, A DISTANCE OF 61.47 FEET TO A CAPPED IRON ROD SET;
- N 74°38'16" E, A DISTANCE OF 166.64 FEET TO A CAPPED IRON ROD SET;
- N 56°14'55" E, A DISTANCE OF 52.01 FEET TO A CAPPED IRON ROD SET;
- N 62°36'18" E, A DISTANCE OF 54.27 FEET TO A CAPPED IRON ROD SET;
- N 35°43'44" E, A DISTANCE OF 85.52 FEET TO A CAPPED IRON ROD SET;
- N 48°45'29" E, A DISTANCE OF 53.33 FEET TO A CAPPED IRON ROD SET;
- N 51°18'38" E, A DISTANCE OF 38.55 FEET TO A CAPPED IRON ROD SET;
- N 52°24'54" E, A DISTANCE OF 56.59 FEET TO A CAPPED IRON ROD SET;
- N 65°23'07" E, A DISTANCE OF 60.75 FEET TO A CAPPED IRON ROD SET;
- N 47°26'17" E, A DISTANCE OF 56.96 FEET TO A CAPPED IRON ROD SET;
- N 82°22'55" E, A DISTANCE OF 22.91 FEET TO A CAPPED IRON ROD SET;
- S 14°48'29" E, A DISTANCE OF 19.55 FEET TO A CAPPED IRON ROD SET;
- S 38°24'33" E, A DISTANCE OF 72.48 FEET TO A CAPPED IRON ROD SET;
- S 75°40'26" E, A DISTANCE OF 75.80 FEET TO A CAPPED IRON ROD SET;
- S 39°58'30" E, A DISTANCE OF 86.05 FEET TO A CAPPED IRON ROD SET;
- S 65°44'00" E, A DISTANCE OF 40.92 FEET TO A 1/2 INCH IRON ROD SET;
- S 75°30'37" E, A DISTANCE OF 40.01 FEET TO A CAPPED IRON ROD SET;
- S 30°45'03" E, A DISTANCE OF 47.76 FEET TO A CAPPED IRON ROD SET;
- S 40°13'26" E, A DISTANCE OF 36.94 FEET TO A CAPPED IRON ROD SET;
- S 49°07'12" E, A DISTANCE OF 77.40 FEET TO A CAPPED IRON ROD SET;
- S 37°18'15" E, A DISTANCE OF 52.05 FEET TO A CAPPED IRON ROD SET;
- S 50°53'20" E, A DISTANCE OF 100.80 FEET TO A CAPPED IRON ROD SET;
- S 66°41'28" E, A DISTANCE OF 45.96 FEET TO A CAPPED IRON ROD SET;
- S 78°08'40" E, A DISTANCE OF 70.01 FEET TO A CAPPED IRON ROD SET;
- N 72°21'41" E, A DISTANCE OF 57.49 FEET TO A CAPPED IRON ROD SET;
- N 66°10'36" E, A DISTANCE OF 72.34 FEET TO A CAPPED IRON ROD SET;
- 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 CONTAINING 74.853 ACRES.

DRAINAGE EASEMENT TABLE		
LINE	DIRECTION	LENGTH
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'

GENERAL SUBDIVISION NOTES:

- BEARING BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, 4203, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.
- ALL 'CIRS' ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- WATER SERVICE IS PROVIDED BY: GEORGETOWN UTILITIES SERVICES
- ELECTRIC SERVICE IS PROVIDED BY: PEDERNALES ELECTRIC COOPERATIVE
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONS